



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

OCTOBER 12, 2020

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

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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There will be limited seating in Jody Smith Hall to allow for social distancing.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any item on this agenda can be sent to the Planning & Zoning Commission by emailing pz@flower-mound.com or by calling 972-874-6005.

- A. CALL MEETING TO ORDER 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. ELECTION OF OFFICERS**
1. Chair
 2. Vice-Chair
- D. PUBLIC COMMENT**
- The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.
- E. 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).
- F. DIRECTOR'S REPORT**

1. Coordination of Calendars

G. CONSENT ITEMS

This part of the agenda consists of non-controversial or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of September 28, 2020: Consider approval of the minutes of the September 28, 2020, Planning and Zoning Commission Regular Session.

H. NON-DISCRETIONARY ITEMS

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions or deviations; and do not require a public hearing.

2. *RP20-0001 – Southgate Commercial Northeast Tract*

Consider a request for a Replat (RP20-0001 – Southgate Commercial Northeast Tract) to add and abandon certain easements. The property is generally located north of Patriot Way and east of Gerault Road.

3. *SP20-0002 – Southgate NEC, Lot 3*

Consider a request for a Site Plan (SP20-0002 - Southgate NEC, Lot 3) to develop one non-residential building. The property is generally located north of Patriot Way and east of Gerault Road.

I. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Discussion of LDR20-0004 - Nonconforming Uses

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: October 8, 2020, at 3:00 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.

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

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: October 12, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the September 28, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on September 28, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF SEPTEMBER 2020, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:46 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
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

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

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:46 P.M.

B. GENERAL PUBLIC COMMENTS

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Planning Innovator Award
2. Upcoming Land Development Regulation Amendments

E. REGULAR ITEMS

1. Consider approval of the minutes of the September 14, 2020, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the minutes of September 14, 2020. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Ruthrauff, Dillon, Del Vecchio, Rawson, Schiestel

NAYS: None

The motion to approve passed with a vote of 6 to 0.

2. Consider a request for a Site Plan (SP19-0015 – Prairie Plaza Phase 2) to develop three office buildings. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Matthew Peterson, DB Constructors; present for questions, no presentation

Commission Deliberation

Commissioner Rawson moved to approve SP19-0015 – Prairie Plaza Phase 2, as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Dillon, Ruthrauff, Cox

NAYS: None

The motion to approve passed with a vote of 6 to 0.

F. ADJOURNMENT – REGULAR SESSION 7:00 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: October 12, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Replat (RP20-0001 – Southgate Commercial Northeast Tract) to add and abandon certain easements. The property is generally located north of Patriot Way and east of Gerault Road.**

I. ITEM SUMMARY

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

This project has a companion site plan application (SP20-0002) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to add and abandon certain easements that are necessary to accommodate future construction of a retail/office building on Lot 3, Block A, of the Southgate Commercial Northeast Tract addition. The subject site is approximately 4.619 acres and consists of three vacant lots for future development.

The property is located within Planned Development District-134 (PD-134) for the Southgate Development with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District.

The subject site can be accessed from Gerault Road and Glenview Avenue. The plat depicts necessary setbacks, buffers and easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

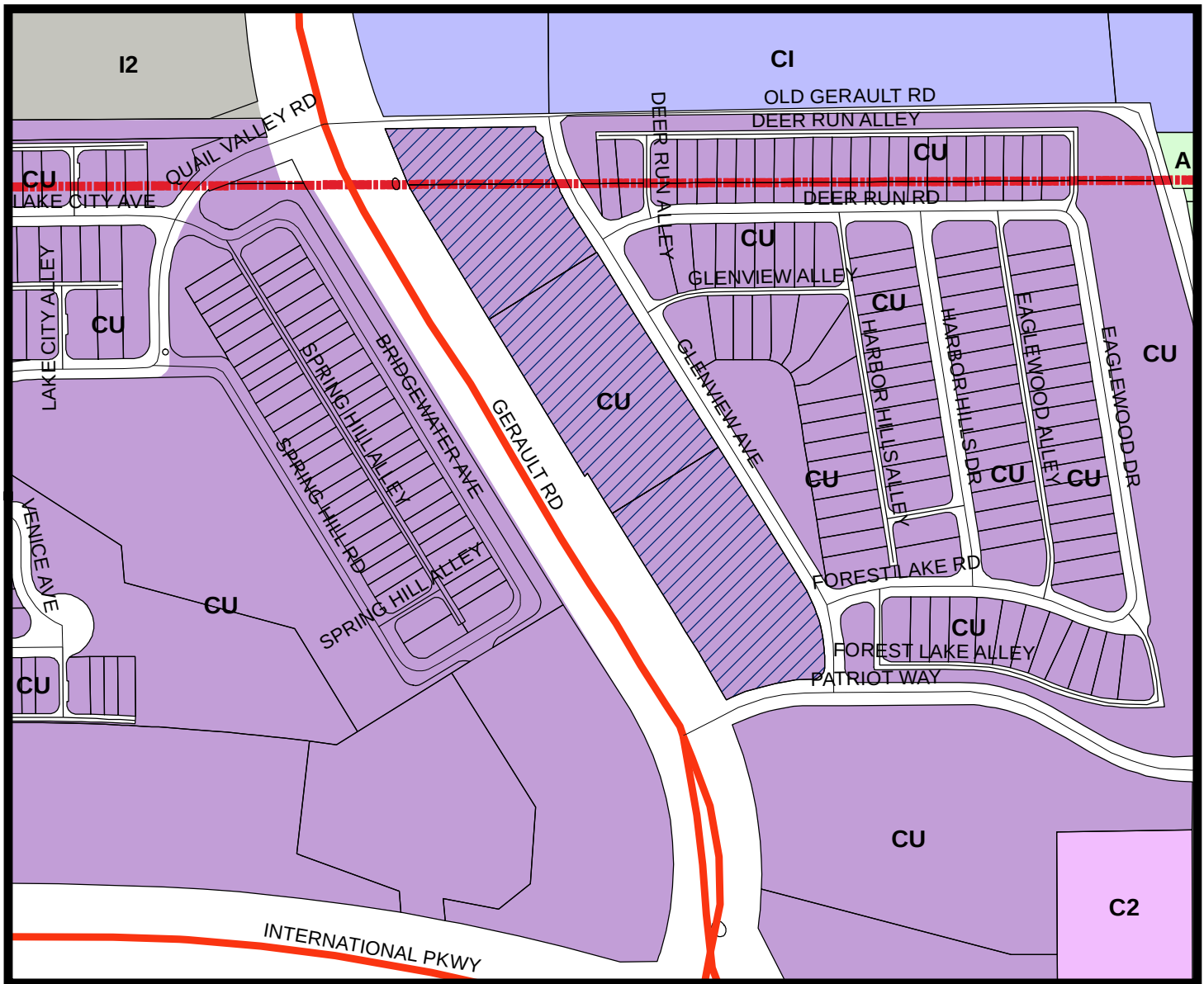
B. Application Details

1. Replat Package

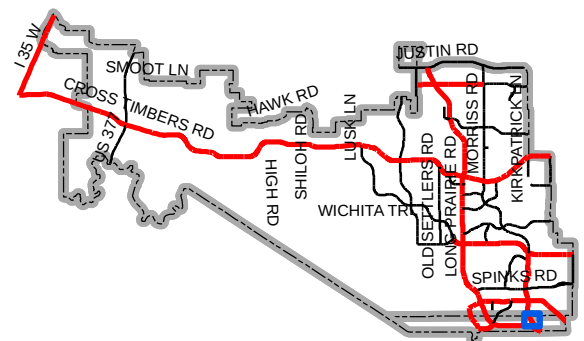
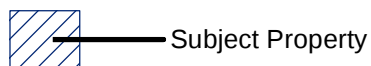
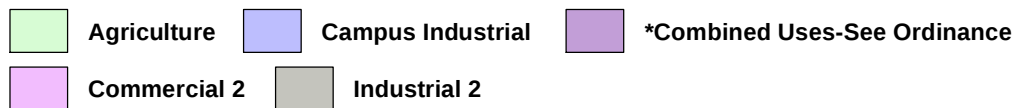


Vicinity Map

Reference Project: RP20-0001



LEGEND



Map Location



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

LETTER OF INTENT

Date: 10/5/20
Attn: Poornima Kashyap
Planning Department
Town of Flower Mound
2121 Cross Timer Rd.
Flower Mound, TX 75028
Phone: 972-874-6349

Re: Lot 1E, 2R & 3R, Block A Southgate Commercial Northeast Tract – Flower Mound, Texas

Dear Poornima Kashyap,

This letter of intent is to inform the Town of Flower Mound about submitting the Replat Request for a Retail and/or Office Facility located along Gerault Road at the Intersection of Patriot Way and Glenview Avenue.

