



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

**OCTOBER 26, 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](http://www.flower-mound.com/AgendaCenter)  
.....

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](mailto: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. 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.

Please state your name and address when speaking. Speakers are limited to 3 minutes. A tone will sound at 30 seconds left and when time has expired.

**D. 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).

**E. DIRECTOR'S REPORT**

1. Coordination of Calendars

**F. 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 October 12, 2020: Consider approval of the minutes of the October 12, 2020, Planning and Zoning Commission Regular Session.
2. RC20-0006 – Heritage West: Consider a request for a Record Plat (RC20-0006 – Heritage West) to create a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.

#### **G. NON-DISCRETIONARY ITEMS**

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

3. *SP20-0018 – The Brokerage Addition*

Consider a request for a Site Plan (SP20-0018 – The Brokerage Addition) to develop an addition to an existing office building. The property is generally located east of Stone Hill Farms Parkway and north of Stone Bend Lane.

#### **H. REGULAR ITEMS**

**This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted next to the item on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.**

4. *SP20-0016 – River Walk Chapel*

Consider a request for a Site Plan (SP20-0016 – River Walk Chapel) to amend the previously approved elevations to eliminate stained glass windows. The property is generally located north of 1<sup>st</sup> Avenue and east of River Walk Drive.

5. *LDR20-0004 – Nonconforming Uses*

*Public Hearing*

Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0004 – Nonconforming Uses) by amending Chapter 78 entitled "Administration," of the Town's Code of Ordinances to update the definitions and processes related to nonconformities within the Town of Flower Mound, as well as to update the standards for submitting appeals to the Board of Adjustment, in order to comply with new state requirements.

#### **I. ADJOURNMENT – REGULAR SESSION**

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 22, 2020, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

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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**

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**DATE:** October 26, 2020

**FROM:** LauriAnn Cash, Development Services Executive Assistant

**ITEM:** Consider approval of the minutes of the October 12, 2020, Planning and Zoning Commission Regular Session.

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#### **I. BACKGROUND INFORMATION**

The Planning and Zoning Commission held a regular meeting on October 12, 2020.

#### **II. ATTACHMENTS**

1. Draft Minutes

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF OCTOBER 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 |
| Donald Gilmore     | Commissioner, Place 6 |
| Tim Fink           | Commissioner, Place 7 |
| Robert Cox         | Commissioner, Place 8 |
| Janvier Werner     | 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 |
| Poornima Kashyap | Principal Planner                 |
| LauriAnn Cash    | Executive Assistant               |

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. ELECTION OF OFFICERS**

**1. Chair**

Commissioner Ruthrauff nominated Commissioner Johnson to continue the role as Planning & Zoning Commission Chair. Commissioner Rawson seconded the nomination.

**Commission deliberation**

Commissioner Johnson withdrew his name from nomination. Commissioner Ruthrauff withdrew his nomination for Commissioner Johnson to continue the role as the Planning & Zoning Commission Chair. Commissioner Rawson removed his second.

Commissioner Johnson nominated Commissioner Ruthrauff for Chair. Commissioner Rawson seconded the motion.

## **VOTE ON THE NOMINATION**

**AYES:** Schiestel, Rawson, Del Vecchio, Gilmore, Fink, Ruthrauff, Johnson

**NAYS:** None

**The nomination passed with a vote of 7 to 0.**

## **2. Vice-Chair**

Commissioner Ruthrauff nominated Commissioner Rawson for Vice-Chair.  
Commissioner Johnson seconded the motion.

## **VOTE ON THE NOMINATION**

**AYES:** Johnson, Ruthrauff, Fink, Gilmore, Del Vecchio, Rawson, Schiestel

**NAYS:** None

**The nomination passed with a vote of 7 to 0.**

*At 6:45 P.M. the Planning & Zoning Commission took a short recess.*

*At 6:51 P.M. the Planning & Zoning Commission resumed the Regular Meeting.*

## **D. PUBLIC COMMENT**

Paul Stone, 4100 Broadway Avenue, Flower Mound

## **E. FUTURE AGENDA ITEMS**

1. Commissioner Cox asked for an update regarding Specific Use Permits and uses. Lexin Murphy, Director of Planning Services, said that Town Council has elected to have a work session in November on the current list of uses within the Town's zoning ordinance and to look at additional uses that should be defined, where they should be allowed, or any restrictions placed on them.
2. Commissioner Johnson asked if there was any information for the October 15, 2020 joint work session with Town Council. Lexin Murphy, Director of Planning Services, said that there was a memo attached to the agenda packet that was posted for the meeting.
3. Chair Ruthrauff would like to look into signage for future developments under construction that would allow the public to know who to contact if there is an issue. Chair Ruthrauff suggested having a sign to include both the Town Staff and developer contact information.

## **F. DIRECTOR'S REPORT**

1. Coordination of Calendars

## **G. CONSENT ITEMS**

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

#### **Commission Deliberation**

Commissioner Del Vecchio moved to approve the minutes of September 28, 2020. Vice-Chair Rawson seconded the motion.

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

**AYES:** Schiestel, Johnson, Del Vecchio, Gilmore, Fink, Rawson

**NAYS:** None

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

#### **H. NON-DISCRETIONARY ITEMS**

2. 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.

#### **Staff Presentation**

Poornima Kashyap, Principal Planner

#### **Applicant Presentation**

Kiew Kam, Triangle Engineering; present for questions, no presentation

#### **Commission Deliberation**

Commissioner Johnson moved to approve RP20-0001 – Southgate Commercial Northeast Tract, as presented. Commissioner Schiestel seconded the motion.

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

**AYES:** Rawson, Fink, Gilmore, Del Vecchio, Johnson, Schiestel

**NAYS:** None

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

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.

#### **Staff Presentation**

Poornima Kashyap, Principal Planner

## **Applicant Presentation**

Kiew Kam, Triangle Engineering; present for questions, no presentation

## **Commission Deliberation**

Commissioner Del Vecchio moved to approve SP20-0002 – Southgate NEC, Lot 3, as presented. Commissioner Schiestel seconded the motion.

## **VOTE ON THE MOTION**

**AYES:** Schiestel, Johnson, Del Vecchio, Gilmore, Fink, Rawson

**NAYS:** None

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

### **I. ADJOURNMENT – REGULAR SESSION 7:29 P.M.**

#### **i. CALL TO ORDER – WORK SESSION: 7:30 P.M.**

- a. Discussion of LDR20-0004 – Nonconforming Uses
  - Staff Presentation: Lexin Murphy, Director of Planning Services

*The work session was closed at 8:31 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**

### **CONSENT ITEM**

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**DATE:** October 26, 2020

**FROM:** Poornima Kashyap, Principal Planner

**ITEM:** **Consider a request for a Record Plat (RC20-0006 – Heritage West) to create a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.**

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#### **I. ITEM SUMMARY**

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

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

#### **II. APPLICATION ANALYSIS**

The purpose of this application is to create 30 buildable, single-family residential lots with a minimum lot size of 10,000 square feet. The proposed single-family residential lots are in conformance with the underlying Single-Family District-10 (SF-10) standards. The site contains approximately 12.699 acres.

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 plat depicts all required easements and setbacks. The landscape plan also depicts required landscape buffers and associated open space lots (x-lots).

The proposed record plat is consistent with the development plan (DP19-0007) approved by the Town Council on May 18, 2020.

#### **III. PARKS Board**

The Parks Board recommended a combination of park land dedication and fees in lieu of dedication for this project, as well as a reduction in the amount of park development fees due, in exchange for the developer's proposal to construct additional off-site trail installation connecting Shadow Ridge Park to the Magnolia Court residential development. This agreement is pending the Town's ability to obtain the required off-site easements from affected property owners. This is something staff is still working toward. If the easements are obtained, staff will bring forward a DA outlining these parameters for Town Council's consideration.

If off-site easements cannot be obtained to support the construction of the off-site trail, the developer will be required to pay the entire amount due in lieu of the park land dedication and park development fees.

