

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

APRIL 13, 2020

LOCATION: VIRTUAL MEETING (VIDEO CONFERENCE)

[CLICK HERE](#) FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

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

Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The Town of Flower Mound Planning and Zoning Commission meetings will be temporarily held via videoconference and will not be held at the Flower Mound Town Hall. A recording of the meeting will be available the following day at <https://www.flower-mound.com/fmtv> under "Planning and Zoning Archive" tab.

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

B. GENERAL PUBLIC COMMENTS

[CLICK HERE](#) to submit general comments regarding issues or agenda items not indicated as a public hearing.

C. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

D. DIRECTOR'S REPORT

1. Current Operations

E. REGULAR ITEMS

1. *Minutes of March 9, 2020*

Consider approval of the minutes of the March 9, 2020, Planning and Zoning Commission Regular Session.

2. *SP19-0021 – Highland Pointe Park*

Consider a request for a Site Plan (SP19-0021 – Highland Pointe Park) to develop a Veterinary Hospital with indoor pens. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.

3. *Z19-0007 – Smith Tract*

Public Hearing

[CLICK HERE](#) to submit comments regarding this public hearing item.

Public Hearing to consider an ordinance amending the zoning (Z19-0007- Smith Tract) from Agricultural District (A) uses to Single Family District-10 (SF-10) uses. The property is generally located north of Spinks Road and west of Gerault Road.

4. *DP19-0007 – Smith Tract*

Consider a request for a Development Plan (DP19-0007 – Smith Tract) to develop a residential subdivision 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 north of Spinks Road and west of Gerault Road.

5. *LDR20-0002 – Temporary Government Buildings*

Public Hearing

[CLICK HERE](#) to submit comments regarding this public hearing item.

Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0002 – Temporary Government Buildings) by amending Chapter 78 entitled "Administration" and Chapter 98 entitled "Zoning," of the Town's Code of Ordinances to create a temporary government office/classroom definition and standards, and to clarify issuance and operational standards for other temporary uses within the Town of Flower Mound.

F. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the Town of Flower Mound website (www.flower-mound.com) on the following date and time: April 9, 2020, at 4:00 p.m., 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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: April 13, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the March 9, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on March 9, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF MARCH 2020, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Thomas Pickering	Commissioner, Place 7
Robert Cox	Commissioner, Place 8

Constituting a quorum with the following members absent:

Timothy Fink	Commissioner, Place 9
--------------	-----------------------

(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:

Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Matt Hotelling	Traffic Engineer
LauriAnn Cash	Executive Assistant

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

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Development Update

E. REGULAR ITEMS

1. *Minutes of February 24, 2020*

Consider approval of the minutes of the February 24, 2020, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Rawson moved to approve the minutes of February 24, 2020.
Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Dillon

NAYS: None

ABSTAIN: Ruthrauff, Pickering

The motion to approve passed with a vote of 4-0-2.

F. ADJOURNMENT – REGULAR SESSION 6:34 P.M.

i. CALL TO ORDER – WORK SESSION: 6:35 P.M.

- a. Discussion of LDR20-0002, Temporary Government Buildings
 - Staff Presentation – Lexin Murphy, Director of Planning Services
- b. Discussion of LDR20-0003, Informational Sign Requirements
 - Staff Presentation – Lexin Murphy, Director of Planning Services and Matt Hotelling, Traffic Engineer

The work session was closed at 7:31 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: April 13, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Site Plan (SP19-0021 – Highland Pointe Park) to develop a Veterinary Hospital with indoor pens. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a two-story, 6,481 square-foot veterinary hospital with indoor pens on Lot 3, Block A, of the Faith Lutheran Church Addition. The subject site is approximately 0.977 acres and currently vacant. The property is zoned Planned Development District-19 (PD-19) with Retail District-2 (R-2) uses.

On July 15, 2019, the Town Council approved a Master Plan Amendment to change the land use of the subject site from Medium Density Residential to Retail and a corresponding rezoning to change the zoning from PD-19 with Office (O) uses to PD-19 with Retail-2 (R-2) uses and to allow veterinary hospital use by right on this property.

The approved concept plan depicted a 5,000 square-foot single story veterinary hospital building. The proposed site plan depicts a two story building consisting of 5,000 square-foot first floor space and a 1,481 square-foot second floor consisting of office space with ancillary uses listed in the applicant's letter of intent [Attachment A(2)]. The addition of the second story does not increase the building footprint or alter the approved building elevations. The average and peak height of the building is consistent with the approved conceptual elevations. The parking requirement for the proposed building is 26 parking spaces calculated at the ratio of one space for every 250 square feet of the facility. The site plan depicts 23 parking spaces, which is within the Town's allowable 20 percent deviation.

Primary access to the site is from Morriss Road, with cross-access options through the Church property. The approved replat for the Faith Lutheran Church Addition provides drainage, utility, and mutual access easements. As required by PD-19 development

standards, the replat dedicated a minimum 10-foot pedestrian access easement to accommodate a future trail connection between Morriss Road and Grand Park. The location of this easement was agreed upon by the applicant and town staff during the review of the replat application.

The landscape plan depicts required landscape buffer trees, street yard trees, parking lot trees and compatibility buffer trees. Proposed landscaping is in compliance with both PD-19 and the Town's landscape regulations. The extension of required utilities along Morriss Road to serve the veterinary hospital required relocation of existing landscape buffer trees on the Church property. These off-site landscaping changes were addressed at the time of replat application. Proposed elevations are in compliance with the Town's Urban Design Plan and approved concept elevations for PD-19.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

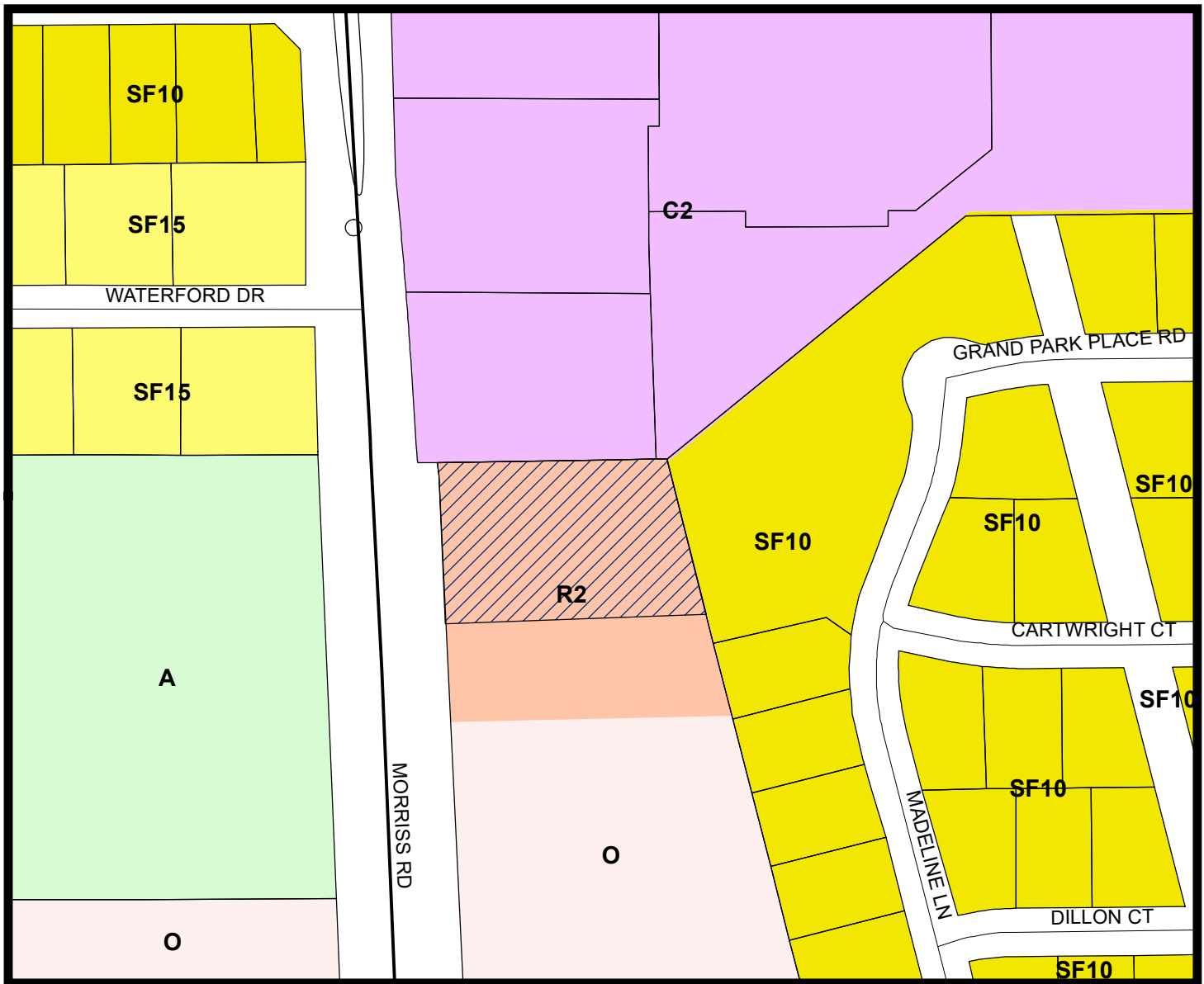
B. Application Details

1. Site Plan Package

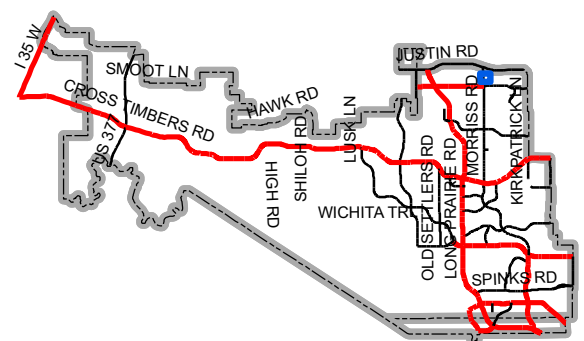
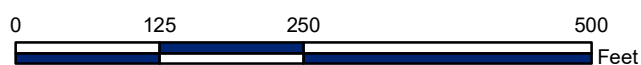
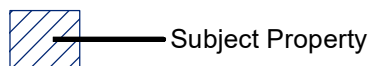
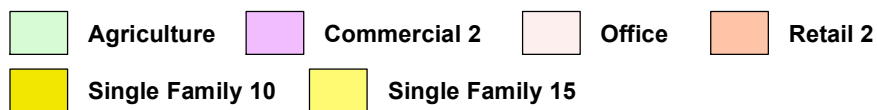


Vicinity Map

Reference Project: SP19-0021



LEGEND



Map Location



LETTER OF INTENT > HIGHLAND POINTE PARK - SP

January 30, 2020

Ms. Lexin Murphy
Director of Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Site Plan Application – Highland Pointe Park
Letter of Intent
G&A Job No. 18264**

Lexin:

Please accept this letter, on behalf of Dr. Chris Carmichael, as an explanation of the proposed site plan application. The property, recently zoned as part of PD 19, is located just north of Valley Creek Boulevard, east of Morriss Road on Lot 3, Block A of the Faith Lutheran Church Addition. A replat application was recently approved by the Planning and Zoning Commission as part of the approval process.

PROJECT DESCRIPTION

Highland Pointe Park will consist of single 2-story office building, approximately 6,480 SF in size, for veterinarian uses. The proposed building will be along the north property line adjacent to the existing automobile servicing station, and Grand Park on an approximate lot of 0.98 acres, created by the recently approved re-plat. The building architecture matches the elevations indicated during the zoning process.

The building will contain a second story interior to the building. The square footage of the building has increased with the additional footage going towards a second floor in the building. The building footprint remains virtually identical to the one indicated within the conceptual site plan approved with the zoning, the only modifications have been to create more articulation along the building facades. The second floor did not require a modification to the footprint. Therefore, the conceptual elevations remain virtually identical to the approved concept elevations as well.

The first floor will mainly consist of the greeting area and waiting room, along with examination rooms, supply and storage areas, grooming areas, consultation rooms, etc. The second floor will consist mainly of office space with the normal ancillary uses of a restroom, storage areas, IT closet, etc.

All the infrastructure to serve this building and the future building indicated within the conceptual plan will be installed at this time, including the required water line along Morriss Road.



LETTER OF INTENT > HIGHLAND POINTE PARK - SP

Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

G&A | MCADAMS

A handwritten signature in blue ink, appearing to read 'Scott Minnis', written over a horizontal line.

Scott Minnis

Project Manager, Engineering

cc: Josh Barton, P.E., Project Manager
Dr. Chris Carmichael, Highland Pointe Park

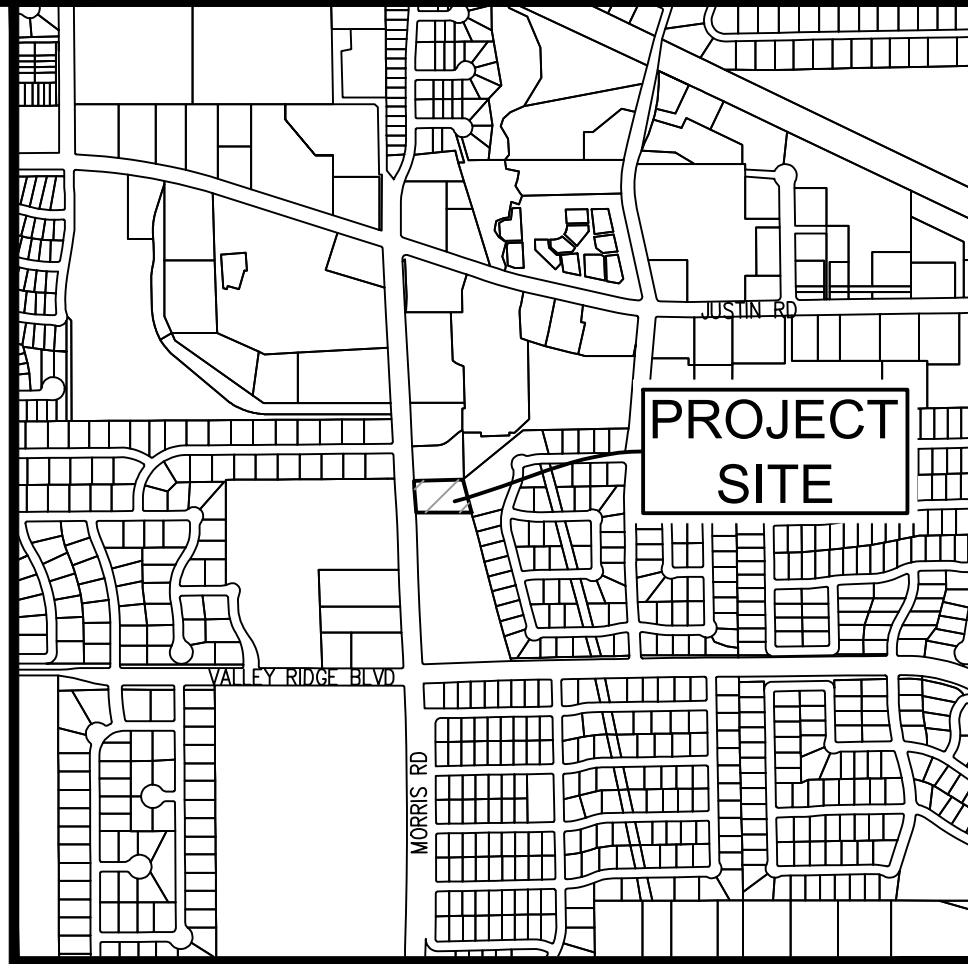
PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
MCADAMS,
TPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 4/6/2020

Drawn By: AR
Date: 10/09/2019
Scale: 1"=20'
Revisions:
12/3/2019
01/29/2020
04/06/2020

18264

C3

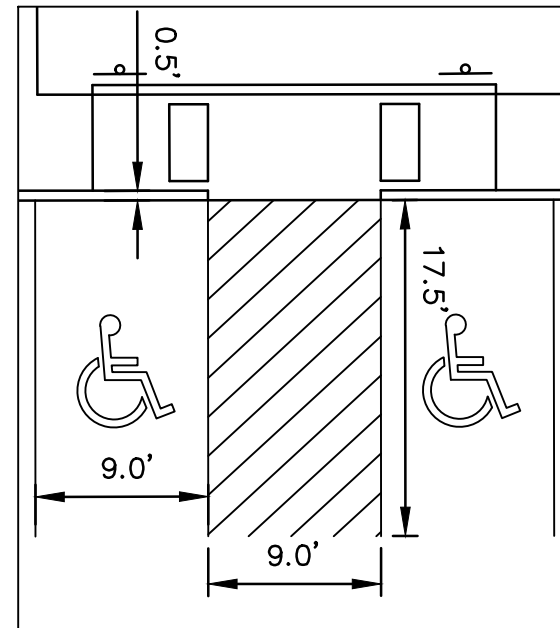


Vicinity Map 1"=1000'
SCALE: 1"=20'

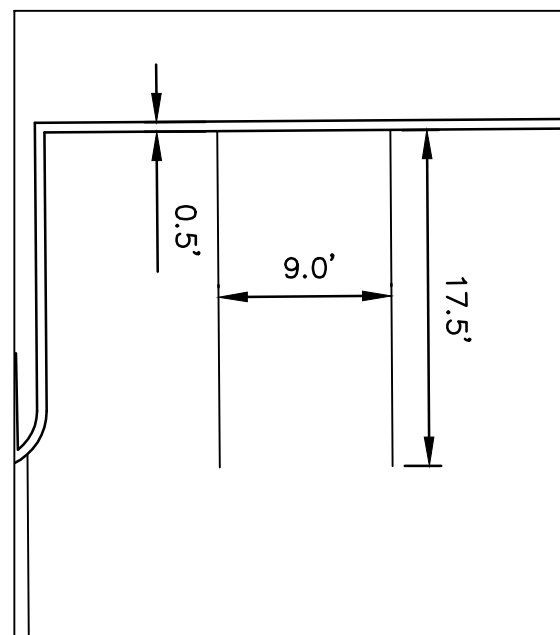
BM #1 - PK IN BACK OF CURB NEAR 18.5' RED OAK TREE, SOUTH SIDE OF LOT 2.
BM #2 - X CUT IN INTERSECTION EAST OF EAST OF WATERFORD DRIVE AND MORRIS
ROAD, NORTHWEST OF LOT 1RA-2.

SITE DATA TABLE - HIGHLAND POINTE PARK		
Physical Address	TBD	
Gross Site Area	0.977 A;	42,558 SF
Net Site Area	0.977 A;	42,558 SF
Lot Coverage		
Building Coverage		
Building 1	6,481 SF;	±8.50%
Impervious Coverage	32,750 SF;	±76.9%
Pervious Area	9,836 SF;	±23.1%
Parking Summary		
Surface Parking (refer to the shared parking charts below)		
Vet Clinic - 1 space per 250 Square Feet		
HIGHLAND POINTE PARK	Required	Provided
Building 1 (Vet Clinic 6,481 SF)	26	23
Total Accessible Parking	1	2
Building 1 Data		
Height (story/feet)	2 Story;	35'
Peak Height	35'	
Mean Height	22' 8"	
Total Square Footage	6,481 SF	

**HANDICAPPED
SPACE & LANDING
(TYP.)**
SCALE: 1"=10'



**PARKING SPACE
(TYP.)**
SCALE: 1"=10'



SURVEY ACRONYMS
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
WLE = WATER LINE EASEMENT
PAE = PEDESTRIAN ACCESS EASEMENT

OWNER/DEVELOPER
CHRIS CARMICHAEL
2250 JUSTIN RD, SUITE 140
HIGHLAND VILLAGE, TX
Ph: 334-332-8367
Contact: HIGHLAND VILLAGE, TX

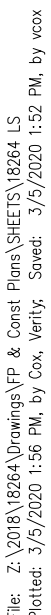
NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
4. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
5. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
6. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
7. REFER TO SHEET C4 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
10. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE TOWN'S SIGNAGE REGULATIONS.
12. THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
13. REFER TO THE PAVING PLAN FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED TURN LANES.
14. THIS PROJECT IS SUBJECT TO DEVELOPMENT STANDARDS OF PD-19.
15. THE 10' PAE (PEDESTRIAN ACCESS EASEMENT) INDICATED ALONG THE SOUTHERN PROPERTY LINE OF LOT 1, BLOCK A, IS MEANT FOR THE POTENTIAL FUTURE TRAIL LOCATION FROM MORRIS ROAD TO GRAND PARK.

LOT 1RA-2, BLOCK A
SHOPS AT FLOWER
MOUND
P/48

LOT 1RB, BLOCK A
SHOPS AT FLOWER
MOUND
0/117
(Drainage and Utility
Easement)

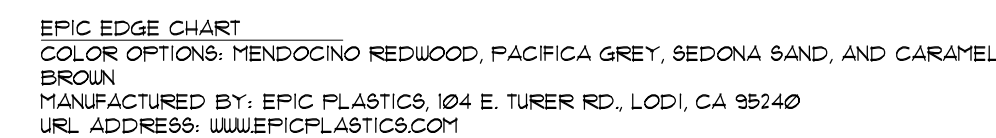
LOT 56X,
BLOCK A





Town of Flower Mound

1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION.
 BIDDING, OR PERMIT PURPOSES.
 JAMESON PINSON LANDSCAPE ARCHITECT
 DATED 1/29/2020
 REGISTERED LANDSCAPE ARCHITECT
 JAMESON P. PINSON
 2826
 # 2826



HIGHLAND POINTE PARK
Lot 3, Block A
FAITH LUTHERAN CHURCH ADDITION
0.977 Acres
in the
ELISHA SMITH SURVEY, ABSTRACT NO. 1160
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

18264

OWNER/DEVELOPER
CHRIS CARMICHAEL
2250 JUSTIN RD, SUITE 140
HIGHLAND VILLAGE, TX
Ph. 334-332-8357
Contact: HIGHLAND VILLAGE, TX

L1.1

LANDSCAPE SPECIFICATIONS

PART I - GENERAL CONDITIONS

QUALITY ASSURANCE

- A. Comply with applicable Federal, state, county and local regulations governing landscape materials and work.
- B. Employ only experienced personnel familiar with required work. Provide adequate supervision by qualified foreman.
- C. Substitutions: Do not make substitutions of tree and shrub materials. If required landscape material is not obtainable, submit proof of nonavailability to owner's representative, together with proposal for use of equivalent material.
- D. Provide quantity, size, genus, species and variety of trees, shrubs, and groundcover indicated and scheduled for landscape work and complying with applicable requirements of ANSI Z601, "American Standard for Nursery Stock".
- E. Measurements: Take caliper measurements 6" above ground for trees. Measure main body of tree or shrub for height and spread dimensions, do not measure from branch or root tip-to-tip.
- F. Intent of Drawings and Specifications: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawing or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work.

JOB CONDITIONS

- A. Timing Coordination with Irrigation System: The underground irrigation system must be installed and fully operational prior to commencement of planting operations. Report potential conflicts with the irrigation system to the owner's representative.
- B. In order to minimize conflict, secure location of all underground utility lines and other structures.

LANDSCAPE WARRANTY

- A. Upon written acceptance following "Substantial Completion Inspection", warranty trees, shrubs, groundcover and turf for a period of one year, against defects including death and unsatisfactory growth, but excepting defects resulting from neglect by owner, abuse or damage by others, or unusual phenomena or incidents which are beyond landscape installer's control.
- B. At the end of the warranty period, or any time during the warranty period, all dead plants, and all plants not in a healthy thriving growing condition, as determined by owner's representative, shall be replaced as soon as weather conditions permit at no cost to owner.
- C. Damage to lawns or planting during the replacement shall be repaired without cost to owner.

PART II - PRODUCTS:

GENERAL

- A. Provide nursery grown trees, shrubs and groundcover, except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
- B. Provide only healthy stock to be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
- C. Provide trees, shrubs, and groundcover of the sizes indicated in planting lists, on designs and in accordance with dimensional relationship requirements of ANSI Z601 for kind and type of plant material required.

BALLED AND BURLAPPED STOCK

- A. Where indicated to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they are grown.
- B. Provide ball size of not less than diameter and depth recommended by ANSI Z601 for type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass fibrous and feeding root system necessary for full recovery of trees and shrubs subject to unusual or non-typical conditions of growth, soil conditions or horticultural practice.

CONTAINER GROWN STOCK

- A. Where specified as acceptable, provide healthy, vigorous, well-rooted trees or shrubs established in container in which they are sold.
- B. Established container stock is defined as a tree or shrub transplanted into container and grown in container for a length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from container.
- C. Use rigid container that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by ANSI Z601 for kind, type and size of plant material required.

SOIL UPGRADE

- A. Composted Soil Conditioner: As provided by Living Earth, or approved equal, either in bag or bulk condition. Approved equal must be in writing with attached spec. sheet and soil analysis.
- B. Topsoil:
 - Natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity.
 - Obtain topsoil from natural, well drained areas. Topsoil shall not be stripped, collected or deposited while wet.
 - Topsoil shall be free of growth of reproductive parts of noxious weeds, and free of subsoil, stones, stumps, roots or similar substances.

MULCH

Double shredded hardwood mulch free of sticks, dirt and other debris.

STEEL EDGING

Use 1/8" thick, 4" wide, in 10' or 16' sections, with integrated stakes. Factory finished in green. As manufactured by Ryerson Steel Products, or approved equal. Separate all bed and grass edges.

PART 3 - EXECUTION:

EXCAVATION

- A. Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub soil in bottom of excavation.
- B. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as back fill unless otherwise indicated.
- C. If rock underground construction, or other obstructions are encountered for planting trees or shrubs, notify owner's representative. New locations may be selected by representative.

SHRUB INSTALLATION

- A. Bed preparation: Excavate bed area to 6" depth. Then till bed area to 6" depth. Back fill with 3" approved topsoil and then back fill with 3" Living Earth Compost. Roto-till thoroughly until a homogeneous mixture is achieved to a full depth of 12". Note: Living Earth "Ready Mix" may be substituted for topsoil and Compost. Install at 6" depth. Till to 12" depth.
- B. Carefully insert plants into prepared soil beds at slightly above finished grade. When all plants are in place, rake the entire area smooth. Water and allow to soak away. After settlement, add soil necessary to finish grade and water again.
- C. Top dress with 3" double shredded hardwood mulch

TREES

- A. Excavate tree pits a minimum of 3" deeper than the root ball. Minimum diameter of these pits shall be one foot greater than the ball, container, or spread of roots.
- B. Set balled and burlapped stock on layer of compacted soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Do not use stock if ball is cracked or broken before or during planting operation.
- C. When set, place additional back fill around base and side of ball, and work each layer to settle back fill and eliminate voids and air pockets. When excavations is approximately 2/3 full, water thoroughly before placing remainder of back fill. Repeat watering until no more water is absorbed. Water again, after placing final layer of back fill and mounded soil tree ring. Cover entire mounded soil tree ring with 3" of hardwood mulch.
- D. Trees outside bed areas will be back filled with 50% native soil and 50% top soil thoroughly mixed.

PRUNING

- A. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practices.
- B. Prune trees to retain required height and spread. Unless otherwise directed by owner's representative, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.
- C. Prune shrubs to retain natural character. The required shrub size indicated on the design is the size the plant is to be upon completion of the pruning process.

STAKING

Tree staking method and need is as per landscape contractor. Lack of specified staking method or requirement in no way relieves the contractor of full plant warranty.

SODDING

- A. General: Equipment necessary for the proper preparation of the ground surface and for handling and placing all required materials shall be on hand, in good condition, and shall be approved before the work is started.
- B. Tillage: The areas to be sodded shall be thoroughly killed adding and 20-10-5 fertilizer at the rate of 1 lb./100 sq. ft. to a depth of at least 4 inches by plowing, disking, harrowing, or other approved methods until the condition of the soil is acceptable to the owner's representative. The work shall be performed only during periods when beneficial results are likely to be obtained.
- C. Final grading: Prior to sodding, the surface shall be raked and cleared of all stones, stumps, or other objects larger than 1/2" in diameter.
- D. Watering: Contractor shall water sod immediately after transplanting. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly watered to a depth sufficient that the underside of the new sod pad and the upper 4 inches of topsoil are thoroughly wet.

CLEAN UP

- A. Remove all debris resulting from each stage of landscape operations at the time it occurs and dispose of such debris off of the owner's property.
- B. Leave all affected pavements and walks in "broom clean" condition, washing if necessary, after each landscape maintenance operation.

IRRIGATION SPECIFICATIONS

PART I - GENERAL

SCOPE OF WORK

- Provide a complete and operating lawn sprinkler installation as shown on the plans including, but not limited to, the following items:
 - A. Pipes and fittings.
 - B. Sprinkler heads.
 - C. Control system and connection to electrical supply.
 - D. Trenching, installation of system, connection to water source, testing, and backfilling.

GENERAL CONDITIONS SPECIFICALLY FOR LANDSCAPE IRRIGATION

- A. The Contractor will flag the location of all heads, electric valves, quick coupler valves, gate valves, automatic controllers, backflow preventors, etc, prior to construction for the representative's approval. The Contractor shall report to the representative any deviations between the irrigation plan, specifications, and the site. Failure to do so at the installation of the equipment, (which subsequently requires replacement or relocation of the equipment) will result in the work being done at the Contractor's expense.
- B. All local, municipal and state laws, ordinances, codes and regulations relating to, or governing of any portion of this work are hereby incorporated into and made a part of these specifications and will be carried out by the Contractor. The Contractor must have a valid license, as issued by the Texas Board of Irrigators, must carry sufficient insurance coverage, and must be active in irrigation installation for a minimum of 5 years.
- C. Any permits needed for construction of the work included in this contract, which is required by any legally constituted authority having jurisdiction, shall be obtained by the Contractor. The Contractor shall pay for all costs in connection with any inspections or examinations required by these authorities. The representative will be notified when these inspections are required. Any necessary work needed to be done by the Contractor as a result of these inspections will be performed at the Contractor's expense. Copies of all permits and inspections reports shall be forwarded to the representative.

GUARANTEE AND MAINTENANCE

Material and workmanship shall be fully guaranteed for one year after the date of Substantial Completion Inspection; replacement of defective material or repair of work shall be done at no expense to the owner during the first year, except for repairs or replacements necessitated by damage of any kind not of the Contractor's making. Any reimbursement for repairs must have prior approval of the representative.

SUBSTITUTIONS

The sprinkler system has been designed according to the operating characteristics of the specified equipment. Therefore, no substitutions of equipment will be allowed except with written approval.

PART 2 - PRODUCTS

POLYVINYL CHLORIDE PIPE

Polyvinyl chloride pipe (hereinafter referred to as PVC pipe) shall have been manufactured in accordance with the Product Standards as follows: Product Standard PS-22-10 shall apply and be the governing authority as applicable to main line piping and shall be SDR-21 (Class 200) specification. 2 1/2" and smaller main line and lateral line piping will be solvent weld joints.

PIPE FITTINGS

2 1/2" and smaller pipe fittings shall be PVC Schedule 40, as manufactured by the Lasco Company, or equal. All PVC fittings shall be of the same material as the PVC pipe specified and shall be compatible with the PVC pipe furnished. Only solvent recommended by the manufacturer of the PVC pipe and the manufacturer of the PVC fittings shall be used.

WIRE

All valve wiring shall be 14 gauge copper single-conductor wire with 4/64" vinyl insulation as approved for direct underground burial in 30 volt AC or less service by the National Electrical Code. Where valve wired from two or more controllers are in the same ditch, wired are to be color coded. This color coding to be noted on record drawings.

EXPANSION COILS

Expansion coils, which are to consist of approximately 10 wraps of wire around 1" pipe, will be provided on each wire approximately every 100 feet. Wires are to be bundled and taped together every 10 feet. Provide expansion coil at each electric valve inside the valve box.

WIRE SPLICES

All wire splices shall be made with a mechanical connector and waterproofed according to the manufacturer's specification. The wire splice shall be Spear's "Dry Splice," 3M "Scotch Lock," or 3M DBT wire splice. All wire splices shall be in valve boxes, and no directly buried or underground splices will be accepted.

PART 3 - EXECUTION

INSTALLATION GENERAL

- A. Before installation is started, the Contractor shall place a flag where each sprinkler head, quick coupler valve, and electric valves are to be located in accordance with the plans. The flagging shall be approved by the representative before the installation is started. Should a discrepancy in the plans become apparent at this time, such discrepancy shall be pointed out to the representative. Work must not proceed until the representative approves any design changes made necessary by such discrepancy. Should such changes create extra cost to the Contractor, approval for extra compensation shall be obtained in writing from the representative before commencing work. Should such changes create a savings in cost to the Contractor, a written reduction in the contract price shall be approved by the representative in writing before commencing work.
- B. The Contractor is cautioned to provide adequate protection to those using the site. Provide barricades as necessary.
- C. All material shall be installed in strict accordance to the manufacturer's installation specifications that shall be considered a supplement to these specifications.
- D. Piping layout indicated is diagrammatic only. Route piping to avoid plants and structures. Provide full and complete coverage.
- E. Review layout requirements with other affected work. Coordinate locations of sleeves (under paving) to accommodate system.

EXCAVATION, BACKFILL, AND PROTECTION OF PLANT MATERIALS

All excavation in this contact shall be unclassified and is to include earth, loose rock, rock, or any combination thereof, in wet or dry state. All trenches shall be backfilled with the material removed, except that no rock or debris that can damage the pipe shall be used as backfill. In this case, the special backfill specifications shall take precedence over this general specification (see 3.07). All trench backfill shall be water settled and compacted in order to prevent after settling. Use only the minimum amount of water necessary to settle ditches. Flooding of ditches without compaction will not be permitted. All trenches and adjoining areas shall be hand raked to finish grade. Remove rocks, excess dirt, and debris from the site.

PIPE INSTALLATION

- A. Main Line Piping: Pipe shall be installed in a 4" wide (minimum) trench with a minimum of 10" of cover.
- B. Lateral Piping: All PVC lateral line piping shall be solvent weld type. Install in 4" wide (minimum) trench deep enough to allow for installation of sprinkler heads and valves, but in no case with less than 12" of cover for rotary and/or spray zone laterals.
- C. PVC Pipe Installation
 - All lumber, rubbish, and large rocks (over 2" diameter) shall be removed from the trenches. Pipe shall have a firm uniformed bearing for the entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Pad the trenches with sand if the trench is rocky. Never lay PVC pipe when there is water in the trench. Never lay PVC pipe when the temperature is 32 degrees F. or below. Maximum 2 pipes per trench with 1" horizontal clearance between pipes.
- D. PVC Pipe and Fitting Assembly
 - Contractor shall use only the solvent supplied and recommended by the manufacturer of the PVC pipe to be installed on this project site to make any solvent welded joints. The pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent. PVC pipe and fittings shall be cleaned with PVC primer or sanded with plumber's cloth before solvent welding. The Contractor shall make solvent welds with a non-synthetic bristly brush. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded. Teflon tape will be used on threads.

AUTOMATIC CONTROLLER

Automatic controller shall be supplied in accordance with the materials list and shall be located as shown on the plan. Contractor shall provide service into the controllers as part of this contract.

ELECTRIC VALVES

Electric remote valves shall be supplied in accordance with the specifications and sized according to the plan. Valves shall be installed in a level position. Valves shall be installed deep enough so that there will be at least 10" of cover over the valve. Manufacturer's specifications and installation instructions for the valve supplied shall become a part of these specifications. A plastic valve box (with extension if necessary) shall be installed over the valve with the stem centered in the box to enable flow adjustment to be easily operated. A green plastic top shall be installed on the valve box flush with the final grade. Place 6" of gravel under each valve before installing valve box.

HEAD INSTALLATION

Important: Backfill shall be specially tamped under the head flange and around the head for a distance of one foot by a suitable means, after trench backfill has dried from water settling. The purpose is to eliminate loose heads in the ground that would move when run over with mowers thereby creating a possible source of damage. All sprinkler heads shall be located 4" from back of vehicular curb and checked for proper operation and proper alignment for direction of throw. Rotary Heads: All rotary heads shall be installed 4" from back of vehicular curb using a full swing join with schedule 40 PVC threaded fittings and Schedule 80 PVC nipples. The top of the head shall be no more than 1/4" above finished grade. Adjust partial circle arcs as required to complete coverage.

FINAL CLEAN-UP

Upon completion of the work and before acceptance and final payment will be made, the Contractor shall clean and remove from the site of the work, his surplus and discarded materials, temporary structures and discarded materials and debris of every kind. He shall leave the site of the work in a neat and orderly condition equal to that which originally existed. Surplus and waste materials removed from the site of the work shall be disposed at locations satisfactory to the representative.

SYSTEM DEMONSTRATION

Instruct owner's personnel in operation and maintenance of system, including adjusting of sprinkler heads. Use operation and maintenance material as basis for demonstration.