Site Data:

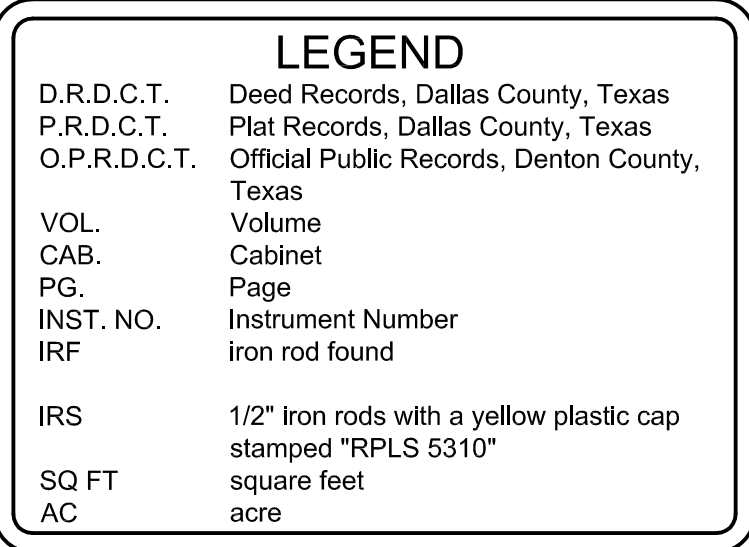
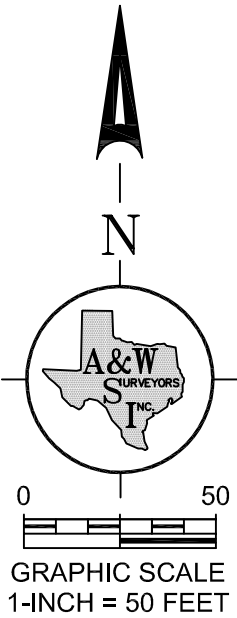
Existing Zoning for this property is SG-C2
Proposed Use Conforms to PD-134
Number of Lots: 3
Property Acreage: Lot 1R 1.301 Acres; Lot 2R 1.665 Acres; Lot 3R 1.654 Acres
Proposed Use is Retail and/or Office with 8 individual units
The purpose of Replat is to create new easements for Lot 3R Development
There is no special consideration

Should you have any questions, please feel free to contact us.

A handwritten signature in blue ink, appearing to read "Kam", is written over a horizontal line.

Triangle Engineering
TX PE FIRM #11525
Kiew Kam, P.E.
Senior Project Manager
469-331-8566

CURVE	DELTA	CURVE TABLE			CH. BEAR.	CH. OR.
		RADIUS	LENGTH	CH. BEAR.		
C1	8°47'00"	62.00	92.00	S19°44'14"	91.31	
C2	23°45'00"	25.00	37.00	S77°52'00"	107.48	
C3	25°03'33"	265.50	116.12	S19°40'44"	120.25	
C4	32°12'28"	234.50	131.82	N10°06'56"	130.09	
C5	45°57'32"	25.00	20.05	N22°59'07"	15.62	
C6	22°45'40"	35.00	12.11	N75°46'38"	10.48	
C7	23°45'00"	265.00	115.91	S77°52'00"	128.54	
C8	22°45'40"	35.00	10.31	S80°12'10"	11.65	
C9	7°19'41"	224.50	28.71	N30°39'52"	28.69	
C10	23°02'53"	50.00	20.89	N19°45'54"	20.65	
C11	32°26'52"	25.00	10.61	S77°52'00"	10.61	
C12	40°32'32"	15.00	10.61	N11°56'25"	10.39	
C13	87°32'55"	25.00	38.20	N65°21'06"	34.59	
C14	76°50'03"	25.00	33.58	S70°40'01"	31.10	
C15	90°00'09"	25.00	39.27	N77°12'30"	35.36	
C16	87°32'55"	25.00	38.20	N65°21'06"	34.59	
C17	68°45'25"	15.00	12.00	N70°52'27"	11.29	
C18	59°52'17"	25.00	26.12	N07°26'01"	24.95	
C19	14°41'54"	25.00	5.51	N76°20'38"	5.51	
C20	11°16'38"	28.00	5.51	S78°03'14"	5.52	
C21	11°16'38"	28.00	5.51	S78°03'14"	5.52	
C22	27°22'32"	275.50	131.63	S18°31'45"	130.38	
C23	27°22'32"	275.50	131.63	S18°31'45"	130.38	



PAGE 1 OF 2
REPLAT
A RECORD PLAT OF
LOT 1R, 2R, & 3R, BLOCK A
SOUTHGATE COMMERCIAL NORTHEAST
TRACT
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK A,
SOUTHGATE COMMERCIAL NORTHEAST TRACT
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
AND BEING OUT OF THE
J. TURNER SURVEY, ABSTRACT NO. 1251
RP20-0001

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. BASIS OF BEARINGS ARE DERIVED FROM PLAT, INSTRUMENT NO. D218165547, O.P.R.D.C.T.
3. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
4. THE EXISTING BUILDING LINES (LISTED BELOW) ARE TO BE ABANDONED BY THIS PLAT AND REDEDICATED BY THIS PLAT AS SHOWN HEREON, 30' BUILDING LINE, INST. NO. 2018-52, AND 15' BUILDING LINE, INST. NO. 2018-52.
5. THE PERPETUAL MAINTENANCE OF THE 8' TRAIL IS THE RESPONSIBILITY OF THE BOA.
6. OPEN SPACE, LANDSCAPE BUFFERS, AND 8' TRAIL SHALL BE OPEN TO THE PUBLIC AND MAINTAINED BY THE PROPERTY OWNER/BOA.

Owner: FLCT, LTD.
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: FLSC, LTD.
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: FLST, LTD.
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: 2018 BPTL, LLC
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: 2018 Lots, LLC
~ P.O. Box 190746, Dallas, TX 75219 ~

**LOT 2, BLOCK A,
SOUTHGATE, PHASE I
INST. NO. D216294866,
O.P.R.D.C.T.**

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job No.: 20-0372	Drawn by: 517	Date:02-17-2020	Revised:
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"A professional company operating in your best interest"

Job No.: 20-0372	Drawn by: 517	Date:02-17-2020	Revised:
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"A professional company operating in your best interest"

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS 2018 Lots, LLC, 2018 BPTL, LLC, FLCT, LTD., FLSC, LTD., and FLST, LTD. are the sole owners of a tract of land located in the J. TURNER SURVEY, ABSTRACT NO. 1251, Denton County, Texas, and being of Lots 1, 2, and 3, Block A, Southgate Commercial Northeast Tract, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, recorded in Instrument No. 2018-52, Official Public Records, Denton County, Texas, and being the same tract of land described in deed to 2018 Lots, LLC, recorded in Instrument No. D218282651, Official Public Records, Denton County, Texas, and being part of the same tracts of land described in deed to FLCT, LTD., FLSC, LTD., and FLST, LTD., recorded in Instrument No. D207302377, Official Public Records, Denton County, Texas, and being more particularly described as follows:

Beginning at an "X" found at the intersection of the North line of Patriot Way, a 40' right-of-way, with the Northeast line of Gerault Road, a variable width right-of-way, and being at the Southwest corner of said Lot 3, Block A and being at the beginning of a curve to the left, having a central angle of 08°47'06", a radius of 600.00', and a chord bearing and distance of North 30°09'11" West, 91.91';

Thence Northwesterly, along said curve to the left and said Northeast line, an arc distance of 92.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 32°12'24" West, along said Northeast line, a distance of 338.62' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 57°47'36" West, a distance of 3.99' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 31°20'50" West, along said Northeast line, a distance of 514.88' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 07°42'13", a radius of 800.00', and a chord bearing and distance of North 27°29'43" West, 107.48';

Thence Northwesterly, along said curve to the right and said Northeast line, an arc distance of 107.56' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 33°05'39" East, a distance of 16.61' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of Old Gerault Road, a (no record found) right-of-way;

Thence North 89°17'09" East, along said South line, a distance of 220.03' to a 1/2" iron rod found for corner;

Thence South 48°22'24" East, a distance of 14.80' to a 1/2" iron rod found for corner in the Southwest line of Glenview Avenue, a 31' right-of-way, and being at the beginning of a non-tangent curve to the left, having a central angle of 25°03'33", a radius of 265.50', and a chord bearing and distance of South 19°40'44" East, 115.20';

Thence Southeasterly, along said curve to the left and said Southwest line, an arc distance of 116.12' to an "X" found for corner;

Thence South 32°12'30" East, along said Southwest line, a distance of 723.59' to an "X" found for corner at the beginning of a curve to the right, having a central angle of 32°12'28", a radius of 234.50', and a chord bearing and distance of South 16°06'16" East, 130.09';

Thence Southeasterly, along said curve to the right and said Southwest line, an arc distance of 131.82' to an "X" found for corner;

Thence South, along the West line of said Glenview Avenue, a distance of 6.67' to a 1/2" iron rod found for corner at the beginning of a curve to the right, having a central angle of 45°57'32", a radius of 25.00', and a chord bearing and distance of South 22°59'07" West, 19.52';

Thence Southwesterly, along said curve to the right, an arc distance of 20.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 27°45'40", a radius of 25.00', and a chord bearing and distance of South 75°46'39" West, 11.99';

Thence Southwesterly, along said curve to the right, an arc distance of 12.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of Patriot Way, and being at the beginning of a curve to the left, having a central angle of 23°34'40", a radius of 295.00', and a chord bearing and distance of South 77°52'09" West, 120.54';

Thence Southwesterly, along said curve to the left and said North line, an arc distance of 121.40' to a 5/8" iron rod found for corner;

Thence South 66°04'50" West, along said North line, a distance of 17.62' to the PLACE OF BEGINNING and containing 201,203 square feet or 4.619 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 2018 Lots, LLC, 2018 BPTL, LLC, FLCT, LTD., FLSC, LTD., and FLST, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **LOTS 1R, 2R, AND 3R, BLOCK A, SOUTHGATE COMMERCIAL NORTHEAST TRACT**, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND, THIS _____ DAY OF _____, 20__.

2018 Lots, LLC 2018 BPTL, LLC

Name: Title: Owner Name: Title: Owner

FLSC, LTD. FLST, LTD.

Name: Title: Owner Name: Title: Owner

FLCT, LTD.

Name: Title: Owner

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS, 2018 Lots, LLC, FLCT, LTD., FLSC, LTD., and FLST, LTD. 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 of or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above said 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 landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas-Fort Worth Regional Airport. This instrument does not release the 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. WITNESS MY HAND, THIS _____ DAY OF _____, 20__.

2018 Lots, LLC FLCT, LTD.

Name: Title: Owner Name: Title: Owner

FLSC, LTD. FLST, LTD.

Name: Title: Owner Name: Title: Owner

FLCT, LTD.

Name: Title: Owner

ATTEST:

STATE OF TEXAS §
COUNTY OF DENTON §
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 the _____ day of _____, 20__.