#### **IV. ATTACHMENTS**

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

1. Vicinity Map
2. Letter of Intent

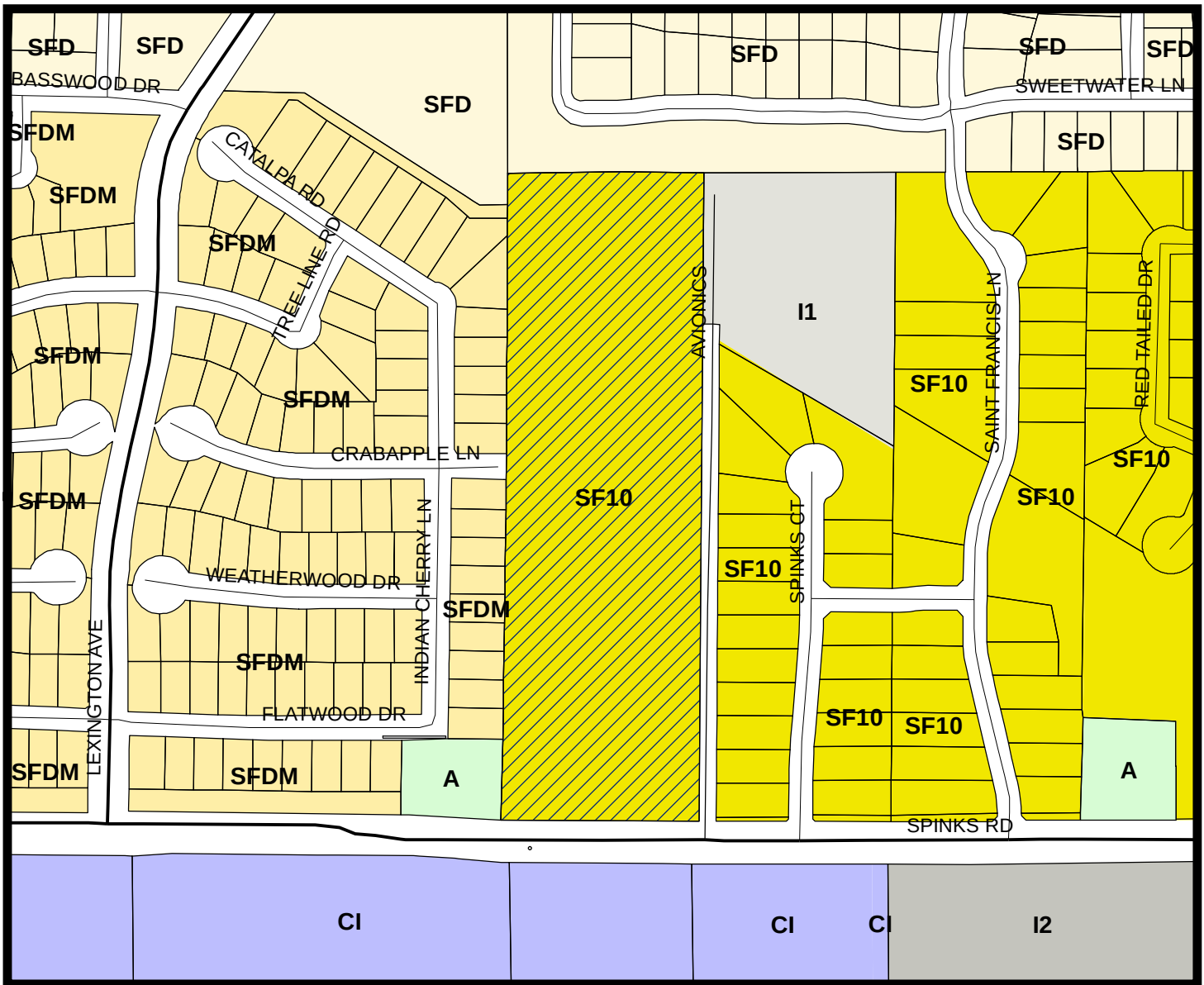
##### **B. Application Details**

1. Record Plat Package

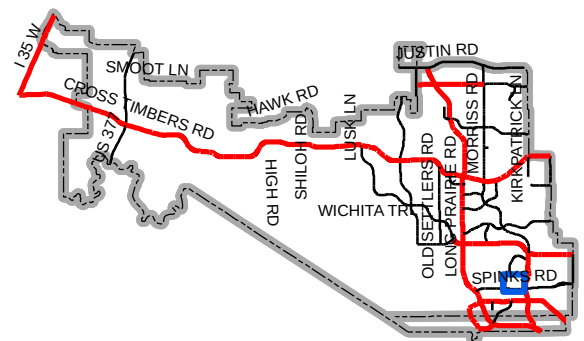
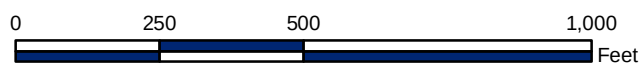
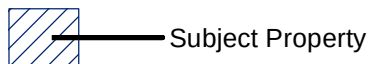
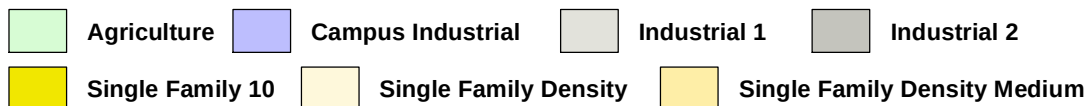


# Vicinity Map

Reference Project: RC20-0006



## LEGEND



Map Location





August 31, 2020

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

**RE: Heritage West  
Record Plat  
Letter of Intent**

Ms. Kashyap:

On behalf of Toll Brothers Inc., please accept our Record Plat application. The existing use on the property is a single-family residence. A development plan and a rezoning of the property from Agricultural to SF-10 was approved by Town Council on May 18, 2020. This project is approximately 12.7 acres, will consist of 30 residential lots and 6 open spaces, and shall be developed in one phase.

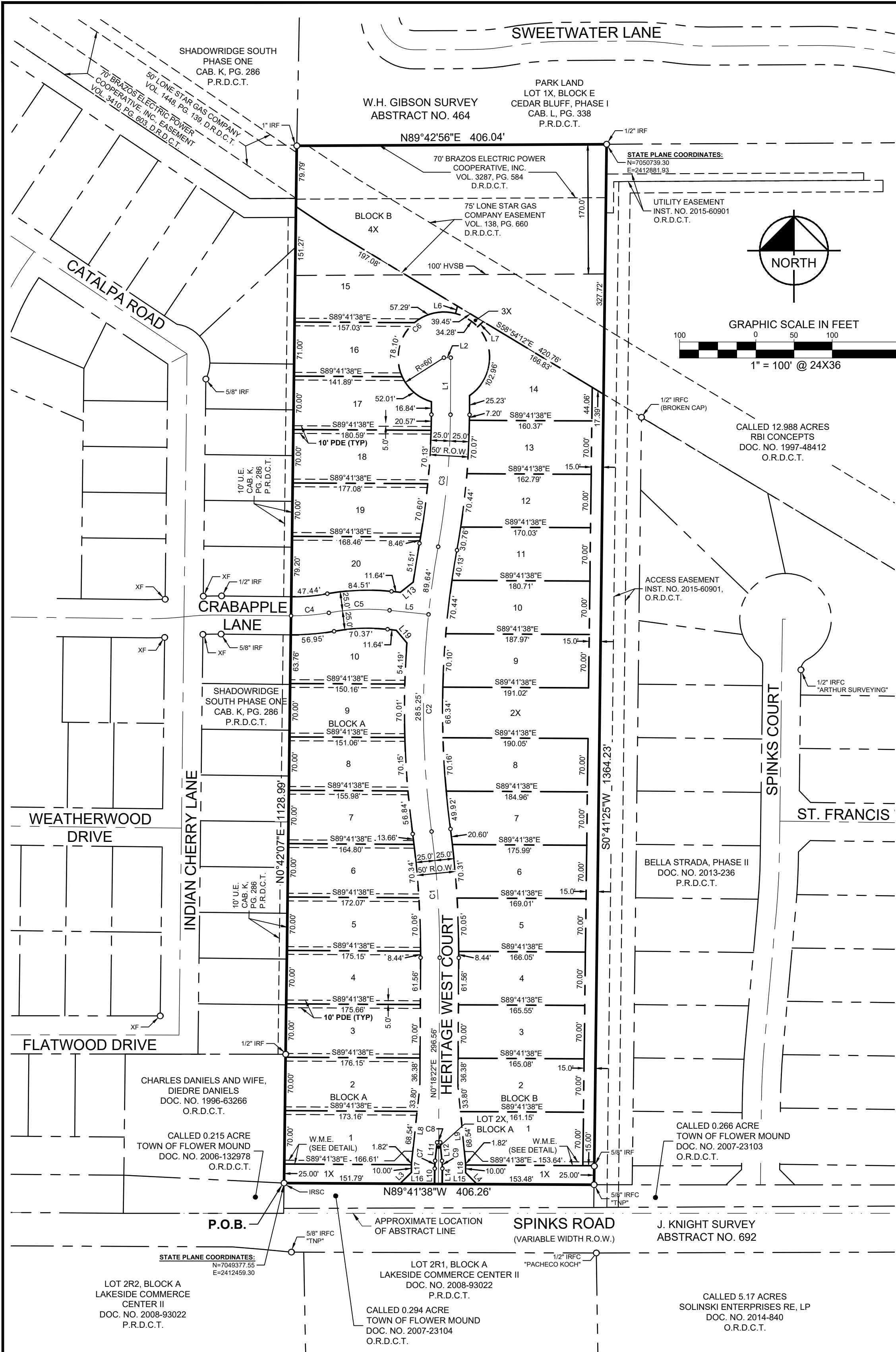
As a part of Heritage West's development, the existing overhead lines along the development's west property line shall be relocated underground and placed in a conduit system within the Heritage West Court roadway system.

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

Sincerely,

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

J. Casey Ross, P.E., CFM



OWNERS' CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF FRISCO §

WHEREAS TOLL SOUTHWEST, LLC, is the owners of 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 Special Warranty Deed, to Toll Southwest, LLC, as recorded in Document No. 2020-127993 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 average ground level 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°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 Town of Flower Mound, as recorded in Document No. 2007-23103 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.

**AVIGATION EASEMENT AND RELEASE**  
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 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, by, 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.

EXECUTED at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Texas

My commission expires: \_\_\_\_\_

LEGEND

|            |                                          |        |                           |
|------------|------------------------------------------|--------|---------------------------|
| IRF        | IRON ROD FOUND                           | XF     | "X" CUT IN CONCRETE FOUND |
| IRSC       | 5/8" IRON ROD W/ "KHA" CAP SET           | P.O.B. | POINT OF BEGINNING        |
| IRFC       | IRON ROD WITH CAP FOUND                  | W.M.E. | WALL MAINTENANCE EASEMENT |
| D.R.D.C.T. | DEED RECORDS OF DENTON COUNTY, TEXAS     |        |                           |
| O.R.D.C.T. | OFFICIAL RECORDS OF DENTON COUNTY, TEXAS |        |                           |
| P.R.D.C.T. | PLAT RECORDS OF DENTON COUNTY, TEXAS     |        |                           |
| HVSB       | HIGH VOLTAGE SET BACK                    |        |                           |
| SB         | BUILDING SETBACK                         |        |                           |

LINE TYPE LEGEND

|     |               |
|-----|---------------|
| --- | BOUNDARY LINE |
| --- | BUILDING LINE |
| --- | EASEMENT LINE |

LOT AND BLOCK ANALYSIS TABLE:

|                          |           |
|--------------------------|-----------|
| SMALLEST RESIDENTIAL LOT | 10,004 SF |
| LARGEST RESIDENTIAL LOT  | 17,609 SF |
| AVERAGE RESIDENTIAL LOT  | 12,038 SF |
| RESIDENTIAL LOTS         | 30        |
| X-LOTS                   | 6         |
| TOTAL LOTS               | 36        |

NOTES:

- ACCORDING TO MAP NO. 4812C00545G AND 4812C0089G, DATED APRIL 19, 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 (+202), 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 0.99984949.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- X-LOTS ARE UNBUILDABLE AND WILL BE OWNED AND MAINTAINED BY AN HOA.
- LOT 2X, BLOCK B IS A PRIVATE DRAINAGE EASEMENT.
- PERPETUAL MAINTENANCE OF THE 8" TRAIL SHALL BE THE RESPONSIBILITY OF THE HOA.
- ALL LOTS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TOWNS 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.
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR OTHER PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**THAT, TOLL SOUTHWEST, LLC,** do hereby adopt this plat designating the hereinabove described property as **HERITAGE WEST**, an Addition to the Town of Flower Mound, Denton County, Texas.

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

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

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

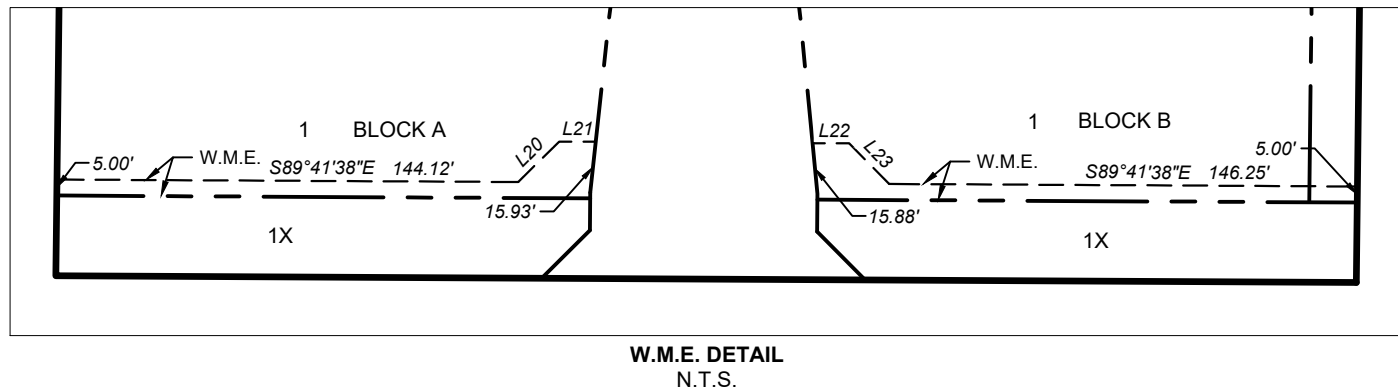
Toll Southwest, LLC

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 and officer 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, State of Texas