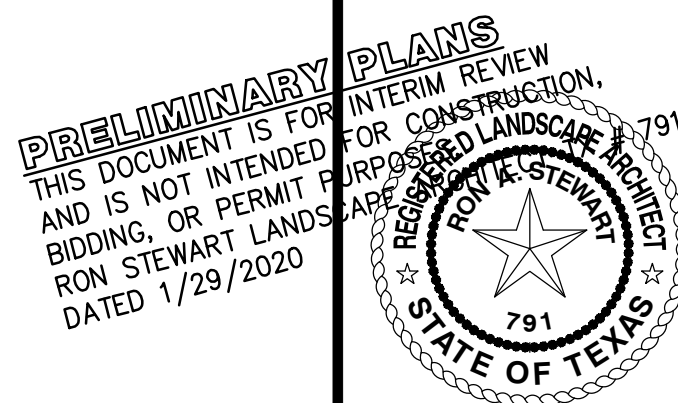
The John R. McAdams Company, Inc.
(DBA: GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-8770
201 McAdams Road
Roadbox 940, Box 1012
TPBE: 19762 TPBLS: 0104440
www.mcadamsco.com



HIGHLAND POINTE PARK
FAITH LUTHERAN CHURCH ADDITION
Lot 3, Block A

0.977 Acres
in the
ELISHA SMITH SURVEY, ABSTRACT NO. 160
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE AND
IRRIGATION
SPECIFICATIONS

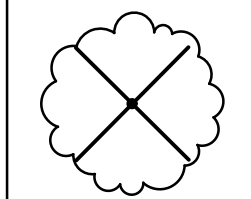


Drawn By: --
Date: 10/09/2019
Scale: #####
Revisions:
12/3/2019
01/29/2020

18264

OWNER/DEVELOPER
CHRIS CARMICHAEL
2250 JUSTIN RD, SUITE 140
HIGHLAND VILLAGE, TX
Ph. 334-332-8357
Contact: HIGHLAND VILLAGE, TX

L2.0



PROTECTED TREE
TO BE REMOVED

—x—x— TREE PROTECTION
FENCING (TPF)

NOTES:

- NO MITIGATION REQUIRED FOR THE REMOVAL OF EXISTING LANDSCAPE TREES. REFERENCE L.11 FOR OFF-SITE TREE PLACEMENT.
- CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR INSTALLATION OF TREE PROTECTION FENCE FOR OFF-SITE IMPROVEMENTS.

TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS	REMOVED
989	18.5	RED OAK	Quercus shumardii	Yes	BA	No
990	15	RED OAK	Quercus shumardii	Yes	OBA	No
991	16.5	RED OAK	Quercus shumardii	Yes	OBA	Yes
992	10	RED OAK	Quercus shumardii	Yes	OBA	Yes
993	14.5	RED OAK	Quercus shumardii	Yes	OBA	Yes
994	16	RED OAK	Quercus shumardii	Yes	OBA	Yes
995	10	PIN OAK	Quercus palustris	Yes	OBA	Yes
996	14	RED OAK	Quercus shumardii	Yes	OBA	Yes
997	15	RED OAK	Quercus shumardii	Yes	OBA	Yes

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE

- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
- 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS

- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- 2) 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

C. PRODUCTS

- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ, Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING

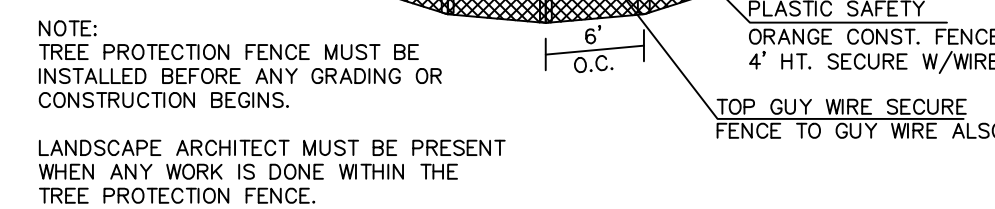
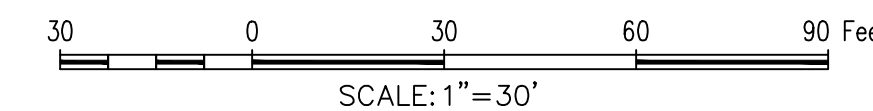
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
- 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over the streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting on the side, the woundwood tissue that has formed around the branch.
 - (iv) 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.
- 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z33.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
- 4) No more than 20 percent of live foliage shall be removed from any tree.
- 5) 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.

F. TREE REMOVAL

- 2) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsaved trees within the Project Area.
 - 2) 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.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors, and
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) 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.
- G. TREE PROTECTION
- 1) 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.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will enclose the tree protection zone for each tree or group of trees.
 - 3) 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
 - 4) 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.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) 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. Lines shall traverse the protection area. They shall be tunneled or bored under the tree. Trenches "aircured" with Air Code (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).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) 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.
 - 9) 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



NORTH



TREE PROTECTION
(PROTECTED)

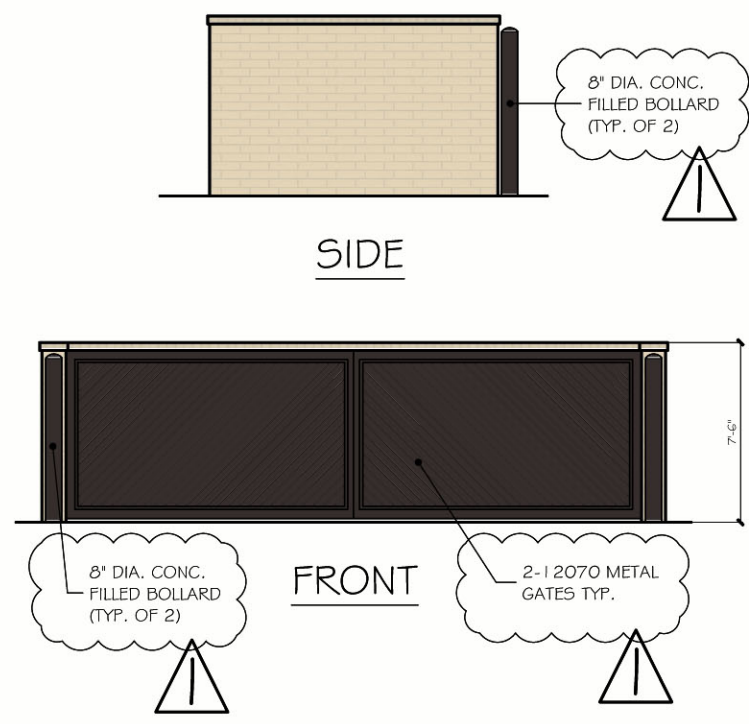
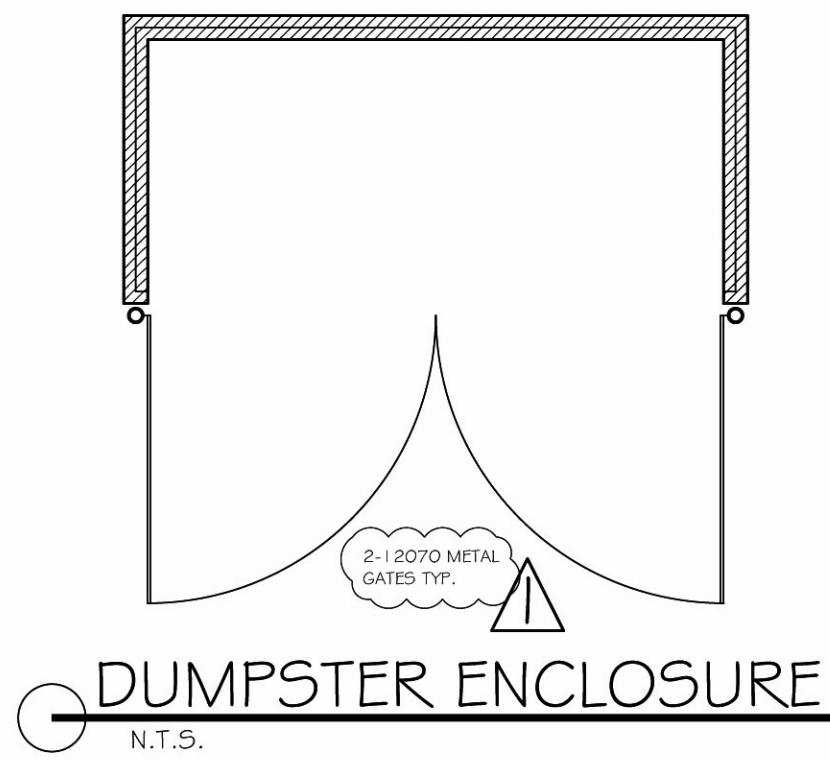
HIGHLAND POINTE PARK FAITH LUTHERAN CHURCH ADDITION

18264

T1.0

OWNER/DEVELOPER
CHRIS CARMICHAEL
2250 JUSTIN RD, SUITE 140
HIGHLAND VILLAGE, TX
Ph. 334-332-8357
Contact: HIGHLAND VILLAGE, TX

Drawn By: VC
Date: 10/09/2019
Scale: 1"=30'
Revisions:
12/3/2019
01/29/2020

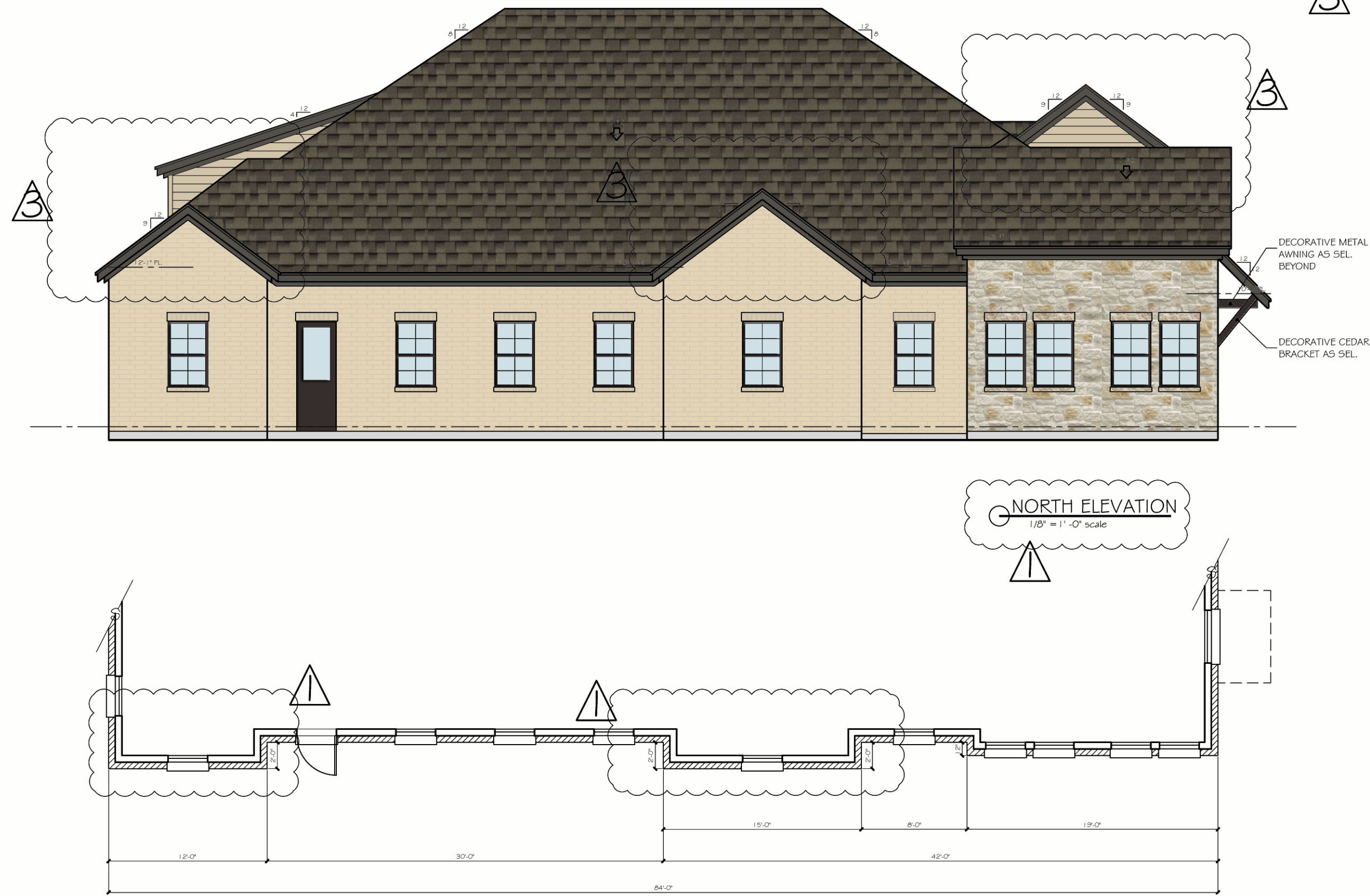
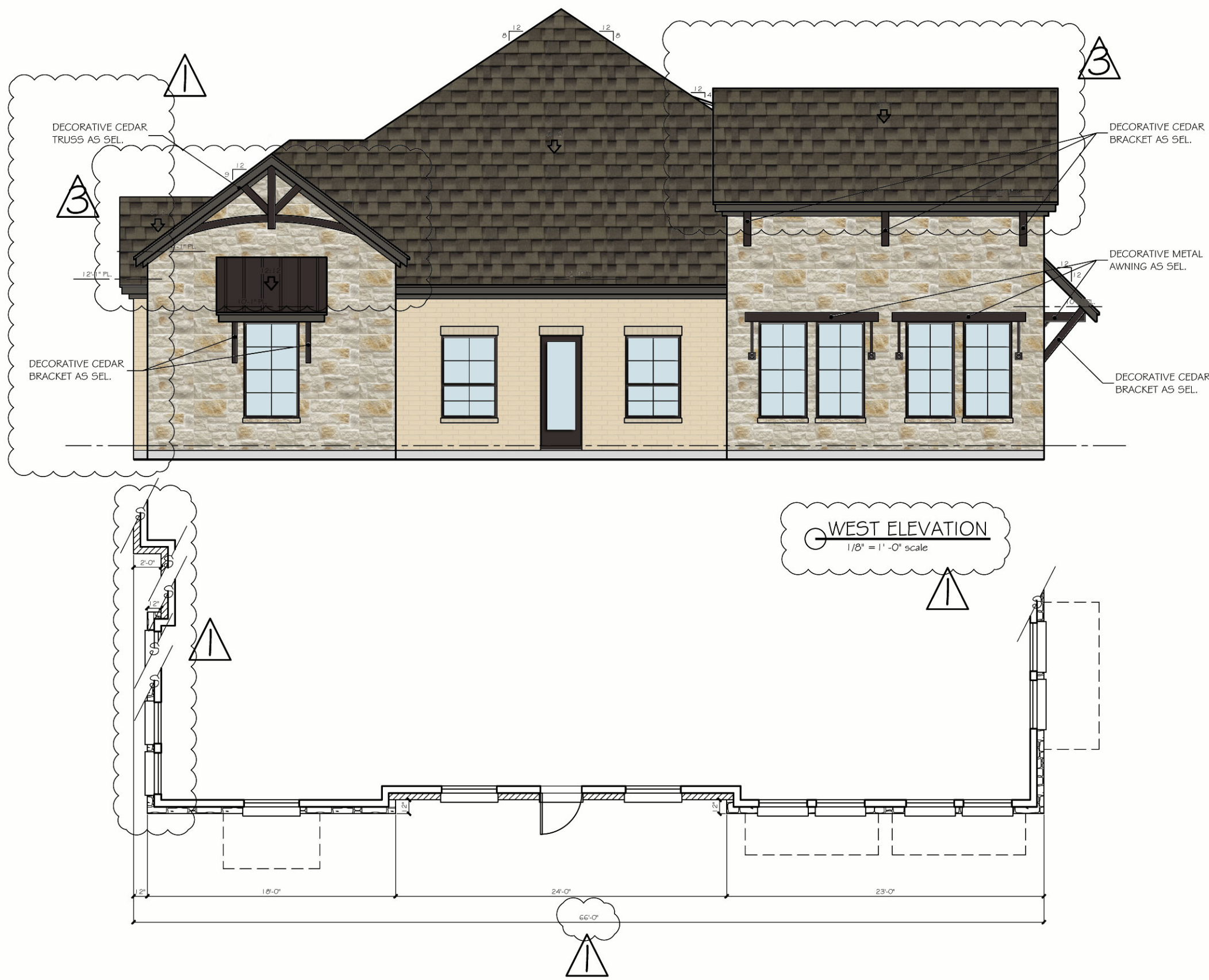
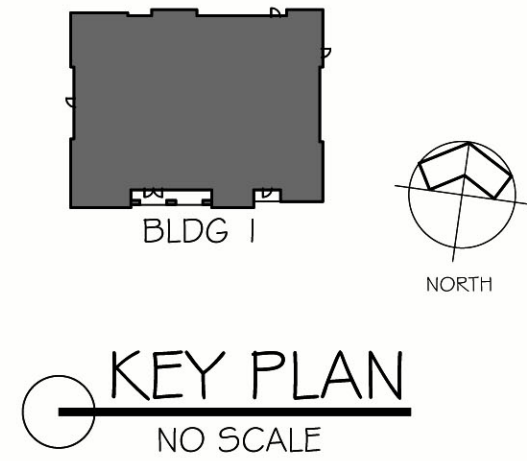


EXTERIOR MATERIALS LEGEND	
	STONE: AUSTIN CHALK
	BRICK: FORTERRA V224
	HB SIDING & TRIM: COBBLESTONE
	FASCIA & SOFFITS: URBAN BRONZE
	WINDOW & DOOR FRAMING: DARK BRONZE
	METAL STANDING SEAM: DARK BRONZE
	COMPOSITE SHINGLES: SABLEWOOD
	METAL AWNINGS: DARK BRONZE

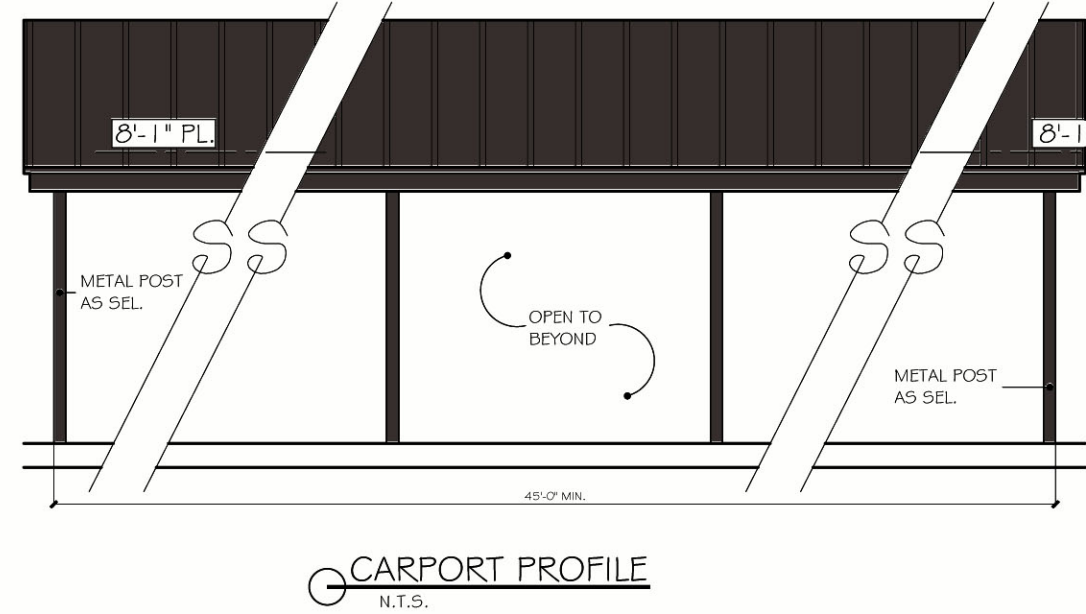
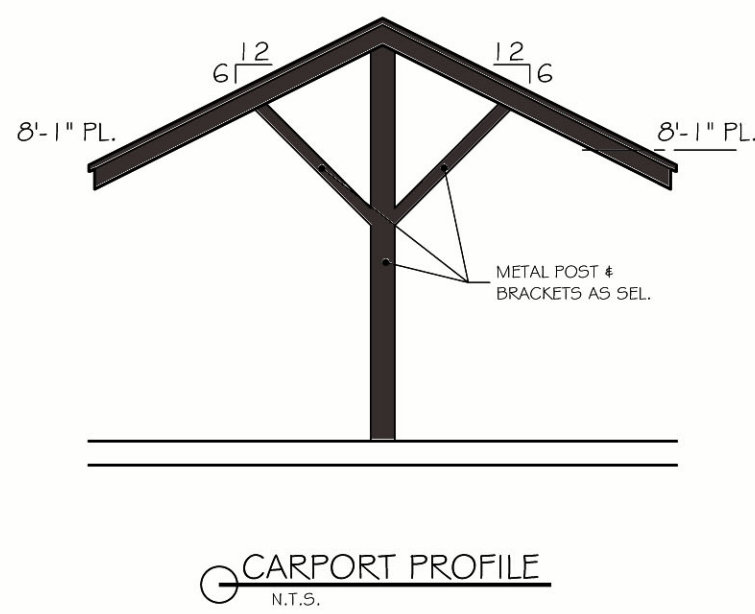
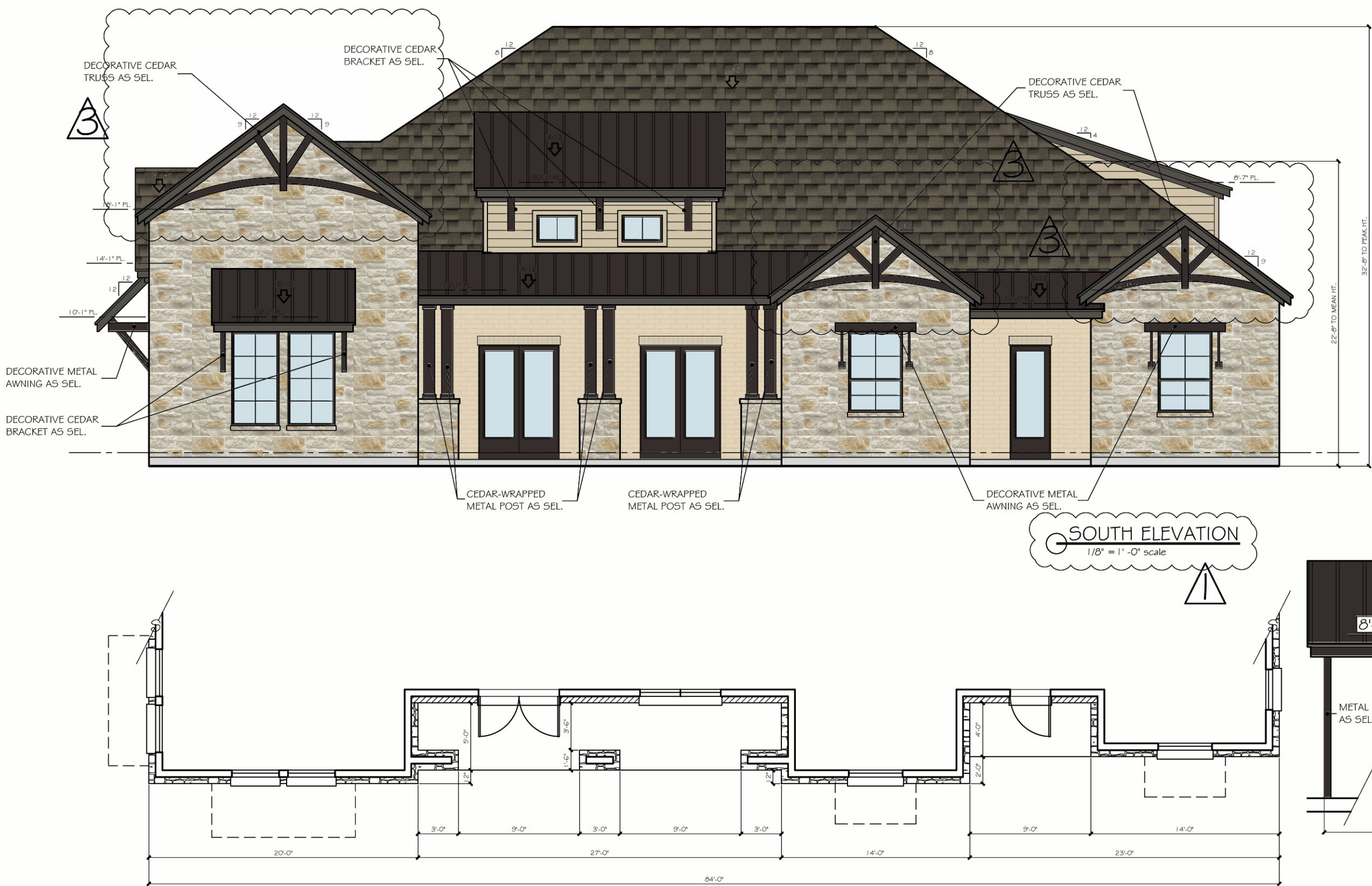
MATERIAL TABULATION CHART				
	South	North	East	West
1. Total Facade S.F.	1336 s.f.	1168 s.f.	872 s.f.	1025 s.f.
2. Facade S.F. (exclusive of doors and windows)	1106 s.f.	994 s.f.	713 s.f.	825 s.f.
3. Doors and Windows S.F.	230 s.f.	174 s.f.	159 s.f.	200 s.f.
4. Primary Masonry Totals (Min. 80%)	1019 s.f. and 92% of 2	883 s.f. and 89% of 2	601 s.f. and 84% of 2	793 s.f. and 96% of 2
- Brck s.f. (as applicable)	240 s.f. and 21% of 2	709 s.f. and 71% of 2	388 s.f. and 54% of 2	211 s.f. and 26% of 2
- Stone s.f. (as applicable)	782 s.f. and 71% of 2	174 s.f. and 18% of 2	213 s.f. and 30% of 2	605 s.f. and 70% of 2
5. Secondary Masonry Totals (Max. 20%)	87 s.f. and 8% of 2	111 s.f. and 11% of 2	112 s.f. and 16% of 2	32 s.f. and 4% of 2
- Hardplank s.f. (as applicable)	87 s.f. and 8% of 2	111 s.f. and 11% of 2	112 s.f. and 16% of 2	32 s.f. and 4% of 2

PROPOSED BUILDING PEAK HEIGHT IS 32'-8" ABOVE GRADE.
PROPOSED BUILDING MEAN HEIGHT IS 22'-8" ABOVE GRADE.

- NOTES:
- Any discrepancies must be brought to the architect's attention for revision prior to the start of construction.
 - Refer to all local codes for plumbing, mechanical, & electrical requirements.
 - Builder to verify all notes & dimensions prior to construction.



- MATERIALS
- ROOFING
 - METAL STANDING SEAM: DARK BRONZE
 - COMPOSITE SHINGLES: SABLEWOOD
 - BRICK
 - BLACKSON BRICK FORTERRA V224
 - ARGOS IVORY BUFF MORTAR
 - STONE
 - ALLIANCE AUSTIN CHALK W/ ARGOS IVORY BUFF MORTAR
 - SIDING
 - HARDIE BOARD SIDING & TRIM: COBBLESTONE
 - DECORATIVE METAL AWNINGS
 - POWDER COAT FINISH: DARK BRONZE (043166220)
 - FASCIA AND SOFFITS (HARDIE BOARD)
 - SHERWIN WILLIAMS: 7048 URBAN BRONZE
 - WINDOWS
 - ANDERSEN 100 SERIES: DARK BRONZE FRAME
 - ENTRY DOORS
 - ANDERSEN ENTRY DOOR W/ DARK BRONZE FRAME
- CONSTRUCTION
- V-B SPRINKLERED
- OCCUPANCY / USE
- O-OFFICE/ GENERAL BUSINESS



Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with local codes, and other requirements. Only a qualified designer, architect, or structural engineer is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects and shall not be reproduced without written permission.

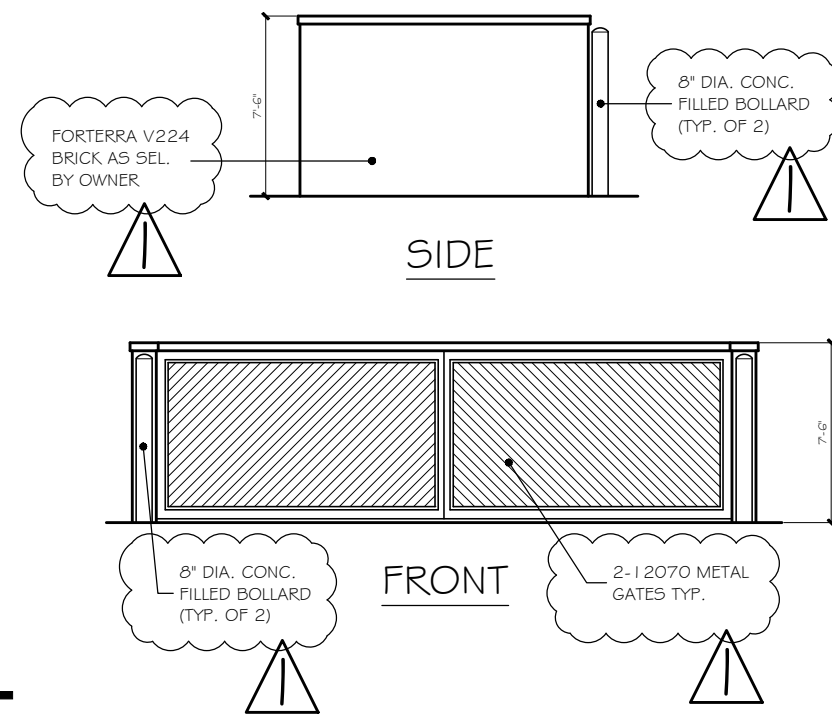
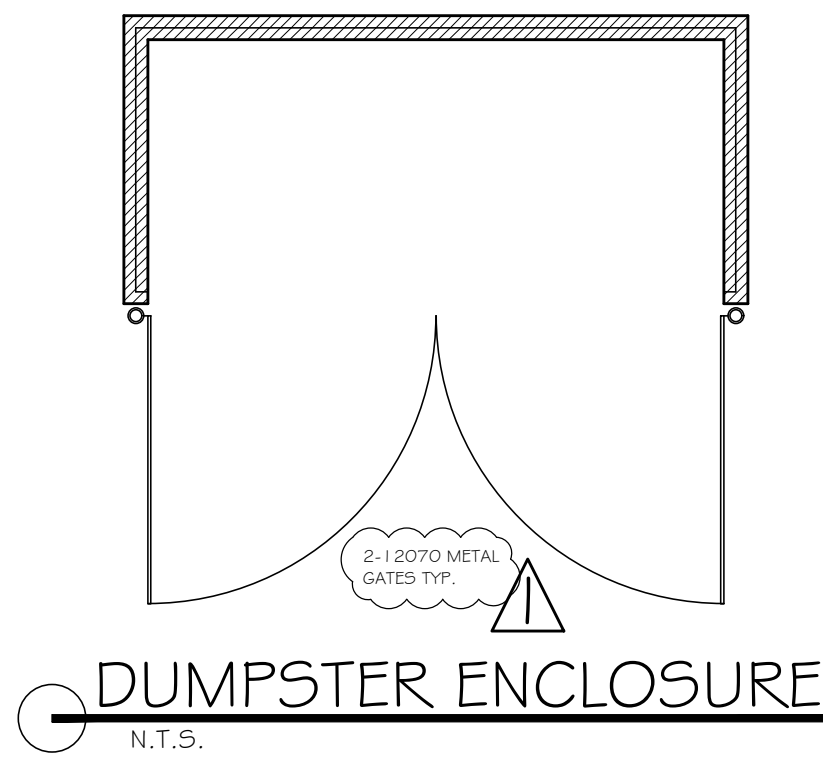
DATE: NOVEMBER 7, 2019
DRAWN BY: C.R.
REVISIONS:
JANUARY 21, 2020
MARCH 23, 2020
APRIL 7, 2020

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
HIGHLAND POINTE PARK
LOT 3, BLOCK A BLDG. 1
FAITH LUTHERAN CHURCH
ADDITION
FLOWER MOUND, TEXAS

JOB #
18-094
SHEET
FP



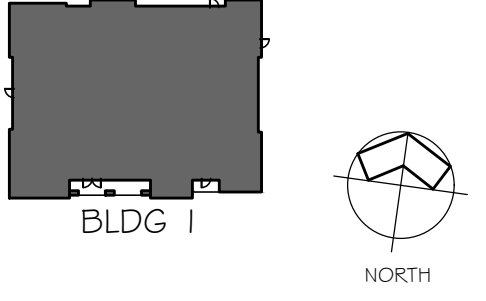
EXTERIOR MATERIALS LEGEND	
	STONE: AUSTIN CHALK
	BRICK: FORTERRA V224
	HB SIDING & TRIM: COBBLESTONE
	FASCIA & SOFFITS: URBAN BRONZE
	WINDOW & DOOR FRAMING: DARK BRONZE
	METAL STANDING SEAM: DARK BRONZE
	COMPOSITE SHINGLES: SABLEWOOD
	METAL AWNINGS: DARK BRONZE

MATERIAL TABULATION CHART				
	South	North	East	West
1. Total Facade S.F.	1336 s.f.	1168 s.f.	872 s.f.	1025 s.f.
2. Facade S.F. (exclusive of doors and windows)	1106 s.f.	994 s.f.	713 s.f.	825 s.f.
3. Doors and Windows S.F.	230 s.f.	174 s.f.	159 s.f.	200 s.f.
4. Primary Masonry Totals (Min. 80%)				
- Brck s.f. (as applicable)	240 s.f. and 21% of 2	709 s.f. and 71% of 2	388 s.f. and 54% of 2	211 s.f. and 26% of 2
- Stone s.f. (as applicable)	782 s.f. and 71% of 2	174 s.f. and 18% of 2	213 s.f. and 30% of 2	605 s.f. and 70% of 2
5. Secondary Masonry Totals (Max. 20%)				
- Hardplank s.f. (as applicable)	87 s.f. and 8% of 2	111 s.f. and 11% of 2	112 s.f. and 16% of 2	32 s.f. and 4% of 2
- Hardplank s.f. (as applicable)	87 s.f. and 8% of 2	111 s.f. and 11% of 2	112 s.f. and 16% of 2	32 s.f. and 4% of 2

PROPOSED BUILDING PEAK HEIGHT IS 32'-8" ABOVE GRADE.
PROPOSED BUILDING MEAN HEIGHT IS 22'-8" ABOVE GRADE.

NOTES:

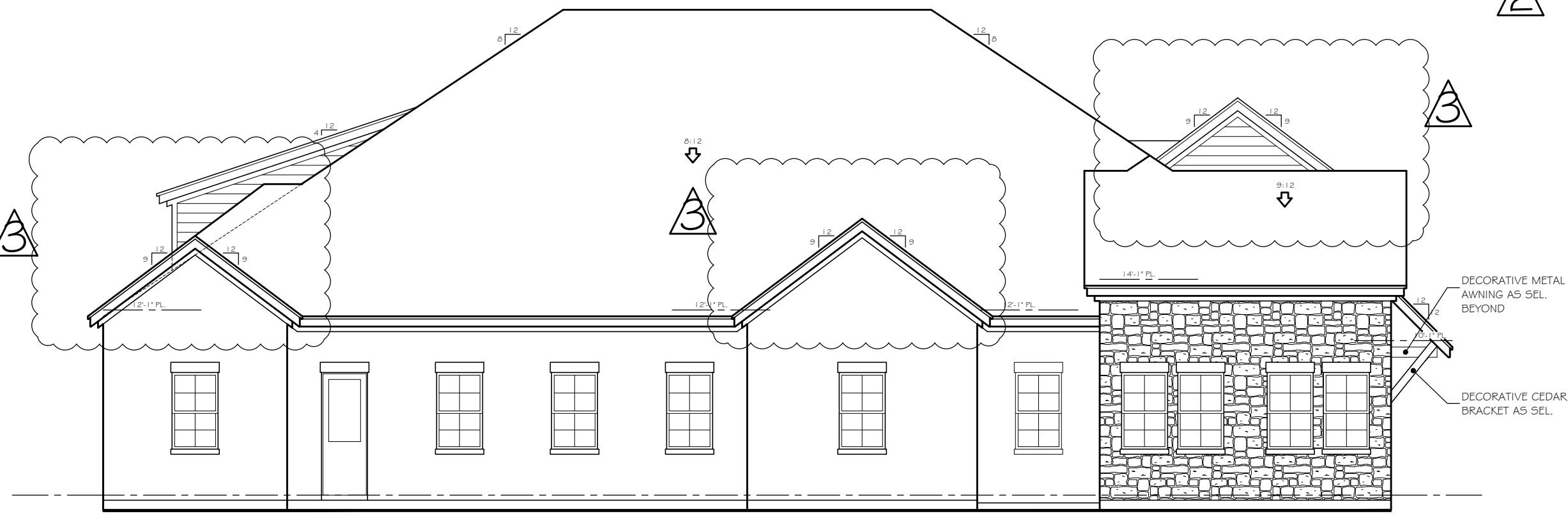
- Any discrepancies must be brought to the architect's attention for revision prior to the start of construction.
- Refer to all local codes for plumbing, mechanical, & electrical requirements.
- Builder to verify all notes & dimensions prior to construction.