Notary Public in and for The State of Texas

My commission expires:

STATE OF TEXAS §
COUNTY OF DENTON §
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 the _____ day of _____, 20__.

Notary Public in and for The State of Texas

My commission expires:

STATE OF TEXAS §
COUNTY OF DENTON §
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 the _____ day of _____, 20__.

Notary Public in and for The State of Texas

My commission expires:

STATE OF TEXAS §
COUNTY OF DENTON §
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 the _____ day of _____, 20__.

Notary Public in and for The State of Texas

My commission expires:

STATE OF TEXAS §
COUNTY OF DENTON §
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 the _____ day of _____, 20__.

Notary Public in and for The State of Texas

My commission expires:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS: That I, John S. Turner, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Witness my hand at Mesquite, Texas, This _____ day of _____, 20__.

PRELIMINARY
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This _____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

David Johnson, Chairman Lexin Murphy, Director of Planning Services
Planning and Zoning Commission Town of Flower Mound

SIGNED AND SEALED

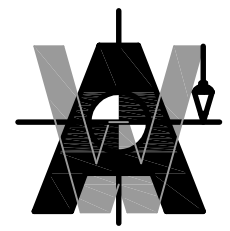
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

PAGE 2 OF 2
REPLAT
A RECORD PLAT OF
LOT 1R, 2R, & 3R, BLOCK A
SOUTHGATE COMMERCIAL NORTHEAST TRACT

AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK A, SOUTHGATE COMMERCIAL NORTHEAST TRACT AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
AND BEING OUT OF THE J. TURNER SURVEY, ABSTRACT NO. 1251 RP20-0001

Owner: FLCT, LTD.
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: FLSC, LTD.
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: FLST, LTD.
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: 2018 BPTL, LLC
~ P.O. Box 190746, Dallas, TX 75219 ~
Owner: 2018 Lots, LLC
~ P.O. Box 190746, Dallas, TX 75219 ~



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Geralt Road, Flower Mound, TX 75028 ~

Job No.: 20-0372

Drawn by: 517

Date: 02-17-2020

Revised:

"A professional company operating in your best interest"



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: October 12, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Site Plan (SP20-0002 - Southgate NEC, Lot 3) to develop one non-residential building. The property is generally located north of Patriot Way and east of Gerault Road.**

I. ITEM SUMMARY

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

This project has a companion replat application (RP20-0001) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a one-story, 13,700 square-foot retail/office building on Lot 3, Block A, of the Southgate Commercial Northeast Tract addition. The subject site is approximately 1.654 acres and currently vacant. Access to the property will be provided from Gerault Road and Glenview Avenue.

The property is located within Planned Development District-134 (PD-134) for the Southgate Development with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District. The area of consideration for this site plan application is located within the SG-C2 subzone of the Northeast Tract. This PD created distinctive zones within each Tract and provided development standards for each zone in terms of street and thoroughfare standards, open space and landscape standards, parking standards, architectural standards, etc.

The parking requirement for the proposed building in accordance with the Southgate ordinance is 55 parking spaces calculated at a blended ratio of one space for every 250 square feet for a combination of office and retail uses. The site plan depicts 58 parking spaces, which is within the Town's allowable 20 percent deviation.

The landscape plan depicts required landscape buffer trees, street yard trees, parking lot trees and Town trail. The standards within SG-C2 allows the building front entrances to

be oriented either towards Gerault Road or Glenview Avenue. Though the proposed building has front entrances oriented towards Glenview Avenue, which is an internal street, all facades are similarly articulated by the use of interesting architectural features. The attached site plan, landscape plan, and elevations comply with the applicable provisions in PD-134 and the Town standards.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

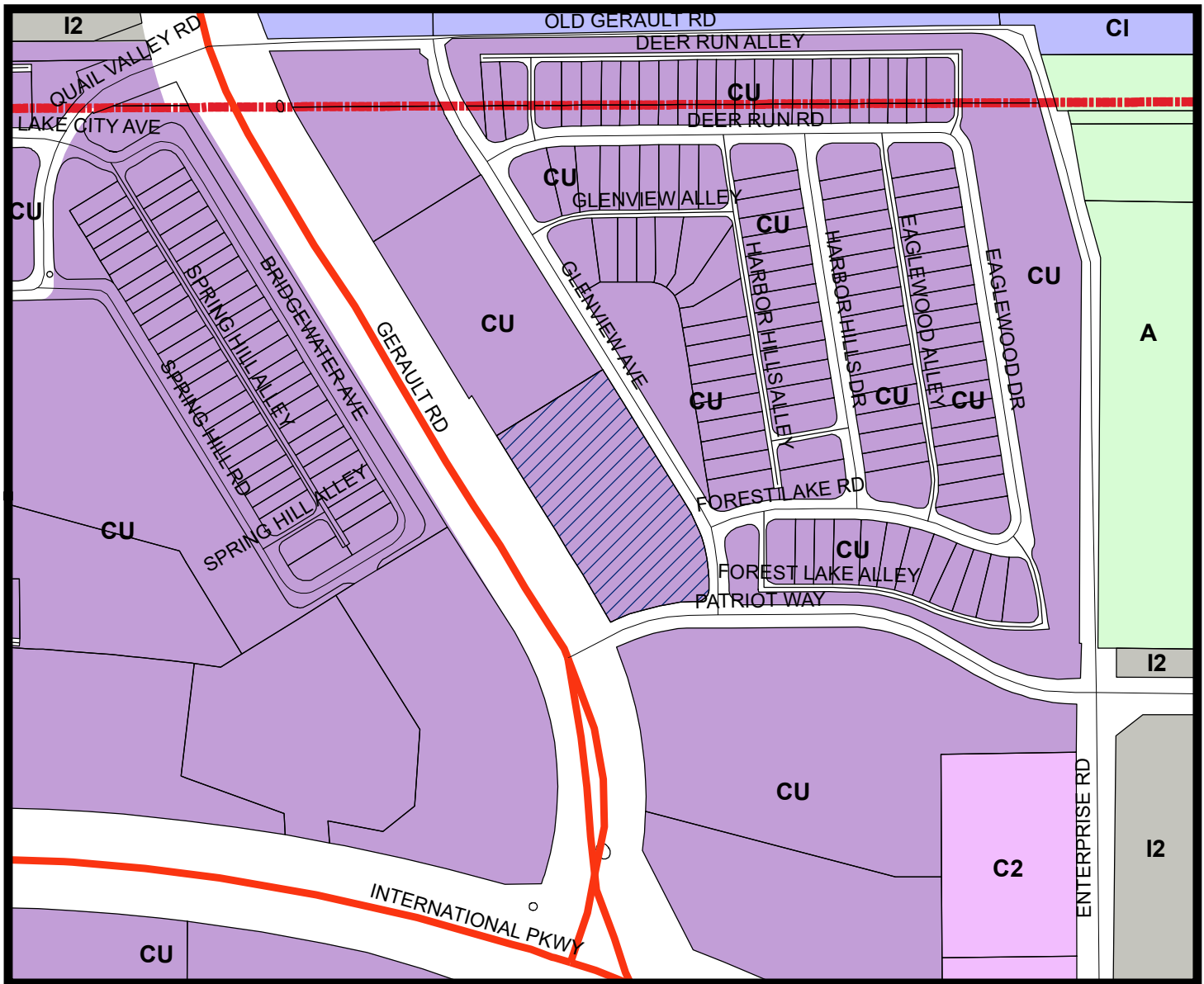
B. Application Details

1. Site Plan Package

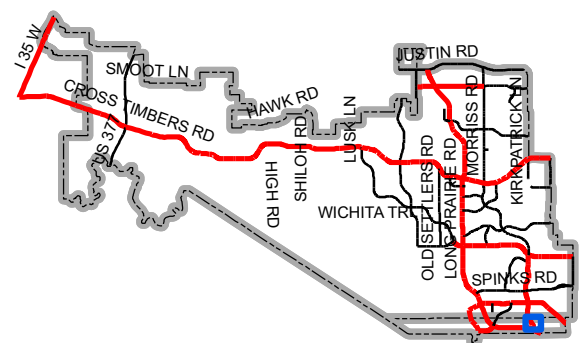
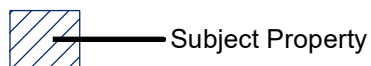
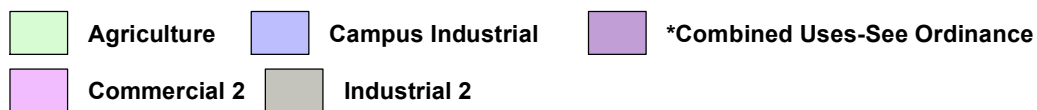


Vicinity Map

Reference Project: SP20-0002



LEGEND



Map Location



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

LETTER OF INTENT

Date: 02/10/2020
Attn: Poornima Kashyap
Planning Department
Town of Flower Mound
2121 Cross Timer Rd.
Flower Mound, TX 75028
Phone: 972-874-6349