| LOT NO.        | ACRES | SQ. FT. |
|----------------|-------|---------|
| BLOCK A LOT 1  | 0.273 | 11,886  |
| BLOCK A LOT 1X | 0.093 | 4,055   |
| BLOCK A LOT 2  | 0.282 | 12,289  |
| BLOCK A LOT 2X | 0.111 | 4,861   |
| BLOCK A LOT 3  | 0.283 | 12,313  |
| BLOCK A LOT 4  | 0.282 | 12,279  |
| BLOCK A LOT 5  | 0.280 | 12,177  |
| BLOCK A LOT 6  | 0.271 | 11,815  |
| BLOCK A LOT 7  | 0.257 | 11,208  |
| BLOCK A LOT 8  | 0.246 | 10,723  |
| BLOCK A LOT 9  | 0.241 | 10,519  |
| BLOCK A LOT 10 | 0.238 | 10,367  |
| BLOCK B LOT 1  | 0.253 | 11,011  |
| BLOCK B LOT 1X | 0.094 | 4,102   |
| BLOCK B LOT 2  | 0.264 | 11,481  |
| BLOCK B LOT 2X | 0.640 | 27,899  |
| BLOCK B LOT 3  | 0.266 | 11,572  |
| BLOCK B LOT 3X | 0.007 | 296     |

| LOT NO.        | ACRES | SQ. FT. |
|----------------|-------|---------|
| BLOCK B LOT 4  | 0.266 | 11,605  |
| BLOCK B LOT 4X | 1.911 | 83,224  |
| BLOCK B LOT 5  | 0.269 | 11,704  |
| BLOCK B LOT 6  | 0.277 | 12,051  |
| BLOCK B LOT 7  | 0.290 | 12,648  |
| BLOCK B LOT 8  | 0.302 | 13,150  |
| BLOCK B LOT 9  | 0.305 | 13,289  |
| BLOCK B LOT 10 | 0.297 | 12,929  |
| BLOCK B LOT 11 | 0.282 | 12,270  |
| BLOCK B LOT 12 | 0.267 | 11,629  |
| BLOCK B LOT 13 | 0.259 | 11,282  |
| BLOCK B LOT 14 | 0.294 | 12,819  |
| BLOCK B LOT 15 | 0.404 | 17,609  |
| BLOCK B LOT 16 | 0.230 | 10,004  |
| BLOCK B LOT 17 | 0.271 | 11,824  |
| BLOCK B LOT 18 | 0.288 | 12,548  |
| BLOCK B LOT 19 | 0.278 | 12,124  |
| BLOCK B LOT 20 | 0.272 | 11,853  |

| CURVE TABLE |            |          |         |               |         |  |
|-------------|------------|----------|---------|---------------|---------|--|
| CURVE 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' | S01°19'56"W   | 373.37' |  |
| C3          | 9°58'34"   | 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'  | S87°40'30"W   | 79.65'  |  |
| C6          | 31°00'05"  | 60.00'   | 324.65' | S80°46'48"W   | 50.70'  |  |
| C7          | 5°53'20"   | 100.00'  | 10.28'  | S03°15'02"W   | 10.27'  |  |
| C8          | 168°13'21" | 2.00'    | 5.87'   | N89°41'38"W   | 3.98'   |  |
| C9          | 5°53'20"   | 100.00'  | 10.28'  | N02°38'18"W   | 10.27'  |  |

| LINE TABLE |             |         | LINE TABLE |             |        |
|------------|-------------|---------|------------|-------------|--------|
| NO.        | BEARING     | LENGTH  | N11        | BEARING     | LENGTH |
| L1         | N00°18'22"E | 74.66'  | L11        | S06°11'41"W | 24.20' |
| L2         | N89°41'38"W | 9.00'   | L12        | N05°34'58"W | 24.20' |
| L3         | S45°18'22"W | 21.21'  | L13        | S51°45'44"W | 21.49' |
| L4         | S44°41'38"E | 21.21'  | L14        | N00°18'22"E | 20.11' |
| L5         | N83°59'53"W | 51.28'  | L15        | S89°41'38"E | 45.50' |
| L6         | S14°43'41"W | 10.00'  | L16        | S89°41'38"E | 45.50' |
| L7         | N47°27'56"E | 10.00'  | L17        | N00°18'22"E | 11.82' |
| L8         | N06°11'41"E | 102.34' | L18        | N00°18'22"E | 11.82' |
| L9         | N05°34'58"W | 102.34' | L19        | S39°45'30"E | 21.49' |
| L10        | S00°18'22"W | 20.11'  |            |             |        |

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Sylviana Gunawan  
Registered Professional Land Surveyor No. 6461  
Kinley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Phone 972-335-3580

**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

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer 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, State of Texas

Approved:  
**TOWN OF FLOWER MOUND  
PLANNING AND ZONING COMMISSION**

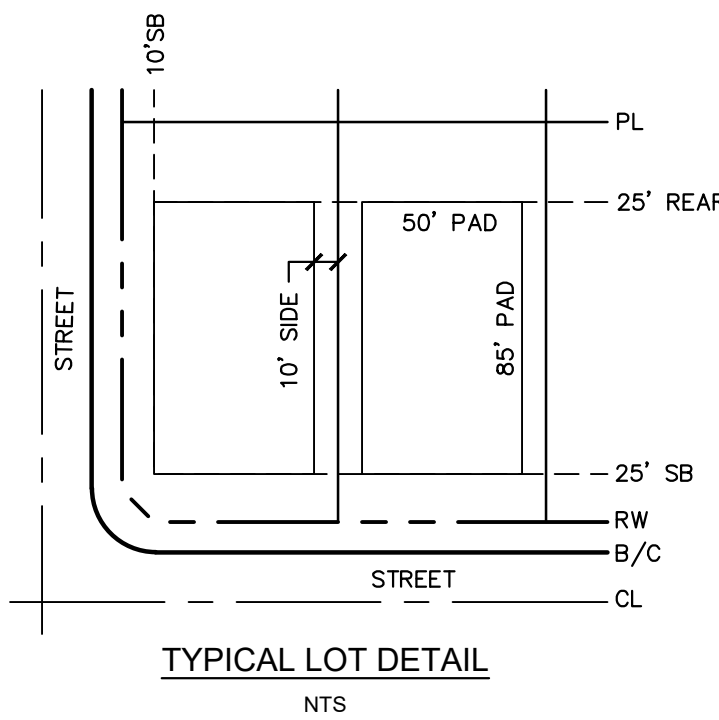
Brad Ruthrauff, Chairman  
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services  
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary  
Town of Flower Mound



RECORD PLAT

OF  
**HERITAGE WEST**  
LOTS 1X AND 2X, 1-10, BLOCK A AND  
LOTS 1X-4X, 1-20, BLOCK B

BEING 12.699 ACRES SITUATED IN  
W.H. GIBSON SURVEY, ABSTRACT NO. 464  
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS  
SEPT. 2020

**Kimley»Horn**

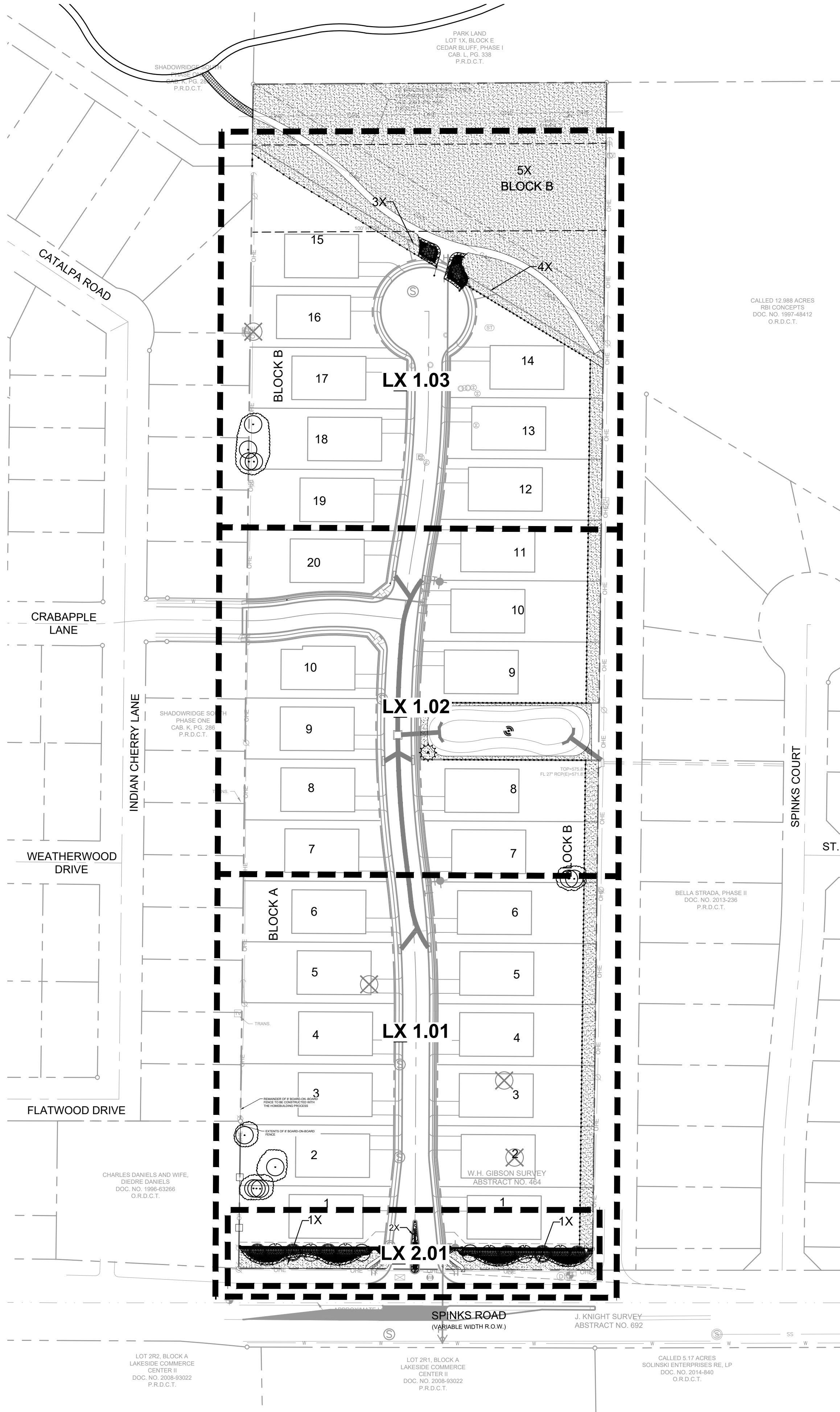
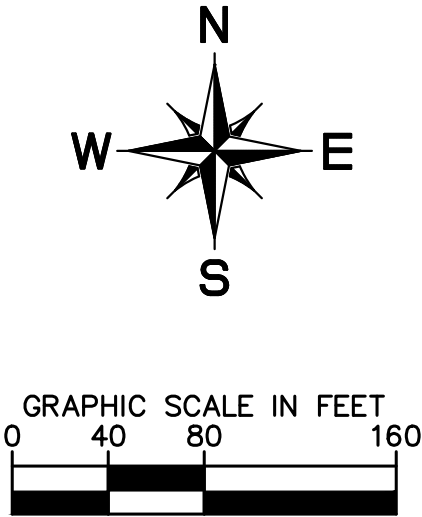
|                                                       |                          |                                                   |
|-------------------------------------------------------|--------------------------|---------------------------------------------------|
| 6160 Warren Parkway, Suite 210<br>Frisco, Texas 75034 | FIRM # 10193822          | Tel. No. (972) 335-3580<br>Fax No. (972) 335-3779 |
| Scale<br>1" = 100'                                    | Drawn by<br>SG           | Checked by<br>KHA                                 |
| Date<br>SEPT. 2020                                    | Project No.<br>068109041 | Sheet No.<br>1 OF 1                               |

DEVELOPER / OWNER:  
Toll Brothers, Inc.  
2555 SW Grapevine Parkway,  
Suite 100  
Grapevine, TX 76031  
Contact: Mike Boswell

ENGINEER / SURVEYOR:  
Kinley-Horn and Associates  
6160 Warren Parkway, Suite 210  
Frisco, TX 75035  
P (972) 335-3580  
Contact: J. Casey Ross, P.E.