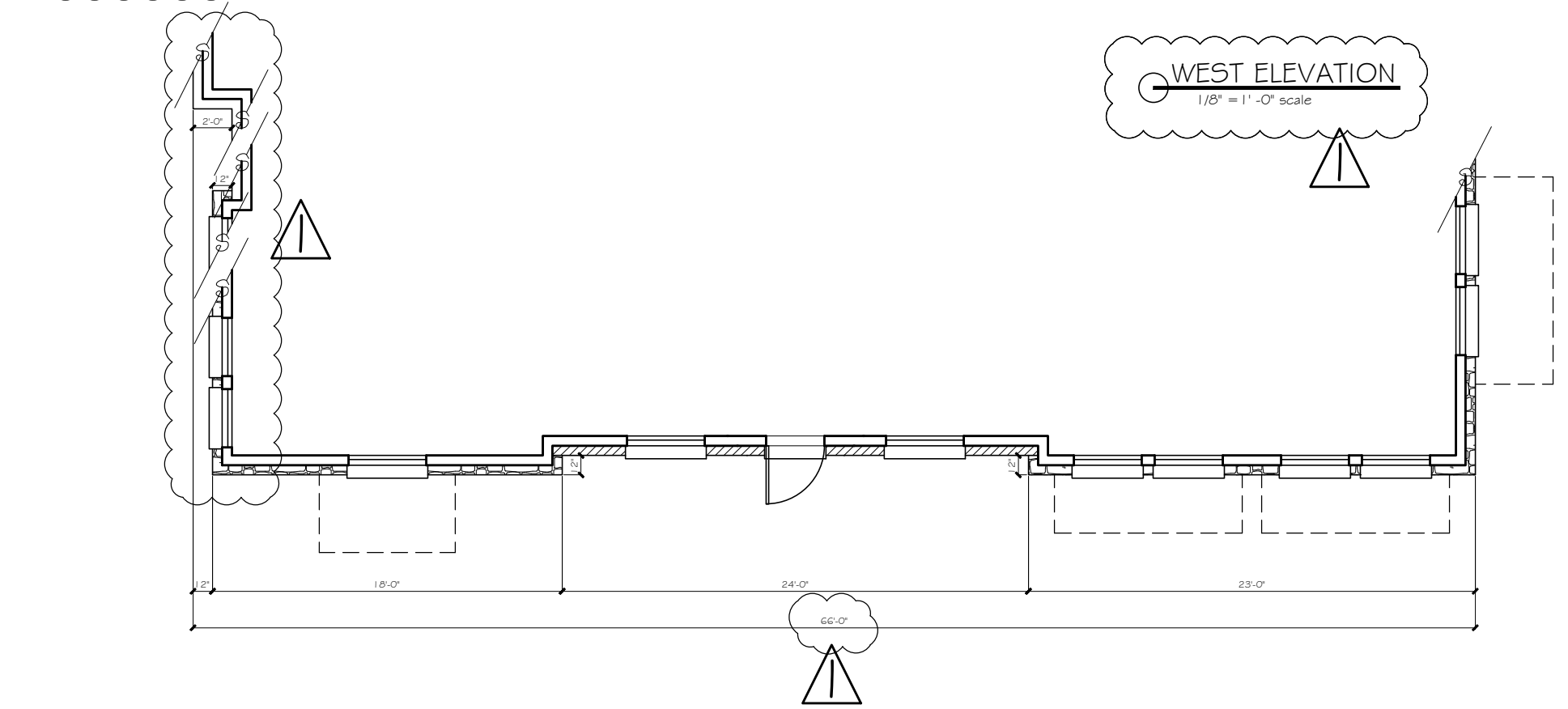
KEY PLAN
NO SCALE



WEST ELEVATION
1/8" = 1'-0" scale



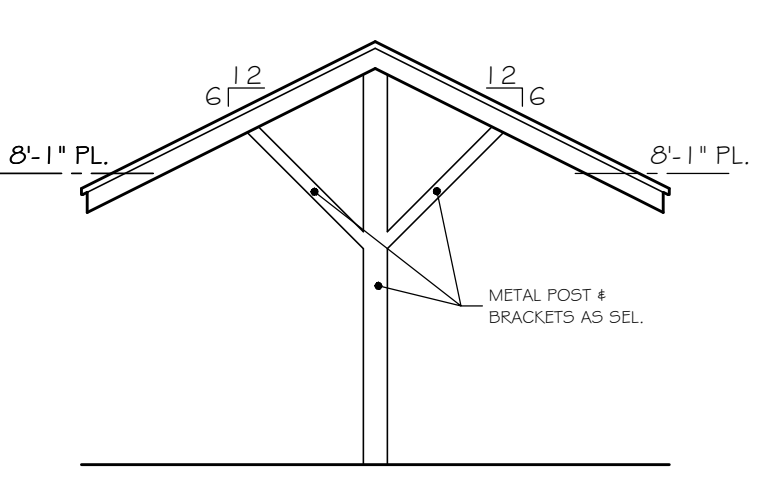
NORTH ELEVATION
1/8" = 1'-0" scale



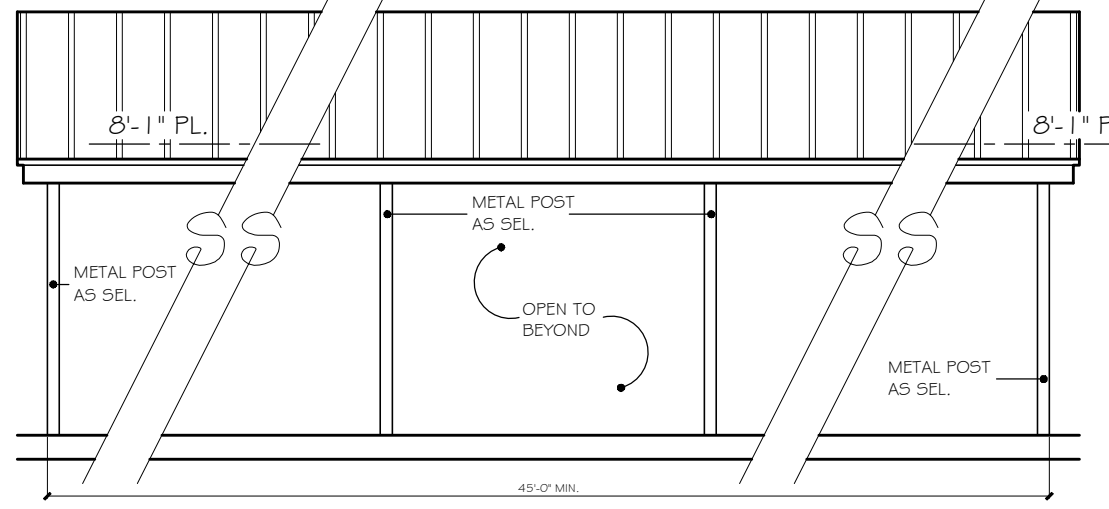
EAST ELEVATION
1/8" = 1'-0" scale



SOUTH ELEVATION
1/8" = 1'-0" scale



CARPOT PROFILE
N.T.S.



CARPOT PROFILE
N.T.S.

MATERIALS	
● ROOFING	METAL STANDING SEAM: DARK BRONZE COMPOSITE SHINGLES: SABLEWOOD
● BRICK	BLACKSON BRICK FORTERRA V224 ARGOS IVORY BUFF MORTAR
● STONE	ALLIANCE AUSTIN CHALK W/ ARGOS IVORY BUFF MORTAR
● SIDING	HARDIE BOARD SIDING & TRIM: COBBLESTONE
● DECORATIVE METAL AWNINGS	POWDER COAT FINISH: DARK BRONZE (049/G6220)
● FASCIA AND SOFFITS (HARDIE BOARD)	SHERWIN WILLIAMS: 7048 URBAN BRONZE
● WINDOWS	ANDERSEN 100 SERIES: DARK BRONZE FRAME
● ENTRY DOORS	ANDERSEN ENTRY DOOR W/ DARK BRONZE FRAME
CONSTRUCTION	
V-B SPRINKLERED	
OCCUPANCY / USE	
O-OFFICE/ GENERAL BUSINESS	

CLAUSE

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with local codes, or structural engineer is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects and shall be reproduced without written permission.

DATE: NOVEMBER 7, 2019
DRAWN BY: C.R.
REVISIONS:
JANUARY 21, 2020
MARCH 23, 2020
APRIL 7, 2020

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
HIGHLAND POINTE PARK
LOT 3, BLOCK A BLDG. 1
FAITH LUTHERAN CHURCH
ADDITION
FLOWER MOUND, TEXAS

JOB #
18-094

SHEET
FP



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: April 13, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z19-0007-Smith Tract) from Agricultural District (A) uses to Single Family District-10 (SF-10) uses. The property is generally located north of Spinks Road and west of Gerault Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

This project has a companion Development Plan application (DP19-0007) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximately 12.699 acre parcel from Agricultural District (A) uses to Single Family District-10 (SF-10) uses to allow for the proposed development consisting of 30 single family residential lots. The proposed Single-Family District-10 is consistent with the Town's Master Plan designation of Medium Density for the property.

Property that wraps the request site to the west is zoned as Planned Development-35 (PD-35) with Single Family Detached Medium Density (SFDM) uses with a minimum lot size of 6,600 square feet. A private street along a portion of the eastern boundary line separates the subject site from an adjacent single-family residential development that is zoned for SF-10 uses. The northern portion of the eastern boundary is zoned Industrial District-1 (I-1) uses and developed as an Office-Warehouse-Showroom use. Lastly, to the north of the subject site is Shadow Ridge Park.

Primary access to this development will be from Spinks Road with a secondary point of access that connects this development to an existing residential subdivision to the west. The companion development plan application provides lot details and preliminary landscape and engineering plans.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. Z20-0007 had a total of 57 Property Owner Notifications mailed. At the time this report was written, staff had received one correspondence from an adjacent property owner whose residence is located west of the subject property and towards the southwest corner of the site, with a request that the developer install an eight-foot board-on-board wooden fence along the common property line between their property and the proposed development. The developer has agreed to the property owner's request and a note has been added on the development plan and landscape plan sheets to indicate the location of the eight-foot fence.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

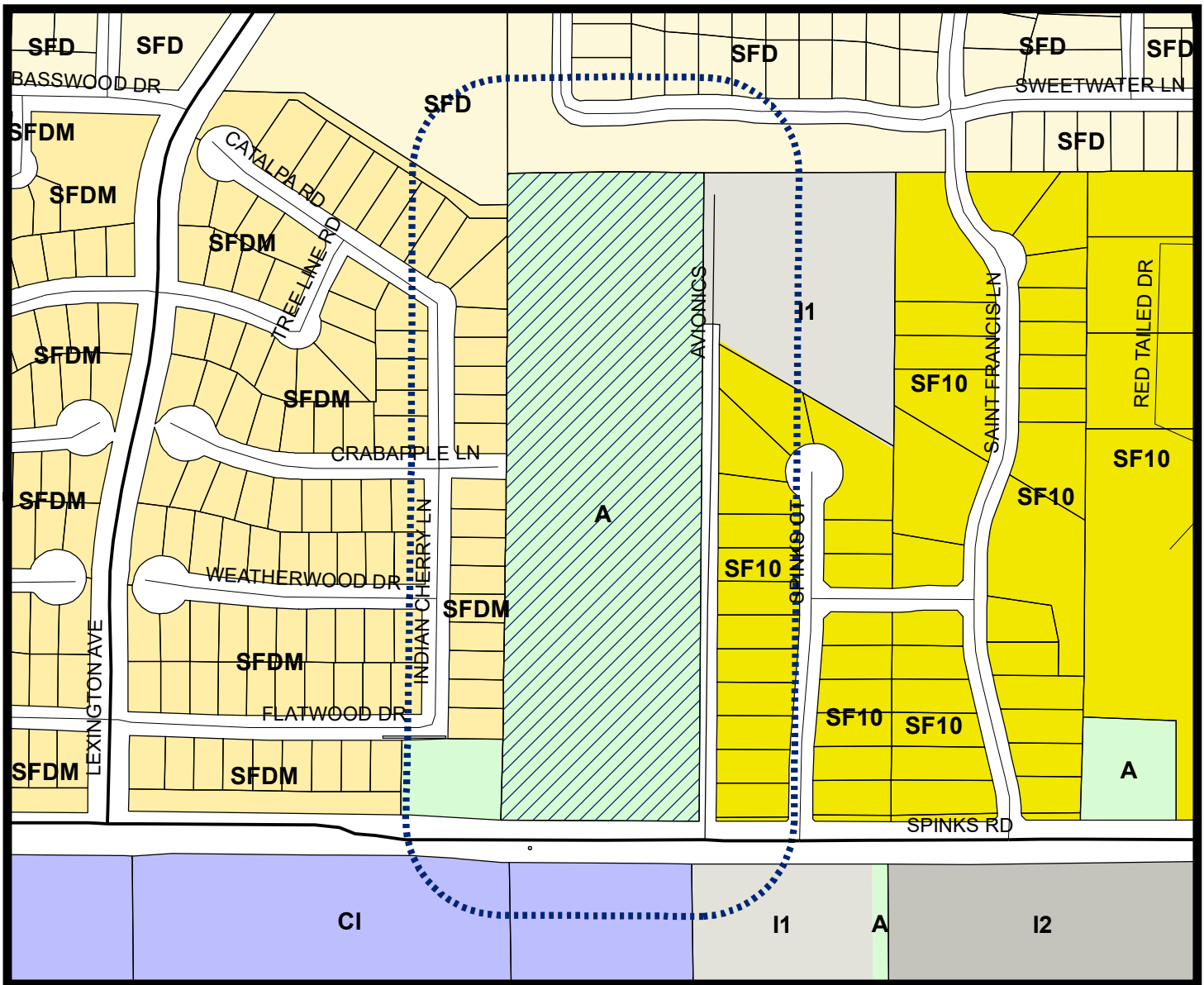
B. Application Details

1. Zoning Exhibit

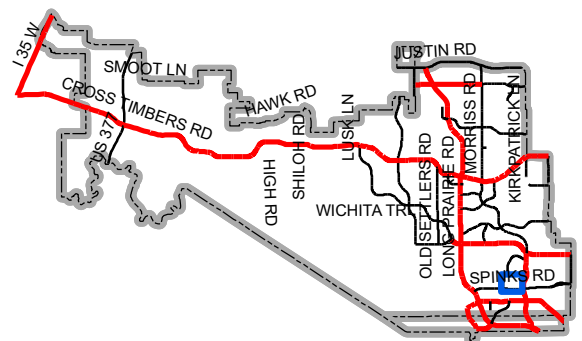
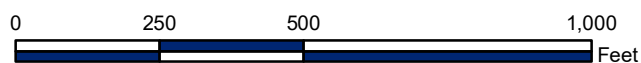
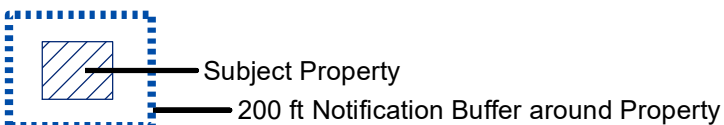
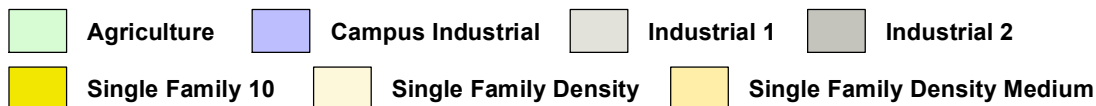


Vicinity Map

Project: Z19-0001 & DP19-0007 - Smith Tract



LEGEND



Map Location



March 10, 2020

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

**RE: Smith Tract
Development Plan
Letter of Intent**

Ms. Kashyap:

On behalf of Toll Brothers Inc., please accept our Development Plan application. The existing use on the property is a single-family residence on property that is currently zoning Agricultural. In conjunction with this application, we are also making a request to rezone this property to SF-10. The project is approximately 12.7 acres, will consist of 30 residential lots, 6 open spaces, and 1 park land dedication lot. The project shall be developed in one phase.

There is one requested waiver to the Land Development Regulations.

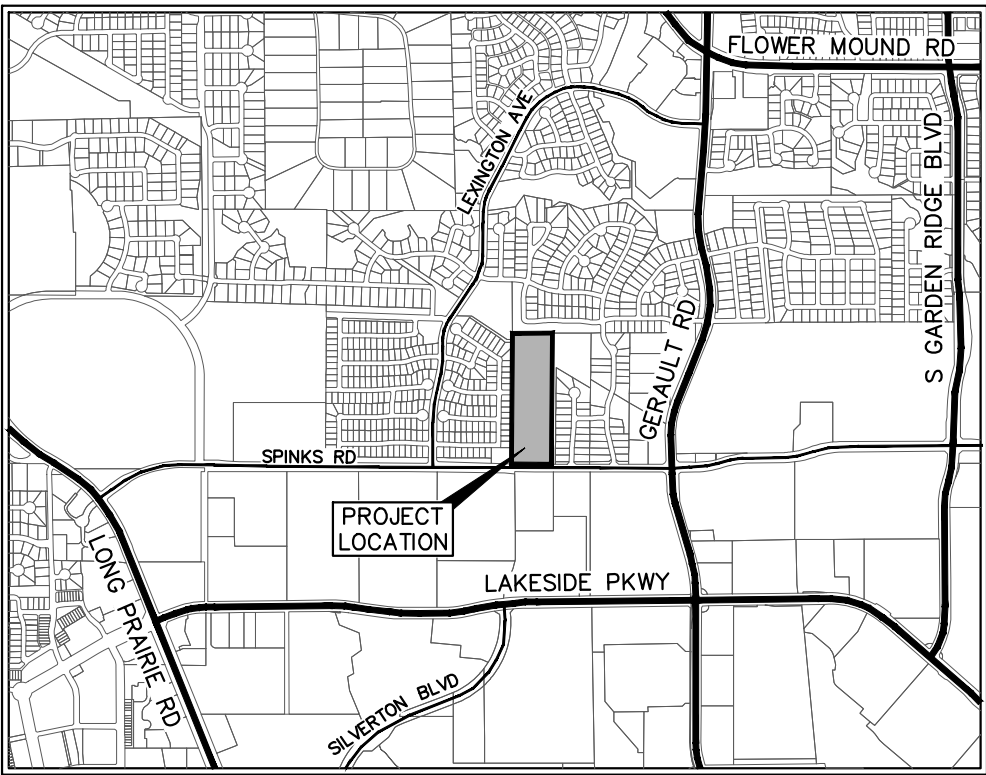
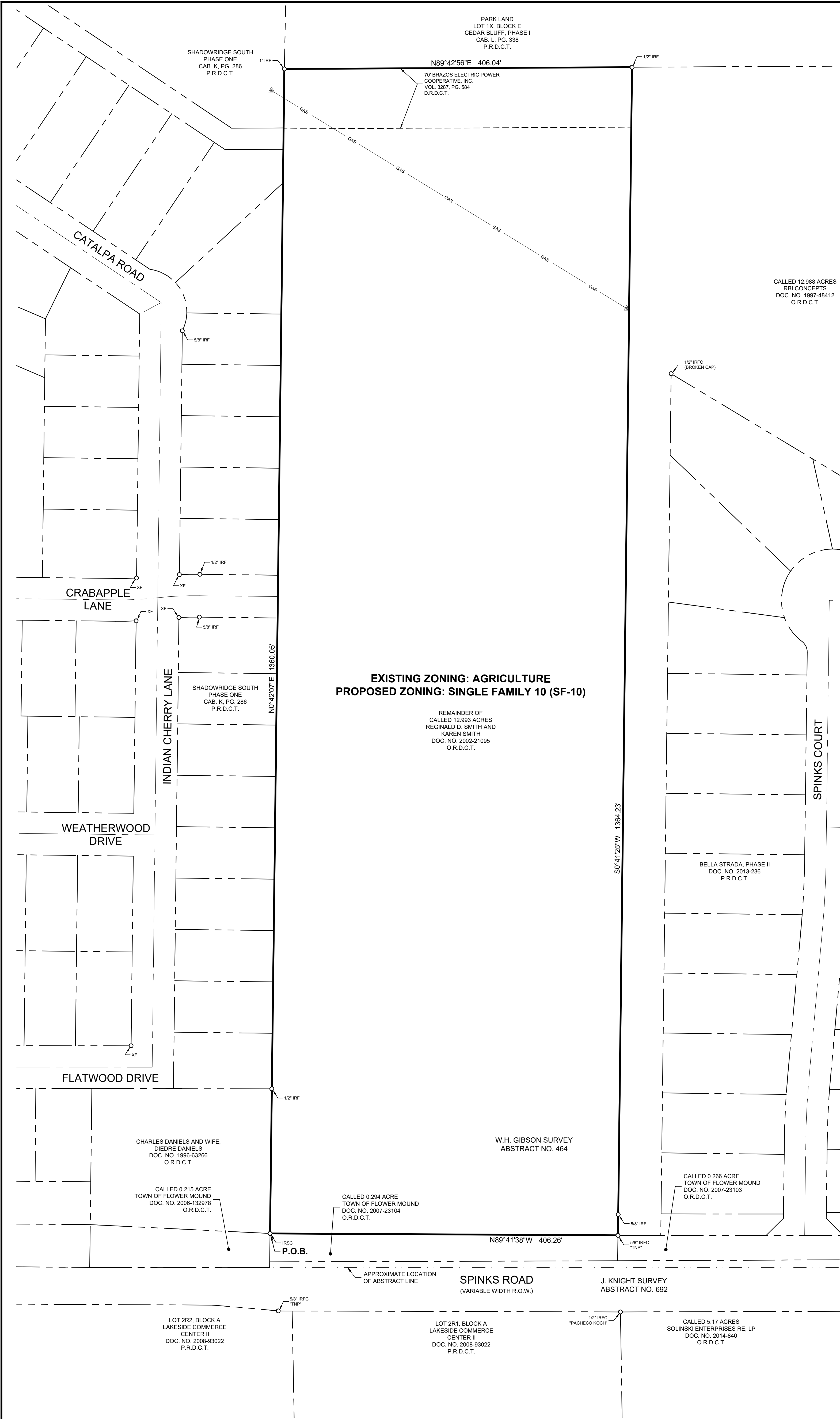
- 1) Sec. 90-311(a) – The proposed street connection to Spinks Road is at the same location as the existing residential driveway. This is closer than 250 feet to Avionics Drive to the east.

Please let me know if you have any questions or comments on the submittal.

Sincerely,

A handwritten signature in blue ink that reads "J. Casey Ross".

J. Casey Ross, P.E., CFM



**EXISTING ZONING: AGRICULTURE
PROPOSED ZONING: SINGLE FAMILY 10 (SF-10)**

REMAINDER OF
CALLED 12.993 ACRES
REGINALD D. SMITH AND
KAREN SMITH
DOC. NO. 2002-21095
O.R.D.C.T.

ZONING DATA TABLE:

DEVELOPMENT STD.	REQUIRED	PROVIDED
MIN. LOT SIZE	10,000 SF	10,096 SF
MIN. LOT WIDTH	70 FT	70 FT
MIN. AREA/UNIT	1,800 SF	1,800 SF
MIN. FRONT YARD	25 FT	25 FT
MIN. SIDE YARD	10 FT	10 FT
MIN. REAR YARD	25 FT	25 FT
MAX. LOT COVERAGE	40%	40%
MAX. HEIGHT (STORIES/FT)	3 STORIES / 35 FT	3 STORIES / 35 FT

MASTER PLAN INFO:

LAND USE PLAN: MEDIUM DENSITY RESIDENTIAL
URBAN DESIGN PLAN: LONG PRAIRIE DISTRICT
PARKS AND TRAILS PLAN: MULTI-USE TRAIL REQUIRED
OPEN SPACE PLAN: N/A
THOROUGHFARE PLAN: SPINKS ROAD → URBAN MINOR ARTERIAL
WATER PLAN: EX. 12" IN SPINKS ROAD
WASTEWATER PLAN: N/A
ECONOMIC IMPACT: RESIDENTIAL PROPERTY TAXES

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the W.H. Gibson Survey, Abstract No. 464, Town of Flower Mound, Denton County, Texas, and being the remainder of a called 12.993 acre tract of land described in a Warranty Deed with Vendor's Lien, as recorded in Document No. 2002-21095 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 0.294 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2007-23104 of the Official Records of Denton County, Texas, common to the northeast corner of a called 0.215 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2006-132978 of the Official Records of Denton County, Texas, same being on the northerly right-of-way line of Spinks Road, a variable width right-of-way, the westerly line of said 12.933 acre tract, and the easterly line of a tract of land described in a deed to Charles Daniels and wife, Diedre Daniels, as recorded in Document No. 1996-63266 of the Official Records of Denton County, Texas;

THENCE North 0°42'07" East, departing the northerly right-of-way line of said Spinks Road, along the westerly line of said 12.933 acre tract, the easterly line of said Daniels Tract, and the easterly line of Shadowridge South Phase One, according to the plat thereof recorded in Cabinet K, Page 286 of the Plat Records of Denton County, Texas, a distance of 1360.05 feet to a 1 inch iron rod found for the northwest corner of said 12.933 acre tract, common to southwest corner of Lot 1X, Block E of Cedar Bluff, Phase I, according to the plat thereof recorded in Cabinet L, Page 338 of the Plat Records of Denton County, Texas;

THENCE North 89°41'38" East, departing the easterly line of said Shadowridge South Phase One, along the northerly line of said 12.993 acre tract and the southerly line of said Lot 1X, a distance of 406.04 feet to a 1/2 inch iron rod found for the northeast corner of said 12.993 acre tract, common to the northwest corner of a called 12.988 acre tract of land described in a deed to RBI Concepts, as recorded in Document No. 1997-48412 of the Official Records of Denton County, Texas;

THENCE South 0°41'25" West, departing the southerly line of said Lot 1X, along the easterly line of said 12.993 acre tract and the westerly line of said 12.988 acre tract, a distance of 1364.23 feet to a 5/8 inch iron rod with plastic cap stamped "TNP" found for the northwest corner of a called 0.266 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2007-23103 of the Official Records of Denton County, Texas, common to the northeast corner of said 0.294 acre tract, being on the northerly right-of-way line of said Spinks Road;

THENCE North 89°41'38" West, departing the easterly line of said 12.933 acre tract and the westerly line of said 12.988 acre tract, along the northerly line of said 0.294 acre tract and the northerly right-of-way line of said Spinks Road, a distance of 406.26 feet to the **POINT OF BEGINNING** and containing 12.699 acres (553,186 square feet) of land, more or less.

SURVEYORS CERTIFICATION:

To: Toll Bros Inc;
Reginald D. Smith and Karen Smith;
First American Title Guaranty Company;

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A Condition II Survey.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**ZONING EXHIBIT
FOR
SMITH TRACT**
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

1		
No.	DATE	REVISION DESCRIPTION

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	TSK	KHA	12/16/2019	068625015	1 OF 1



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: April 13, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a Development Plan (DP19-0007 – Smith Tract) to develop a residential subdivision 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 north of Spinks Road and west of Gerault Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

This project has a companion zoning application (Z19-0007) for consideration on the same agenda. Approval of this application is contingent on Town Council's approval of the companion zoning application.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

A development plan is intended to show all the planning factors necessary to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan. The purpose of this application is to obtain design approval for 30 buildable, single-family lots with a minimum lot size of 10,000 square feet. The site contains an approximately 12.699 acre parcel currently zoned for Agricultural District (A) uses. In conjunction with the development plan, a request for rezoning (Z19-0007) is being considered to change the zoning of the subject site to allow the development of single-family homes under the requirements of the Single-Family District-10 (SF-10) zoning district. The proposed Single Family District-10 is consistent with the Town's Master Plan designation of Medium Density for the property. As a part of the development plan, the applicant is requesting an exception to allow the proposed driveway on Spinks Road to be located closer than the required 250 feet from another driveway. See Section A for details.

A. Exception to Access Management Policy and Criteria

Spinks Road is classified as an Urban Minor Arterial on the Town's Thoroughfare Map. The driveway spacing requirement along this type of roadway is a minimum of 250 feet. The proposed driveway as shown on the development plan (Attachment B(1)) is located approximately 191 feet from Avionics Drive, a private road located to the east of the proposed driveway and will, therefore, require an exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.

Primary access to this development will be from Spinks Road with a secondary point of access that connects this development to an existing residential subdivision to the west. The development plan depicts 30 buildable residential lots and six open space lots including a 25-foot landscape buffer along Spinks Road. The northern portion of the property is encumbered by a 70 foot-wide Brazos Electric Power easement and a 60 foot-wide Atmos Gas Company easement. As required by the Town's ordinance, the development plan depicts a 100 foot-wide building setback from the overhead electric line easement. The plan also depicts approximately 1.805 gross acres (only 0.6 acres of unencumbered area used for Park Land Dedication) of land adjacent to Shadow Ridge Park to be dedicated to the Town for park use. See PARKS Board section for detailed information regarding Park Land Dedication and Park Fees.

III. PARKS Board

The required Park Land Dedication for this project is 1.008 acres or \$136,080.00 payment of cash in lieu of land. The development plan depicts 1.805 gross acres dedicated to the Town for Park use. However, since this 1.805 acres is encumbered by overhead power and underground gas line easements, staff and developer have agreed to the proposal of getting park land credit for 0.6 acres of unencumbered land only and paying remaining fees in lieu of land.

On March 5, 2020, the [Parks Board](#) voted to recommend approval of the following to the Town Council:

Park Land Dedication of 0.6 acres of land and cash in the amount of \$55,620.00 to be accepted in lieu of the otherwise required Park Land Dedication, and

Park Development Fees (\$1,388 per buildable lot) in the amount of \$41,640.00.

On the northern portion of this development, the Town's required eight-foot multi-use trail bisects the property from east to west across an existing gas line easement. This trail is required to be installed by the developer. Parks Board considered and recommended approval to the Town Council the developer's proposal for additional off-site trail installation connecting Shadow Ridge Park to Magnolia Court residential development to the east using the fee credit option. This option would require the developer to acquire off-site pedestrian access easements. A Development Agreement encompassing the details of this option will be considered by the Town Council in conjunction with this development plan application.

IV. CORRESPONDENCE

The companion zoning application requires public hearing and had a total of 57 Property Owner Notifications mailed. At the time this report was written, staff had received one correspondence from an adjacent property owner whose residence is located west of the subject property and towards the southwest corner of the site, with a request that the developer install an eight-foot board-on-board wooden fence along the common property line between their property and the proposed development. The developer has agreed to

the property owner's request and a note has been added on the development plan and landscape plan sheets to indicate the location of the eight-foot fence.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

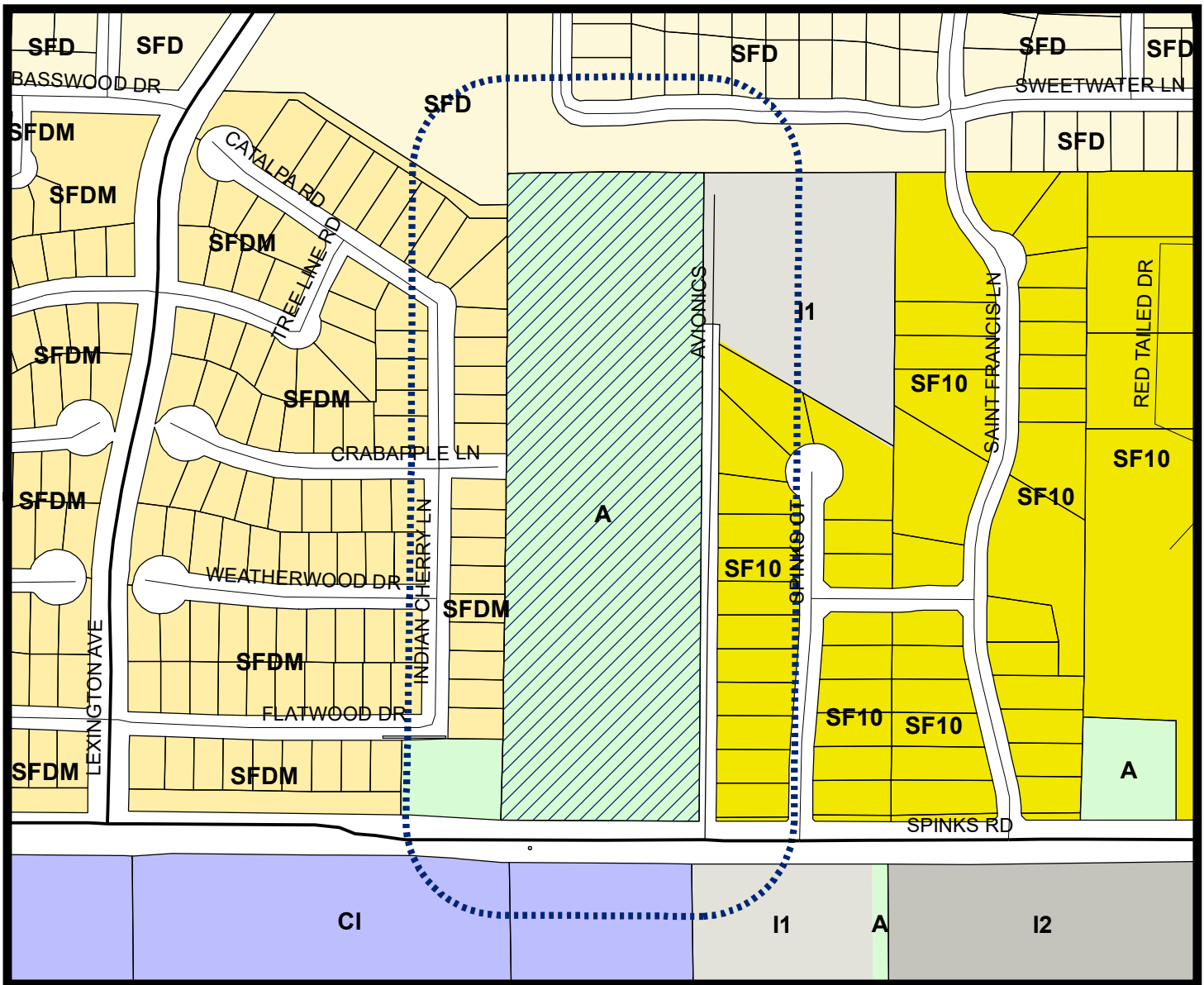
B. Application Details

1. Development Plan Package

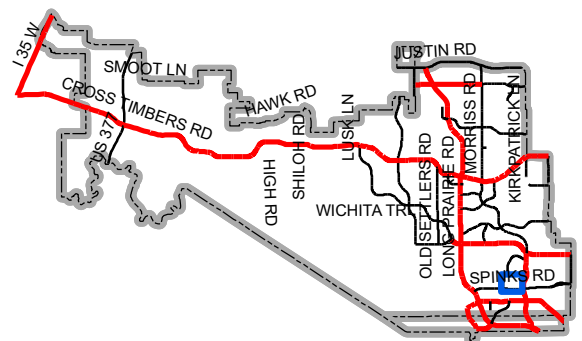
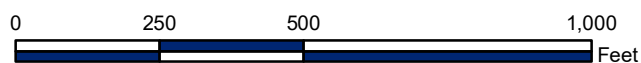
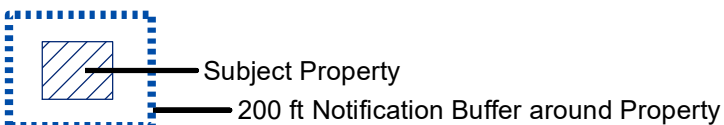
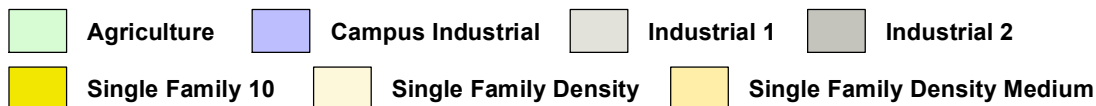


Vicinity Map

Project: Z19-0001 & DP19-0007 - Smith Tract



LEGEND



Map Location



March 10, 2020

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

**RE: Smith Tract
Development Plan
Letter of Intent**

Ms. Kashyap:

On behalf of Toll Brothers Inc., please accept our Development Plan application. The existing use on the property is a single-family residence on property that is currently zoning Agricultural. In conjunction with this application, we are also making a request to rezone this property to SF-10. The project is approximately 12.7 acres, will consist of 30 residential lots, 6 open spaces, and 1 park land dedication lot. The project shall be developed in one phase.