Re: **Southgate NEC Lot 3 - 1.654 Acres – Flower Mound, Texas**

Dear Poornima Kashyap,

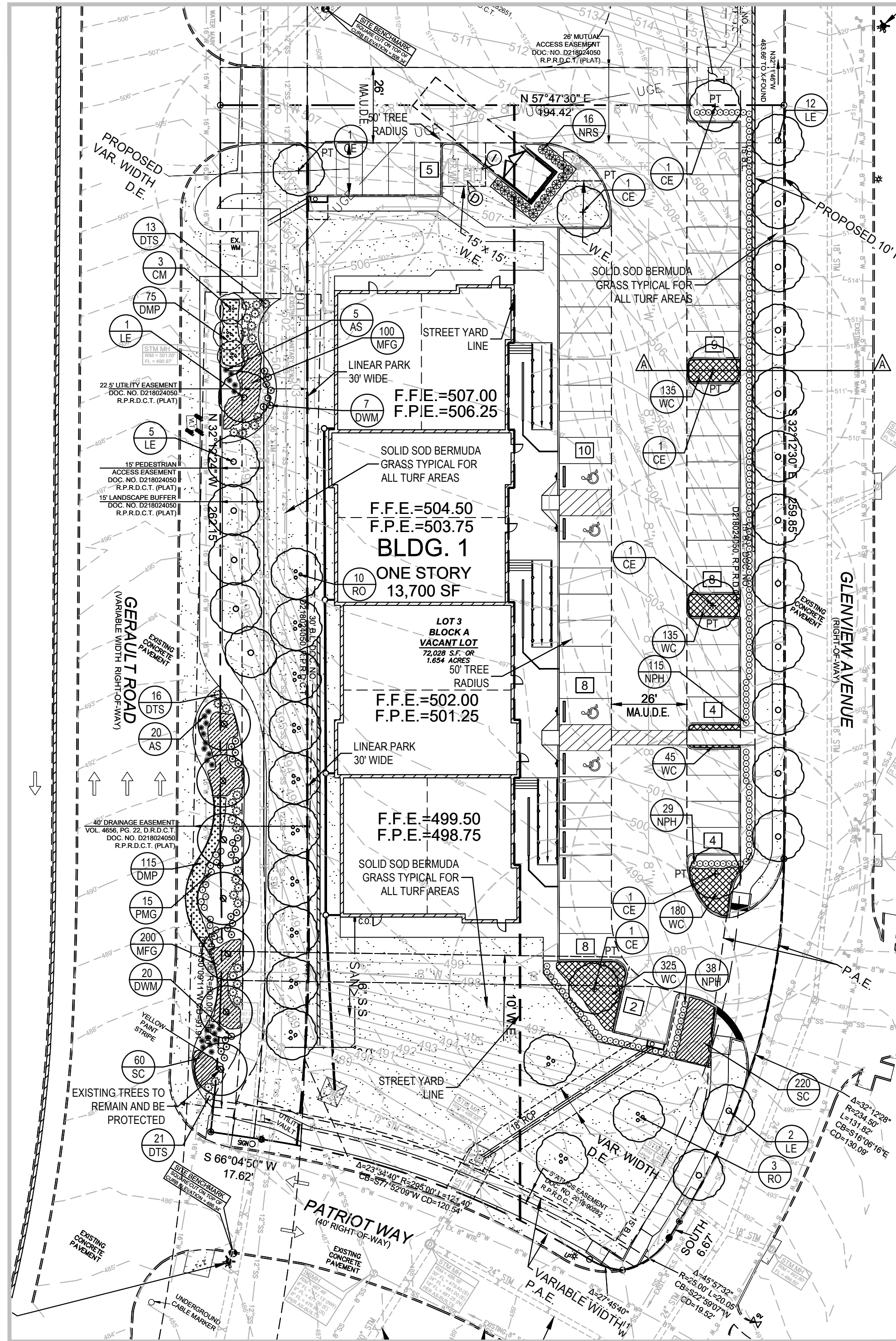
This letter of intent is to inform the Town of Flower Mound about submitting the Site Plan Request for a Retail and/or Office Facility located along Gerault Road at the Intersection of Patriot Way and Glenview Avenue.

Site Data:

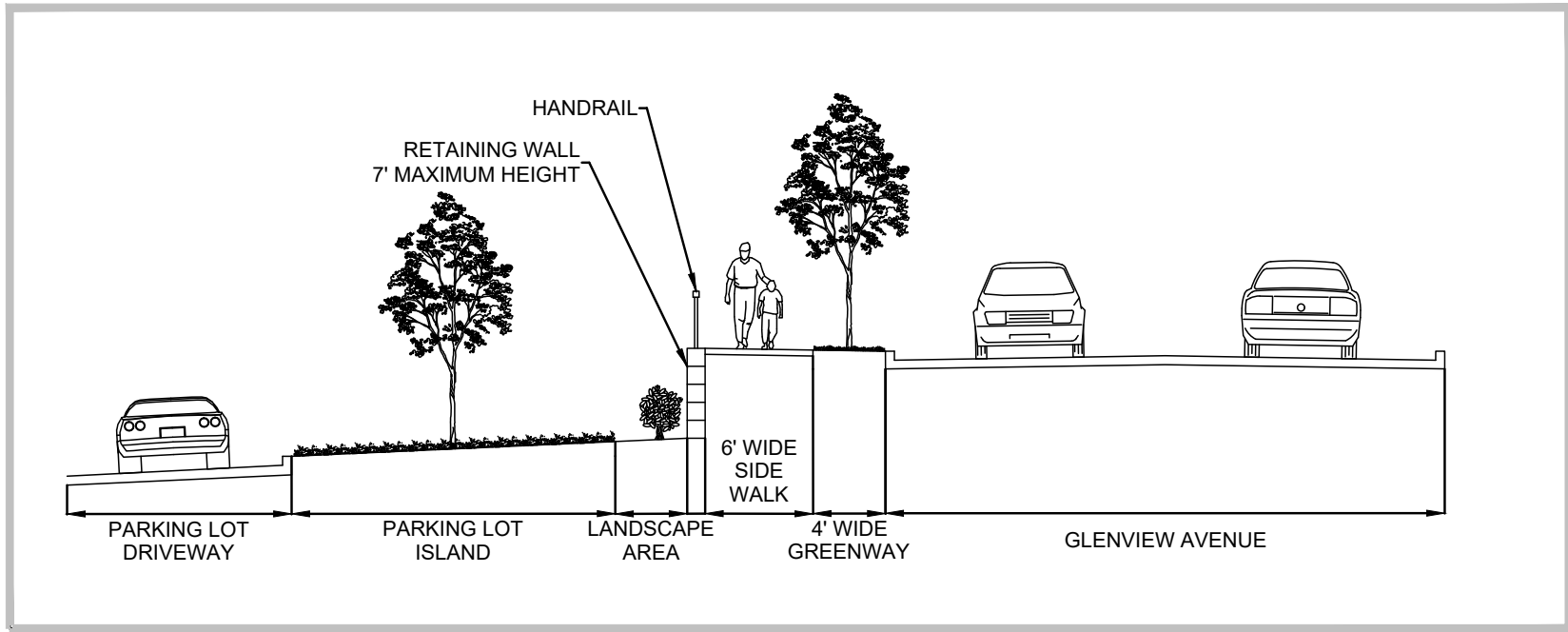
Existing Zoning for this property is SG-C2
Proposed Use Conforms to PD-134
Acreage of the property is 1.654 Acres or 72,028 S.F.
Proposed Use is a Retail and/or Office with 8 individual units
Total Square Footage is 13,700 S.F. or 8 separate units each consisting of approximately 1,712.5 S.F. each
The Site will be developed in One Phase
There is no special consideration

We believe the Retail and/or Office Facility will be a great addition for the Town of Flower Mound and look forward to a favorable approval. Should you have any questions, please feel free to contact us.

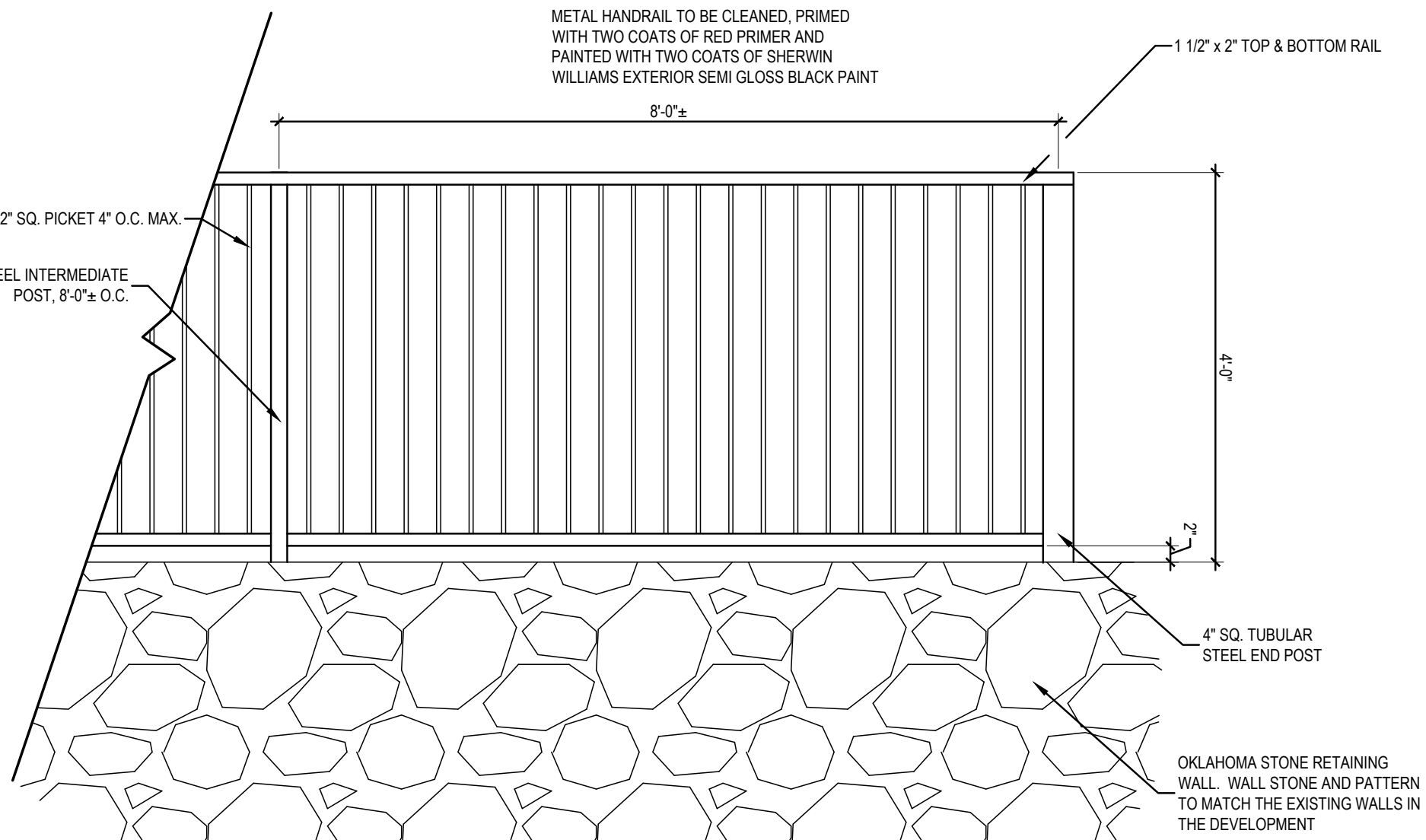
Triangle Engineering
TX PE FIRM #11525
Kiew Kam, P.E.
Senior Project Manager
469-331-8566