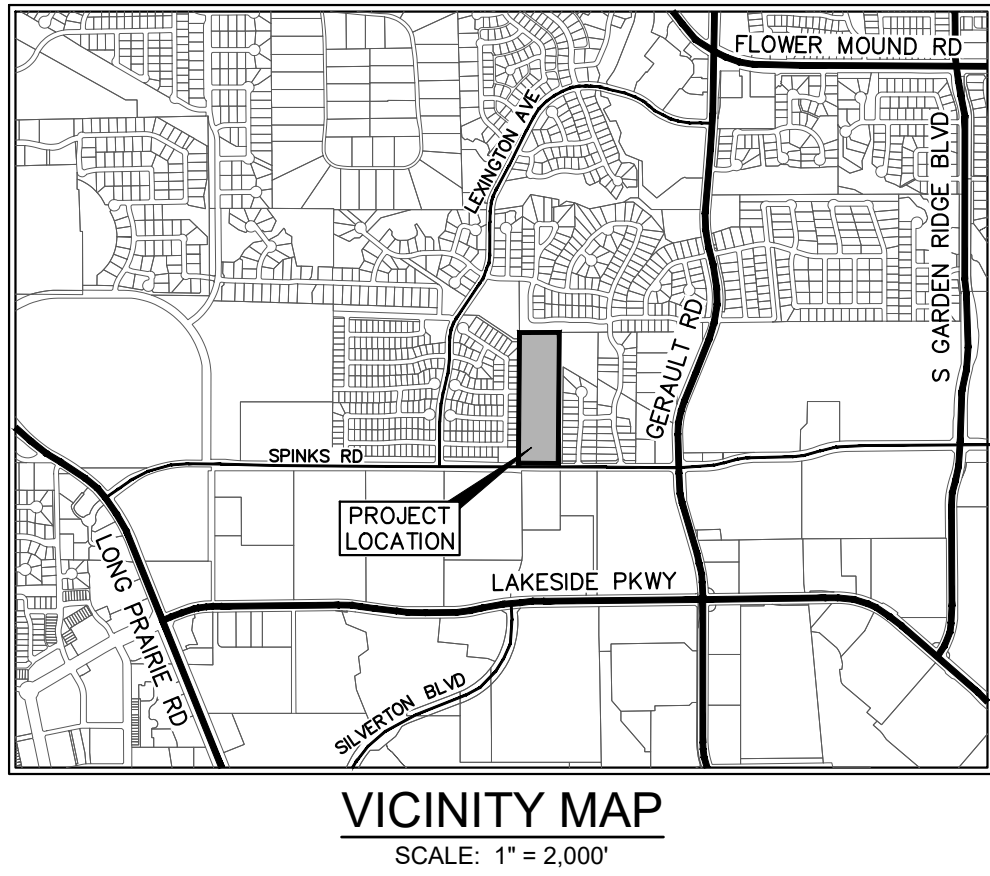
Plotted By:Robirds, Marie Date:October 19, 2020 09:43:23am File Path:K:\FRI\_Civil\068625015-Smith Tract - Tol\landscape\DESIGN\01 Permit-Codes\PlanSheet\LC 1.01.dwg  
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LEGEND

TREE TO REMAIN

TREE TO BE REMOVED



HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER  
LC 1.02

OVERALL SITE PLAN

KHA PROJECT  
068625015

DATE  
JULY 2020

SCALE: AS SHOWN

DESIGNED BY: MER

DRAWN BY: MER

CHECKED BY: MER

FOR REVIEW ONLY  
Not for construction or permit purposes.

Kimley»Horn

P.L.A. MARIE E. ROBBINS  
L.A. No. 3589 Date 10/19/2020

Kimley»Horn

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
PHONE: 972-335-3580  
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

REVISIONS

DATE

BY







Plotted By:RobRds, Marie Date:October 19, 2020 09:44:40am File Path:K:\VRI\GVA\068625015-Smith Tract - Tol\landscape\DESIGN\01 Permit-Code\PlotSheet\LT 1.01.dwg

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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 | 1      |                           |
| 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 | 1      |                         | 2000 | 9.7  | gum bumelia      | Sideroxylon lanuginosum | Healthy     | Multi      | YES       | REMAIN | 1      |                           |
| 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 |        |                         | 2006 | 9.1  | mesquite         | Prosopis glandulosa     | Healthy     | Forked     | NO        | REMAIN |        |                           |
| 1812  | 13.3 | hackberry        | Celtis laevigata     | Declining   | Single     | NO        | REMOVE |        |                         | 1908  | 20.9 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2007 | 9.4  | hackberry        | Celtis laevigata        | Healthy     | Single     | NO        | REMAIN |        |                           |
| 1813  | 10.3 | Osage-orange     | Maclura pomifera     | Declining   | Multi      | NO        | REMOVE |        |                         | 1909  | 7.5  | eastern redcedar | Juniperus virginiana | Healthy     | Single     | NO        | REMOVE |        |                         | 2008 | 10.1 | 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 |        |                         | 2009 | 16.1 | hackberry        | Celtis laevigata        | Healthy     | Multi      | NO        | REMAIN |        |                           |
| 1815  | 14.7 | Osage-orange     | Maclura pomifera     | Declining   | Multi      | NO        | REMOVE |        |                         | 1911  | 15.8 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2010 | 17.2 | mesquite         | Prosopis glandulosa     | Declining   | Forked     | NO        | REMOVE |        |                           |
| 1816A | 5.5  | Cedar Elm        | Ulmus crassifolia    | Healthy     | Multi      | YES       | REMAIN | 1      |                         | 1912  | 8.6  | eastern redcedar | Juniperus virginiana | Healthy     | Forked     | NO        | REMOVE |        |                         | 2011 | 6.3  | Chinese elm      | Ulmus parvifolia        | Healthy     | Multi      | NO        | REMAIN |        |                           |
| 1816B | 5.5  | Cedar Elm        | Ulmus crassifolia    | Healthy     | Multi      | YES       | REMAIN | 1      |                         | 1913  | 18.3 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2012 | 30.7 | mesquite         | Prosopis glandulosa     | Healthy     | Multi      | NO        | REMOVE |        |                           |
| 1816C | 5.5  | Cedar Elm        | Ulmus crassifolia    | Healthy     | Multi      | YES       | REMAIN | 1      |                         | 1914  | 10.1 | eastern redcedar | Juniperus virginiana | Healthy     | Forked     | NO        | REMOVE |        |                         | 2013 | 22.7 | mesquite         | Prosopis glandulosa     | Declining   | Multi      | NO        | REMOVE |        |                           |
| 1817  | 20.7 | mesquite         | Prosopis glandulosa  | Healthy     | Forked     | NO        | REMAIN |        |                         | 1915  | 9.4  | hackberry        | Celtis laevigata     | Healthy     | Single     | NO        | REMOVE |        |                         | 2014 | 19.8 | mesquite         | Prosopis glandulosa     | Healthy     | Multi      | NO        | REMOVE |        |                           |
| 1818  | 8.3  | hackberry        | Celtis laevigata     | Healthy     | Forked     | NO        | REMAIN |        |                         | 1916  | 6.5  | eastern redcedar | Juniperus virginiana | Healthy     | Single     | NO        | REMOVE |        |                         | 2015 | 14.9 | mesquite         | Prosopis glandulosa     | Healthy     | Forked     | NO        | REMAIN |        |                           |
| 1819  | 10.7 | hackberry        | Celtis laevigata     | Healthy     | Single     | NO        | REMAIN |        |                         | 1917  | 17.6 | mesquite         | Prosopis glandulosa  | Declining   | Multi      | NO        | REMOVE |        |                         | 2016 | 9    | hackberry        | Celtis laevigata        | Healthy     | Single     | NO        | REMAIN |        |                           |
| 1820  | 10.6 | mesquite         | Prosopis glandulosa  | Declining   | Forked     | NO        | REMOVE |        |                         | 1918  | 20.8 | Osage-orange     | Maclura pomifera     | Healthy     | Multi      | NO        | REMOVE |        |                         | 2017 | 7.8  | 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 |        |                         | 2018 | 15.9 | hackberry        | Celtis laevigata        | Declining   | Single     | NO        | REMOVE |        |                           |
| 1822  | 12.1 | American elm     | Ulmus americana      | Healthy     | Single     | YES       | REMAIN | 1      |                         | 1920  | 7.4  | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2019 | 6.2  | 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 |        |                         | 2020 | 11.6 | gum bumelia      | Sideroxylon lanuginosum | Declining   | Multi      | YES       | REMOVE |        | N/A - DECLINING CONDITION |
| 1824  | 11.8 | mesquite         | Prosopis glandulosa  | Declining   | Forked     | NO        | REMOVE |        |                         | 1922  | 13.3 | mesquite         | Prosopis glandulosa  | Healthy     | Forked     | NO        | REMOVE |        |                         | 2021 | 6.9  | eastern redcedar | Juniperus virginiana    | Declining   | Single     | NO        | REMOVE |        |                           |
| 1825  | 14.6 | American elm     | Ulmus americana      | Healthy     | Forked     | YES       | REMAIN | 1      |                         | 1923  | 14.5 | Osage-orange     | Maclura pomifera     | Healthy     | Forked     | NO        | REMOVE |        |                         | 2022 | 8.7  | eastern redcedar | Juniperus virginiana    | Healthy     | Single     | NO        | REMAIN |        |                           |
| 1826  | 10.3 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 1924  | 19.5 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2023 | 9.4  | eastern redcedar | Juniperus virginiana    | Healthy     | Forked     | NO        | REMAIN |        |                           |
| 1827  | 19.8 | mesquite         | Prosopis glandulosa  | Declining   | Multi      | NO        | REMOVE |        |                         | 1925  | 16.8 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2024 | 6.8  | hackberry        | Celtis laevigata        | Healthy     | Single     | NO        | REMAIN |        |                           |
| 1828  | 19.9 | mesquite         | Prosopis glandulosa  | Declining   | Forked     | NO        | REMOVE |        |                         | 1926  | 16.1 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2025 | 17.2 | hackberry        | Celtis laevigata        | Healthy     | Forked     | NO        | REMAIN |        |                           |
| 1829  | 13.5 | mesquite         | Prosopis glandulosa  | Declining   | Forked     | NO        | REMOVE |        |                         | 1927  | 10.8 | eastern redcedar | Juniperus virginiana | Hazard      | Forked     | NO        | REMOVE |        |                         | 2026 | 9.8  | hackberry        | Celtis laevigata        | Healthy     | Single     | NO        | REMAIN |        |                           |
| 1830  | 9    | eastern redcedar | Juniperus virginiana | Healthy     | Forked     | NO        | REMOVE |        |                         | 1928  | 16.9 | mesquite         | Prosopis glandulosa  | Healthy     | Forked     | NO        | REMOVE |        |                         | 2027 | 12.1 | mesquite         | Prosopis glandulosa     | Healthy     | Forked     | NO        | REMAIN |        |                           |
| 1831  | 9.1  | eastern redcedar | Juniperus virginiana | Healthy     | Single     | NO        | REMOVE |        |                         | 1929  | 12.1 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2028 | 35.6 | mesquite         | Prosopis glandulosa     | Declining   | Multi      | NO        | REMOVE |        |                           |
| 1832  | 12.1 | eastern redcedar | Juniperus virginiana | Healthy     | Single     | NO        | REMOVE |        |                         | 1930  | 19.2 | mesquite         | Prosopis glandulosa  | Declining   | Multi      | NO        | REMOVE |        |                         | 2029 | 10.2 | hackberry        | Celtis laevigata        | Healthy     | Single     | NO        | REMAIN |        |                           |
| 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 |        |                         | 2030 | 7.5  | 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 |        |                         | 2031 | 13.2 | hackberry        | Celtis laevigata        | Healthy     | Forked     | NO        | REMAIN |        |                           |
| 1835  | 12.2 | mesquite         | Prosopis glandulosa  | Healthy     | Single     | NO        | REMOVE |        |                         | 1933  | 12.1 | eastern redcedar | Juniperus virginiana | Healthy     | Forked     | NO        | REMOVE |        |                         | 2032 | 26.7 | mesquite         | Prosopis glandulosa     | Healthy     | Multi      | NO        | REMAIN |        |                           |
| 1836  | 9.2  | mesquite         | Prosopis glandulosa  | Healthy     | Single     | NO        | REMOVE |        |                         | 1934  | 7.6  | eastern redcedar | Juniperus virginiana | Declining   | Multi      | NO        | REMOVE |        |                         | 2033 | 14.1 | 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 |        |                         | 2034 | 6    | hackberry        | Celtis laevigata        | Healthy     | Single     | NO        | REMAIN |        |                           |
| 1838  | 8.5  | eastern redcedar | Juniperus virginiana | Healthy     | Single     | NO        | REMOVE |        |                         | 1936  | 15.7 | eastern redcedar | Juniperus virginiana | Declining   | Single     | NO        | REMOVE |        |                         | 2035 | 7.2  | 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 |        |                         | 2036 | 8.6  | mesquite         | Prosopis glandulosa     | 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 |        |                         | 2037 | 12.2 | mesquite         | Prosopis glandulosa     | Healthy     | Forked     | NO        | REMAIN |        |                           |
| 1841  | 25.3 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 1939  | 11.7 | eastern redcedar | Juniperus virginiana | Healthy     | Single     | NO        | REMOVE |        |                         | 2038 | 22.6 | 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 |        |                         | 2039 | 20.2 | mesquite         | Prosopis glandulosa     | Healthy     | Forked     | NO        | REMOVE |        |                           |
| 1843  | 17.1 | hackberry        | Celtis laevigata     | Healthy     | Multi      | NO        | REMOVE |        |                         | 1941  | 22.6 | mesquite         | Prosopis glandulosa  | Declining   | Forked     | NO        | REMOVE |        |                         | 2040 | 24.1 | 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 |        |                         | 2041 | 25.6 | mesquite         | Prosopis glandulosa     | Declining   | Multi      | NO        | REMOVE |        |                           |
| 1845  | 16.4 | mesquite         | Prosopis glandulosa  | Declining   | Multi      | NO        | REMOVE |        |                         | 1943  | 12.7 | mesquite         | Prosopis glandulosa  | Healthy     | Forked     | NO        | REMOVE |        |                         | 2042 | 14.6 | mesquite         | Prosopis glandulosa     | Healthy     | Multi      | NO        | REMOVE |        |                           |
| 1846  | 22.3 | mesquite         | Prosopis glandulosa  | Healthy     | Forked     | NO        | REMAIN |        |                         | 1944  | 17.1 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2043 | 24.1 | mesquite         | Prosopis glandulosa     | Declining   | Multi      | NO        | REMOVE |        |                           |
| 1847  | 24   | hackberry        | Celtis laevigata     | Declining   | Single     | NO        | REMOVE |        |                         | 1945  | 23.9 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2044 | 11.4 | 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 |        |                         | 2045 | 9.7  | 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 |        |                         | 2046 | 14.4 | mesquite         | Prosopis glandulosa     | Healthy     | 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 |        |                         | 2047 | 18.3 | mesquite         | Prosopis glandulosa     | Declining   | Forked     | NO        | REMOVE |        |                           |
| 1851  | 26.4 | hackberry        | Celtis laevigata     | Declining   | Multi      | NO        | REMOVE |        |                         | 1949  | 21.1 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2048 | 10.6 | eastern redcedar | Juniperus virginiana    | Healthy     | Single     | NO        | REMOVE |        |                           |
| 1852  | 16.3 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMAIN |        |                         | 1950  | 23.6 | mesquite         | Prosopis glandulosa  | Healthy     | Multi      | NO        | REMOVE |        |                         | 2049 | 11.5 | 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 |        |                         | 2050 | 10.3 | 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 |        |                         | 2051 | 34.8 | mesquite         | Prosopis glandulosa     | Declining   | Multi      | NO        | REMOVE |        |                           |
| 1855  | 9.7  | eastern redcedar | Juniperus virginiana |             |            |           |        |        |                         |       |      |                  |                      |             |            |           |        |        |                         |      |      |                  |                         |             |            |           |        |        |                           |