There is one requested waiver to the Land Development Regulations.

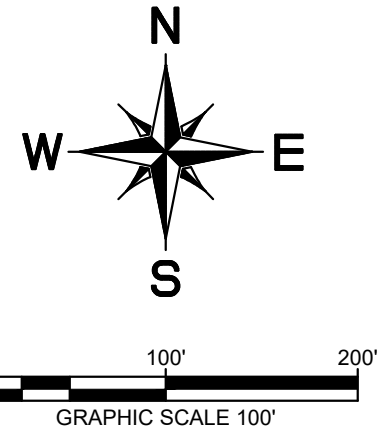
- 1) Sec. 90-311(a) – The proposed street connection to Spinks Road is at the same location as the existing residential driveway. This is closer than 250 feet to Avionics Drive to the east.

Please let me know if you have any questions or comments on the submittal.

Sincerely,

A handwritten signature in blue ink that reads "J. Casey Ross".

J. Casey Ross, P.E., CFM



DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the W.H. Gibson Survey, Abstract No. 464, Town of Flower Mound, Denton County, Texas, and being the remainder of a called 12.993 acre tract of land described in a Warranty Deed with Vendor's Lien, as recorded in Document No. 2002-21095 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 0.294 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2007-23104 of the Official Records of Denton County, Texas, common to the northeast corner of a called 0.215 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2006-132978 of the Official Records of Denton County, Texas, same being on the northerly right-of-way line of Spinks Road, a variable width right-of-way, the westerly line of said 12.933 acre tract, and the easterly line of a tract of land described in a deed to Charles Daniels and wife, Dieder Daniels, as recorded in Document No. 1996-63266 of the Official Records of Denton County, Texas;

THENCE North 0°42'07" East, departing the northerly right-of-way line of said Spinks Road, along the westerly line of said 12.933 acre tract, the easterly line of said Daniels Tract, a distance of 1364.23 feet to a 5/8 inch iron rod with plastic cap stamped "TNP" found for the northwest corner of a called 0.266 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2007-23103 of the Official Records of Denton County, Texas, common to the southwest corner of Lot 1X, Block E of Cedar Bluff, Phase I, according to the plat thereof recorded in Cabinet L, Page 338 of the Plat Records of Denton County, Texas;

THENCE North 89°42'56" East, departing the easterly line of said Shadowridge South Phase One, along the northerly line of said 12.993 acre tract and the southerly line of said Lot 1X, a distance of 406.04 feet to a 1/2 inch iron rod found for the northeast corner of said 12.993 acre tract, common to the northwest corner of a called 12.988 acre tract of land described in a deed to RBI Concepts, as recorded in Document No. 1997-48412 of the Official Records of Denton County, Texas;

THENCE South 0°41'25" West, departing the southerly line of said Lot 1X, along the easterly line of said 12.993 acre tract and the westerly line of said 12.993 acre tract, a distance of 1364.23 feet to a 5/8 inch iron rod with plastic cap stamped "TNP" found for the northwest corner of a called 0.266 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2007-23103 of the Official Records of Denton County, Texas, common to the northeast corner of said 0.294 acre tract, being on the northerly right-of-way line of said Spinks Road;

THENCE North 89°41'38" West, departing the easterly line of said 12.933 acre tract and the westerly line of said 12.988 acre tract, along the northerly line of said 0.294 acre tract and the northerly right-of-way line of said Spinks Road, a distance of 406.26 feet to the **POINT OF BEGINNING** and containing 12.699 acres (553,186 square feet) of land, more or less.

NOTES:

- ALL LOTS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TOWN'S SF-10 ZONING REGULATIONS.
- LOTS 1X, 2X, 3X, AND 4X OF BLOCK B AND LOTS 1X AND 2X OF BLOCK A WILL BE OWNED AND MAINTAINED BY THE HOA.
- LOT 5X OF BLOCK B WILL BE DEDICATED TO THE TOWN OF FLOWER MOUND AS PARK LAND.
- DEVELOPMENT PLAN FOR INSPECTION PURPOSES ONLY; NOT AN OFFICIAL DOCUMENT APPROVED FOR RECORD PURPOSES.
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND THE TOWN SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUNDWATER IN COMMON OR NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES, OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS, AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGEWAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- 8-FOOT TALL BOARD-ON-BOARD WOOD FENCE SHALL BE INSTALLED ALONG THE REAR PROPERTY LINES OF LOTS 1 AND 2 BLOCK A.

PARK LAND DEDICATION:

REQUIRED DEDICATION IS 1.008 ACRES. LOT 5X OF BLOCK B (1.805 ACRES) WILL BE DEDICATED TO THE TOWN OF FLOWER MOUND AS PARK LAND WITH 0.596 ACRES BEING UNENCUMBERED BY EASEMENTS. THE APPLICANT SHALL PAY \$55,620 IN PARK DEDICATION FEES AND DEDICATE 1.805 ACRES TO THE TOWN OF FLOWER MOUND.

	ACRES	FMV	FEES
REQUIRED	1.008	\$135,000	\$136,080
DEDICATION & FEES PROP.	1.805		\$55,620

PARK DEVELOPMENT FEES:

REQUIRED PARK DEVELOPMENT FEES ARE \$41,460. THE APPLICANT SHALL ALSO RECEIVE CREDIT BY EXTENDING THE 8' TRAIL OFF PROPERTY TO THE WEST TO CONNECT TO THE EXISTING 8' TRAIL ON PARK PROPERTY. A CREDIT FOR THE OFFSITE TRAIL EXTENSION IS APPROXIMATELY \$4,000 (BASED ON 605 SQUARE FEET OF CONCRETE * \$6.60 PER SQUARE FOOT).

IN THE EVENT EASEMENTS ARE ACQUIRED FROM RUEBSHAM AND BELLE STRADA TRACTS TO THE EAST, TRAIL WILL BE EXTENDED FROM SHADOW RIDGE PARK TO MAGNOLIA COURT AND APPLICANT WILL BE CREDITED THE COSTS OF CONSTRUCTING SAID IMPROVEMENTS. SAID OFFSITE IMPROVEMENTS WILL NOT BE REQUIRED FOR ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN NOR FOR THE ISSUANCE OF BUILDING PERMITS.

TOTAL FEES PAID: \$93,080

PRELIMINARY LOT AND BLOCK ANALYSIS TABLE:

SMALLEST RESIDENTIAL LOT	10,096 SF
LARGEST RESIDENTIAL LOT	18,990 SF
AVERAGE RESIDENTIAL LOT	12,612 SF
RESIDENTIAL LOTS	30
X-LOTS	6
PARK LOTS	1
TOTAL LOTS	37

ZONING DATA TABLE:

DEVELOPMENT STD.	REQUIRED	PROVIDED
MIN. LOT SIZE	10,000 SF	10,096 SF
MIN. LOT WIDTH	70 FT	70 FT
MIN. AREA/UNIT	1,800 SF	1,800 SF
MIN. FRONT YARD	25 FT	25 FT
MIN. SIDE YARD	10 FT	10 FT
MIN. REAR YARD	25 FT	25 FT
MAX. LOT COVERAGE	40%	40%
MAX. HEIGHT (STORIES/FT)	3 STORIES / 35 FT	3 STORIES / 35 FT

MASTER PLAN FEATURES:

LAND USE PLAN: MEDIUM DENSITY RESIDENTIAL
URBAN DESIGN PLAN: LONG PRAIRIE DISTRICT
PARKS AND TRAILS PLAN: MULTI-USE TRAIL REQUIRED
OPEN SPACE PLAN: N/A
THOROUGHFARE PLAN: SPINKS ROAD → URBAN MINOR ARTERIAL
WATER PLAN: EX. 12" IN SPINKS ROAD
WASTEWATER PLAN: N/A
ECONOMIC IMPACT: RESIDENTIAL PROPERTY TAXES

WHEREAS, _____, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be;

NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas-Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities," for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level or the causing, in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas-Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft engines at or on said Dallas-Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

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

EXECUTED at _____, Texas, this _____ day of _____, A.D., 2020.

OWNER
OWNER
OWNER

ATTEST:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D., 2020.

NOTARY PUBLIC in and for the State of Texas

My commission expires: _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

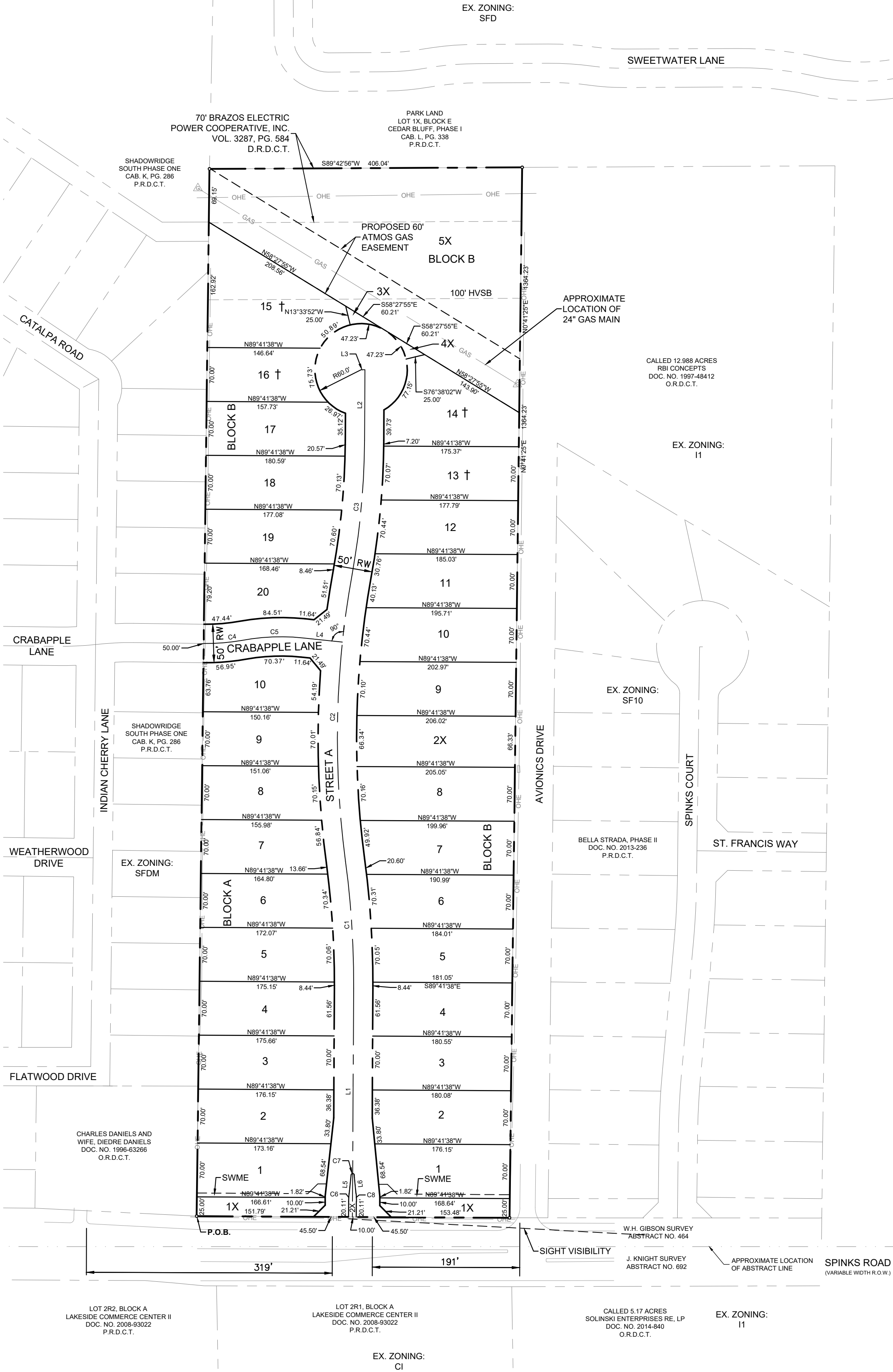
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D., 2020.

NOTARY PUBLIC in and for the State of Texas

My commission expires: _____

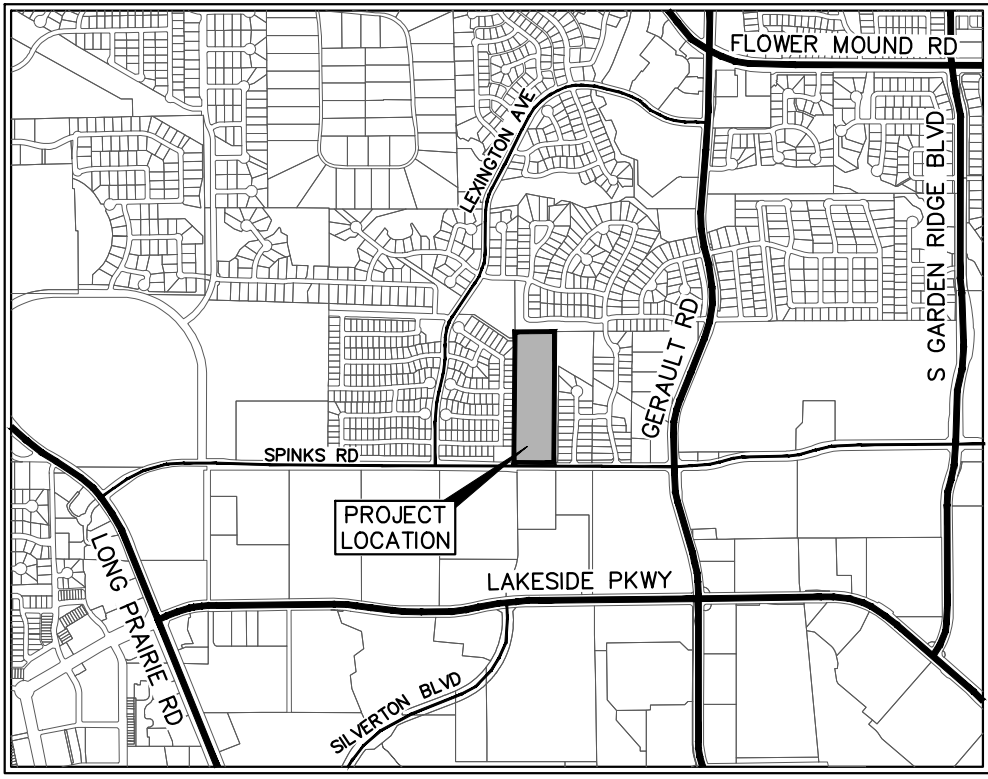
REQUESTED VARIANCE TO THE LAND DEVELOPMENT REGULATIONS:

- SEC. 90-311 (a). PROPOSED STREET CONNECTION TO SPINKS ROAD IS AT SAME LOCATION OF EXISTING DRIVE WHICH IS CLOSER THAN 250' TO AVONICS DRIVE.



LEGEND

P.R.D.C.T.	PUBLIC RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
RW	RIGHT-OF-WAY
SB	SETBACK LINE
POB	POINT OF BEGINNING
o	BOUNDARY MONUMENT
HVSB	HIGH VOLTAGE SET BACK
SWME	SCREENING WALL MAINTENANCE EASEMENT
†	LOT IS LOCATED WITHIN 100 FEET OF AN EXISTING GAS LINE & IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN



VICINITY MAP

SCALE: 1" = 2,000'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°18'22"E	296.56'
L2	N00°18'22"E	91.69'
L3	N89°41'38"W	5.00'
L4	S83°59'53"E	51.28'
L5	S06°11'41"W	24.20'
L6	N05°34'58"W	24.20'

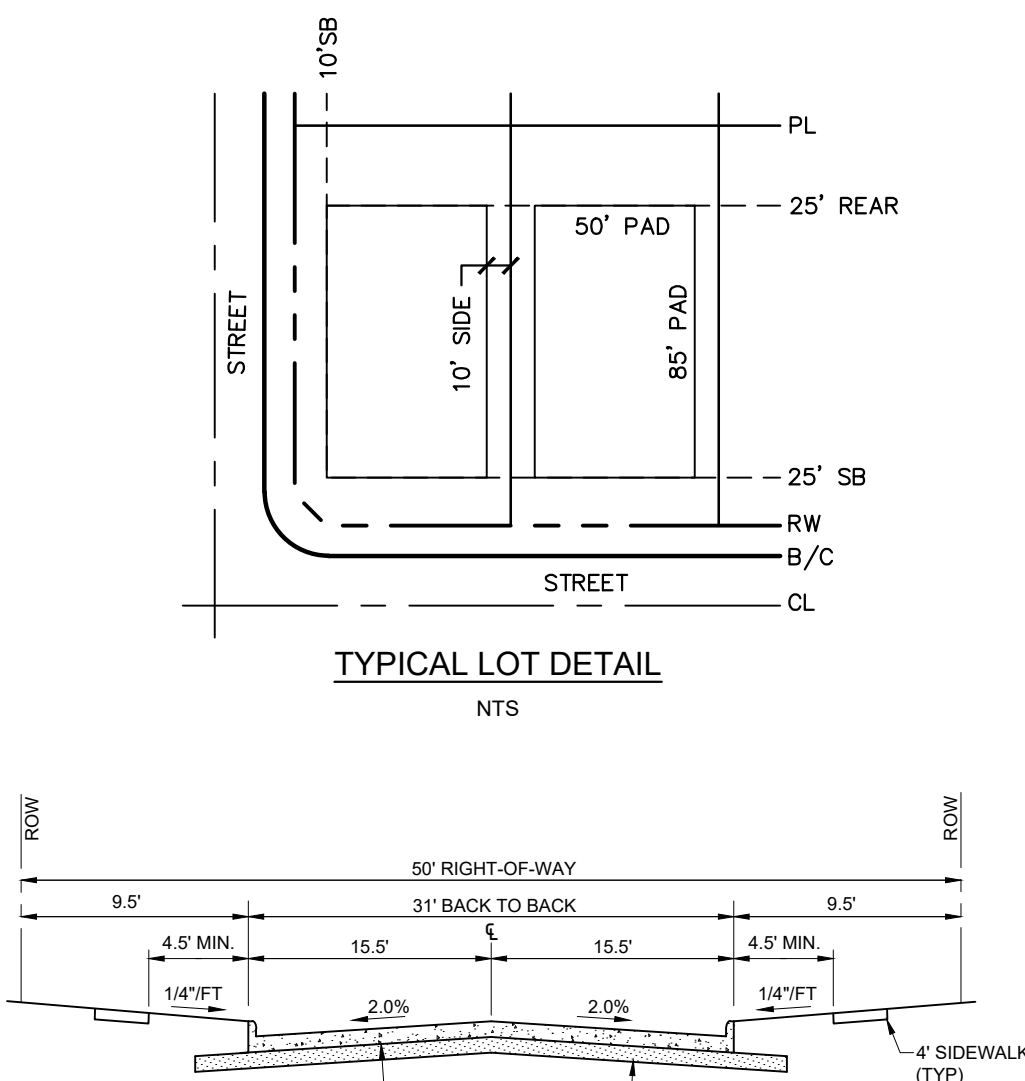
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°55'26"	1200.00'	165.96'	N03°39'21"W	165.82'
C2	17°53'59"	1200.00'	374.89'	N01°19'56"E	373.37'
C3	9°56'34"	1000.00'	174.11'	N05°17'39"E	173.89'
C4	10°22'35"	275.00'	49.80'	N85°29'07"E	49.74'
C5	16°39'13"	275.00'	79.93'	N87°40'30"E	79.65'
C6	5°53'20"	100.00'	10.28'	S03°15'02"W	10.27'
C7	168°13'21"	2.00'	5.87'	N89°41'38"W	3.98'
C8	5°53'20"	100.00'	10.28'	N02°38'18"W	10.27'

SITE DATA:

CURRENT ZONING CLASS = A (AGRICULTURAL)
CURRENT USE = SINGLE FAMILY RESIDENCE
PROPOSED ZONING CLASS = SF-10
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
GROSS AREA = 12.699 AC (553,186 SF)
RIGHT-OF-WAY DEDICATION = 1.676 AC (72,997 SF)
FLOODPLAIN = 0 AC
NET AREA = 11.023 AC (480,179 SF)
PROPOSED GROSS DENSITY = 2.36 DU/AC
PROPOSED NET DENSITY = 2.72 DU/AC

LOT AREA TABLE

LOT & BLOCK NUMBER	AREA (AC)	AREA (SF)
BLOCK A LOT 1	0.273	11886
BLOCK A LOT 1X	0.093	4055
BLOCK A LOT 2	0.282	12289
BLOCK A LOT 2X	0.011	461
BLOCK A LOT 3	0.283	12313
BLOCK A LOT 4	0.282	12279
BLOCK A LOT 5	0.280	12177
BLOCK A LOT 6	0.271	11815
BLOCK A LOT 7	0.257	11208
BLOCK A LOT 8	0.246	10723
BLOCK A LOT 9	0.241	10519
BLOCK A LOT 10	0.238	10367
BLOCK B LOT 1	0.277	12061
BLOCK B LOT 1X	0.094	4102
BLOCK B LOT 2	0.288	12531
BLOCK B LOT 2X	0.313	13654
BLOCK B LOT 3	0.290	12622
BLOCK B LOT 3X	0.009	389
BLOCK B LOT 4	0.291	12655
BLOCK B LOT 4X	0.009	389
BLOCK B LOT 5	0.293	12754
BLOCK B LOT 5X	1.806	78690
BLOCK B LOT 6	0.301	13101
BLOCK B LOT 7	0.314	13698
BLOCK B LOT 8	0.326	14200
BLOCK B LOT 9	0.329	14339
BLOCK B LOT 10	0.321	13979
BLOCK B LOT 11	0.306	13329
BLOCK B LOT 12	0.291	12670
BLOCK B LOT 13	0.283	12332
BLOCK B LOT 14	0.334	14539
BLOCK B LOT 15	0.436	18990
BLOCK B LOT 16	0.232	10096
BLOCK B LOT 17	0.286	12450
BLOCK B LOT 18	0.288	12548
BLOCK B LOT 19	0.278	12124
BLOCK B LOT 20	0.272	11853



RESIDENTIAL STREET DETAIL (50' ROW - 31' B-B)

NTS

DRAINAGE EASEMENT NOTES:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

FLOODPLAIN NOTES:

According to Map No. 48121C0545G and 48121C0685G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, 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. This flood statement shall not create liability on the part of the surveyor.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849499.

DEVELOPMENT PLAN
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 6 OPEN SPACES / 1 PARK LAND LOT
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:

Reginald & Karen Smith
1900 Spinks Rd.
Flower Mound, TX 75028

DEVELOPER:

Toll Bros, Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

ENGINEER/SURVEYOR:

Kimley»Horn
6180 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Casey Ross, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JCR	BGL	JCR	AS SHOWN	JAN. 2020	068625015	P-1

NOTED BY: ROBERTA MARIE 6/20/2016 5:51 PM
LAST SAVED: 4/8/2016 4:08 PM
C:\Users\roberta\Documents\2016\2016_LC_01\LANDSCAPE\DESIGN\01 PERMIT\CODE\PLANSHEET\LC 101.DWG (LC 01)

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

1. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY UTILITY NOT SHOWN ON PLANS.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR SURFACE BY THE PROJECT CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
5. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. EASEMENTS SETBACKS, BUILDING, CURB AND GUTTER, AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

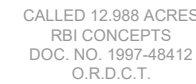
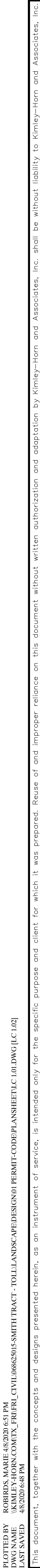
MATERIALS LEGEND:

STONE	
ST-1	STONE VENEER TYPE: CHARCOAL LUEDERS PATTERN: RANDOM ASHLAR FINISH: CHOPPED FACE INSTALL: REF. DETAILS (LH 3.02-3.03) SUPPLIER: MEZGER ENTERPRISES CONTACT: CHIP MANSFIELD (325.228.4065) APPROVAL: SAMPLE, MOCK UP
ST-2	STONE VENEER TYPE: SMOKE LUEDERS PATTERN: RANDOM ASHLAR FINISH: CHOPPED FACE INSTALL: REF. DETAILS (LH 3.01-3.03) SUPPLIER: MEZGER ENTERPRISES CONTACT: CHIP MANSFIELD (325.228.4065) APPROVAL: SAMPLE, MOCK UP
ST-3	CAST STONE CAP TYPE: CHARCOAL LUEDERS SIZE: REF. DETAILS FINISH: HONED INSTALL: REF. DETAILS SUPPLIER: MEZGER ENTERPRISES CONTACT: CHIP MANSFIELD (325.228.4065) APPROVAL: SAMPLE, MOCK UP
METAL	
M-1	METAL SIGN LETTERS METAL: ALUMINUM PANEL SIZE: 3/8" THICK COLOR: BLACK FONT: TBD BY OWNER INSTALL: PIN MOUNTED (REF. DETAILS) APPROVAL: SAMPLE, MOCK-UP
M-2	STEEL EDGING TYPE: STEEL FINISH: PAINTED BLACK SIZE: 1/4" X 5" EDGE, WITH 16" TAPERED STAKES @30" O.C. INSTALL: REF. PLANS AND DETAILS SUPPLIER: DURAEDEGE STEEL LANDSCAPE EDGE APPROVAL: CUT SHEETS
FENCE	
F-1	ORNAMENTAL IRON FENCE TYPE: AMERISTAR MONTAGE II ORNAMENTAL IRON FENCE COLOR: BLACK INSTALL: REF. DETAILS AND MANUFACTURERS SPECIFICATIONS SUPPLIER: AMERISTAR APPROVAL: CUT SHEET
CONCRETE	
C-1	CONCRETE PAVING COLOR: GREY FINISH: MEDIUM BROOM FINISH CONTROL JOINTS: SAWCUT (1/2" DEPTH OF CONCRETE) @ REGULARLY SPACED INTERVALS, TYPICAL JOINT SPACING TO BE EQUAL TO WIDTH OF WALK EXPANSION JOINTS: TYPICALLY 40' O.C. MAX JOINT SEALANT: COLOR TO MATCH CONCRETE APPROVAL: MOCKUP, EJ SEALANT SAMPLE
MISC.	
MI-1	PLANTER POT TYPE: DCR-2400 SIZE: 24" (TOP) x 15.5" (BOTTOM) x 27" (HEIGHT) COLOR: ROYALTY FINISH: METAL MANUFACTURER: TOURNESOL INSTALL: PER MANUFACTURERS SPECIFICATIONS CONTACT: JON WILLINGHAM (714.743.2973) APPROVAL: CUT SHEET
MI-2	STUCCO COLOR: WHITE TEXTURE: MEDIUM INSTALL: REF. DETAILS (LH 3.03) APPROVAL: SAMPLE, MOCK UP

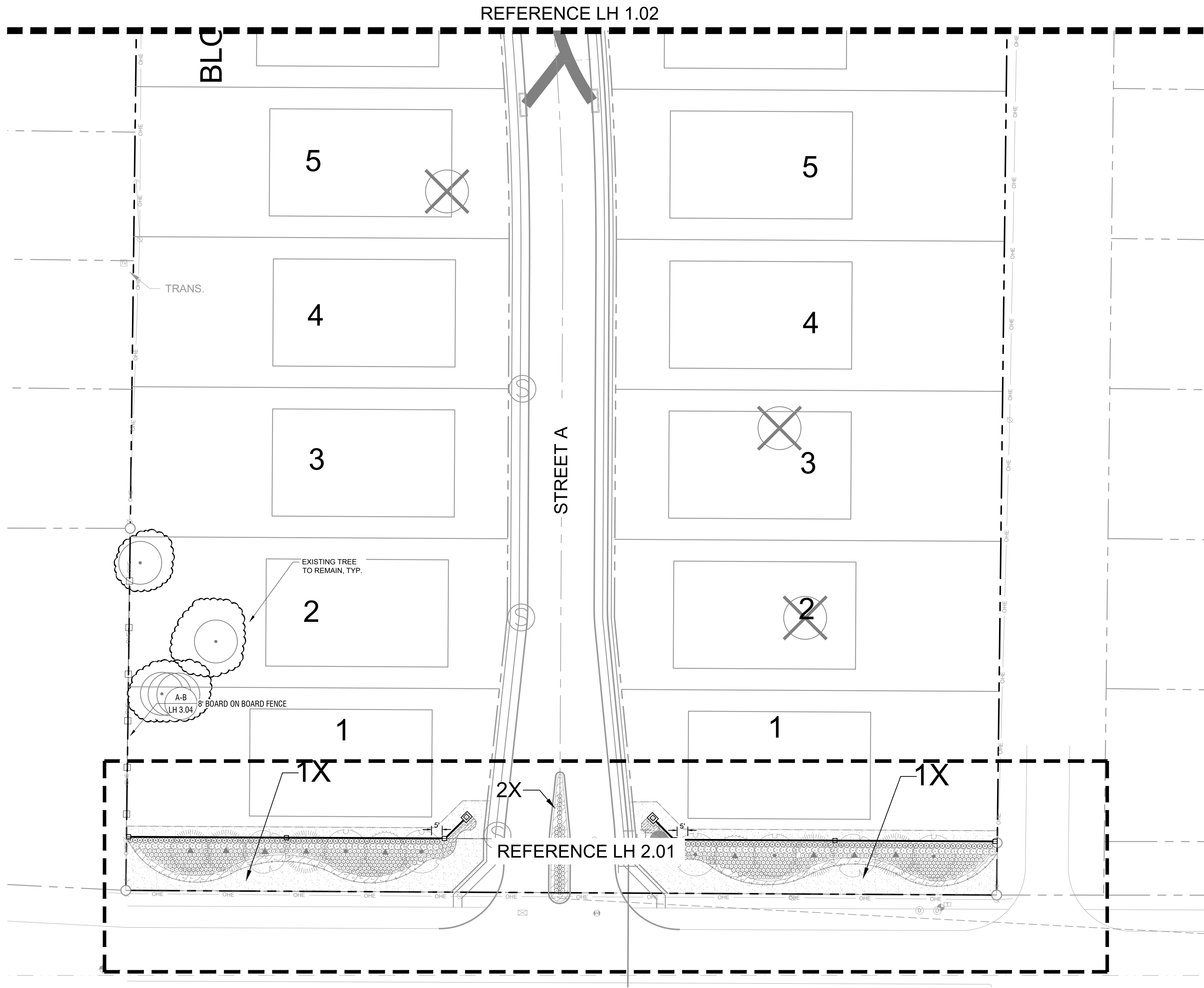
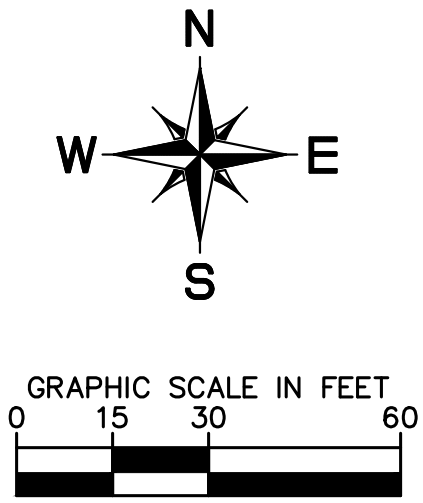
SYMBOLS LEGEND:

GENERAL	
	CENTER LINE
	LIMIT OF WORK
	MATCHLINE
	EXPANSION JOINT
	CONTROL JOINT
	POINT OF BEGINNING
	SECTION REFERENCE
	MATERIAL REFERENCE

MATERIALS LEGEND FOR SMITH TRACT 30 RESIDENTIAL LOTS / 4 OPEN SPACES BEING 12.699 ACRES OUT OF THE W.H. GIBSON SURVEY, ABSTRACT NO. 464 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS					
OWNER: Reginald & Karen Smith 1500 Spinks Rd Flower Mound, TX 75028		DEVELOPER: Toll Bros., Inc. 2555 SW Grapevine Pkwy Grapevine, TX 76051 Tel: (817) 329-7973 Contact: Mike Boswell		LANDSCAPE ARCHITECT: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Marie Robirds, PLA	
DESIGNED ERB	DRAWN IERB	CHECKED CF	SCALE AS SHOWN	DATE 12/16/2019	KH PROJECT NO 068625015
					LC 1.01

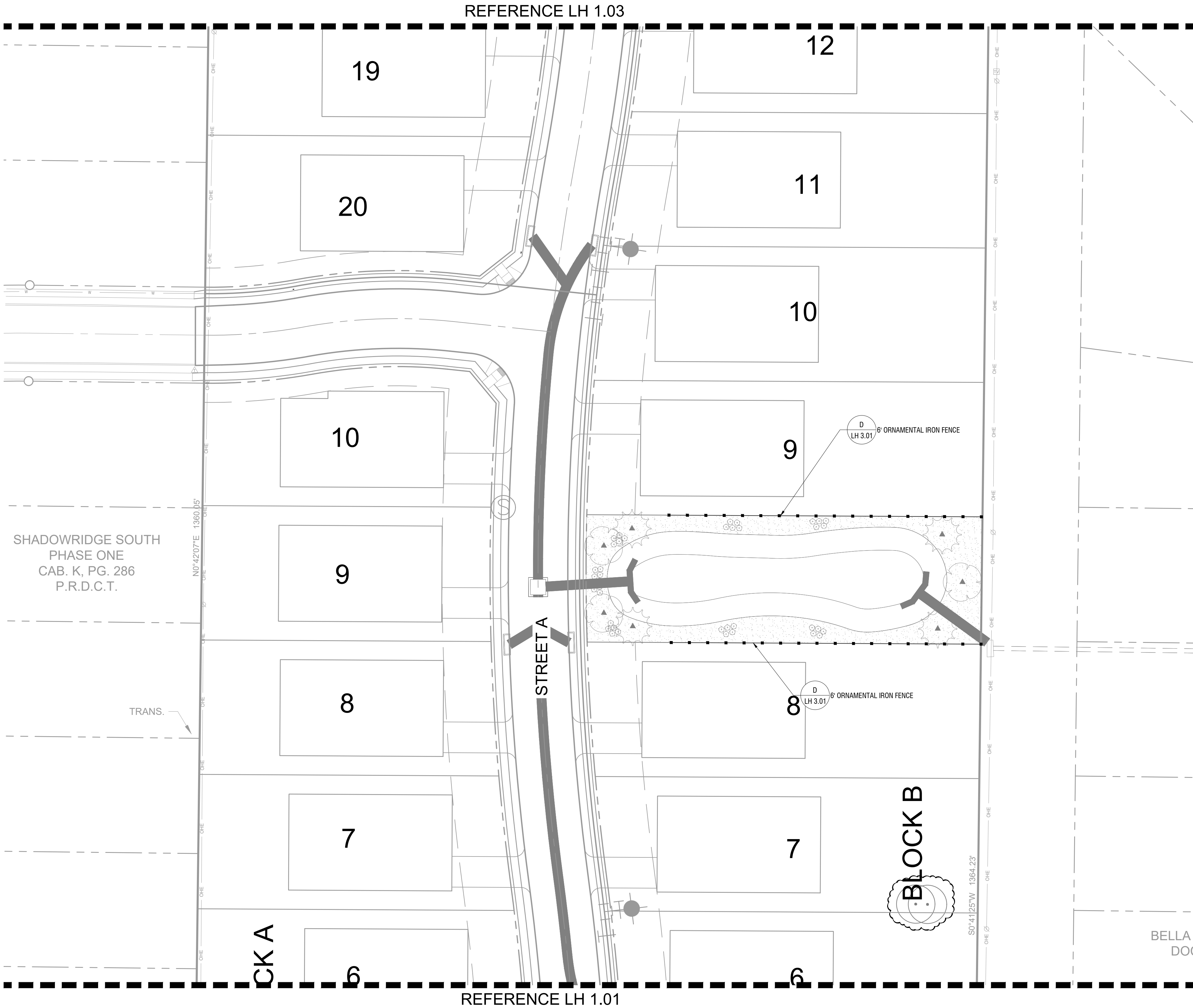
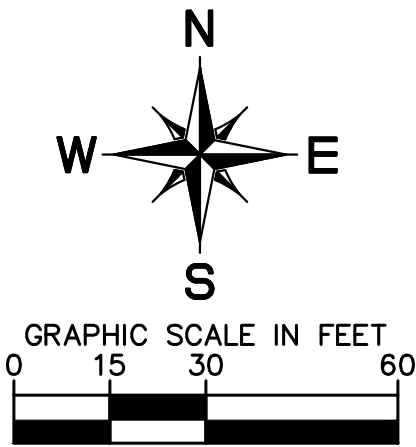


DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LC 1.02
ERB	IERB	CF	AS SHOWN	12/16/2019	068625015	



HARDSCAPE PLAN FOR SMITH TRACT					
30 RESIDENTIAL LOTS / 4 OPEN SPACES BEING 12.699 ACRES OUT OF THE W.H. GIBSON SURVEY, ABSTRACT NO. 464 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS					
OWNER: Reginald & Karen Smith 1500 Spinks Rd Flower Mound, TX 75028		DEVELOPER: Toll Bros., Inc. 2555 SW Grapevine Pkwy Grapevine, TX 76051 Tel: (817) 329-7973 Contact: Mike Boswell		LANDSCAPE ARCHITECT: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Marie Robirds, PLA	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
MER	MER	JRC	AS SHOWN	12/16/2019	068625015

NOTED BY: ROBERTA MARIE 4/8/2020 4:55 PM
DRAWN BY: ROBERTA MARIE 4/8/2020 4:55 PM
LAST SAVED: 4/8/2020 4:55 PM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



HARDSCAPE PLAN
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

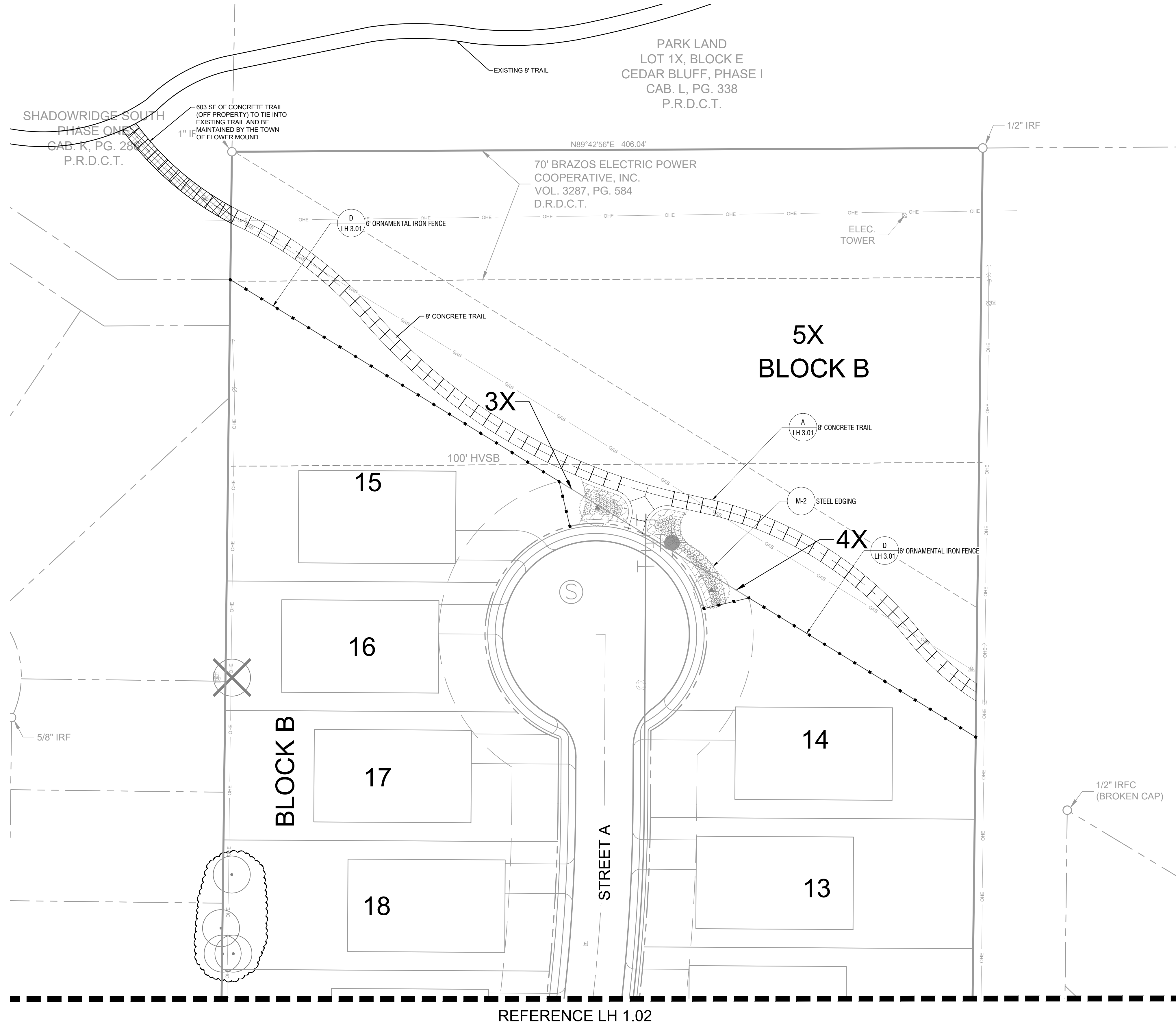
OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

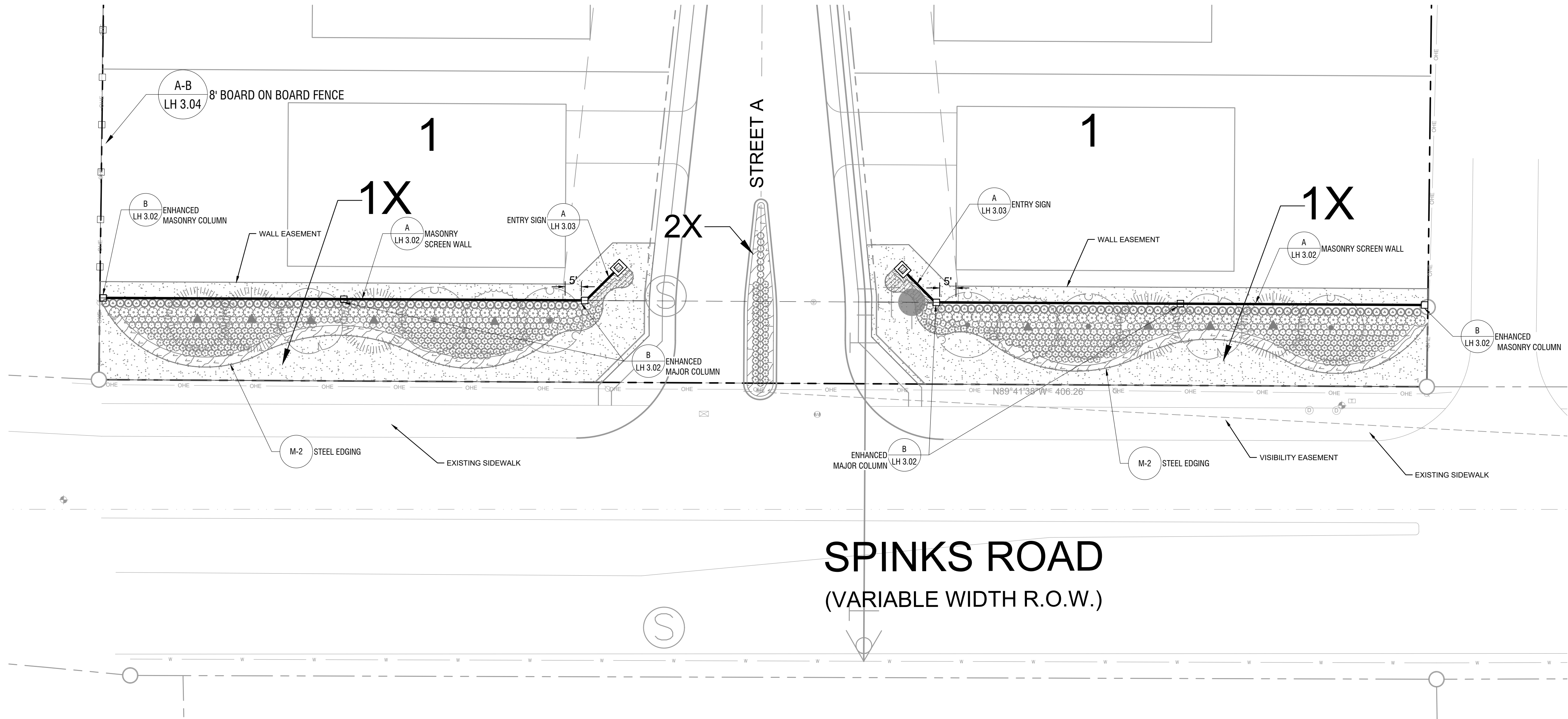
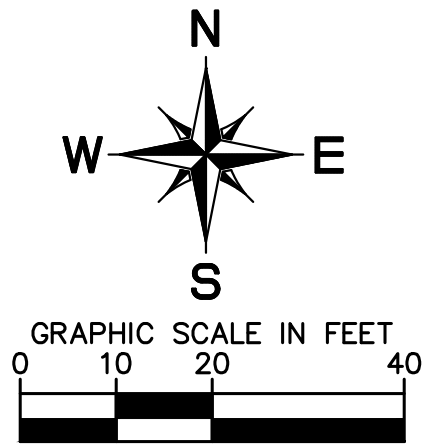
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LH 1.02
MER	MER	JRC	AS SHOWN	12/18/2019	068625015	

NOTED BY: ROBERTA MARIE 4/8/2020 4:53 PM
DRAWN BY: REGINALD & KAREN SMITH 2/18/2019
LAST SAVED: 4/8/2020 4:53 PM
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE ARCHITECT:
Kimley»Horn
60 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LH 1.0
MER	MER	JRC	AS SHOWN	12/16/2019	068625015	



HARDSCAPE ENLARGEMENT
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

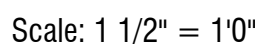
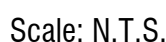
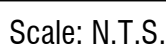
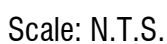
OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

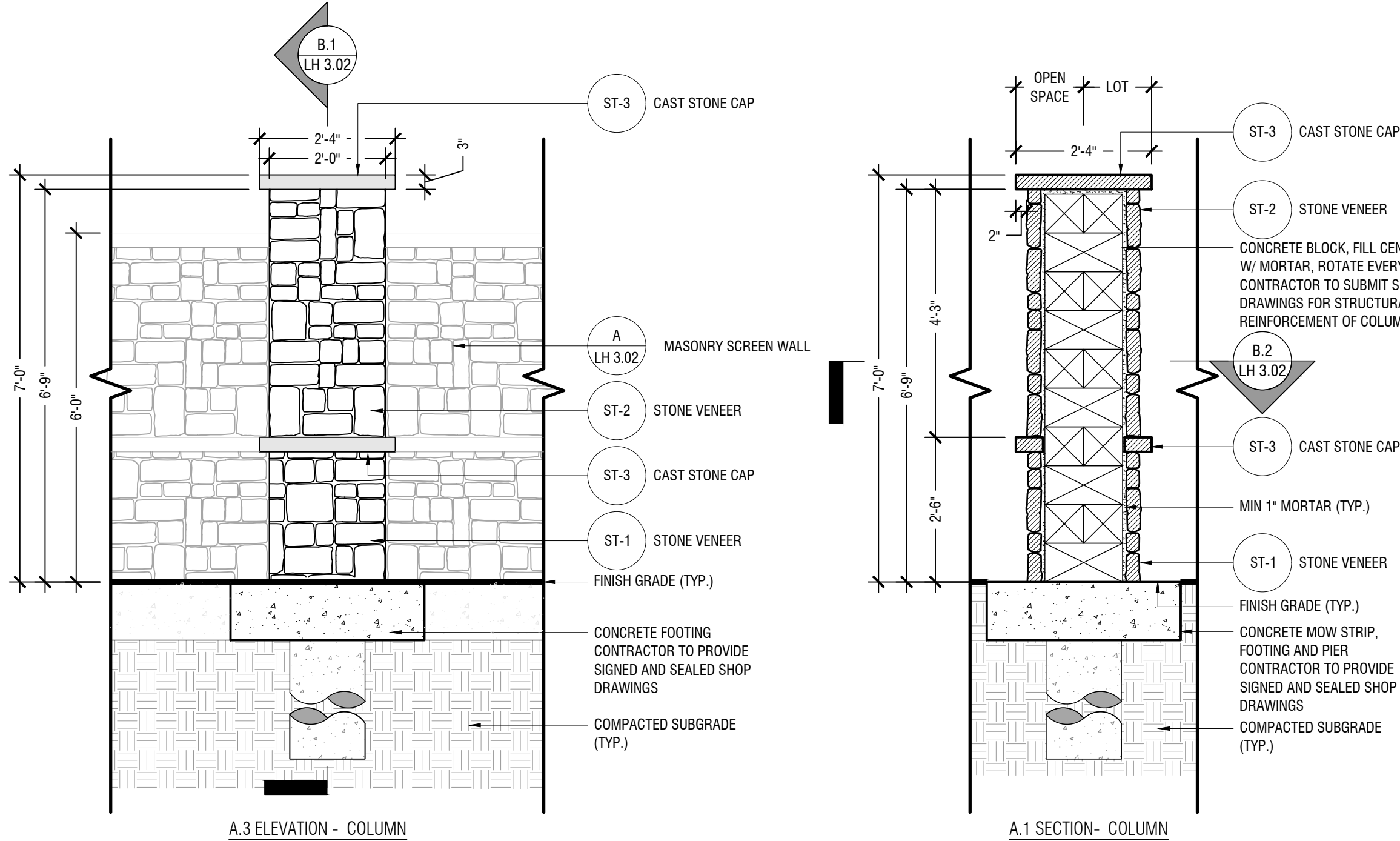
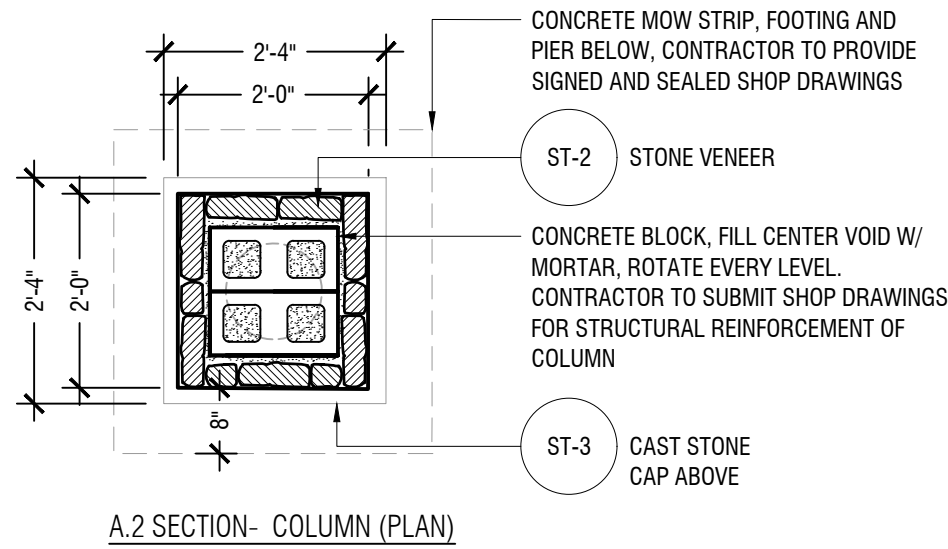
DESIGNED ERB	DRAWN IERB	CHECKED CF	SCALE AS SHOWN	DATE 12/16/2019	KH PROJECT NO. 068625015	LH 2.01
-----------------	---------------	---------------	-------------------	--------------------	-----------------------------	---------

NOTED BY: KIMLEY-HORN, 12/16/2019, 2:40 PM, CIVIL/068625015-SMITH TRACT - TOLL LANDSCAPE DESIGN/00 PERMIT COVER SHEET/12.01.DWG [LH 2.01]
LAST SAVED: 12/20/2019 9:44 AM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LH 3.01
MER	MER	JRC	AS SHOWN	12/16/2019	068625015	

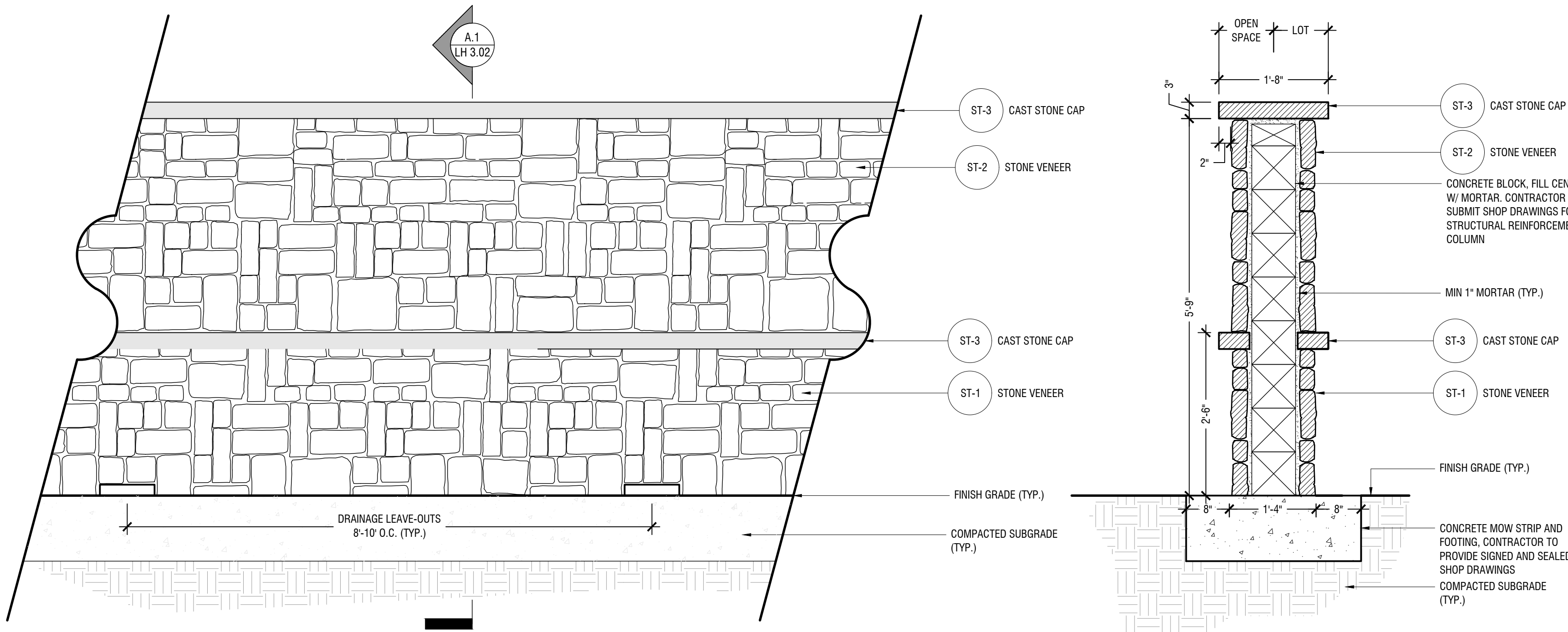
NOTE: DRAWINGS ARE FOR DESIGN INTENT ONLY. STRUCTURAL DRAWINGS TO BE PROVIDED BY OTHERS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.



ENHANCED MASONRY COLUMN

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

B



A.2 ELEVATION - WALL

A.1 SECTION - WALL

MASONRY SCREEN WALL

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

A

HARDSCAPE DETAILS					
FOR					
SMITH TRACT					
30 RESIDENTIAL LOTS / 4 OPEN SPACES					
BEING 12.699 ACRES					
OUT OF THE					
W.H. GIBSON SURVEY, ABSTRACT NO. 464					
IN THE					
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS					
OWNER:		DEVELOPER:		LANDSCAPE ARCHITECT:	
Reginald & Karen Smith		Toll Bros., Inc.		Kimley»Horn	
1900 Sprinks Rd.		2555 SW Grapevine Pkwy		6160 Warren Parkway, Suite 210	
Flower Mound, TX 75028		Grapevine, TX 76051		Frisco, TX 75034	
		Tel: (817) 329-7973		Tel: (972) 335-3580	
		Contact: Mike Boswell		Contact: Marie Robirds, PLA	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
MER	MER	JRC	AS SHOWN	12/16/2019	068625015
					LH 3.02

The architectural drawings for the Entry Monument are as follows:

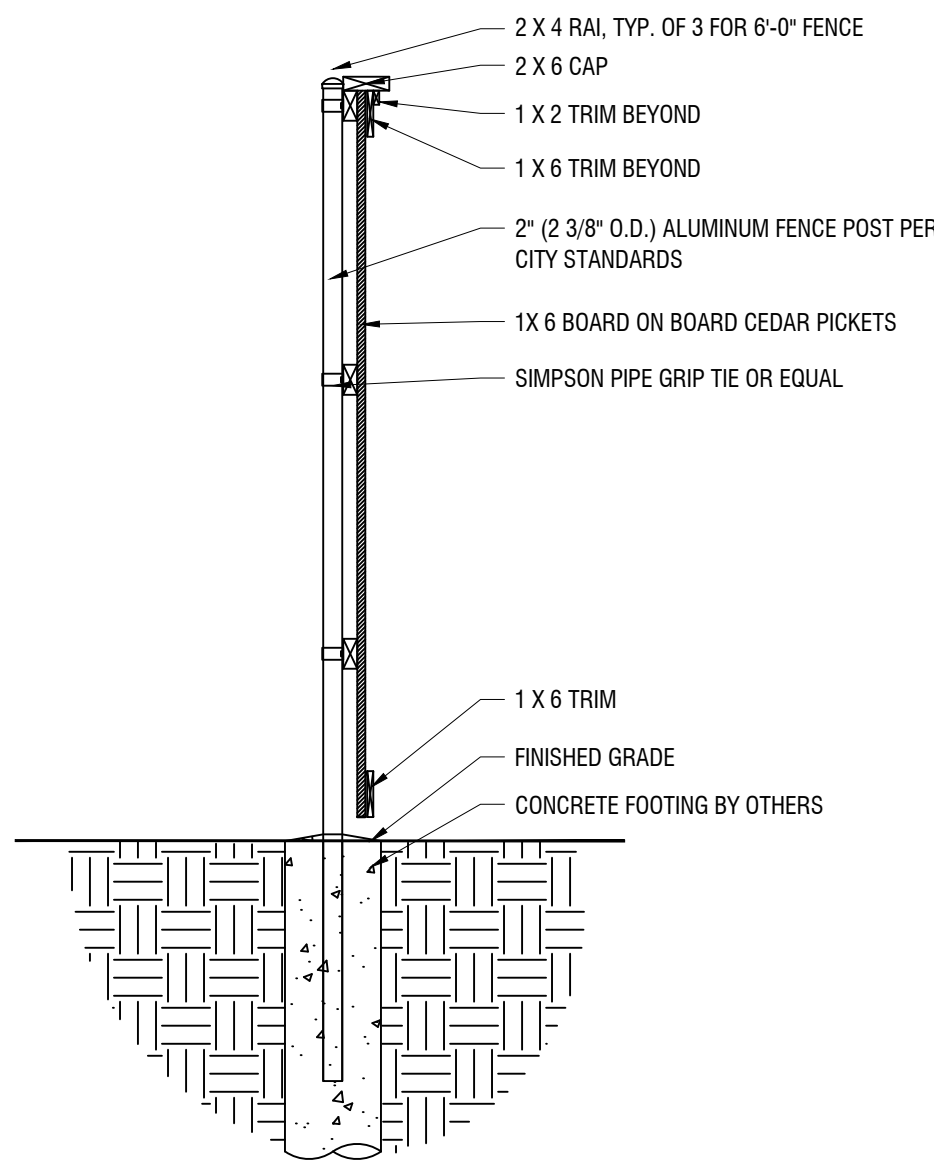
- A.2 SECTION - ENTRY SIGN (PLAN):** A detailed plan view of the entry sign. It shows a rectangular sign with a stone veneer finish (ST-1) and a cast stone cap (ST-3). The sign is mounted on a concrete mow strip (M-1) and a footing (M-2). The sign features the text "SMITH TRACT" and "BY TOLL BROTHERS". The drawing includes dimensions for the sign's width (10'-0" and 5'-0") and height (2'-0" and 3'-4"). It also shows the location of a planter pot (M-1) and a concrete mow strip (M-1) with a footing (M-2). The drawing is labeled "A.2 SECTION - ENTRY SIGN (PLAN)".
- A.3 ELEVATION - ENTRY SIGN:** A detailed elevation view of the entry sign. It shows the sign's profile, including the stone veneer (ST-1), cast stone cap (ST-3), and metal sign letters (M-1). The sign is mounted on a concrete mow strip (M-1) and a footing (M-2). The drawing includes dimensions for the sign's height (12'-2" and 10'-0") and width (5'-0"). It also shows the location of a planter pot (M-1) and a concrete mow strip (M-1) with a footing (M-2). The drawing is labeled "A.3 ELEVATION - ENTRY SIGN".
- A.1 SECTION - ENTRY SIGN:** A detailed section view of the entry sign. It shows the sign's profile, including the stone veneer (ST-1), cast stone cap (ST-3), and metal sign letters (M-1). The sign is mounted on a concrete mow strip (M-1) and a footing (M-2). The drawing includes dimensions for the sign's height (12'-2" and 10'-0") and width (5'-0"). It also shows the location of a planter pot (M-1) and a concrete mow strip (M-1) with a footing (M-2). The drawing is labeled "A.1 SECTION - ENTRY SIGN".

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

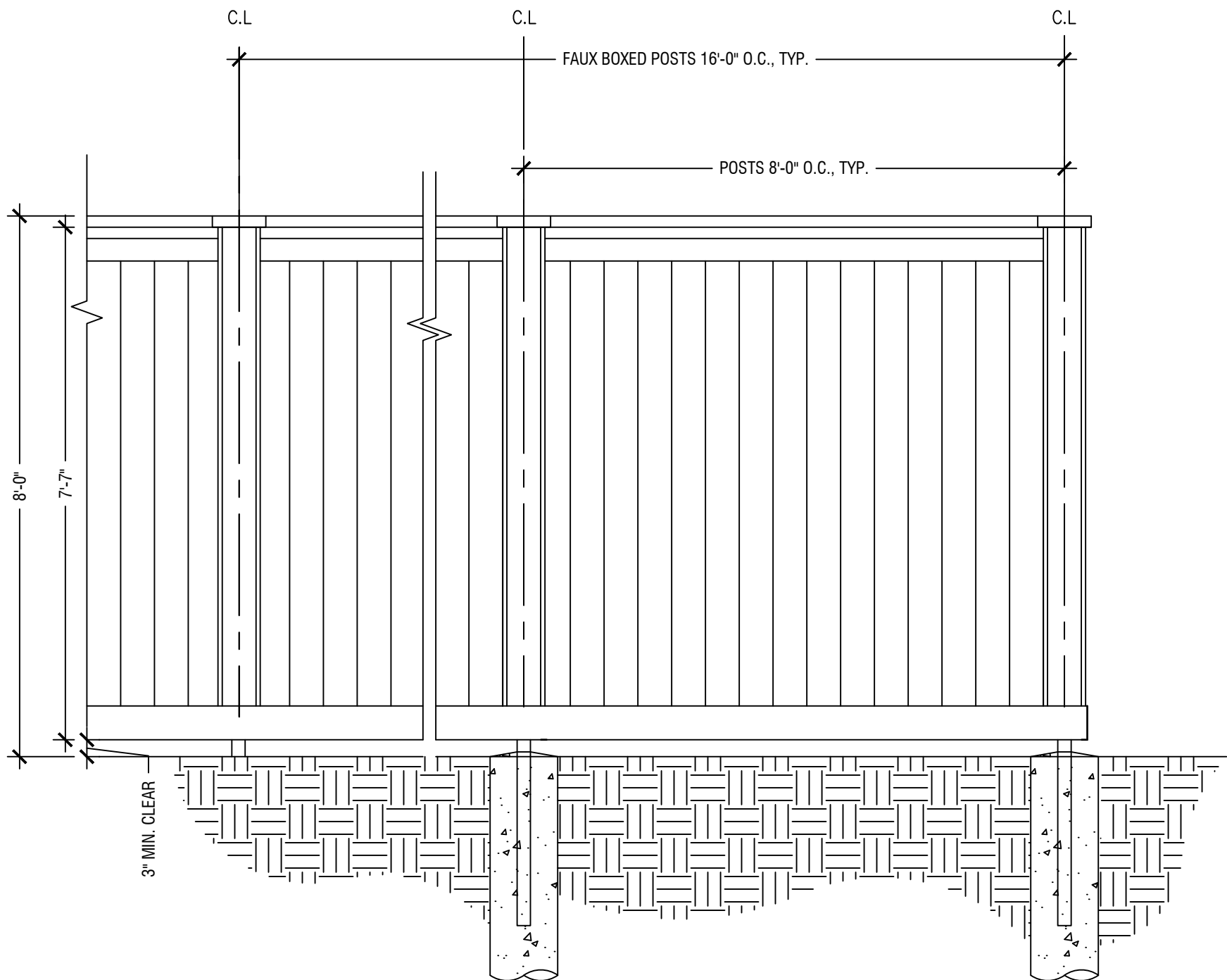
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LH 3.03
MER	MER	JRC	AS SHOWN	12/16/2019	068625015	

NOTE: DRAWINGS ARE FOR DESIGN INTENT ONLY. STRUCTURAL DRAWINGS TO BE PROVIDED BY OTHERS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.



8' Board on Board Wood Fence Section

Scale: 1/2" = 1'0"



8' Board on Board Wood Fence Elevation

Scale: 1/2" = 1'0"

HARDSCAPE DETAILS

FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES

OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:

Reginald & Karen Smith
1900 Sprinks Rd.
Flower Mound, TX 75028

DEVELOPER:

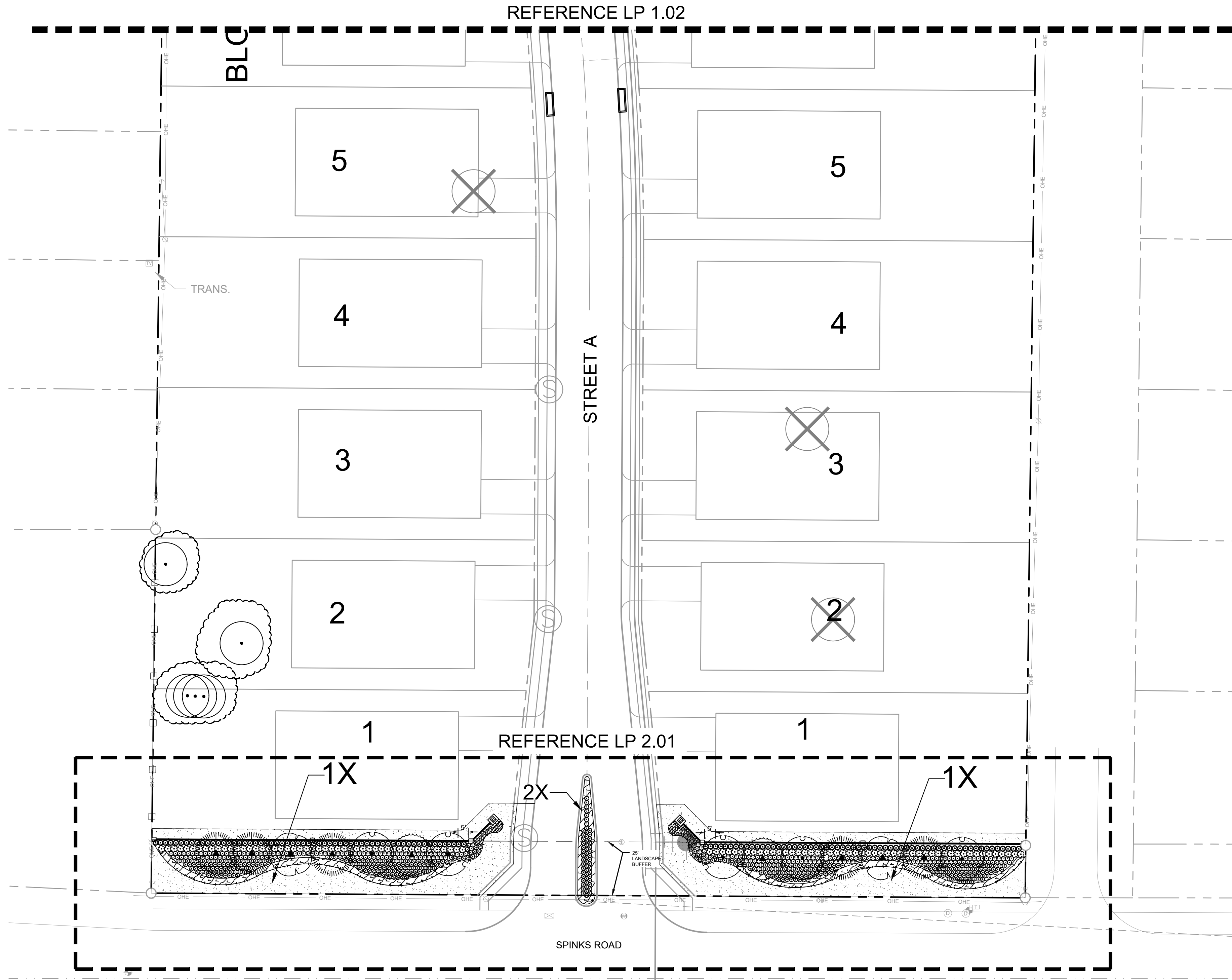
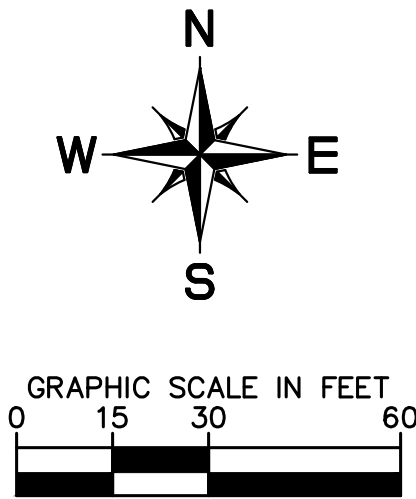
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

LANDSCAPE ARCHITECT:

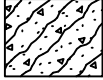
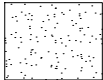
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MER	MER	JRC	AS SHOWN	12/16/2019	068622015	LH 3.04

NOTED BY: ROBREN MARTE 6/8/2019 4:56 PM
DRAWN BY: ROBREN MARTE 6/8/2019 4:56 PM
LAST SAVED: 4/8/2020 6:04 PM
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	QH	5	Quercus muehlenbergii / Chinkapin Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader	
	QS	5	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader	
	TD	4	Taxodium distichum / Bald Cypress	3" cal, 14' ht, 5" spr	Full, Straight, Single Leader	
	UC	5	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6" spr	Full, Straight, Single Leader	
	UA	4	Ulmus parvifolia / Lacebark Elm	3" cal, 15' ht, 5" spr	Full, Straight, Single Leader	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	LCS	125	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	24" ht, 24" spr, 36" oc	Full	
	SAL	286	Salvia greggii / Autumn Sage	24" ht, 24" spr, 24" oc	Full	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	18" ht, 30" spr, 30" oc	Full	
	MSG	39	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	36" ht, 30" spr, 36" oc	Full	
	NAS	515	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" spr, 24" oc	Full	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	ANN	247	Annual Plants / Seasonal Color	8" ht, 8" spr, 8" o.c.	8" o.c.	To be selected by owner and changed seasonally. 1 gallon minimum
	EUF	1,467	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 12" oc	12" o.c.	Full, 1 gallon min.
	LEM	36	Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope	12" ht, 12" spr, 12" oc	12" o.c.	Full, 1 gallon min.
MISCELLANEOUS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS		
	SOD	TBD	Cynodon dactylon/ Common Bermuda	Solid sod rolled tight with sand filled joints, 100% weed, disease, and pest free		
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, dark brown in color, all trees in sod to receive 4" dia mulch ring		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATION PROVIDED.

TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS - RESIDENTIAL LOT		
CATEGORY	REQUIRED	PROVIDED
STREET BUFFER TREES - SPINKS ROAD (1 TREE PER 30 FEET OF LINEAR FRONTAGE 406 LF / 30 LF = 14 TREES)	14 TREES	14 TREES

NOTE: ALL SOD AREAS ARE TO BE PERMANENTLY IRRIGATED WITH OVERHEAD SPRAYS. ALL SHRUBS AND GROUND COVER ARE TO BE PERMANENTLY IRRIGATED WITH DRIP IRRIGATION. ALL TREES ARE TO BE PERMANENTLY IRRIGATED WITH BUBBLERS. A RAIN/ FREEZE SENSOR WILL BE PROVIDED.