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



02 CROSS SECTION A
SCALE N.T.S.



03 METAL GUARDRAIL
SCALE N.T.S.

GENERAL LAWN NOTES

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

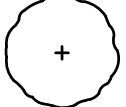
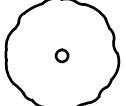
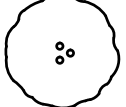
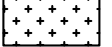
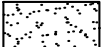
SOLID SOD NOTES

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

LANDSCAPE TABULATIONS

Street Buffer Landscaping			
Street		Required Buffer Width	Provided Buffer Width
Gerault Road		15'	15'
Street Buffer Trees			
Standard	Street Frontage	Required	Provided
1 Tree per 30 L.F.	Gerault Road - 354 L.F.	12 Trees (3" cal.)	7 Existing Trees 5 Trees (3" cal.)
	Glenview Avenue - 418 L.F.	14 Trees (3" cal.)	14 Trees (3" cal.)
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
Above 10,000 S.F. = 10 + 1 tree every 2,000 S.F. After 10,000 S.F.	Glenview Avenue - 34,743 S.F.	22 Trees (3" cal.)	22 Trees (3" cal.)
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 S.F. per 12 Spaces	58 Spaces	435 S.F.	1,274 S.F.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 Tree per 10 Spaces	58 Spaces	6 Trees (3" cal.)	7 Trees (3" cal.)
All parking spaces to be located within 50' of a parking lot tree			
Parking Area Screening			
Standard		Required	Provided
All head in parking to be screened from street view		Landscape berm or screening shrubs (12' ht.)	Screening Shrubs (3' ht.)
Open Space - Linear Park - Gerault Street			
Standard		Required	Provided
Minimum Area		5%	15%
		5,000 SF	10,693 SF
Minimum Width		15'	30'
Trees		30' O.C. (154' x 30' = 12 TREES)	11 Trees (3" cal.) 3 Understory Trees (2" cal.)

PLANT MATERIAL SCHEDULE

SYMBOL	TREES		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE	QTY				
	CE	7	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
	LE	20	Lacebark Elm	<i>Ulmus parvifolia</i>	3" cal.	container, 13' ht., 5' spread min., 5' clear trunk
	RO	13	Red Oak	<i>Quercus shumardi</i>	3" cal.	container, 13' ht., 5' spread min., 5' clear trunk
	CM	3	Crepe Myrtle	<i>Lagerstroemia indica 'Natchez'</i>	2" cal.	container, 3 or 5 trunks, 8' ht., 5' spread min.
SYMBOL	SHRUBS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE	QTY				
	AS	25	Autumn Sage	<i>Salvia greggii</i>	5 gal.	container grown, 30" ht., 20"
	DTS	34	Dwarf Texas Sage	<i>Leucophyllum frutescens 'Berstar Dwarf'</i>	5 gal.	container grown, 36" ht., 24" spread
	DWM	27	Dwarf Max Myrtle	<i>Myrica cerifera 'Pumila'</i>	5 gal.	container grown, 36" ht., 24" spread
	NPH	182	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container grown, 36" ht., 24" spread
	NRS	16	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container grown, 48" ht., 30" spread
	PMG	15	Pink Gulf Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gal.	container grown, 30" ht., 20" spread, well rooted
SYMBOL	GROUNDCOVERS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE	QTY				
	DMP	190	Dwarf Mexican Petunia	<i>Ruellia brittonia 'Nolan's Dwarf'</i>	1 gal.	container grown, 12" ht., 18" o.c.
	MFG	300	Mexican Feather Grass	<i>Nassella tenuissima</i>	1 gal.	container grown, 12" ht., 18" o.c.
	SC	280	Seasonal Color		4" pots	selection by owner, 12" o.c.
	WC	820	Purple Wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	container, 3-12" runners min., 12" o.c.
			'419' Bermudagrass	<i>Cynodon dactylon '419'</i>	solid sod	refer to solid sod notes

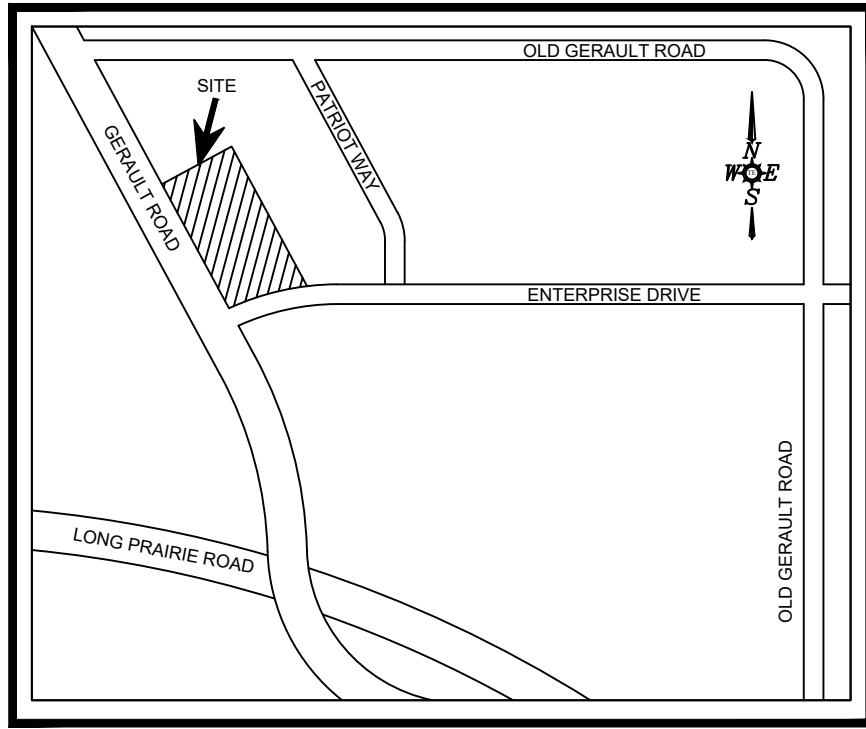
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

OPEN SPACE LANDSCAPE BUFFERS, AND 8-FOOT TRAIL SHALL BE OPEN TO THE PUBLIC AND MAINTAINED BY THE PROPERTY OWNER / BOA.

OWNER / DEVELOPER
FLSC L.T.S.
P.O. BOX 190746
DALLAS, TEXAS 75219
CONTACT: EDWIN GARCIA
PHONE 949-293-5151

ENGINEER
TRIANGLE ENGINEERING LLC
TXPE FIRM # 11525
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CONTACT: KIEW KAM, P.E.
TEL: 469-331-8566

SURVEYOR
A&W SURVEYORS, INC.
P.O. BOX 870029
2220 GUS THOMASSON ROAD
MESQUITE, TEXAS 75187
CONTACT: JOHN S. TURNER
TEL: 972-681-4975



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

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

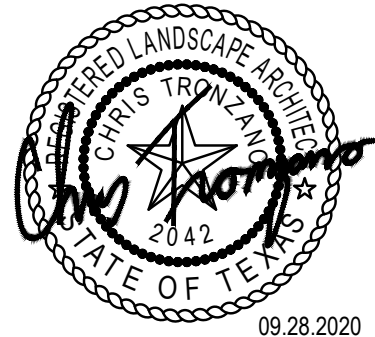
IRRIGATION NOTE

1. ALL LANDSCAPE TO BE 100% IRRIGATED.

OPEN SPACE NOTE

1. OPEN SPACE TO BE DEDICATED AND MAINTAINED BY THE SOUTHGATE PROPERTY OWNER'S ASSOCIATION.

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



MEDICAL OFFICE DEVELOPMENT

200 GERAULT ROAD
FLOWER MOUND, TEXAS

ISSUE:

FOR APPROVAL 02.10.2020
CITY COMMENTS 03.30.2020
CITY COMMENTS 04.27.2020
CITY COMMENTS 08.28.2020
CITY COMMENTS 09.01.2020
CITY COMMENTS 09.25.2020
CITY COMMENTS 09.28.2020

DATE:

09.28.2020

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

1.7 QUALITY ASSURANCE

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

2.2 SOIL PREPARATION MATERIALS

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

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

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



PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

3.2 INSTALLATION

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

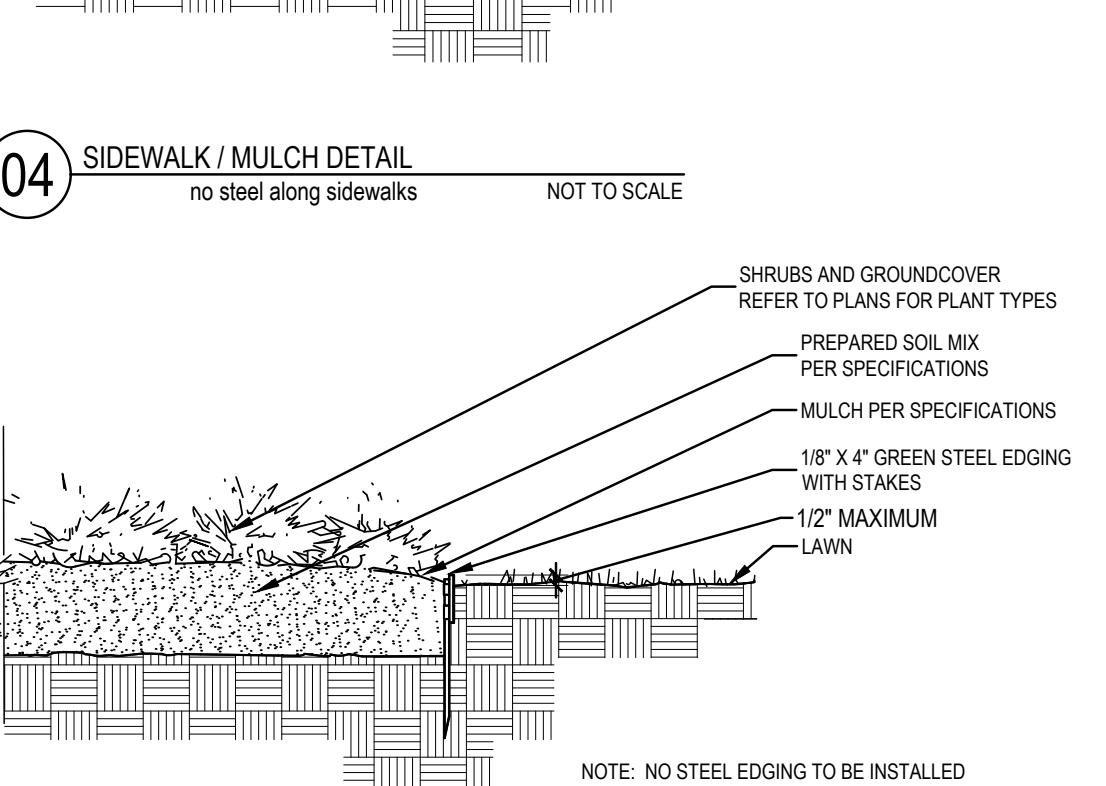
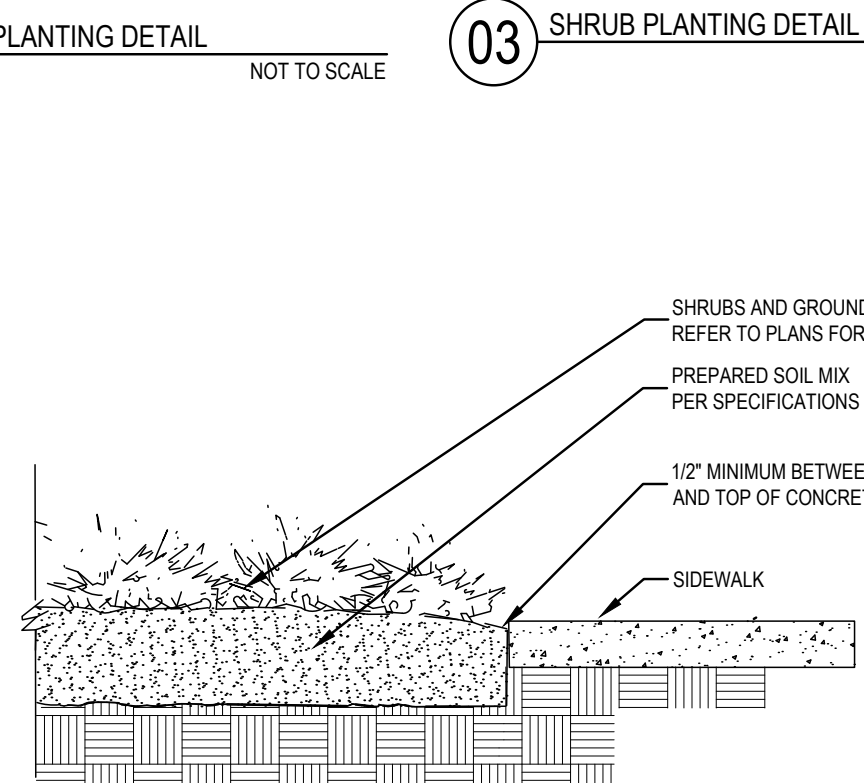
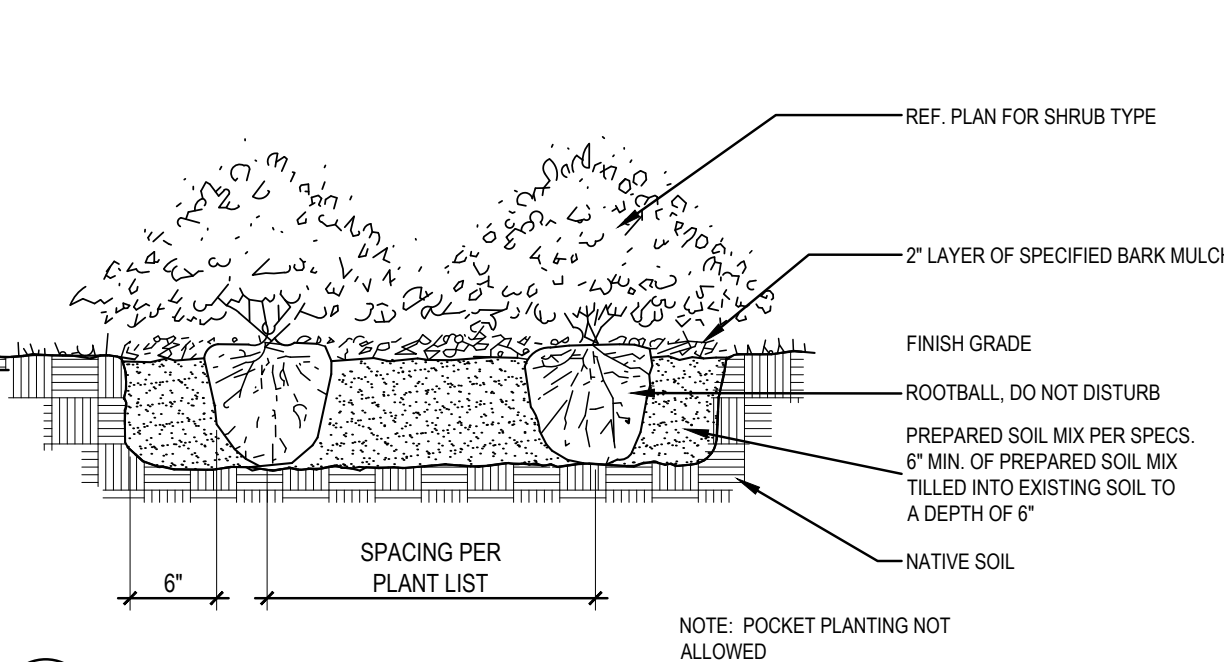
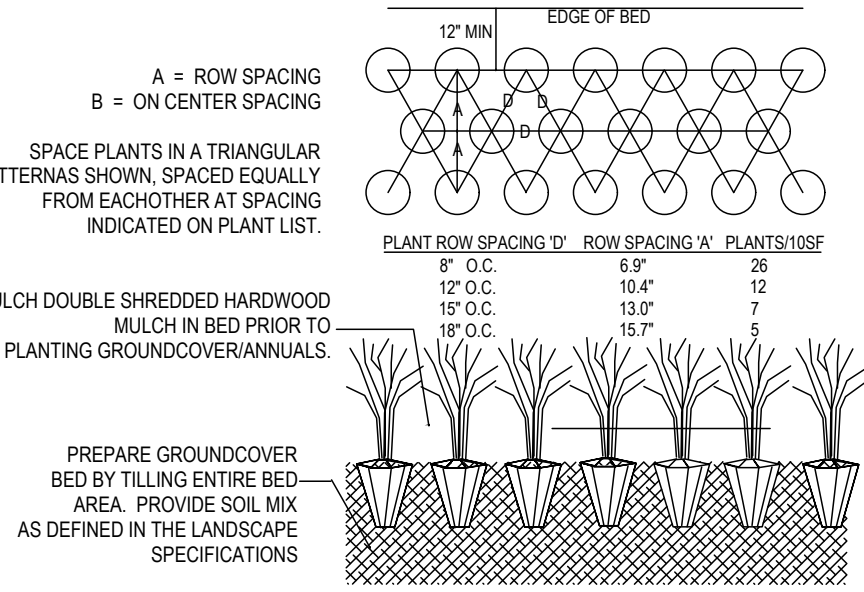
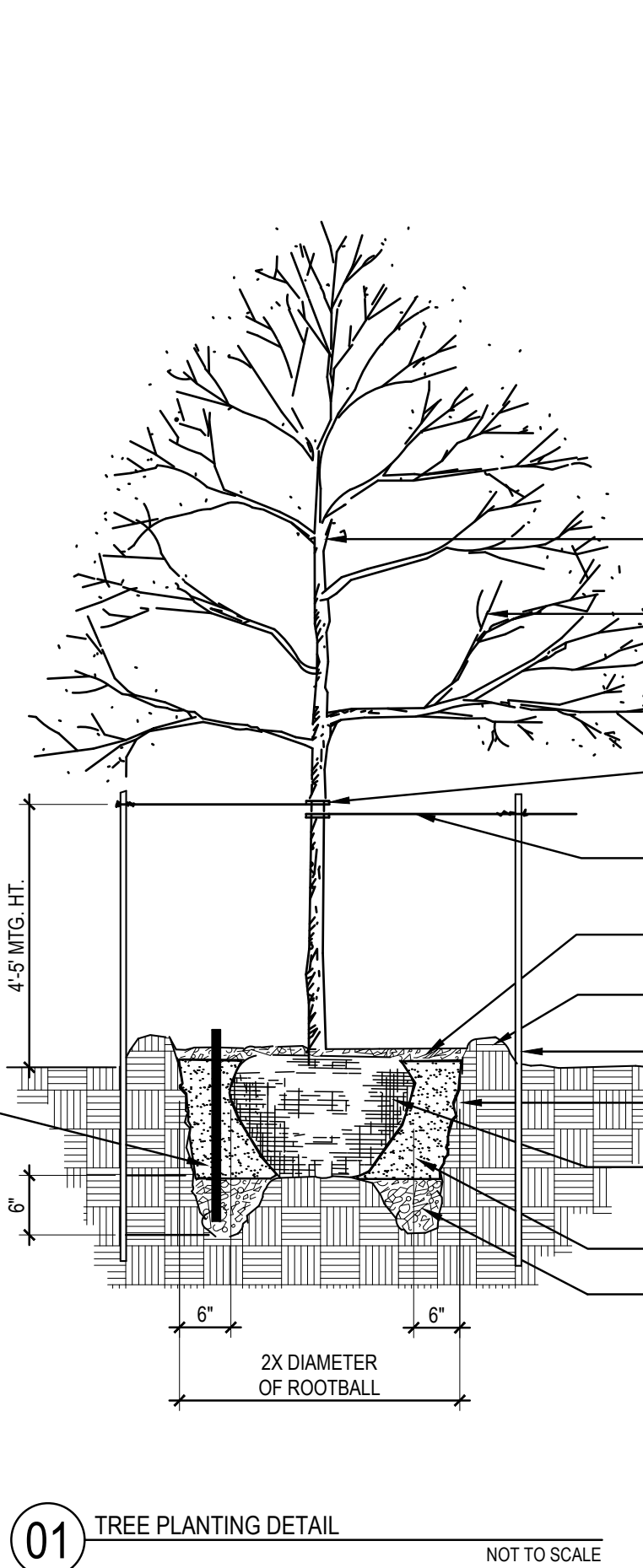
- Shrub and tree pits shall be no less than two (2") feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
- Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION



MEDICAL OFFICE DEVELOPMENT

200 GERAULT ROAD
FLOWER MOUND, TEXAS

ISSUE:
FOR APPROVAL 02.10.2020
FOR APPROVAL 03.30.2020
FOR APPROVAL 08.28.2020
FOR APPROVAL 09.01.2020

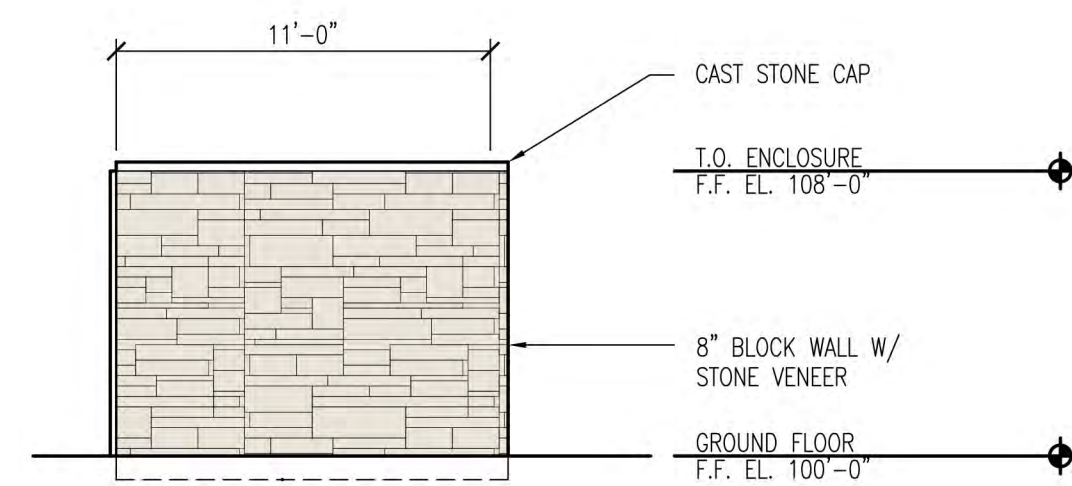
DATE:
09.01.2020

SHEET NAME:
LANDSCAPE SPECIFICATIONS

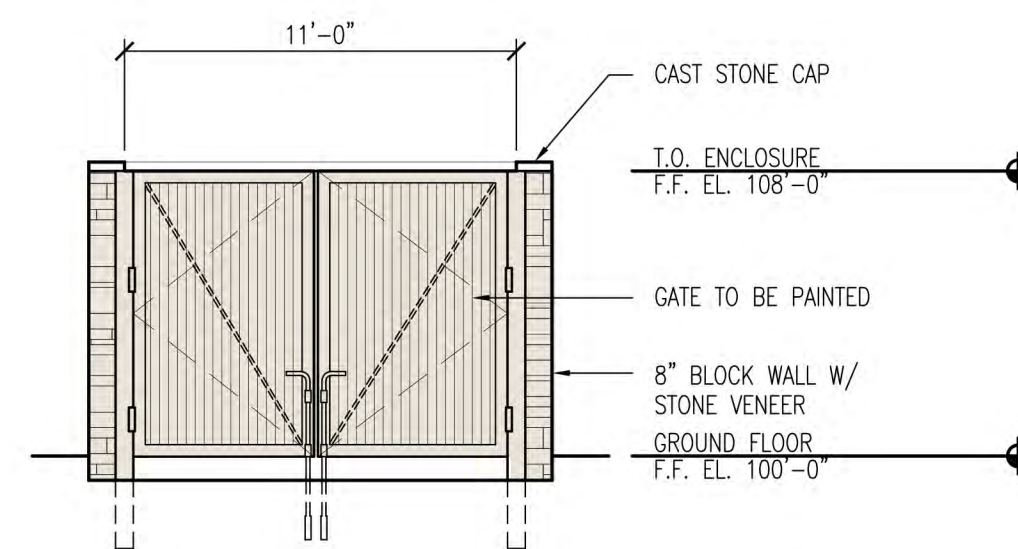
SHEET NUMBER:

L.2

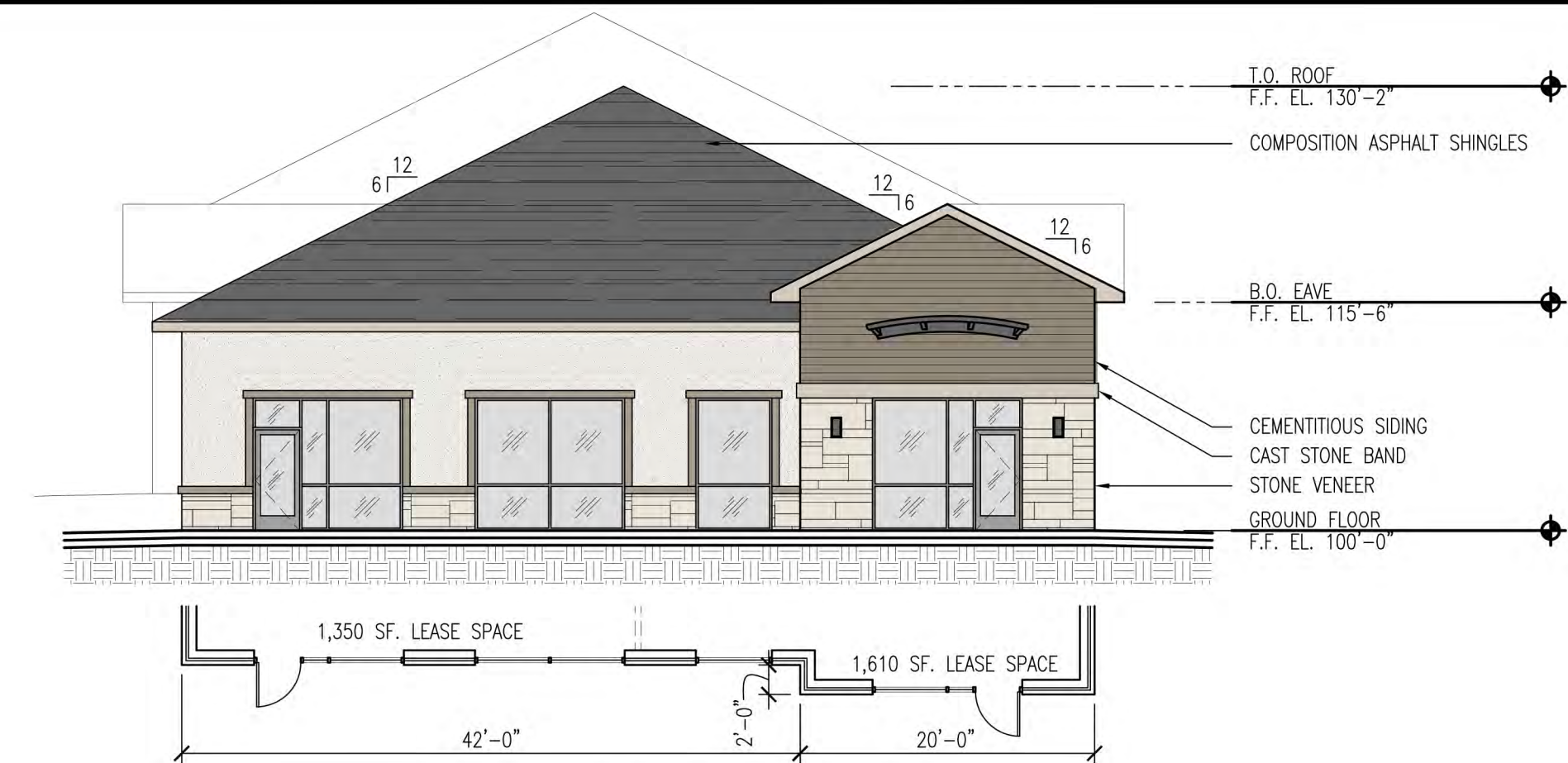
SOUTHGATE NEC
LOT 3 RETAIL BUILDING
GERAULT RD. & 2499
FLOWER MOUND, TEXAS



06 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



05 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 3/16" = 1'-0"