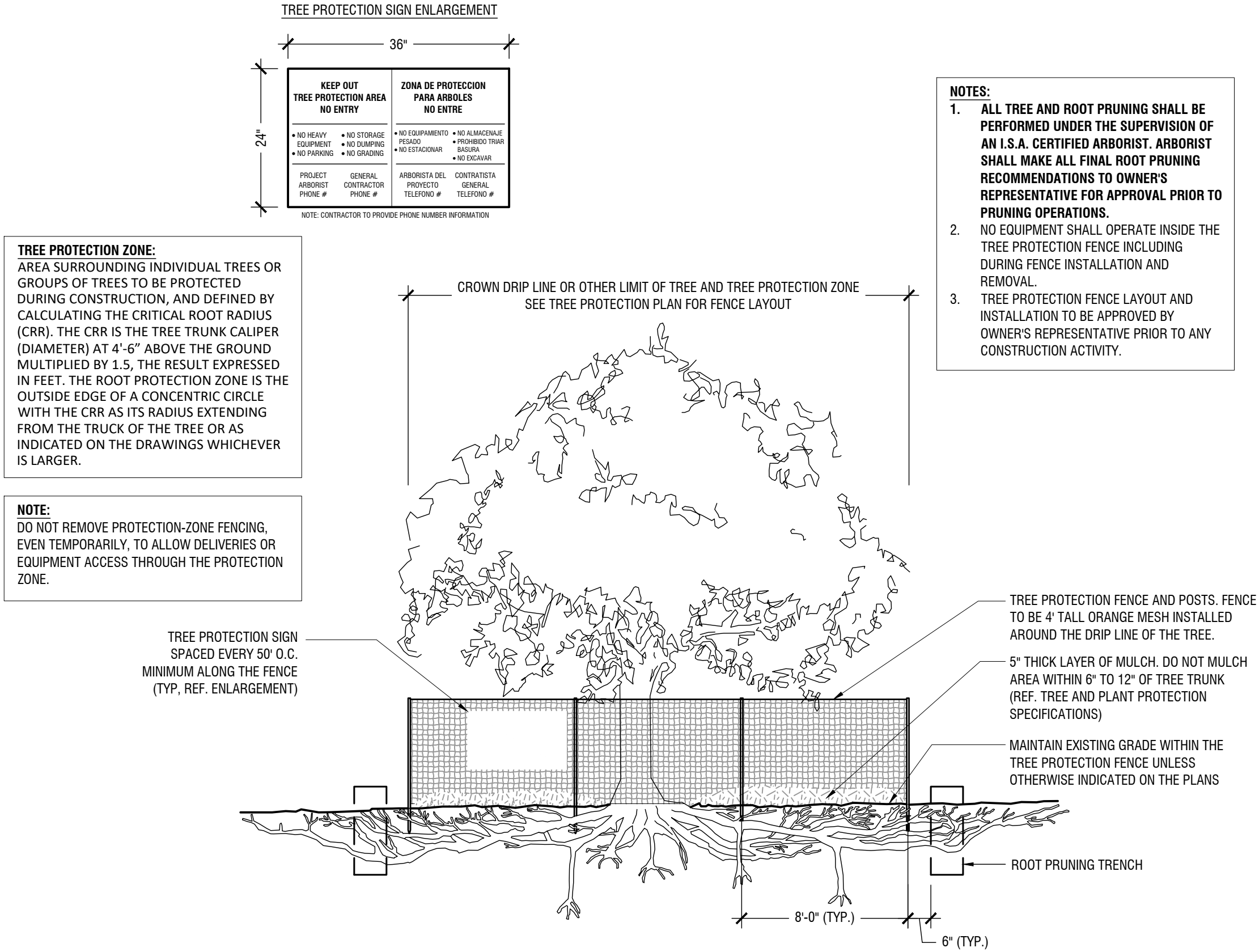


Plotted By:Robirds, Marie    Date:October 19, 2020    09:45:12am    File Path:k:\VRI\Civil\06625015-Smith Tract - Toll\Landscape\DESIGN\01 Permit-Codes\PlanSheet\LT 3.01.dwg

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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 REPLACED 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 AS 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 COMPACTION 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.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

TREE PRESERVATION  
DETAILS

KHA PROJECT  
066625015

DATE  
JULY 2020

SCALE: AS SHOWN

DESIGNED BY: MER

DRAWN BY: MER

CHECKED BY: MER

Kimley»Horn

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
PHONE: 972-335-3580  
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY

FOR REVIEW ONLY  
Not for construction or permit purposes.