LANDSCAPE PLAN
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

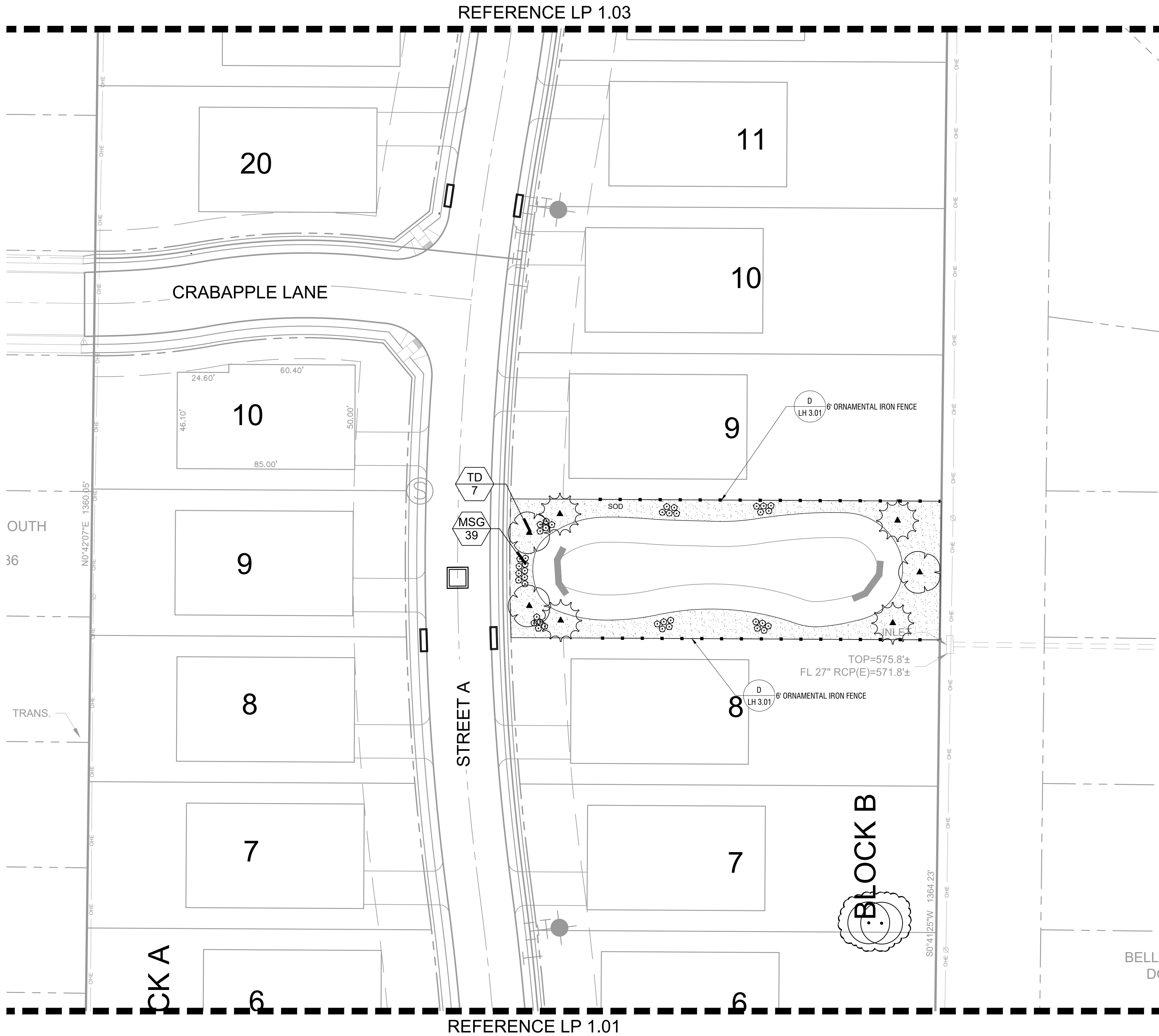
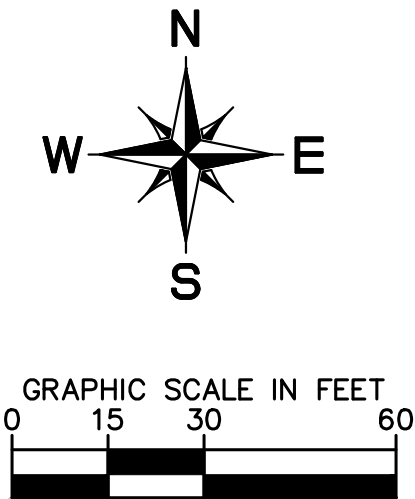
OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

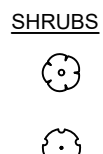
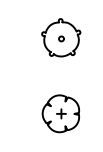
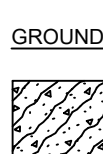
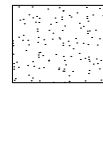
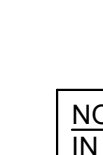
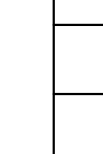
LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.01
MER	MER	JRC	AS SHOWN	12/16/2019	068625015	

NOTED BY: ROBREN MARIE 4/8/2019 4:57 PM
DRAWN BY: ROBREN MARIE 4/8/2019 4:57 PM
LAST SAVED: 4/8/2019 4:57 PM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>REMARKS</u>
	QH	5	Quercus muehlenbergii / Chinkapin Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
	QS	5	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
	TD	4	Taxodium distichum / Bald Cypress	3" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	UC	5	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6' spr	Full, Straight, Single Leader
	UA	4	Ulmus parvifolia / Lacebark Elm	3" cal, 15' ht, 5' spr	Full, Straight, Single Leader
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>REMARKS</u>
	LCS	125	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	24" ht, 24" spr, 36" oc	Full
	SAL	286	Salvia greggii / Autumn Sage	24" ht, 24" spr, 24" oc	Full
<u>GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>REMARKS</u>
	CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	18" ht, 30" spr, 30" oc	Full
	MSG	39	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	36" ht, 30" spr, 36" oc	Full
	NAS	515	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" spr, 24" oc	Full
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>SPACING</u> <u>REMARKS</u>
	ANN	247	Annual Plants / Seasonal Color	8" ht, 8" spr, 8" o.c.	8" o.c. To be selected by owner and changed seasonally. 1 gallon minimum
	EUF	1,467	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 12" oc	12" o.c. Full, 1 gallon min.
	LEM	36	Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope	12" ht, 12" spr, 12" oc	12" o.c. Full, 1 gallon min.
<u>MISCELLANEOUS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	
	SOD	TBD	Cynodon dactylon/ Common Bermuda	Solid sod rolled tight with sand filled joints, 100% weed, disease, and pest free	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, dark brown in color, all trees in sod to receive 4' dia mulch ring	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATION PROVIDED.

TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS - RESIDENTIAL LOT		
CATEGORY	REQUIRED	PROVIDED
STREET BUFFER TREES - SPINKS ROAD (1 TREE PER 30 FEET OF LINEAR FRONTAGE 406 LF / 30 LF = 14 TREES)	14 TREES	14 TREES

NOTE: ALL SOD AREAS ARE TO BE PERMANENTLY IRRIGATED WITH OVERHEAD SPRAYS. ALL SHRUBS AND GROUND COVER ARE TO BE PERMANENTLY IRRIGATED WITH DRIP IRRIGATION. ALL TREES ARE TO BE PERMANENTLY IRRIGATED WITH BUBBLERS. A RAIN/ FREEZE SENSOR WILL BE PROVIDED.

LANDSCAPE PLAN
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

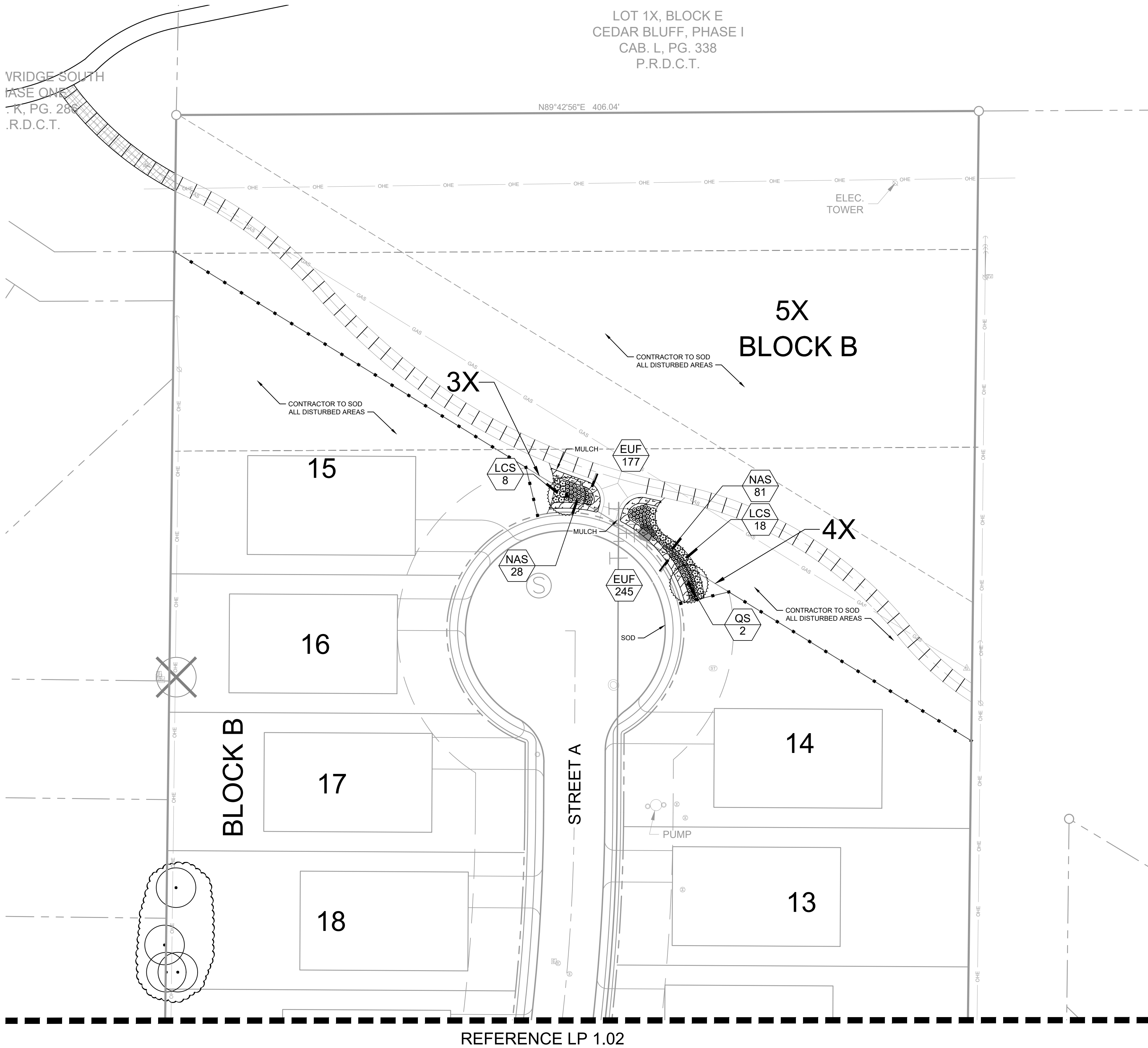
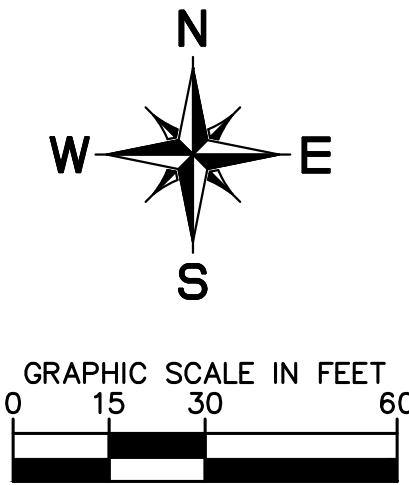
OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

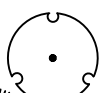
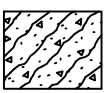
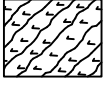
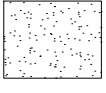
LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.02
MER	MER	JRC	AS SHOWN	12/16/2019	068625015	

NOTED BY: ROBREN MARTE 6/20/2019 4:57 PM
DRAWN BY: JIMMY SMITH 6/20/2019 2:49 PM
LAST SAVED: 4/20/2016 4:04 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	QH	5	Quercus muehlenbergii / Chinkapin Oak	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader	
	QS	5	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader	
	TD	4	Taxodium distichum / Bald Cypress	3" cal, 14' ht, 5' spr	Full, Straight, Single Leader	
	UC	5	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6' spr	Full, Straight, Single Leader	
	UA	4	Ulmus parvifolia / Lacebark Elm	3" cal, 15' ht, 5' spr	Full, Straight, Single Leader	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	LCS	125	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	24" ht, 24" spr, 36" oc	Full	
	SAL	286	Salvia greggii / Autumn Sage	24" ht, 24" spr, 24" oc	Full	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	18" ht, 30" spr, 30" oc	Full	
	MSG	39	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	36" ht, 30" spr, 36" oc	Full	
	NAS	515	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" spr, 24" oc	Full	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	ANN	247	Annual Plants / Seasonal Color	8" ht, 8" spr, 8" o.c.	8" o.c.	To be selected by owner and changed seasonally. 1 gallon minimum
	EUF	1,467	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 12" oc	12" o.c.	Full, 1 gallon min.
	LEM	36	Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope	12" ht, 12" spr, 12" oc	12" o.c.	Full, 1 gallon min.
MISCELLANEOUS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS		
	SOD	TBD	Cynodon dactylon/ Common Bermuda	Solid sod rolled tight with sand filled joints, 100% weed, disease, and pest free		
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, dark brown in color, all trees in sod to receive 4' dia mulch ring		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATION PROVIDED.

TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS - RESIDENTIAL LOT		
CATEGORY	REQUIRED	PROVIDED
STREET BUFFER TREES - SPINKS ROAD (1 TREE PER 30 FEET OF LINEAR FRONTAGE 406 LF / 30 LF = 14 TREES)	14 TREES	14 TREES

NOTE: ALL SOD AREAS ARE TO BE PERMANENTLY IRRIGATED WITH OVERHEAD SPRAYS. ALL SHRUBS AND GROUND COVER ARE TO BE PERMANENTLY IRRIGATED WITH DRIP IRRIGATION. ALL TREES ARE TO BE PERMANENTLY IRRIGATED WITH BUBBLERS. A RAIN/ FREEZE SENSOR WILL BE PROVIDED.

LANDSCAPE PLAN
FOR
SMITH TRACT

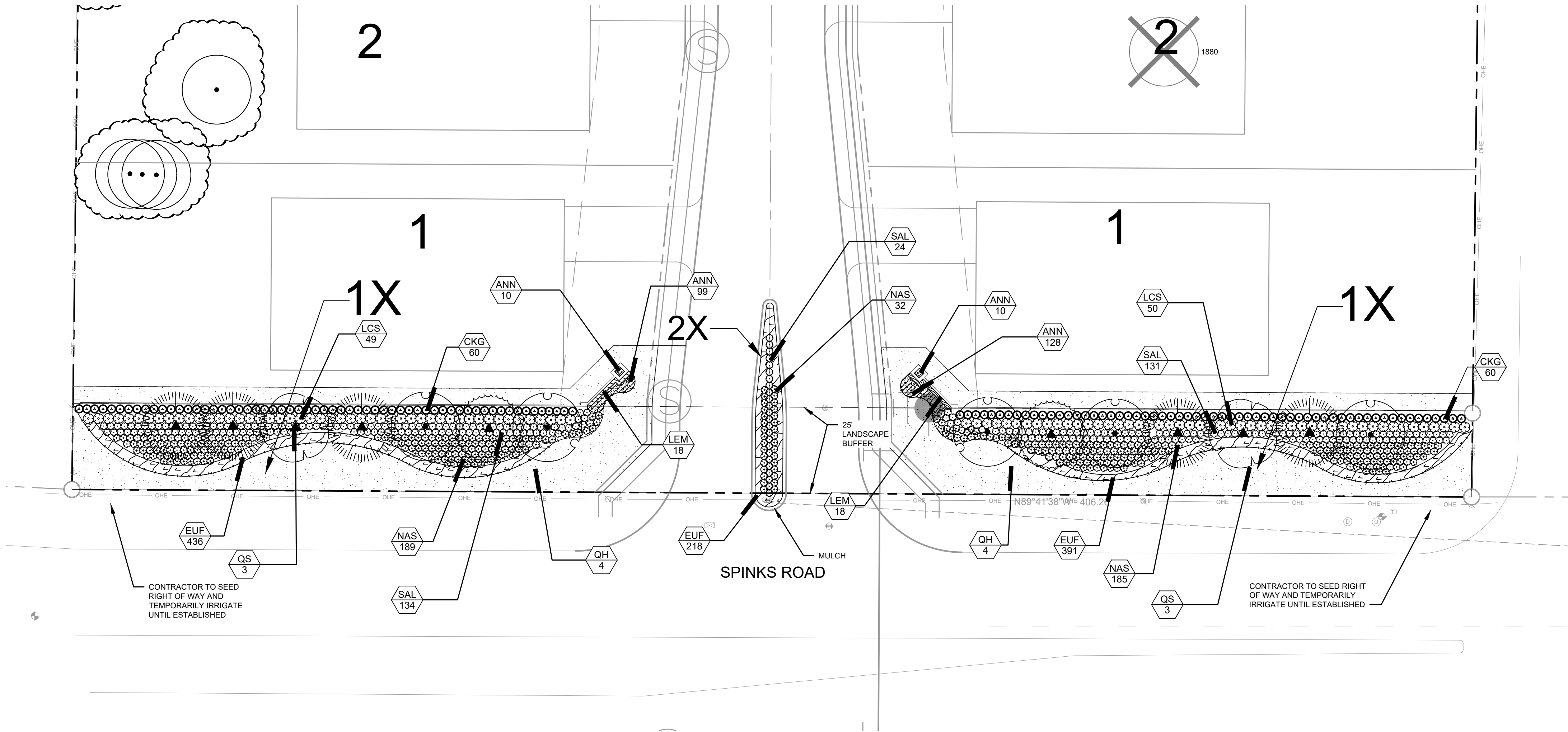
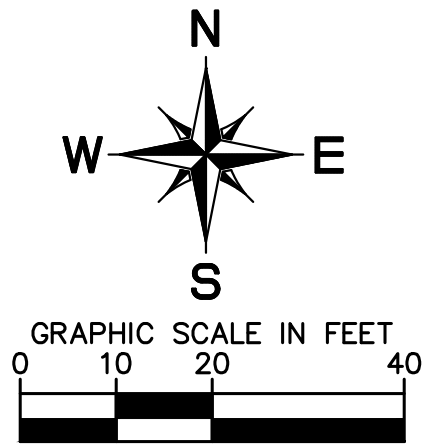
30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.03
MER	MER	JRC	AS SHOWN	12/16/2019	068625015	



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	QH	5	Quercus muehlenbergii / Chinkapin Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader	
	QS	5	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader	
	TD	4	Taxodium distichum / Bald Cypress	3" cal, 14' ht, 5" spr	Full, Straight, Single Leader	
	UC	5	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6" spr	Full, Straight, Single Leader	
	UA	4	Ulmus parvifolia / Lacebark Elm	3" cal, 15' ht, 5" spr	Full, Straight, Single Leader	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	LCS	125	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	24" ht, 24" spr, 36" oc	Full	
	SAL	286	Salvia greggii / Autumn Sage	24" ht, 24" spr, 24" oc	Full	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	
	CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	18" ht, 30" spr, 30" oc	Full	
	MSG	39	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	36" ht, 30" spr, 36" oc	Full	
	NAS	515	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" spr, 24" oc	Full	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	ANN	247	Annual Plants / Seasonal Color	8" ht, 8" spr, 8" o.c.	8" o.c.	To be selected by owner and changed seasonally. 1 gallon minimum
	EUF	1,467	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 12" oc	12" o.c.	Full, 1 gallon min.
	LEM	36	Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope	12" ht, 12" spr, 12" oc	12" o.c.	Full, 1 gallon min.
MISCELLANEOUS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS		
	SOD	TBD	Cynodon dactylon/ Common Bermuda	Solid sod rolled tight with sand filled joints, 100% weed, disease, and pest free		
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, dark brown in color, all trees in sod to receive 4' dia mulch ring		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

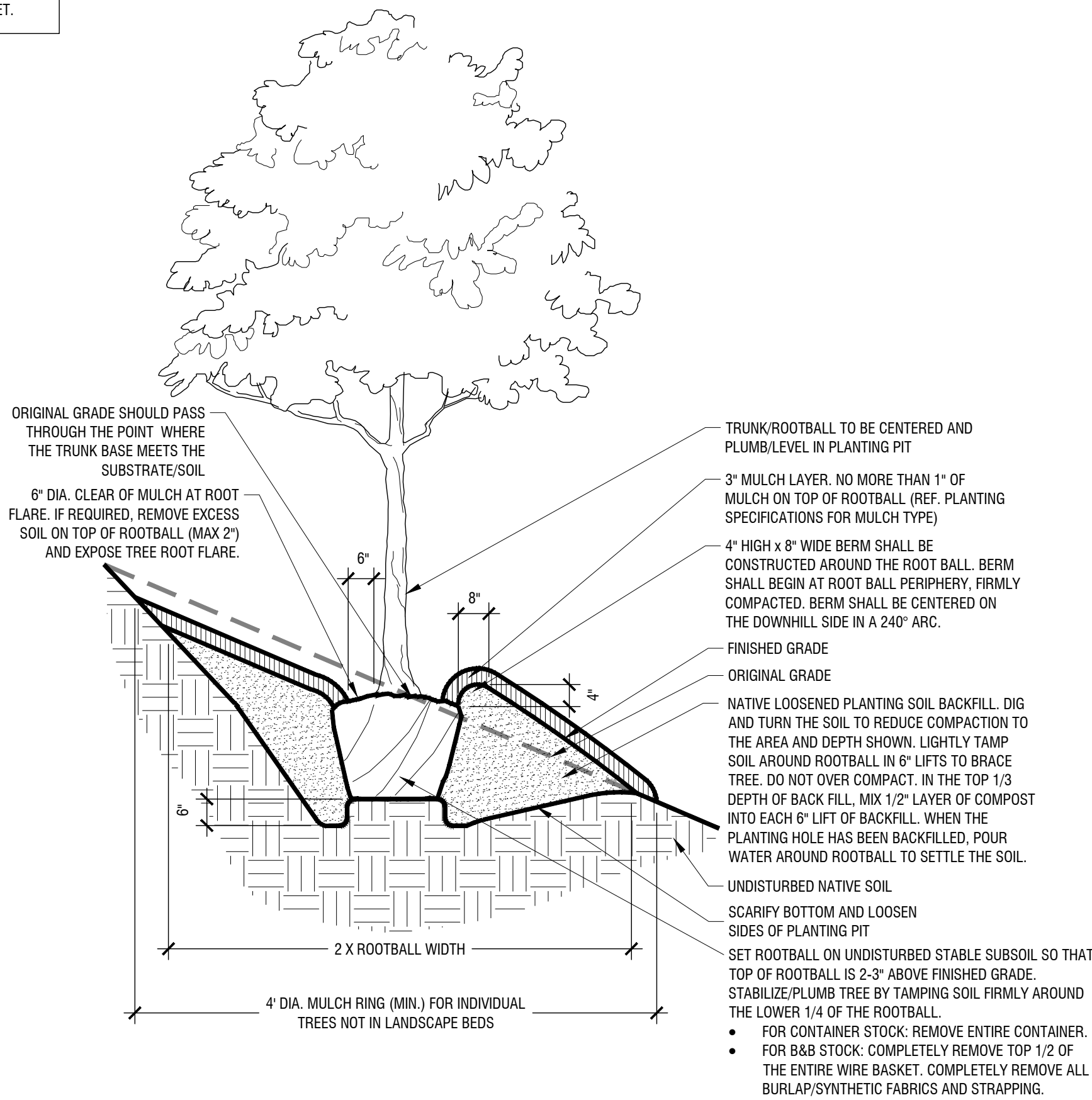
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATION PROVIDED.

LANDSCAPE ENLARGEMENT
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: Reginald & Karen Smith 1500 Spinks Rd Flower Mound, TX 75028	DEVELOPER: Toll Bros., Inc. 2555 SW Grapevine Pkwy Grapevine, TX 76051 Tel: (817) 329-7973 Contact: Mike Boswell	LANDSCAPE ARCHITECT:				
		Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Marie Robirds, PLA				
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 2.01
MER	MER	JRC	AS SHOWN	12/16/2019	068625015	

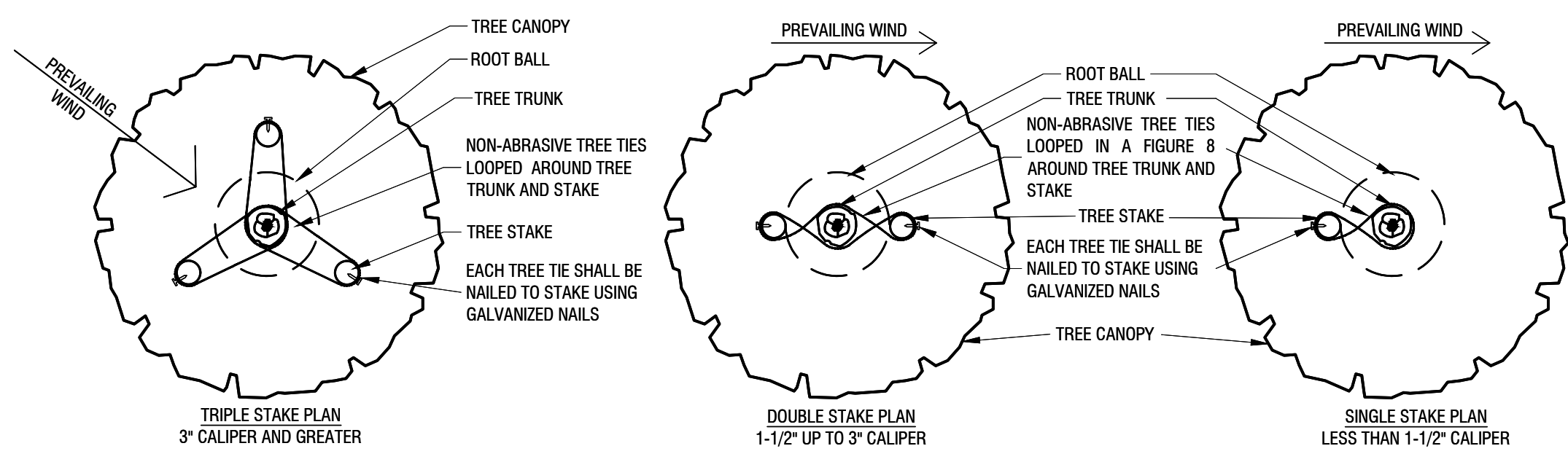
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



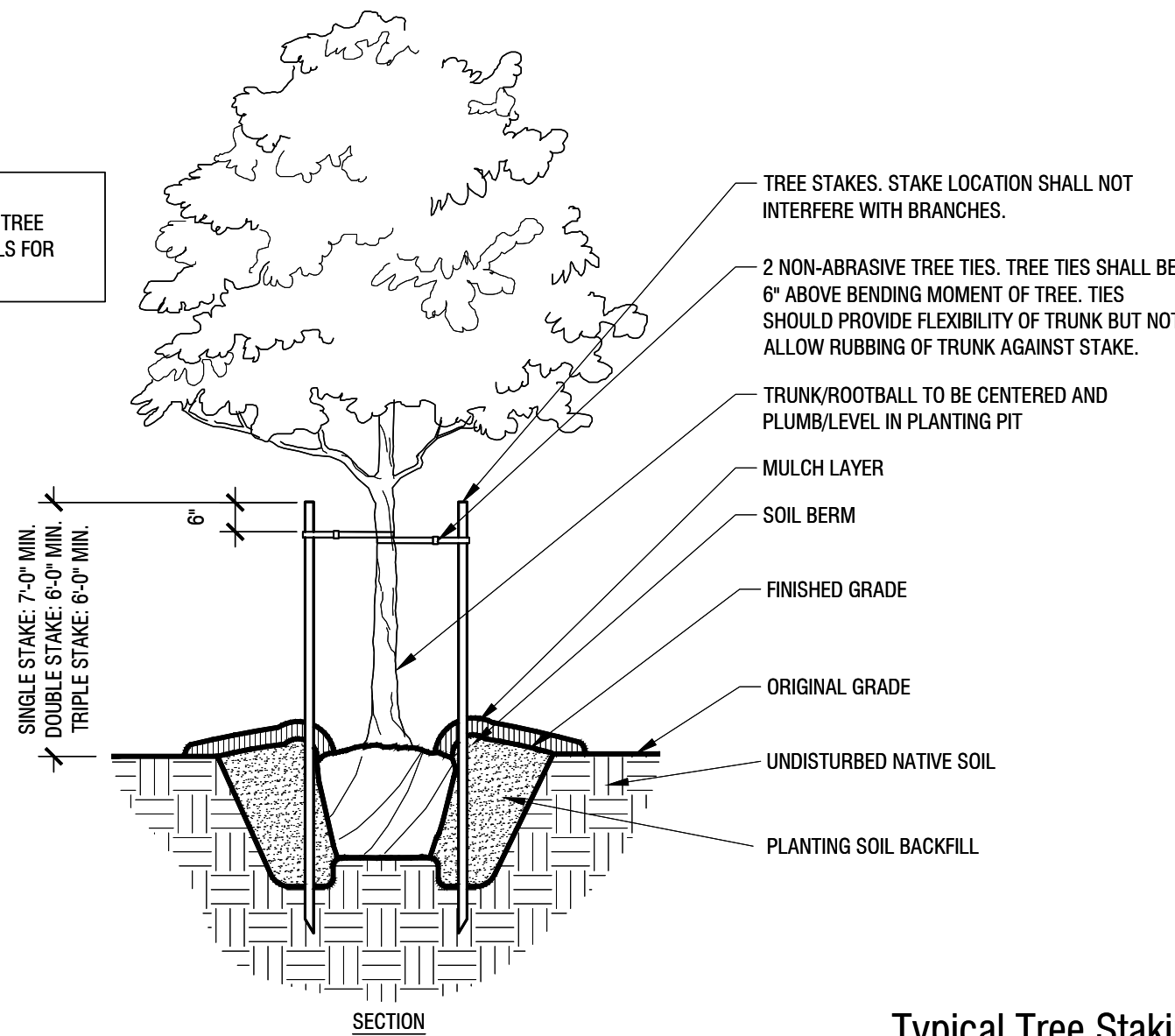
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



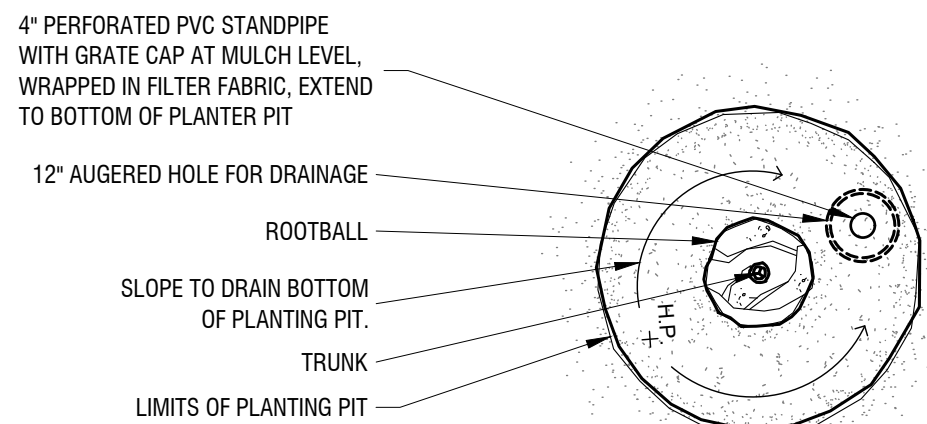
NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



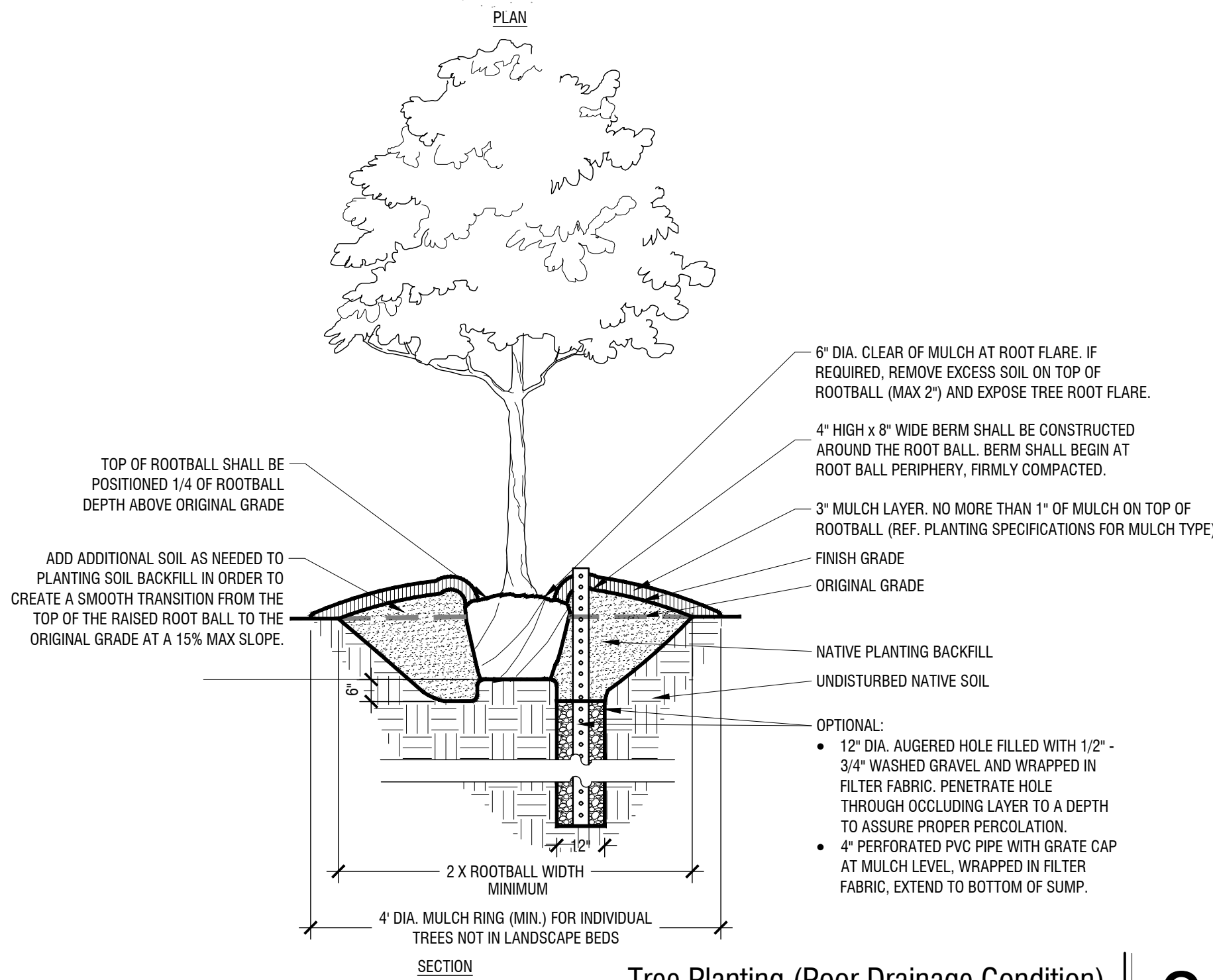
Typical Tree Staking

Scale: NTS

B



NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



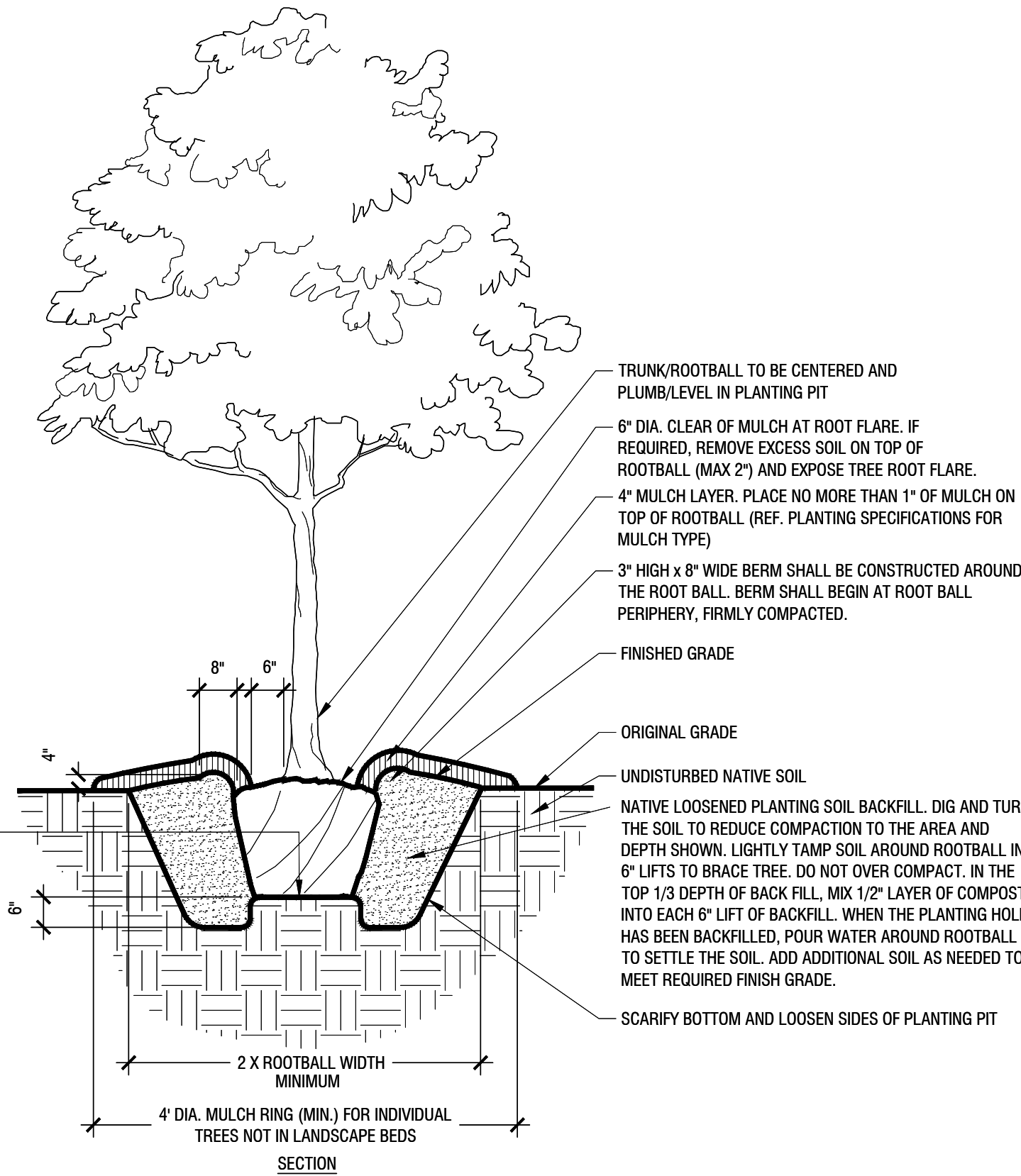
Tree Planting (Poor Drainage Condition)

Scale: NTS

C

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/ARTIFICIAL FABRICS AND STRAPPING.