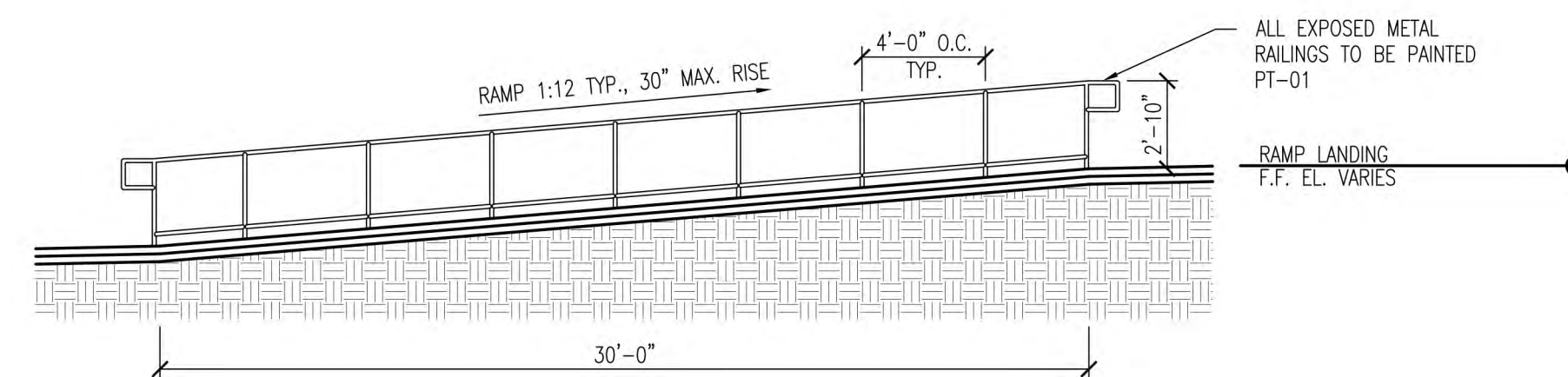
04 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



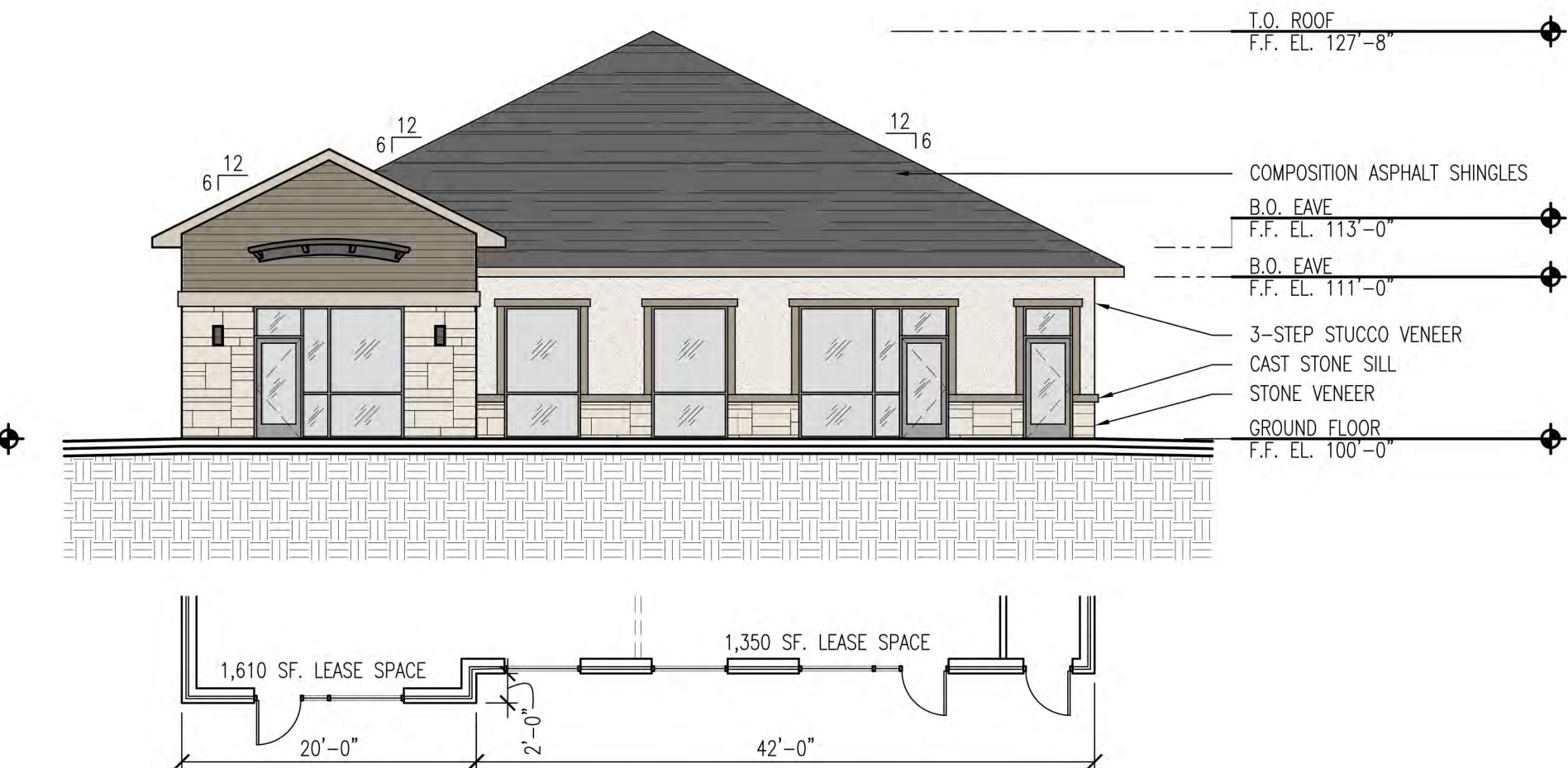
03 WEST ELEVATION - REAR
SCALE: 3/32" = 1'-0"

FINISH KEY			
MASONRY -		PAINT -	
FCB-01 - HORIZONTAL CEMENTITIOUS SIDING		PT-01 - PEPPERCORN (SW7674-236-C7)	
ST-01 - NATURAL STONE VENEER		ALUMINUM STOREFRONT SYSTEM -	
PCP-01 - PORTLAND CEMENT PLASTER		AMF-01 - CLEAR ANODIZED ALUMINUM	
CS-01 - ARCHITECTURAL CAST STONE		INSULATED GLAZING SYSTEM -	
GL-01 - 1" SYSTEM - PPG SOLARGRAY SOLARBAN			
ROOFING -			
CAS-01 - COMPOSITE ASPHALT SHINGLE ROOF			

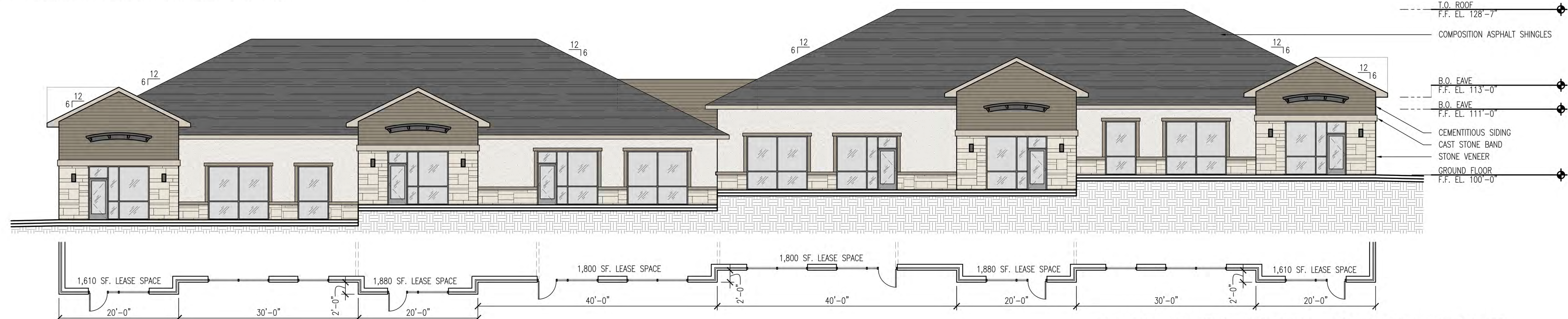
ELEVATION MATERIAL CALCULATION		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F. :	790 S.F.	945 S.F.	3,126 S.F.	2,863 S.F.
2.	FACADE S.F. (EXCLUDE DOORS/WINDOWS):	484 S.F.	625 S.F.	2,126 S.F.	2,029 S.F.
3.	DOORS AND WINDOWS S.F. :	306 S.F.	320 S.F.	1,000 S.F.	834 S.F.
4.	PRIMARY MASONRY TOTALS:	484 S.F. & 100%	625 S.F. & 100%	2,126 S.F. & 100%	2,029 S.F. & 100%
	FIBER CEMENT S.F.	128 S.F. & 26%	178 S.F. & 28%	611 S.F. & 29%	307 S.F. & 15%
	STONE S.F.	134 S.F. & 28%	176 S.F. & 28%	698 S.F. & 33%	824 S.F. & 41%
	STUCCO S.F.	222 S.F. & 46%	271 S.F. & 44%	817 S.F. & 38%	898 S.F. & 44%



07 RAILING ELEVATION (TYP.)
SCALE: 3/16" = 1'-0"



02 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



01 EAST ELEVATION - STOREFRONT
SCALE: 3/32" = 1'-0"

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INTERIM REVIEW DOCUMENTS
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Purposes.
This document is issued under the authority of Gary
McCalla, 12619 and 0101-0201.

REMARKS:

ISSUE DATE:

01 SEPTEMBER 2020

PROJECT NO.:

18103A

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.:

A4.01