Kimley»Horn

P.L.A. MARIE E. ROBERTS  
L.A. No. 3589 Date: 10/19/2020

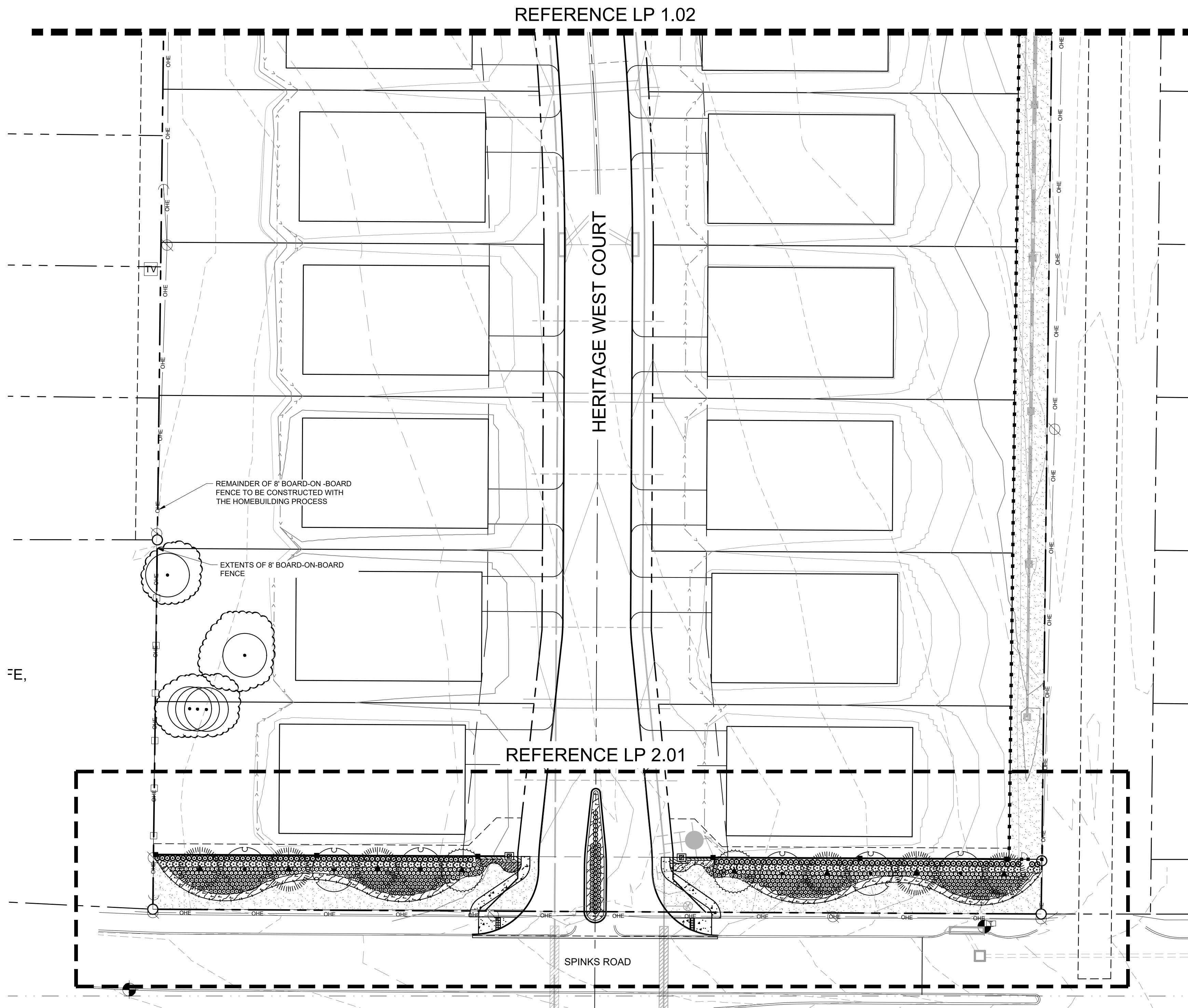
REVISIONS

No.

DATE

BY





| TREES                                                                               | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | REMARKS                       |                                                                  |
|-------------------------------------------------------------------------------------|--------------|-------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------|
|  | QH           | 6     | Quercus muehlenbergii / Chinkapin Oak                           | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | QS           | 6     | Quercus shumardii / Shumard Red Oak                             | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | TD           | 2     | Taxodium distichum / Bald Cypress                               | 3" cal, 14' ht, 5' 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          | 129   | Leucophyllum frutescens 'Compacta' / Compact Texas Sage         | 24" ht, 24" spr, 36" oc                                                           | Full                          |                                                                  |
|  | SAL          | 279   | Salvia greggii / Autumn Sage                                    | 24" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GRASSES                                                                             | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | REMARKS                       |                                                                  |
|  | CKG          | 119   | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 18" ht, 30" spr, 30" oc                                                           | Full                          |                                                                  |
|  | NAS          | 533   | Nassella tenuissima / Mexican Feather Grass                     | 18" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GROUND COVERS                                                                       | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | SPACING                       | REMARKS                                                          |
|  | ANN          | 318   | 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          | 1,454 | Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper      | 8" ht, 8" spr, 12" oc                                                             | 12" o.c.                      | Full, 1 gallon min.                                              |
|  | LEM          | 24    | Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope     | 12" ht, 12" spr, 18" oc                                                           | 18" 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      |                               |                                                                  |
|  | STEEL EDGING |       | Steel Edging                                                    | 3/16", black                                                                      |                               |                                                                  |

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<br>(1 TREE PER 30 FEET OF LINEAR FRONTAGE<br>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.

|                          |                   |                 |                  |               |                 |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|
| KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER |
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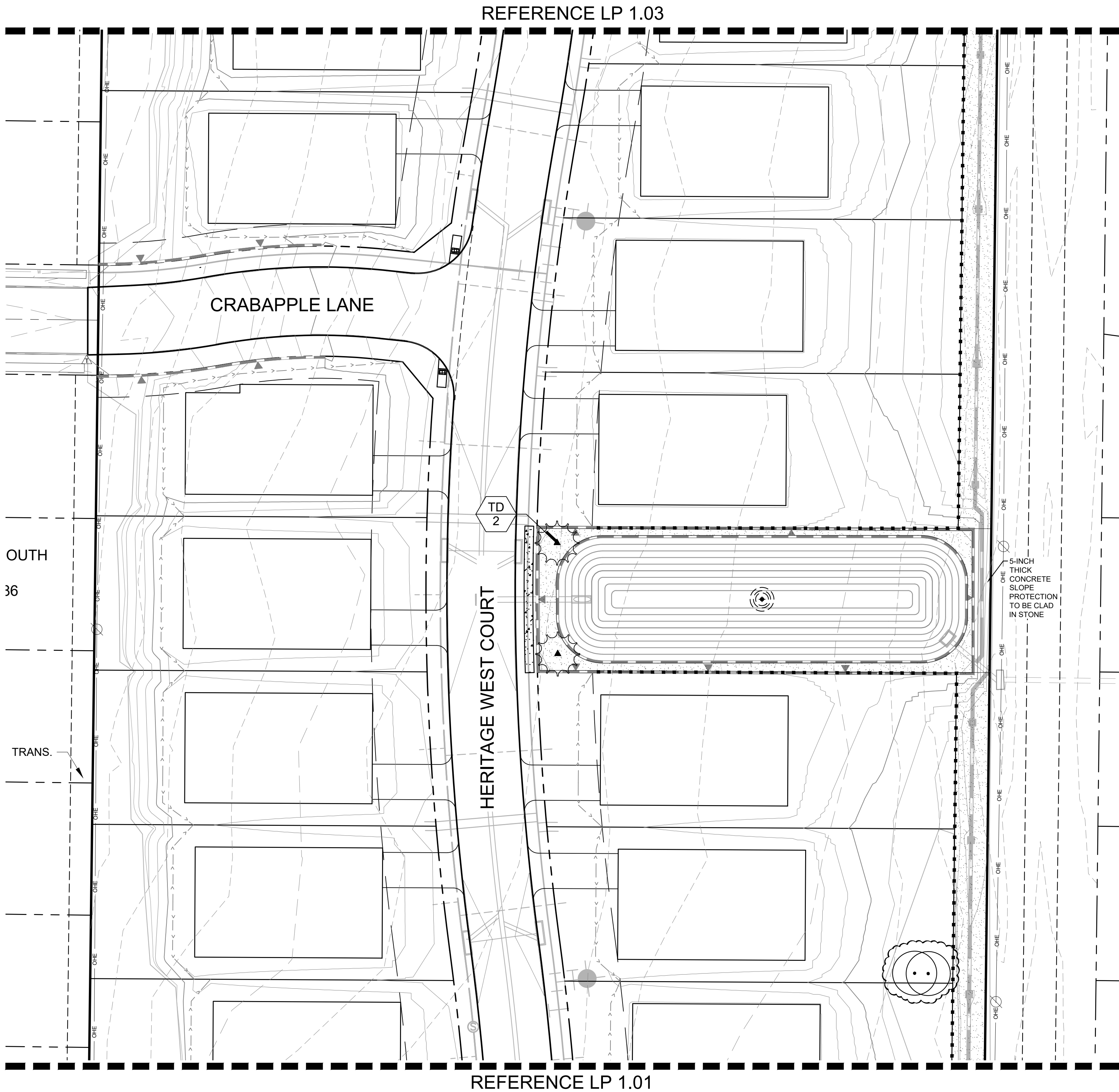
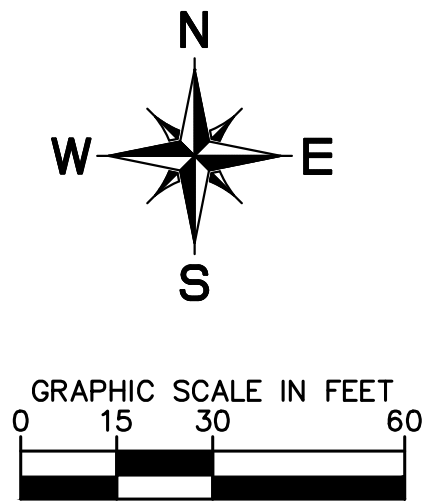
# LANDSCAPE PLAN

**HERITAGE WEST**  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER  
LP 1.01



Plotted By:Robirds, Marie    Date:October 19, 2020    09:45:51am    File Path:k:\VRL\Civil\068625015-Smith Tract - Toll\Landscape\DESIGN\01 Permit-Cos\PlanSheet\LP 1.01.dwg    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           | 6     | Quercus muehlenbergii / Chinkapin Oak                           | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | QS           | 6     | Quercus shumardii / Shumard Red Oak                             | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | TD           | 2     | Taxodium distichum / Bald Cypress                               | 3" cal, 14' ht, 5' 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          | 129   | Leucophyllum frutescens 'Compacta' / Compact Texas Sage         | 24" ht, 24" spr, 36" oc                                                           | Full                          |                                                                  |
|  | SAL          | 279   | Salvia greggii / Autumn Sage                                    | 24" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GRASSES                                                                             | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | REMARKS                       |                                                                  |
|  | CKG          | 119   | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 18" ht, 30" spr, 30" oc                                                           | Full                          |                                                                  |
|  | NAS          | 533   | Nassella tenuissima / Mexican Feather Grass                     | 18" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GROUND COVERS                                                                       | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | SPACING                       | REMARKS                                                          |
|  | ANN          | 318   | 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          | 1,454 | Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper      | 8" ht, 8" spr, 12" oc                                                             | 12" o.c.                      | Full, 1 gallon min.                                              |
|  | LEM          | 24    | Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope     | 12" ht, 12" spr, 18" oc                                                           | 18" 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      |                               |                                                                  |
|  | STEEL EDGING |       | Steel Edging                                                    | 3/16", black                                                                      |                               |                                                                  |

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.