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

NOTE:
NO TREE SHALL BE SHEARED. ONLY NATURAL GROWTH ALLOWED.

LANDSCAPE DETAILS
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES

OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

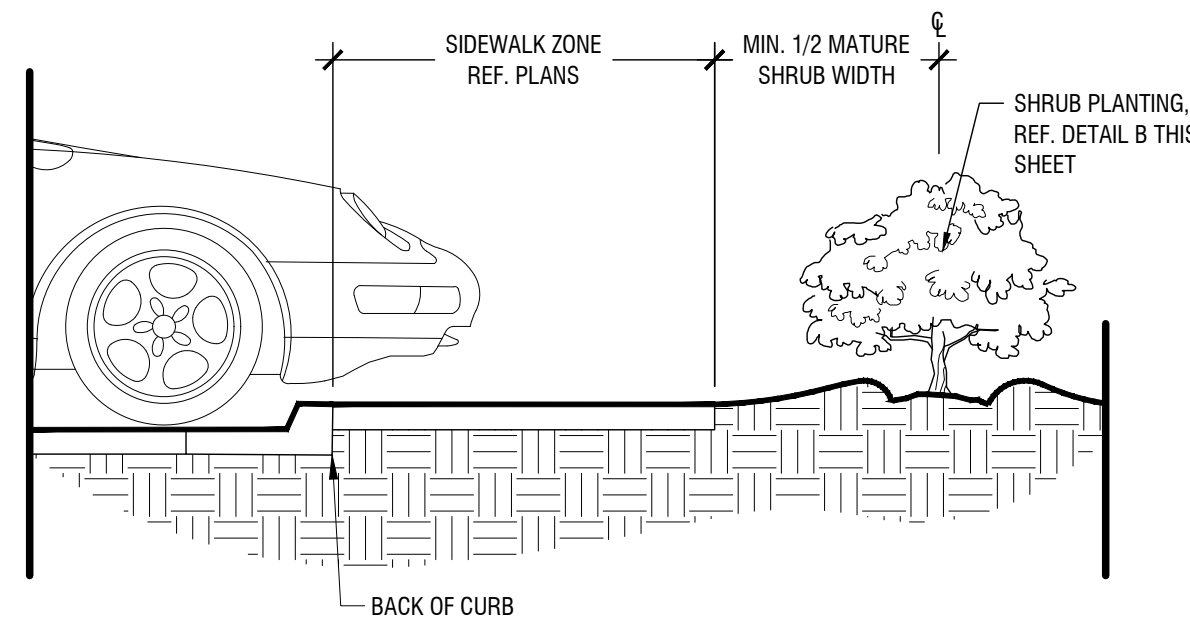
OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robards, PLA

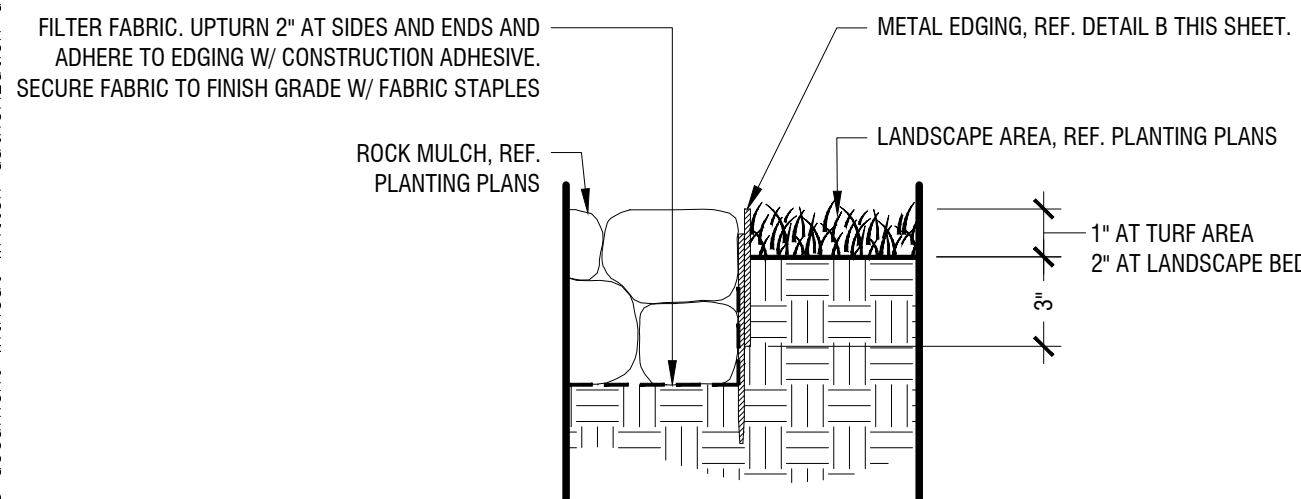
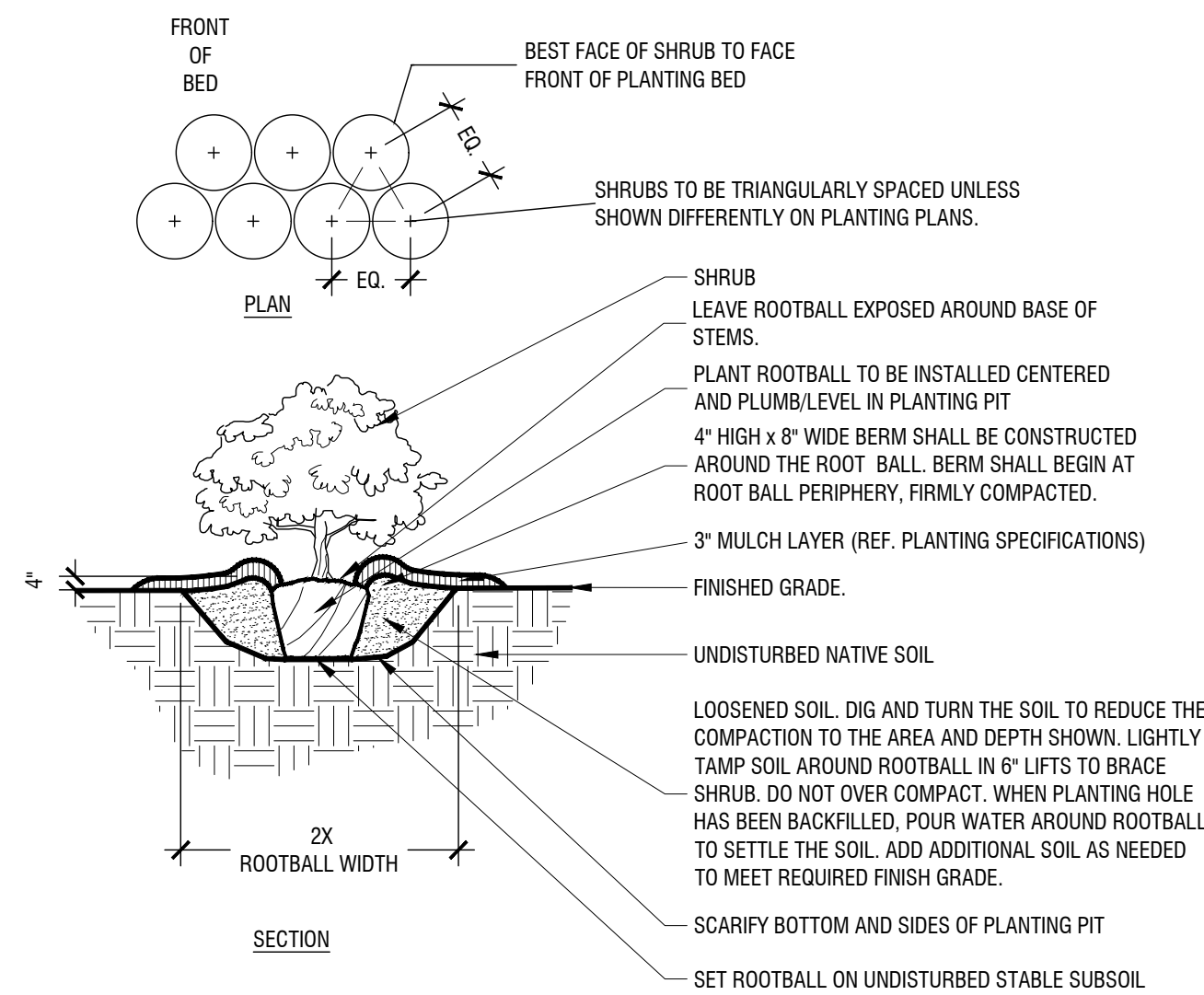
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 3.01
ERB	IERB	CF	AS SHOWN	12/16/2019	068625015	

- NOTES:**
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
 3. WHEN SHRUBS ARE MASSES TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk

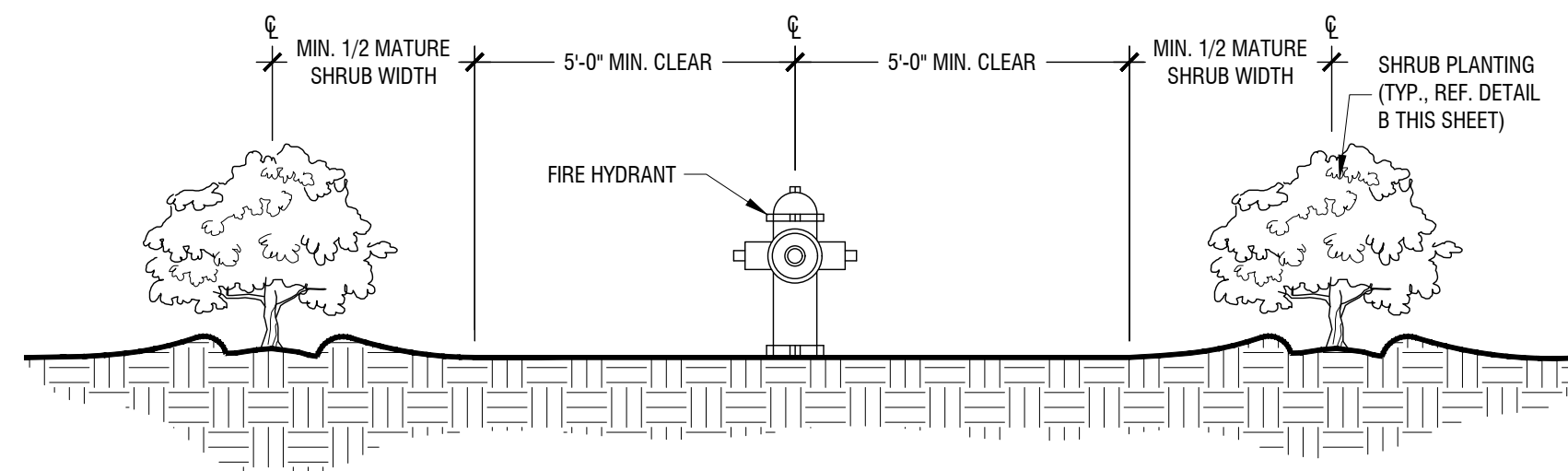
Scale: NTS



- | |
|---|
| NOTES |
| 1. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS. |
| 2. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS. |

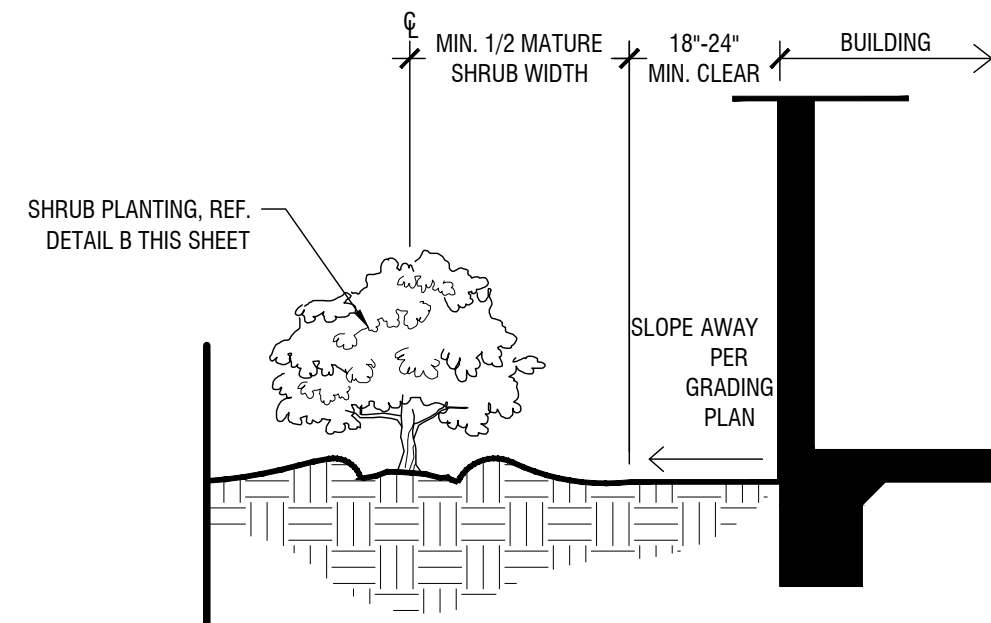
METAL EDGING (AT ROCK COBBLE BED)

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



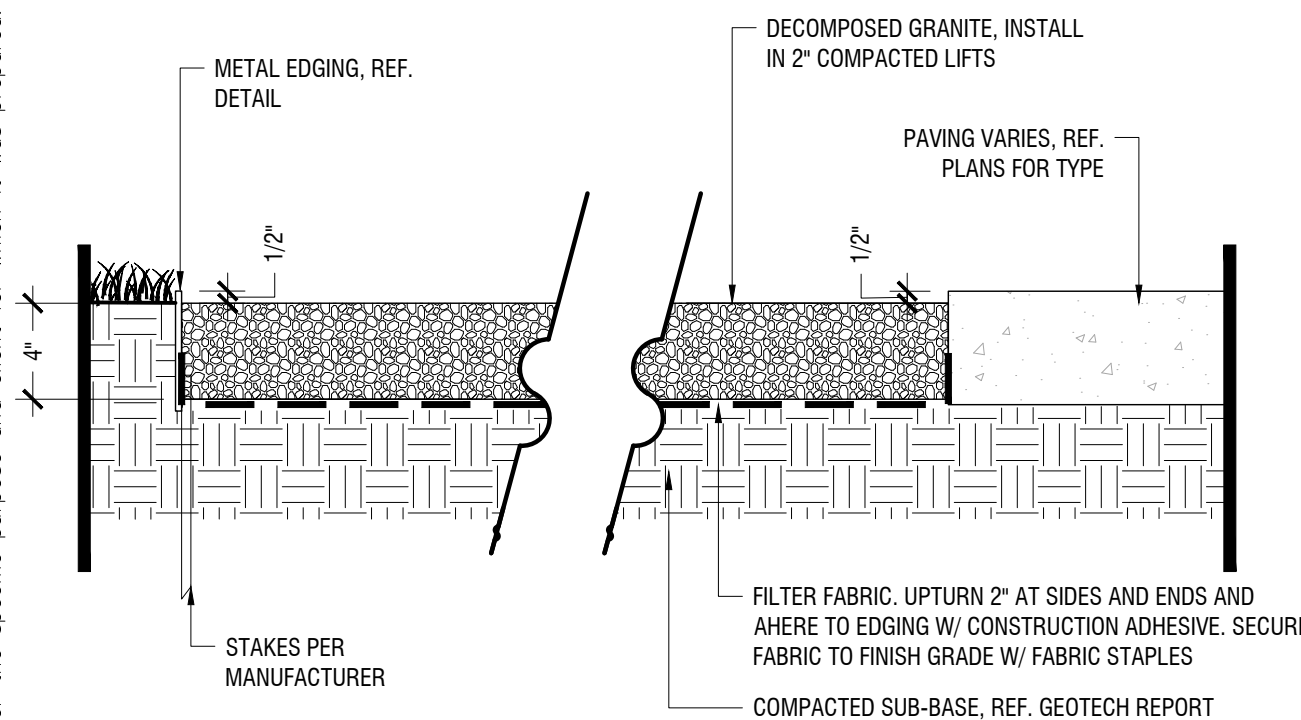
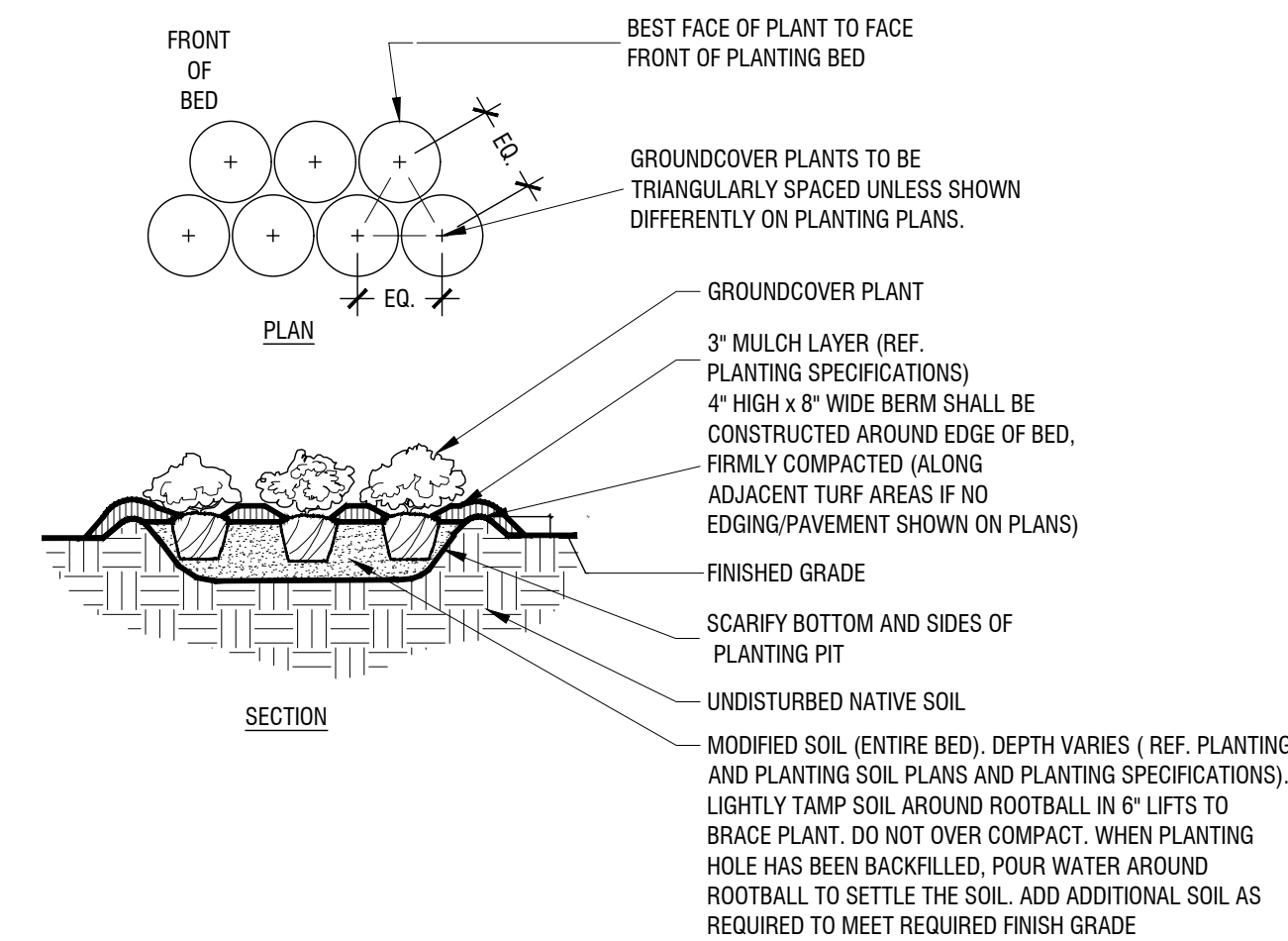
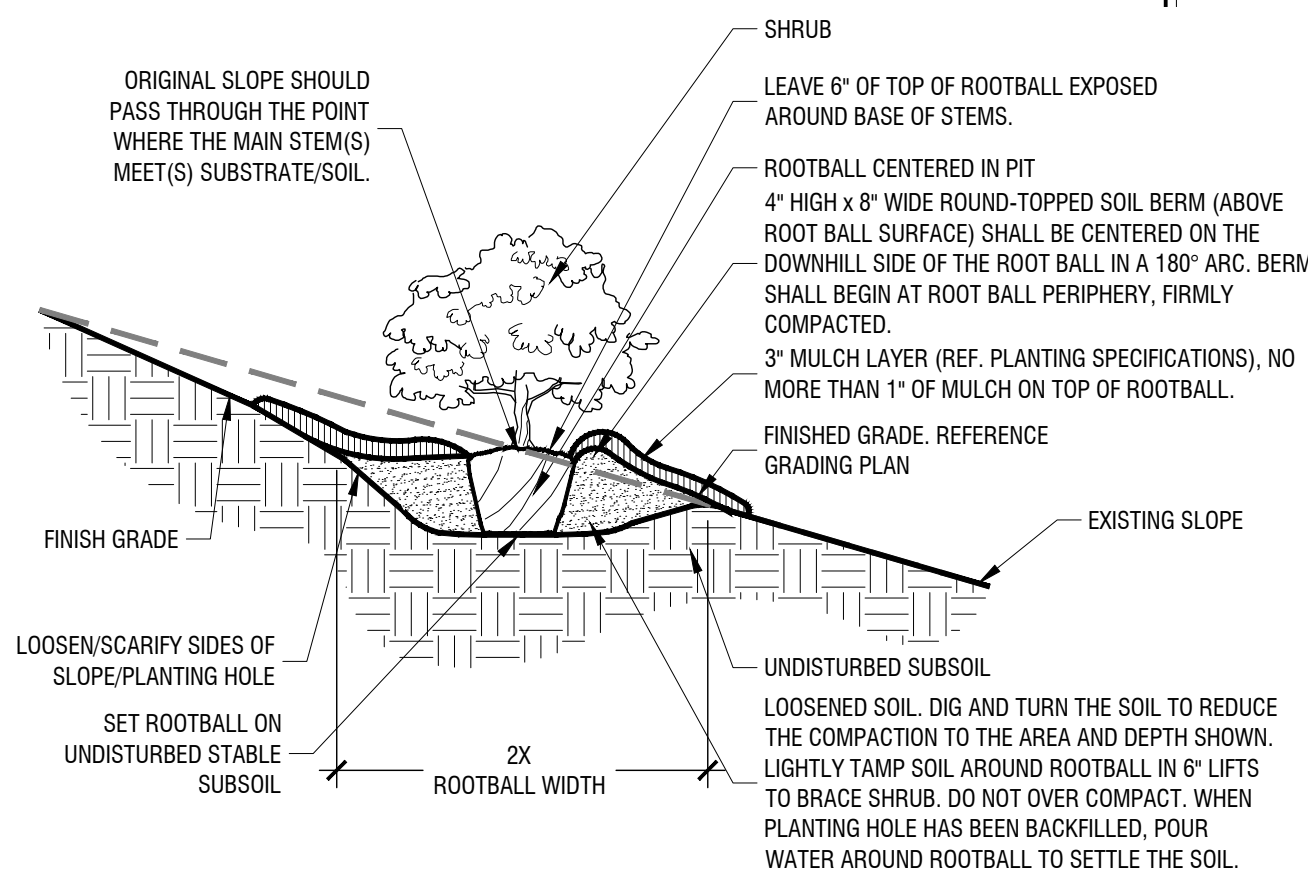
Shrub Planting at Fire Hydrant

Scale: NTS



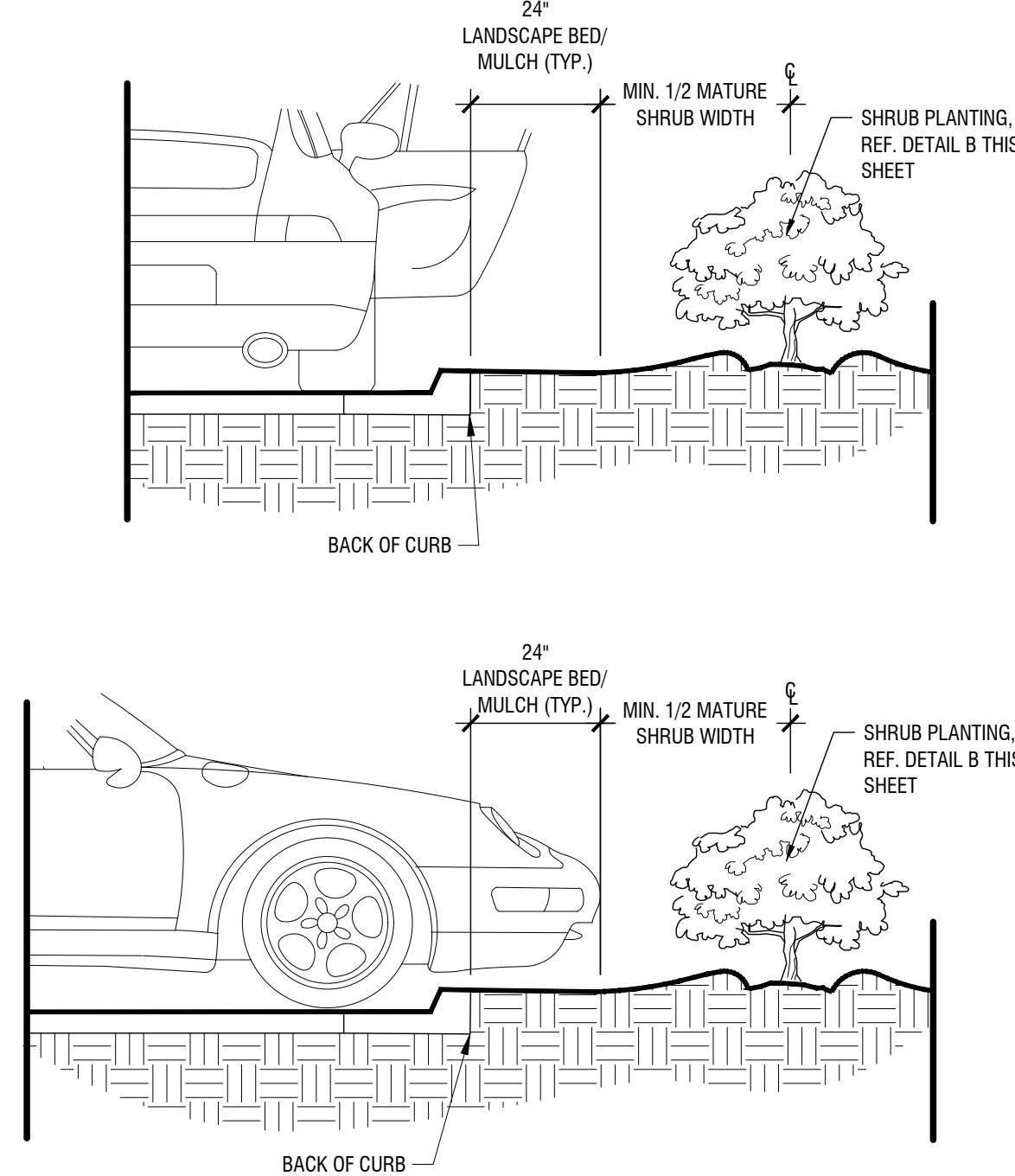
Shrub Planting at Building Edge

Scale: NTS



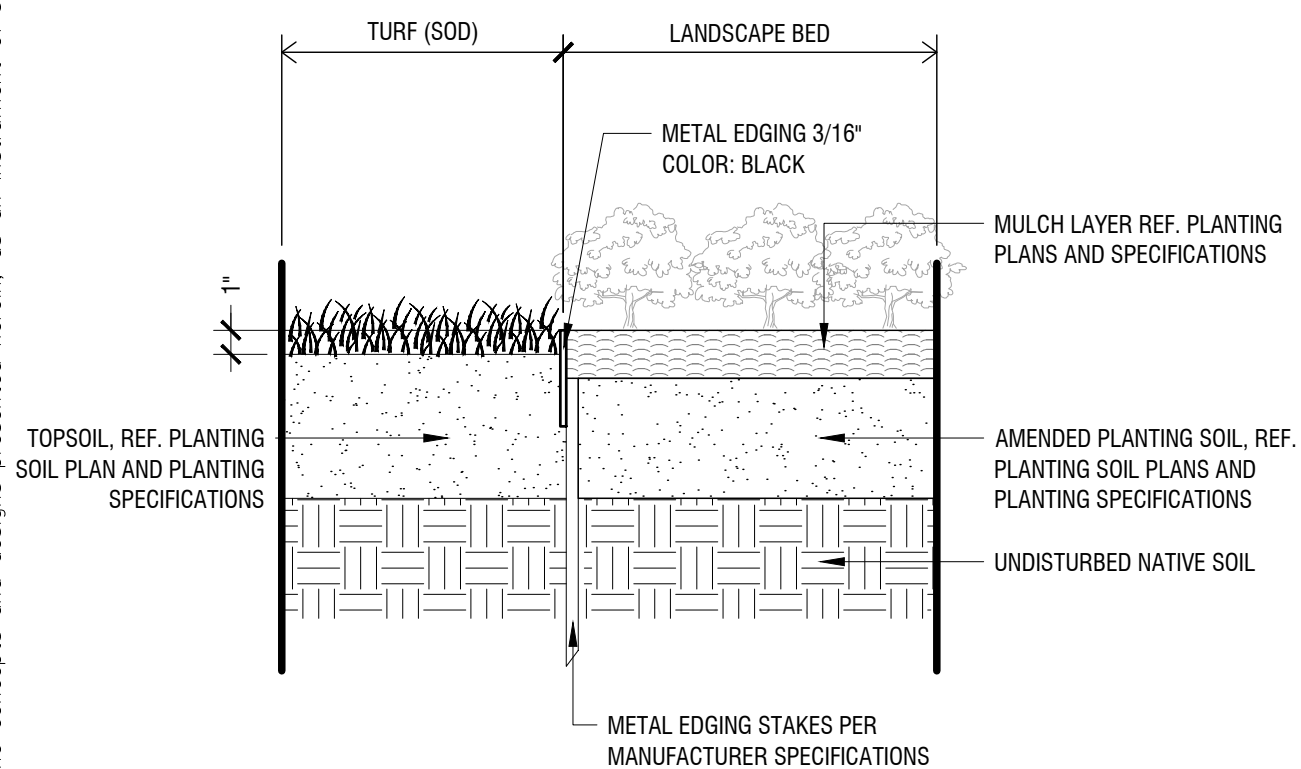
Decomposed Granite

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



Shrub Planting at Curb

Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED)

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

Typical Groundcover Planting

Scale: NTS

LANDSCAPE DETAILS

FOR

SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES

BEING 12.699 ACRES

OUT OF THE

W.H. GIBSON SURVEY, ABSTRACT NO. 464

IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

<u>OWNER:</u> Reginald & Karen Smith 1500 Sparks Rd Flower Mound, TX 75028			<u>DEVELOPER:</u> Toll Bros., Inc. 2555 SW Grapevine Pkwy Grapevine, TX 76051 Tel: (817) 329-7973 Contact: Mike Bowell			<u>LANDSCAPE ARCHITECT:</u>  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3680 Contact: Marie Roberts, PLA		
DESIGNED	DRAWN	CHECKED	AS SHOWN	DATE	KH PROJECT NO.			
MER	MER	JRC	SCALE	12/16/2019	068625015	LP 3.02		

NOTED BY: KIMMORRIS MARTE 03/20/2019 10:01 PM
DRAWN BY: KIMMORRIS MARTE 03/20/2019 10:01 PM
LAST SAVED: 10/20/2019 4:29 PM
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimmy-Horn and Associates, Inc. shall be without liability to Kimmy-Horn and Associates, Inc.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPROPRIATE SERVICES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100 PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED. LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS

1. GENERAL
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL, SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES
- MULCH ONE (1) CUBIC FOOT
- TOPSOIL ONE (1) CUBIC YARD
- PLANTS ONE (1) OF EACH VARIETY
2. PLANT MATERIALS
- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD PRACTICES FOR THE NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT DAMAGE AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- B. MEASUREMENTS. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATENT DEFECTS OR INADEQUATELY REJECTED PLANTS SHALL BE REJECTED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D2926, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN LIMBS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL. REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
4. IMPORTED TOPSOIL. SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP, DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF VOLATILE ORGANIC MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WOOD, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL, INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTH WORMS.
- b. INORGANIC SOIL AMENDMENTS
1. LIME: ASTM C592, CLASS A AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 90 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 8 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINOR MATERIALS OR APPROVED EQUAL.
2. PLANTING BEDS CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS 1/2" (MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
3. SOD/SEED AREA TOPSOIL
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2" INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4" INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS.