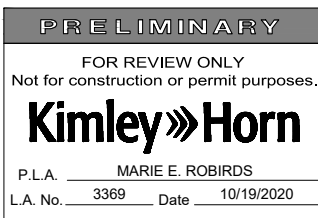
TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS - RESIDENTIAL LOT

| CATEGORY                                                                                                  | REQUIRED | PROVIDED |
|-----------------------------------------------------------------------------------------------------------|----------|----------|
| STREET BUFFER TREES - SPINKS ROAD<br>(1 TREE PER 30 FEET OF LINEAR FRONTAGE<br>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.

Kimley»Horn

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PHONE: 972-335-3580  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928



|                          |                   |                 |                  |               |                 |
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| KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER |
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LANDSCAPE PLAN

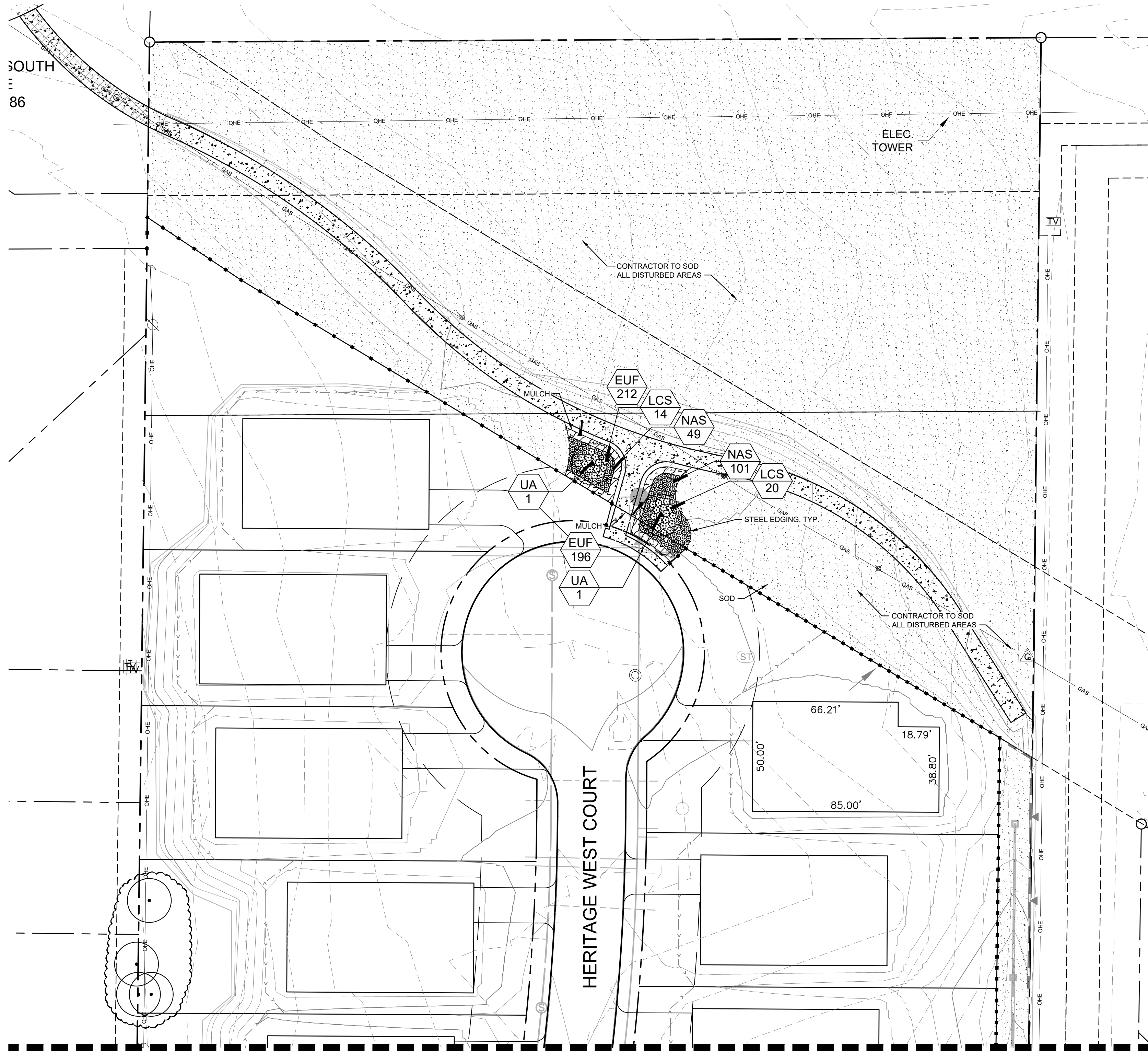
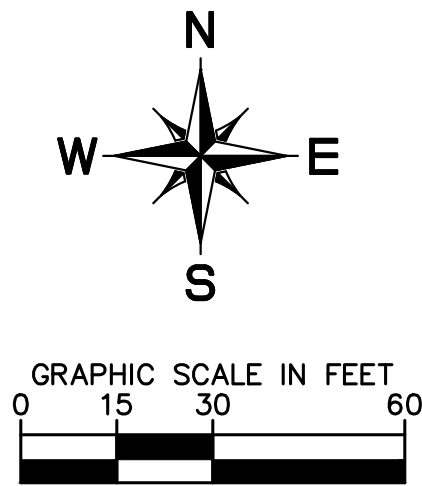
HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER  
LP 1.02

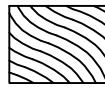
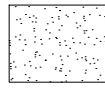
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Plotted By:Robirds, Marie    Date:October 19, 2020    09:46:08am    File Path:k:\VRI\_Civil\068625015-Smith Tract - Toll\Landscape\DESIGN\01 Permit-Codes\PlantSheet\LP 1.01.dwg  
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PLANT SCHEDULE

| TREES                                                                               | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | REMARKS                       |                                                                  |
|-------------------------------------------------------------------------------------|--------------|-------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------|
|  | QH           | 6     | Quercus muehlenbergii / Chinkapin Oak                           | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | QS           | 6     | Quercus shumardi / Shumard Red Oak                              | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | TD           | 2     | Taxodium distichum / Bald Cypress                               | 3" cal, 14' ht, 5' 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          | 129   | Leucophyllum frutescens 'Compacta' / Compact Texas Sage         | 24" ht, 24" spr, 36" oc                                                           | Full                          |                                                                  |
|  | SAL          | 279   | Salvia greggii / Autumn Sage                                    | 24" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GRASSES                                                                             | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | REMARKS                       |                                                                  |
|  | CKG          | 119   | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 18" ht, 30" spr, 30" oc                                                           | Full                          |                                                                  |
|  | NAS          | 533   | Nassella tenuissima / Mexican Feather Grass                     | 18" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GROUND COVERS                                                                       | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | SPACING                       | REMARKS                                                          |
|  | ANN          | 318   | 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          | 1,454 | Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper      | 8" ht, 8" spr, 12" oc                                                             | 12" o.c.                      | Full, 1 gallon min.                                              |
|  | LEM          | 24    | Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope     | 12" ht, 12" spr, 18" oc                                                           | 18" 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      |                               |                                                                  |
|  | STEEL EDGING |       | Steel Edging                                                    | 3/16", black                                                                      |                               |                                                                  |

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.

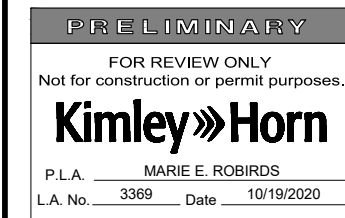
TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS - RESIDENTIAL LOT

| CATEGORY                                                                                                  | REQUIRED | PROVIDED |
|-----------------------------------------------------------------------------------------------------------|----------|----------|
| STREET BUFFER TREES - SPINKS ROAD<br>(1 TREE PER 30 FEET OF LINEAR FRONTAGE<br>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.

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|                          |                   |                 |                  |               |                 |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|
| KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|

LANDSCAPE PLAN

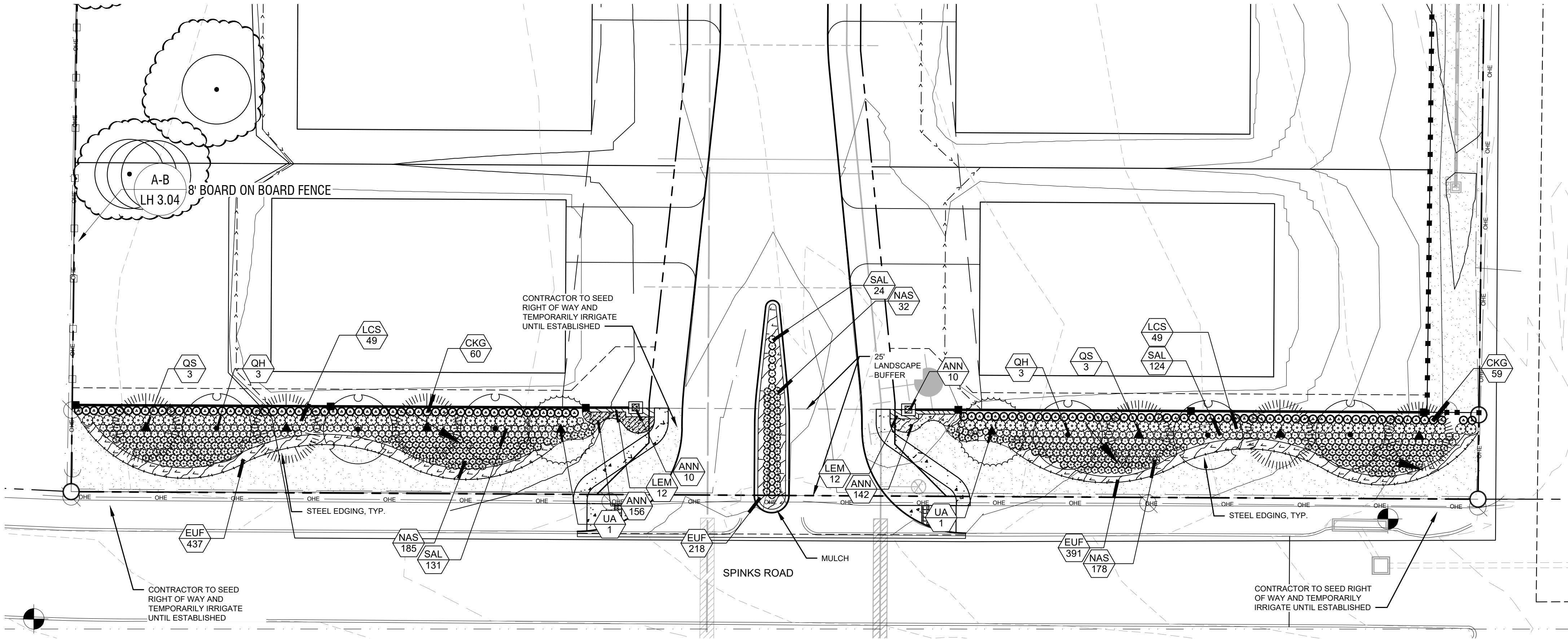
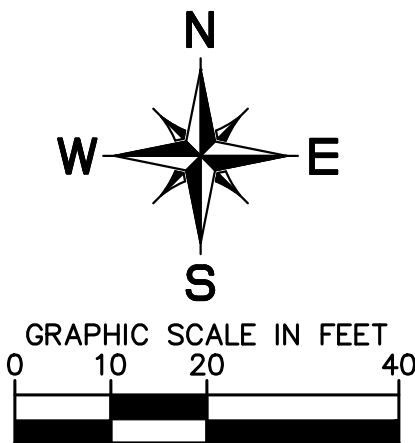
HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER  
LP 1.03