1. SHRUBS AND TREES - 10-10-10 OR APPROVED EQUAL
2. ANNUALS AND GROUND COVERS - 20-20-20 OR SIERRA BLEND 14-14-14
3. SOD - 4-4-4 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-TRIP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "8R" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF FOOTBALL SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO THE FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
- R. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT THE CONDITIONS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 261.1 UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR PLANT PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JELTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOCK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL PLANT
- THREE (3) TABLETS PER 3 GAL PLANT
- FOUR (4) TABLETS PER 10 GAL PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. NO TREE SHALL BE SHEARED. ONLY NATURAL GROWTH ALLOWED.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

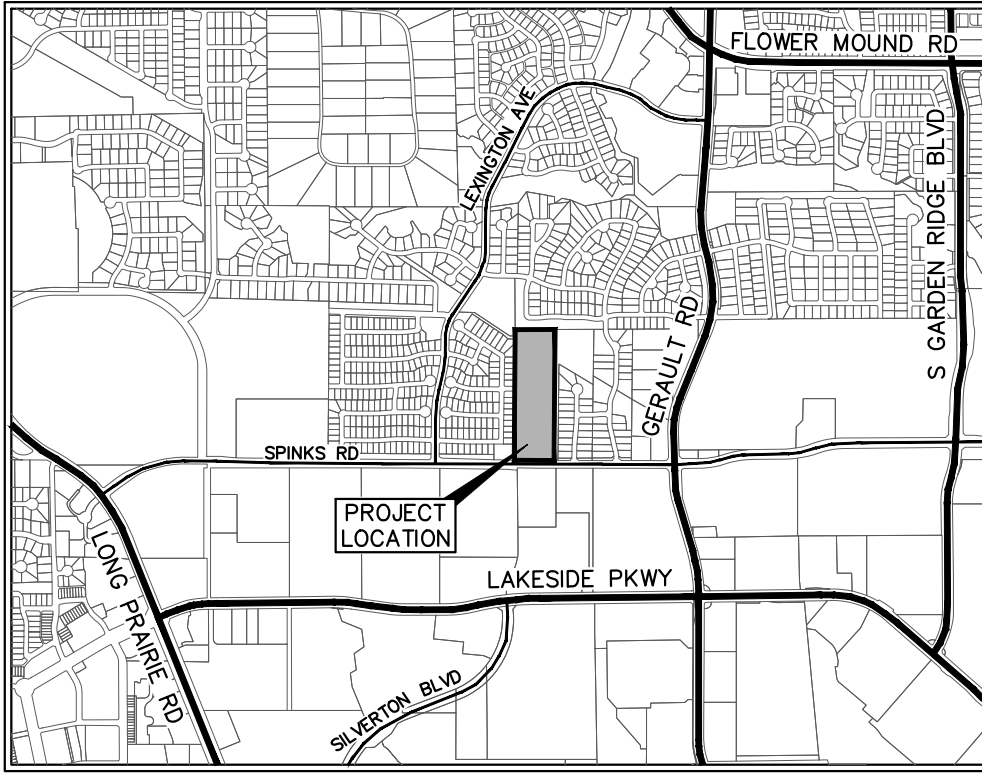
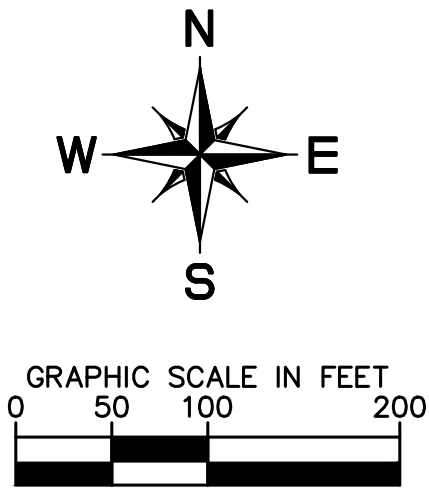
S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STOP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
- D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
5. SEEDING
- A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE, FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
- B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DOB AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
- C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
- D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IF IT IS NOT PRACTICAL TO SEED SLOPES, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
- F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 8 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN THE OPERATING AREAS INACCESSIBLE TO CULTI-PACKER. LIGHTLY RAKE SEEDBED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER, AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
- G. SURFACE LAYER OF SOIL FOR SEEDBED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDBED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.
- H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDBED AREAS ESTABLISHED AS INTENDED.
6. LAWN MAINTENANCE
- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIND IF NECESSARY).
- B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT 96 HOUR INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL, IF ANY ARE IN PLACE.
- T. CLEAN-UP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- U. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GULF SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- V. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- W. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING". AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF THE MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
- X. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENTS OR CORRECTIONS SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

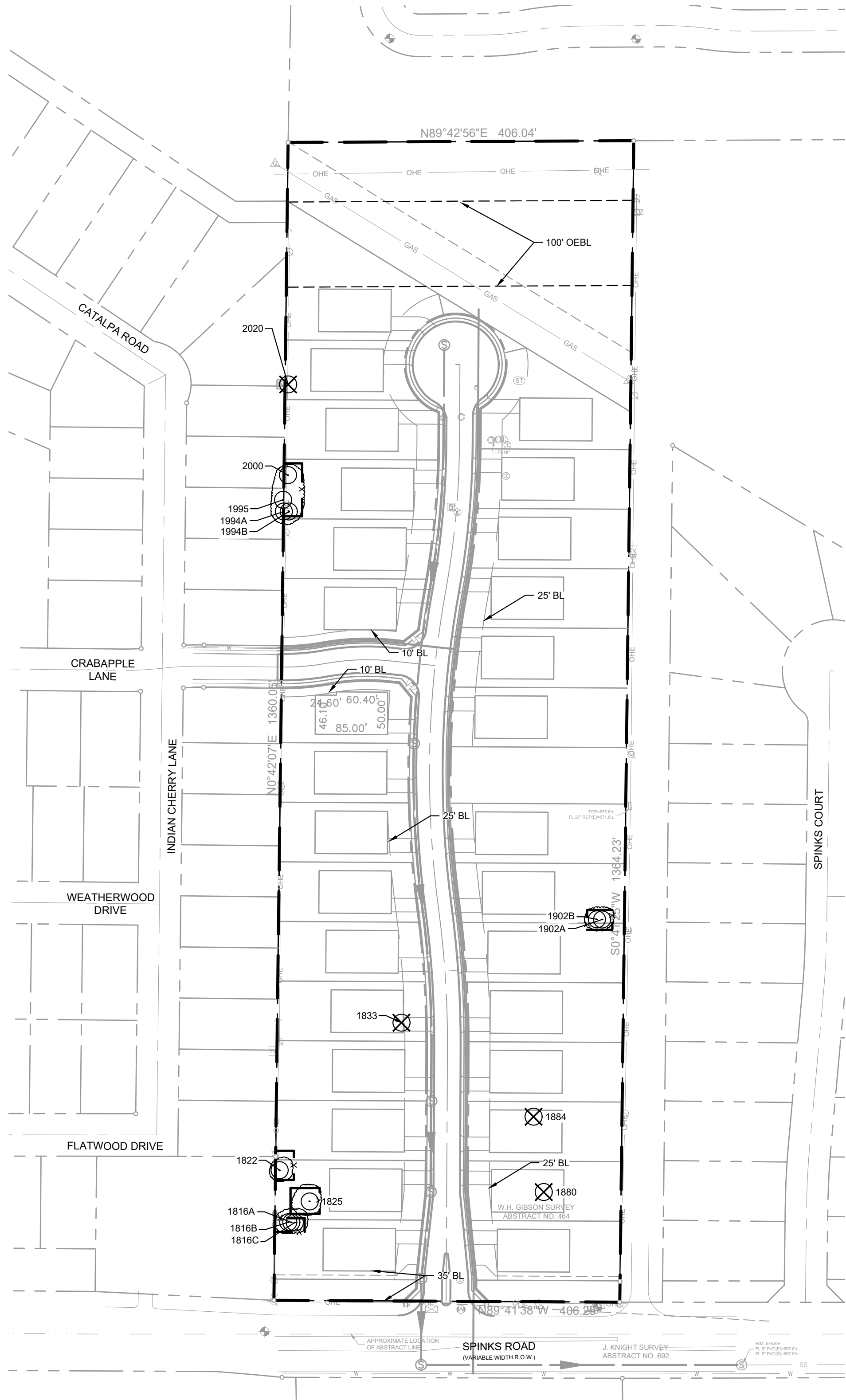
LANDSCAPE SPECIFICATIONS
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: Reginald & Karen Smith 1500 Spinks Rd Flower Mound, TX 75028			DEVELOPER: Toll Bros., Inc. 2555 SW Grapevine Pkwy Grapevine, TX 76051 Tel: (817) 329-7973 Contact: Mike Boswell			LANDSCAPE ARCHITECT: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Marie Robbids, PLA			
DESIGNED ERB		DRAWN IERB		CHECKED CF	SCALE AS SHOWN		DATE 12/16/2019	KH PROJECT NO. 068625015	LP 3.03



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

● TREE TO REMAIN

✕ TREE TO BE REMOVED

TREES 6-INCHES AND GREATER AT THE HEIGHT SPECIFIED IN THE TOWN OF FLOWER MOUND ORDINANCE WERE TAGGED.

NOTE:
ALL TREES SHOWN TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEARING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREA WHICH MAY BE AFFECTED.

NOTE:
ALL DECLINING/HAZARDOUS TREES ARE TO BE REMOVED. CONTRACTOR TO REVIEW TREES WITH ARBORIST PRIOR TO REMOVAL.

NOTE:
NO WORK MAY BEGIN UNTIL THE REQUIRED TREE PROTECTION IS INSTALLED, INSPECTED, AND APPROVED BY THE TOWN'S ENVIRONMENTAL SERVICES DEPARTMENT.

NOTE:
NO TREES ARE BEING REMOVED DUE TO SITE BORING.

NOTE:
ALL TREE CANOPY AREAS SHOWN ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE.

TREE MITIGATION

TOTAL NUMBER OF PROTECTED TREES ON SITE: 15

TOTAL NUMBER OF PROTECTED TREES REMOVED: 4 (#1833, #1880, #1884, #2020)

CREDITS FOR PROTECTED TREES TO REMAIN: 5 CREDITS

TOTAL MITIGATION REQUIRED: 0



3/17/2020

TREE SURVEY & TREE PRESERVATION PLAN
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LT 1.01
ERB	IERB	CF	AS SHOWN	12/18/2019	068625015	

NOTED BY: KIMLEY-HORN & ASSOCIATES, INC. 3/17/2020 1:54 PM
LAST SAVED: 3/17/2020 10:02 AM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

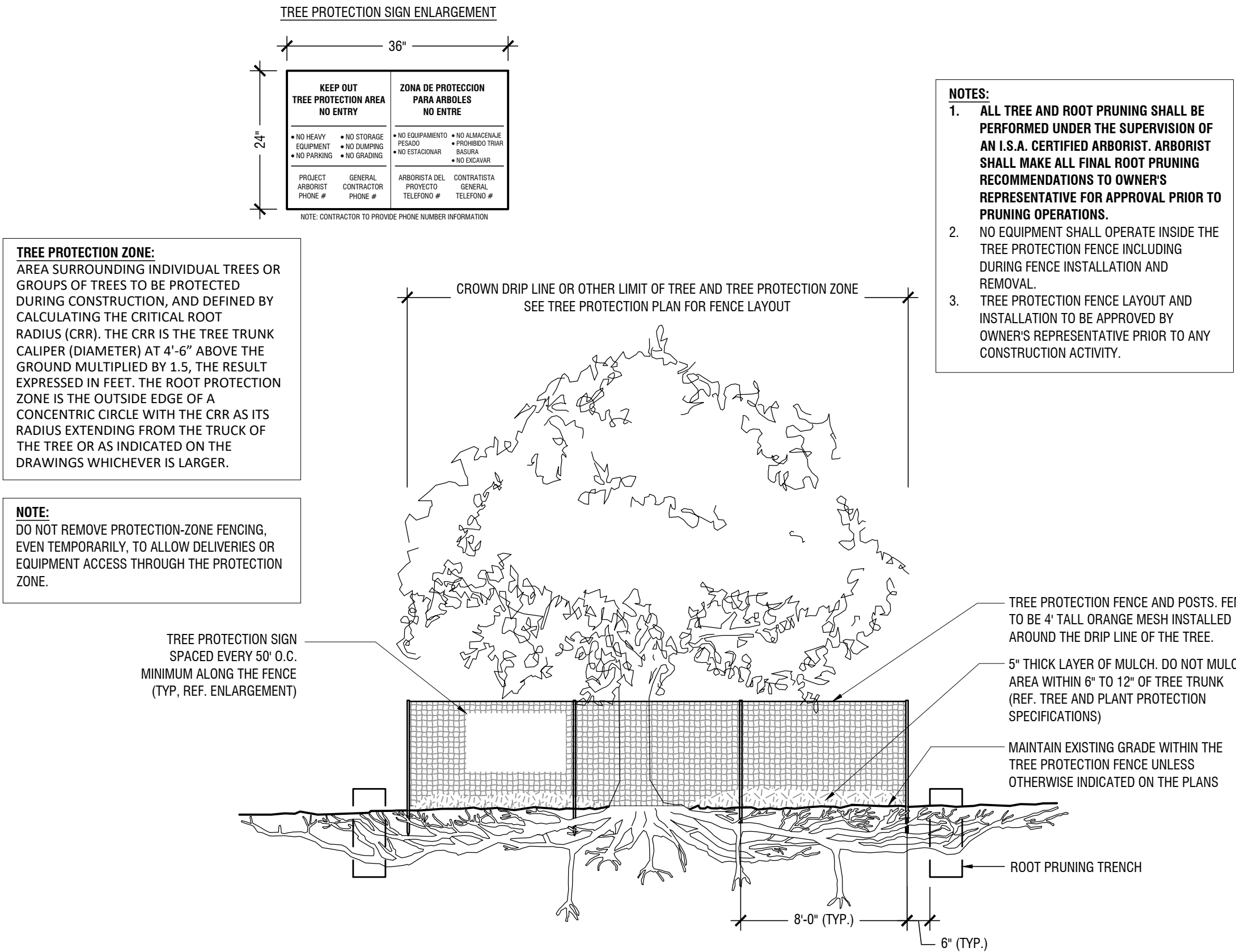
TREE MITIGATION SUMMARY TABLE

TAG	DBH	COMMON NAME	SCIENTIFIC NAME	DISPOSITION	TRUNK TYPE	PROTECTED	STATUS	CREDIT	REPLACEMENT REQUIREMENT	TAG	DBH	COMMON NAME	SCIENTIFIC NAME	DISPOSITION	TRUNK TYPE	PROTECTED	STATUS	CREDIT	REPLACEMENT REQUIREMENT	TAG	DBH	COMMON NAME	SCIENTIFIC NAME	DISPOSITION	TRUNK TYPE	PROTECTED	STATUS	CREDIT	REPLACEMENT REQUIREMENT
1801	15.1	eastern redcedar	Juniperus virginiana	Declining	Single	NO	REMOVE			1898	10.1	hackberry	Celtis laevigata	Healthy	Single	NO	REMOVE			1995	6	gum bumelia	Sideroxylon lanuginosum	Healthy	Single	YES	REMAIN		
1802	11.5	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1899	6.5	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1996	11.5	hackberry	Celtis laevigata	Healthy	Forked	NO	REMAIN		
1803	13.9	eastern redcedar	Juniperus virginiana	Declining	Multi	NO	REMOVE			1900	6.1	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1997	9	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1804	7.9	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1901	9.1	mesquite	Prosopis glandulosa	Declining	Single	NO	REMOVE			1998	18.4	hackberry	Celtis laevigata	Healthy	Multi	NO	REMAIN		
1805	8.3	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1902A	9.1	Cedar Elm	Ulmus crassifolia	Healthy	Forked	YES	REMAIN	1		1999	7.3	hackberry	Celtis laevigata	Healthy	Forked	NO	REMAIN		
1806	7.6	eastern redcedar	Juniperus virginiana	Declining	Single	NO	REMOVE			1902B	9.1	Cedar Elm	Ulmus crassifolia	Healthy	Forked	YES	REMAIN			2000	9.7	gum bumelia	Sideroxylon lanuginosum	Healthy	Multi	YES	REMAIN		
1807	11.7	eastern redcedar	Juniperus virginiana	Declining	Multi	NO	REMOVE			1903	7.4	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			2001	6	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1808	8.9	eastern redcedar	Juniperus virginiana	Declining	Single	NO	REMOVE			1904	19.2	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2002	12.6	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1809	7.8	eastern redcedar	Juniperus virginiana	Declining	Single	NO	REMOVE			1905	18.5	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2003	8.6	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1810	13.4	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMOVE			1906	8.2	mesquite	Prosopis glandulosa	Healthy	Single	NO	REMOVE			2004	6.6	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1811	10.7	hackberry	Celtis laevigata	Declining	Single	NO	REMOVE			1907	12.9	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2005	6.9	gum bumelia	Sideroxylon lanuginosum	Declining	Single	YES	OFF SITE		
1812	13.3	hackberry	Celtis laevigata	Declining	Single	NO	REMOVE			1908	20.9	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2006	9.1	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN		
1813	10.3	Osage-orange	Maclura pomifera	Declining	Multi	NO	REMOVE			1909	7.5	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			2007	9.4	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1814	15.4	hackberry	Celtis laevigata	Declining	Multi	NO	REMOVE			1910	9.3	mesquite	Prosopis glandulosa	Healthy	Single	NO	REMOVE			2008	10.1	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1815	14.7	Osage-orange	Maclura pomifera	Declining	Multi	NO	REMOVE			1911	15.8	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2009	16.1	hackberry	Celtis laevigata	Healthy	Multi	NO	REMAIN		
1816A	5.5	Cedar Elm	Ulmus crassifolia	Healthy	Multi	YES	REMAIN			1912	8.6	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMOVE			2010	17.2	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE		
1816B	5.5	Cedar Elm	Ulmus crassifolia	Healthy	Multi	YES	REMAIN			1913	18.3	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2011	6.3	Chinese elm	Ulmus parvifolia	Healthy	Multi	NO	REMAIN		
1816C	5.5	Cedar Elm	Ulmus crassifolia	Healthy	Multi	YES	REMAIN			1914	10.1	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMOVE			2012	30.7	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE		
1817	20.7	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN			1915	9.4	hackberry	Celtis laevigata	Healthy	Single	NO	REMOVE			2013	22.7	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE		
1818	8.3	hackberry	Celtis laevigata	Healthy	Forked	NO	REMAIN			1916	6.5	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			2014	19.8	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE		
1819	10.7	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN			1917	17.6	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE			2015	14.9	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN		
1820	10.6	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE			1918	20.8	Osage-orange	Maclura pomifera	Healthy	Multi	NO	REMOVE			2016	9	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1821	15.2	Osage-orange	Maclura pomifera	Healthy	Forked	NO	REMAIN			1919	18.9	Osage-orange	Maclura pomifera	Healthy	Forked	NO	REMOVE			2017	7.8	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1822	12.1	American elm	Ulmus americana	Healthy	Single	YES	REMAIN	1	N/A	1920	7.4	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2018	15.9	hackberry	Celtis laevigata	Declining	Single	NO	REMOVE		
1823	7.2	mesquite	Prosopis glandulosa	Hazard	Single	NO	REMAIN			1921	20.6	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE			2019	6.2	hackberry	Celtis laevigata	Declining	Single	NO	REMOVE		
1824	11.8	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE			1922	13.3	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			2020	11.6	gum bumelia	Sideroxylon lanuginosum	Declining	Multi	YES	REMAIN		N/A - DECLINING CONDITION
1825	14.6	American elm	Ulmus americana	Healthy	Forked	YES	REMAIN	3	N/A	1923	14.5	Osage-orange	Maclura pomifera	Healthy	Forked	NO	REMOVE			2021	6.9	eastern redcedar	Juniperus virginiana	Declining	Single	NO	REMOVE		
1826	10.3	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			1924	19.5	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2022	8.7	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMAIN		
1827	19.8	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE			1925	16.8	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2023	9.4	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMAIN		
1828	19.9	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE			1926	16.1	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2024	6.8	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1829	13.5	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			1927	10.8	eastern redcedar	Juniperus virginiana	Hazard	Forked	NO	REMOVE			2025	17.2	hackberry	Celtis laevigata	Healthy	Forked	NO	REMAIN		
1830	9	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMOVE			1928	16.9	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			2026	9.8	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1831	9.1	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1929	12.1	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2027	12.1	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN		
1832	12.1	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1930	19.2	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE			2028	35.6	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE		
1833	23.9	American elm	Ulmus americana	Healthy	Forked	YES	REMOVE		(1) 2.5"-3" CAL. TREE	1931	11.7	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			2029	10.2	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1834	21.1	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			1932	15.7	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE			2030	7.5	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1835	12.2	mesquite	Prosopis glandulosa	Healthy	Single	NO	REMOVE			1933	12.1	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMOVE			2031	13.2	hackberry	Celtis laevigata	Healthy	Forked	NO	REMAIN		
1836	9.2	mesquite	Prosopis glandulosa	Healthy	Single	NO	REMOVE			1934	7.6	eastern redcedar	Juniperus virginiana	Declining	Multi	NO	REMOVE			2032	26.7	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMAIN		
1837	9.7	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE			1935	6	mesquite	Prosopis glandulosa	Hazard	Single	NO	REMOVE			2033	14.1	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMAIN		
1838	8.5	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1936	15.7	eastern redcedar	Juniperus virginiana	Declining	Single	NO	REMOVE			2034	6	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1839	13.8	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			1937	18.1	eastern redcedar	Juniperus virginiana	Declining	Single	NO	REMOVE			2035	7.2	hackberry	Celtis laevigata	Healthy	Single	NO	REMAIN		
1840	6.2	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1938	21.3	eastern redcedar	Juniperus virginiana	Healthy	Multi	NO	REMOVE			2036	8.6	mesquite	Prosopis glandulosa	Healthy	Single	NO	REMAIN		
1841	25.3	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			1939	11.7	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			2037	12.2	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN		
1842	17.2	hackberry	Celtis laevigata	Healthy	Forked	NO	REMOVE			1940	27.2	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2038	22.6	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN		
1843	17.1	hackberry	Celtis laevigata	Healthy	Multi	NO	REMOVE			1941	22.6	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE			2039	20.2	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE		
1844	10.7	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE			1942	18.3	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			2040	24.1	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE		
1845	16.4	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE			1943	12.7	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			2041	25.6	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE		
1846	22.3	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN			1944	17.1	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2042	14.6	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE		
1847	24	hackberry	Celtis laevigata	Declining	Single	NO	REMOVE			1945	23.9	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2043	24.1	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE		
1848	7.7	mesquite	Prosopis glandulosa	Healthy	Single	NO	REMOVE			1946	16	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			2044	11.4	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE		
1849	17.3	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMOVE			1947	16.4	mesquite	Prosopis glandulosa	Hazard	Multi	NO	REMOVE			2045	9.7	mesquite	Prosopis glandulosa	Declining	Multi	NO	REMOVE		
1850	13.8	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE			1948	8.4	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMOVE			2046	14.4	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE		
1851	26.4	hackberry	Celtis laevigata	Declining	Multi	NO	REMOVE			1949	21.1	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2047	18.3	mesquite	Prosopis glandulosa	Declining	Forked	NO	REMOVE		
1852	16.3	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMAIN			1950	23.6	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2048	10.6	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE		
1853	13.1	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			1951	19.1	mesquite	Prosopis glandulosa	Healthy	Multi	NO	REMOVE			2049	11.5	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE		
1854	14.4	mesquite	Prosopis glandulosa	Healthy	Forked	NO	REMAIN			1952	11.8	eastern redcedar	Juniperus virginiana	Healthy	Forked	NO	REMOVE			2050	10.3	eastern redcedar	Juniperus virginiana	Healthy	Single	NO	REMOVE		
1855	9.7	eastern redcedar	Juniperus virginiana	Healthy																									

ROBIRDS, MARIE 2/24/2020 3:59 PM
 \\KIMLEY-HORN\COM\TX_FRR\FR1 CIVIL\068624015-SMITH TRACT - TOLL LANDSCAPE\DESIGN\01 PERMIT-CODE\PLANS\SHEET\LT 3.01.DWG [LT 1.02]
 PLOTTED BY

TREE PRESERVATION/ REMOVAL NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPAIRED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
6. CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED, BALLED & BURLAPPED TREE SPECIMENS PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.
7. PROTECT THE TREE AND PLANT PROTECTION AREA AT ALL TIMES FROM THE COMPLETION OF THE SOIL DAMAGE OF ANY KIND TO THE TRUNK, BRANCHES, BARK, LEAVES, AND ROOTS OF ALL PLANTING.
8. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION AREA INCLUDING: OPERATING, MOVING OR STORING MATERIALS/ EQUIPMENT, LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT ANY EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROPERTY OR USE THE AREA FOR ANY LUNCH OR ANY OTHER WORK BREAKS.



3/17/2020

TREE PRESERVATION DETAILS FOR SMITH TRACT

30 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Marie Robirds, PLA

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LT 3.01
ERB	IERB	CF	AS SHOWN	12/16/2019	068625015	

TYPICAL TREE PROTECTION FENCING

Scale: NTS

A



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: April 13, 2020

FROM: Lexin Murphy, Director of Planning Services

ITEM: Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0002 – Temporary Government Buildings) by amending Chapter 78 entitled “Administration,” and Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances to create a temporary government office/classroom definition and standards, and to clarify issuance and operational standards for other temporary uses within the Town of Flower Mound.

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town’s Land Development Regulations to create a temporary government office/classroom definition and to identify parameters for when and how this use could be implemented appropriately, as well as to clarify general issuance and operational standards for temporary uses over all.

This item will require final action by the Town Council, which is scheduled for April 20, 2020.

II. APPLICATION ANALYSIS

Town staff became aware of Lewisville Independent School District’s (LISD) plan to renovate Flower Mound High School in a phased approach utilizing temporary buildings during a Development Review Committee (DRC) meeting on January 7, 2020. At that time, the applicant was informed that Town Ordinance No. 46-06, approved August 7, 2006, removed the ability for the Town to consider temporary portable buildings, and that staff could not take forward or administratively approve this type of request without first getting direction from Town Council to allow it. On January 27, 2020, the Planning and Zoning Commission requested that staff look into portable building regulations and how they will affect the Flower Mound High School renovations, and on February 3, 2020, Town Council requested a future agenda item to discuss the possibility of allowing temporary portable buildings, with the understanding that some type of sunset provision would be needed.

Based on this direction, staff gathered information from our benchmark cities on whether they allowed schools to utilize temporary buildings during construction processes, and if so, what the parameters and limitations were that they used. This information has been summarized in Attachment 1.

On March 9, 2020, staff presented suggested language to the Planning and Zoning Commission to create a definition and associated standards for a temporary government office/classroom during a work session ([web link](#)). As part of this presentation, staff also identified proposed updates to the administrative section governing temporary use permits and suggested updating the standards in the ordinance that are applied to temporary sales trailers to include temporary field offices as well.

The Planning and Zoning Commission requested that staff make the following changes to the proposed standards:

- Address color choice and cohesive development requirements in the standards for temporary government office/classroom.
- Add the restriction that temporary field offices cannot be used for living or sleeping purposes.
- Consider options for LISD to occupy classroom space before all temporary buildings have been removed.

The first two items have been incorporated into the Draft Redline Ordinance (Attachment 2). In discussions with Building Inspections, staff believes there are multiple options to address the third bullet, including the completion of inspections on a school holiday or the utilization of a partial certificate of occupancy. These will be further discussed with P&Z during the public hearing.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle). At the time this report was written, the Town had not received any correspondence regarding this item.

IV. ATTACHMENTS

1. Benchmark City Comparison
2. Draft Redline Ordinance

City	Allowed	Removal Deadline	Permit/Site Plan Required	Link to Ordinance
Allen	Yes	24 months if built with alternate exterior building materials. Then permit can be renewed by Town Council on annual basis for additional 12 months if efforts have or are being taken in completion of the development which necessitated the temporary accessory buildings. Must be removed prior to end of the period in which such building is allowed.	Yes, with site plan (see ordinance for additional regulations.)	https://library.municode.com/tx/allen/code_s/land_development_code?nodeId=LADECO_ARTVISPZOPR_S6.04.2TEBU
Carrollton	No. Portables and modular buildings are considered permanent.	Considered permanent	Require Site Plan approved by P&Z (should show location of school expansion and accessory buildings)	https://www.cityofcarrollton.com/departments/departments-g-p/planning-zoning/zoning-information/zoning-ordinance
Colleyville				
Coppell	Generally no (except temp. construction trailers). Have allowed portable classrooms in instances where major work was going on in an existing school.	Must be removed before the building permit is approved and closed. Require site to be returned to original state after removal.		case by case - no ordinance provided
Denton	Yes	No deadline (must maintain same use and building safety)	Must submit a commercial alteration permit and provide site plan showing walkways and utilities	No specific ordinance. Policy treats them as an accessory structure for the primary use
Frisco				
Grapevine	Yes	No deadline	Building permit required. Private schools with Conditional Use Permit will have to amend CUP prior to building permit.	Not Provided
Highland Village				

Keller				
Lewisville				
McKinney				https://library.municode.com/tx/mckinney/codes/code_of_ordinances?nodeId=SPBDERE_CH146ZORE_ARTIISPPR_S146-42TEUS
North Richland Hills	Yes		Yes	Sec. 118-715. - Temporary uses and buildings. (a)Temporary buildings. Nothing herein shall prohibit the placement of temporary portable buildings providing office space, sanitary facilities or storage of supplies or materials, or the erection of security fences on the site and during the period of any construction project upon application for and receipt from the building official or a permit. However, no manufacturing operation shall be conducted within a temporary or portable building when the product of such operation is to be transported off the site for use in construction at another location.
Richardson				
Southlake	Yes	SUP expiration: if building permit is not issued and construction not begun within 6 months or if use ceases for period of 6 months (see ordinance for additional info)	Requires SUP (no exemptions for schools). Concept Plan required with SUP	See Section 45.1(50) in the chart and Section 45.20 for specific regulations: https://library.municode.com/tx/southlake/codes/development_ordinances?nodeId=Section%201%20-%20Purpose%20and%20Title

Amend **Sec. 78-87. - Temporary use permits.**

Temporary use permits may be issued by the building official, subject to the following provisions:

(1) *Application.* Application for a temporary use permit shall be made on forms provided by the building official.

(2) *Zoning.* The use for which the permit is requested shall be authorized as a temporary use in the district in which the use is to be located.

(3) *Conditions.* The applicant shall meet all conditions for such temporary use permit set forth in subpart B of this Code. In addition, the building official may prescribe reasonable conditions upon a temporary use permit to protect the public health, safety, and general welfare of the community; ~~provided, however, that the town council may waive any such conditions if it determines that such waiver is warranted by special conditions.~~

(4) *Time limit.* A time limit for the discontinuance of the temporary use shall be specified on the temporary use permit.

(5) *Revocation.* The building official shall have the right, upon finding that a permitted temporary use is causing a hazard or nuisance, to revoke such temporary use or to deny any extension. The building official may also revoke a temporary use permit for misrepresentation of facts or failure to comply with applicable regulations. After revocation, such temporary use shall immediately cease and all temporary structures shall be removed within ten days of notification of such finding.

(6) *Appeal.* An applicant may appeal to the Town Council any conditions not mandated by health and safety codes or the revocation of a temporary use permit.

Amend **Sec. 98-2 – Definitions**

Government office/classroom, temporary, means a building used to house displaced government employees and/or students attending elementary or secondary schools, so that the primary function of the associated governmental entity can continue uninterrupted while new construction or renovations occur on-site.

Amend **Sec. 98-993. - Sales trailer, temporary or Field office, temporary.**

~~(a) Temporary permit allowing sales from a mobile office trailer shall be valid until the issuance of a certificate of occupancy for a model home or for 120 days, whichever comes first. There shall be no extensions of such permit allowed. A trailer shall not be used for living or sleeping purposes.~~

~~(b) The trailer must have ground anchors for every ten feet of the length of the trailer.~~

~~(c) The trailer must have skirting around the trailer to conceal the undercarriage.~~

~~(d) The trailer must be located in a platted subdivision on a lot which is owned by the applicant/builder and be located behind the front yard building lot line.~~

~~(e) Locating and landscaping plans must be approved by the building official or designee.~~

~~(f) As a minimum, the front of the trailer must be landscaped with foundation planting to conceal the skirting, and the front yard must be grassed.~~

~~(g) A temporary three-foot wide sidewalk is required from the trailer to the curb.~~

~~(h) A building permit must be issued for the model home at the time of the temporary permit for the trailer.~~

~~(i) Building permit fees as listed in appendix A of this Code, plus any necessary utility connection fees shall be paid.~~

~~(j) Off-street parking of an all-weather surface shall be provided at a minimum rate of two spaces per proposed model on the same side of the street as the models.~~

~~(k) No permit shall be issued for a temporary sales trailer within a platted subdivision if any building permit has previously been issued within such subdivision exclusive of model home permits.~~

(a) Generally

1. Any temporary building must have ground anchors for every ten feet of the length of the building.
2. Any temporary building must have skirting around the perimeter to conceal any space between the bottom of the building and grade.
3. Any temporary building must be located in a subdivision, on a platted lot, behind the required front yard, must meet the side and rear yard setbacks of the lot, and not be located within any easements.
4. Location and landscaping plans for a proposed temporary building must be approved by the building official or designee.
5. A temporary three-foot wide sidewalk is required from any temporary building to the curb.
6. Temporary buildings must meet all applicable requirements of Texas Accessibility Standards (TAS) and the Americans with Disabilities Act (ADA).
7. Building permit fees, as listed in Appendix A of this Code, plus any necessary utility connection fees, shall be paid.
8. A temporary building shall not be used for living or sleeping purposes.
9. Temporary buildings must be kept clean and free of trash and debris at all times.

(b) Sales trailer

1. A temporary permit allowing residential sales from a mobile office trailer shall be valid until the issuance of a certificate of occupancy for a model home, or for 120 days, whichever comes first. No extensions will be issued.
2. A building permit must be issued for the model home at the time of the temporary permit for the trailer.
3. The contractor must own buildable lot(s) and have active permit(s) in the subdivision.
4. At a minimum, the front of the temporary trailer must be landscaped with foundation plantings to conceal any skirting, and the front yard must be grassed.
5. Off-street parking of an all-weather surface shall be provided at a minimum rate of two spaces per proposed trailer, on the same side of the street as the models.
6. No permit shall be issued for a temporary residential sales trailer within a platted subdivision if any building permit has previously been issued within such subdivision, exclusive of model home permits.
7. No outside storage or other buildings are allowed.

(c) Field Office

1. A temporary field office permit will expire after one year, but may be extended with approval from the Building Official.
2. The contractor is required to move the field office within 30 days upon a request from the Building Official due to complaints.
3. Any proposed outside storage or fencing must be identified and approved at the time of permitting.
4. A non-residential temporary field office must be removed prior to the approval of a certificate of occupancy.

Add **Sec. 98-1005. – Government office/classroom, temporary**

- a) A temporary government office/classroom shall comply with all applicable requirements of the district in which it is located, including the requirements of the urban design plan that buildings be primarily earth tone or natural colors that complement the existing development. Such facility shall not be required, however, to meet the other standards of the urban design plan, or landscaping and underground utility requirements of the applicable zoning district.
- b) Any temporary building must be located in a subdivision, on a platted lot, behind the required front yard, must meet the side and rear yard setbacks of the lot, and not be located within any easements.
- c) Any temporary building must have a foundation or have ground anchors for every ten feet of the length of the building.
- d) If there is no permanent foundation, the temporary building must have skirting around the perimeter to conceal any space between the bottom of the building and grade.
- e) Location and landscaping plans must be approved by the building official or designee.
- f) At a minimum, any side(s) of a temporary building that are visible from the right-of-way must be landscaped and irrigated with foundation plantings and grass, unless the area is already developed with impervious surface.
- g) A temporary three-foot wide sidewalk that meets Texas Accessibility Standards (TAS) and the Americans with Disabilities Act (ADA) is required from any temporary building to the curb, unless there is already an accessible path in place from the sidewalk to the building on an approved all-weather surface.
- h) A temporary government office/classroom may be located on parking spaces, provided that such spaces are not necessary to meet the minimum parking requirements of the other uses on the lot or parcel, or the temporary building itself.
- i) Appropriate accessible parking that meets TAS and ADA standards shall be provided for any temporary buildings.
- j) A temporary government office/classroom shall not be located within, nor encroach upon, a fire lane, maneuvering aisle, vehicle stacking space or required landscaping areas of the lot or parcel upon which the facility is placed. The location of such facility shall comply with all visibility obstruction regulations of the town.
- k) An approved fire alarm that is connected to the main building fire alarm panel is required.
- l) Access to sanitary facilities must be provided in compliance with the Town's currently adopted building code.
- m) In order for a permit for a temporary government office/classroom to be issued, there must be an active Commercial permit, either for new construction or remodel, issued to the site.
- n) The initial permit for a temporary government office/classroom shall be valid for one year, but may be extended with approval from the building official, as long as the permit for the associated construction or remodel work is still active.
- o) Temporary government office/classroom buildings must be removed prior to the issuance of the associated certificate of occupancy for the newly constructed or renovated space that the employees and/or students will be occupying, and the site where the temporary building(s) were located must be restored to its original state and/or configuration.
- p) Building permit fees as listed in appendix A of this Code, plus any necessary utility connection fees, shall be paid at the time of application.
- q) Temporary building sites must be kept clean and free of trash and debris at all times.