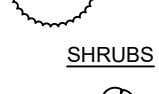
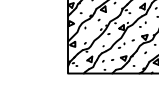
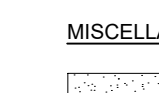
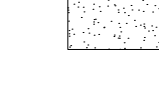
| NO. | REVISIONS | DATE | BY |
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Plotted By:Robirds, Marie    Date:October 19, 2020    09:47:29am    File Path:k:\VRI\_Civil\068625015-Smith Tract - Toll\Landscape\DESIGN\01 Permit-Codes\PlotSheet\LP 2.01.dwg    This document, together with the concepts 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           | 6     | Quercus muehlenbergii / Chinkapin Oak                           | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | QS           | 6     | Quercus shumardii / Shumard Red Oak                             | 3" cal, 14' ht, 5'-6" spr                                                         | Full, Straight, Single Leader |                                                                  |
|  | TD           | 2     | Taxodium distichum / Bald Cypress                               | 3" cal, 14' ht, 5' 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          | 129   | Leucophyllum frutescens 'Compacta' / Compact Texas Sage         | 24" ht, 24" spr, 36" oc                                                           | Full                          |                                                                  |
|  | SAL          | 279   | Salvia greggii / Autumn Sage                                    | 24" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GRASSES                                                                             | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | REMARKS                       |                                                                  |
|  | CKG          | 119   | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 18" ht, 30" spr, 30" oc                                                           | Full                          |                                                                  |
|  | NAS          | 533   | Nassella tenuissima / Mexican Feather Grass                     | 18" ht, 24" spr, 24" oc                                                           | Full                          |                                                                  |
| GROUND COVERS                                                                       | CODE         | QTY   | BOTANICAL / COMMON NAME                                         | SPECIFICATIONS                                                                    | SPACING                       | REMARKS                                                          |
|  | ANN          | 318   | 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          | 1,454 | Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper      | 8" ht, 8" spr, 12" oc                                                             | 12" o.c.                      | Full, 1 gallon min.                                              |
|  | LEM          | 24    | Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope     | 12" ht, 12" spr, 18" oc                                                           | 18" 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      |                               |                                                                  |
|  | STEEL EDGING |       | Steel Edging                                                    | 3/16", black                                                                      |                               |                                                                  |

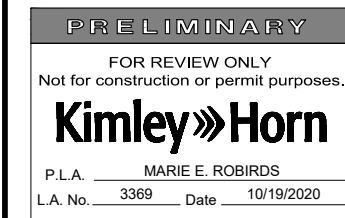
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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TEXAS REGISTERED ENGINEERING FIRM F-928



|             |           |          |              |           |             |
|-------------|-----------|----------|--------------|-----------|-------------|
| KHA PROJECT | DATE      | SCALE    | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
| 068625015   | JULY 2020 | AS SHOWN | MER          | MER       | MER         |

LANDSCAPE  
ENLARGEMENT

HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER  
LP 2.01

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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|     |           |      |    |
|     |           |      |    |
|     |           |      |    |



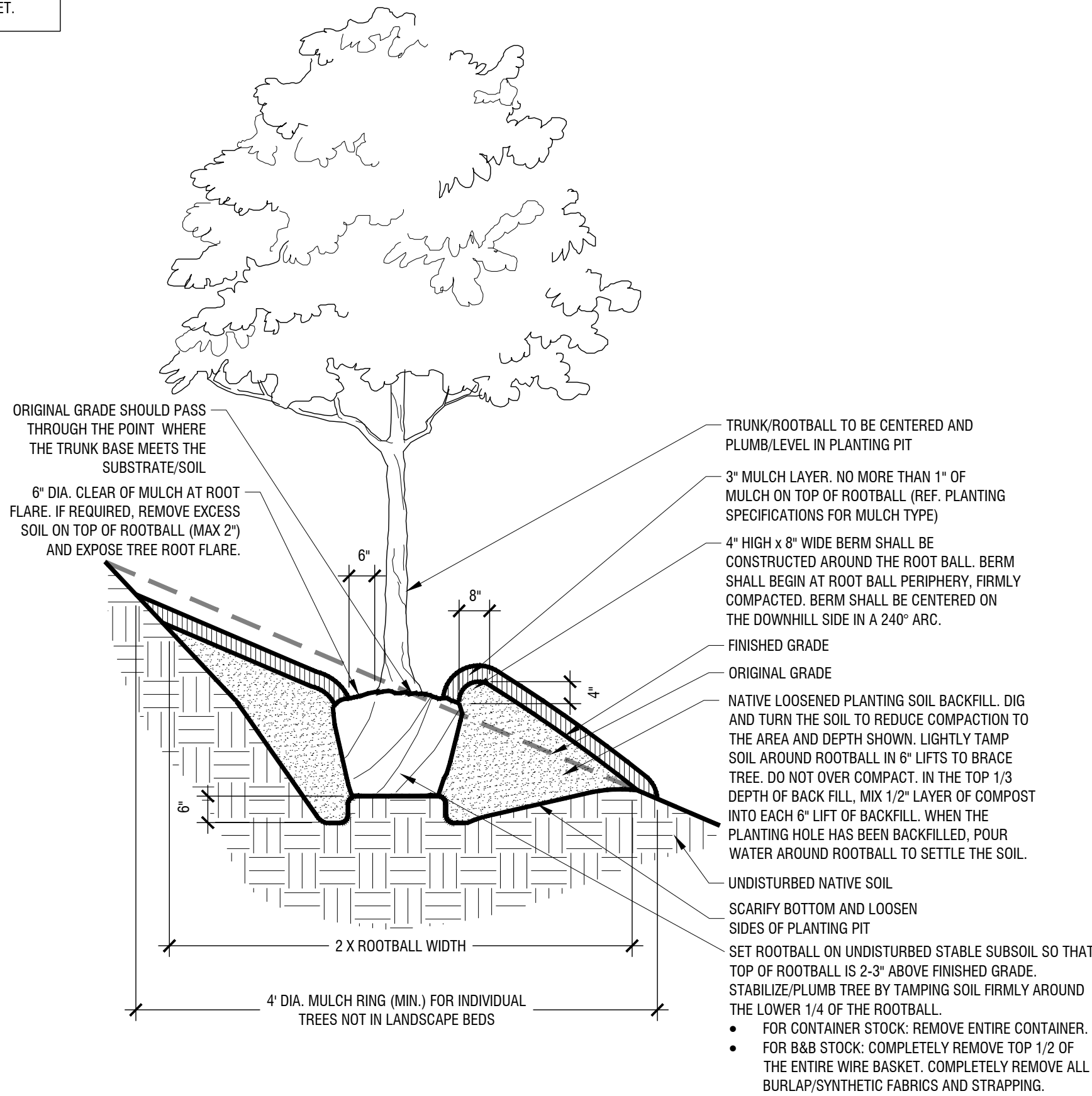
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- NOTES:
1.

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2.

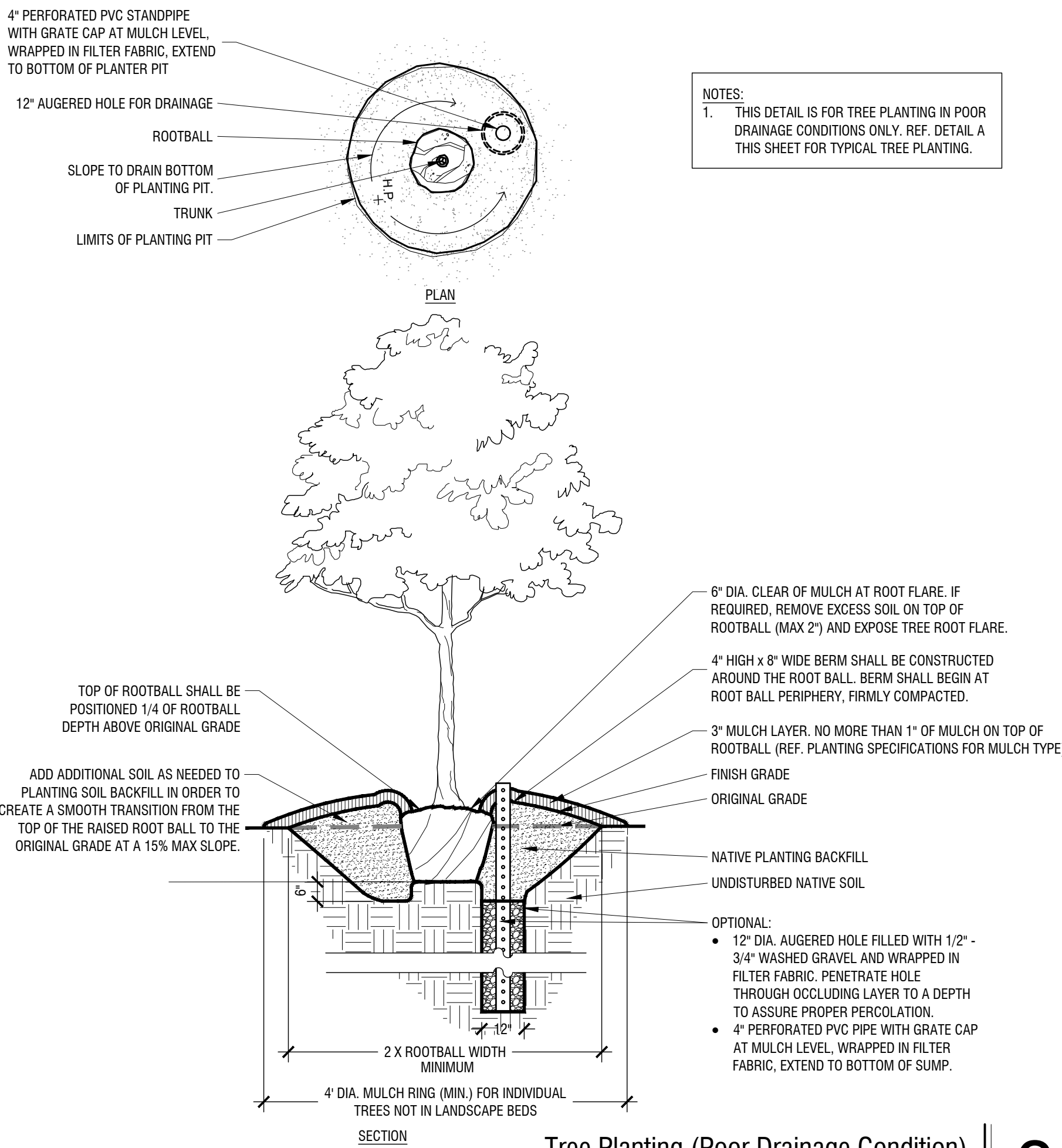
REF. TREE STAKING DETAIL THIS SHEET.



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

Scale: NTS

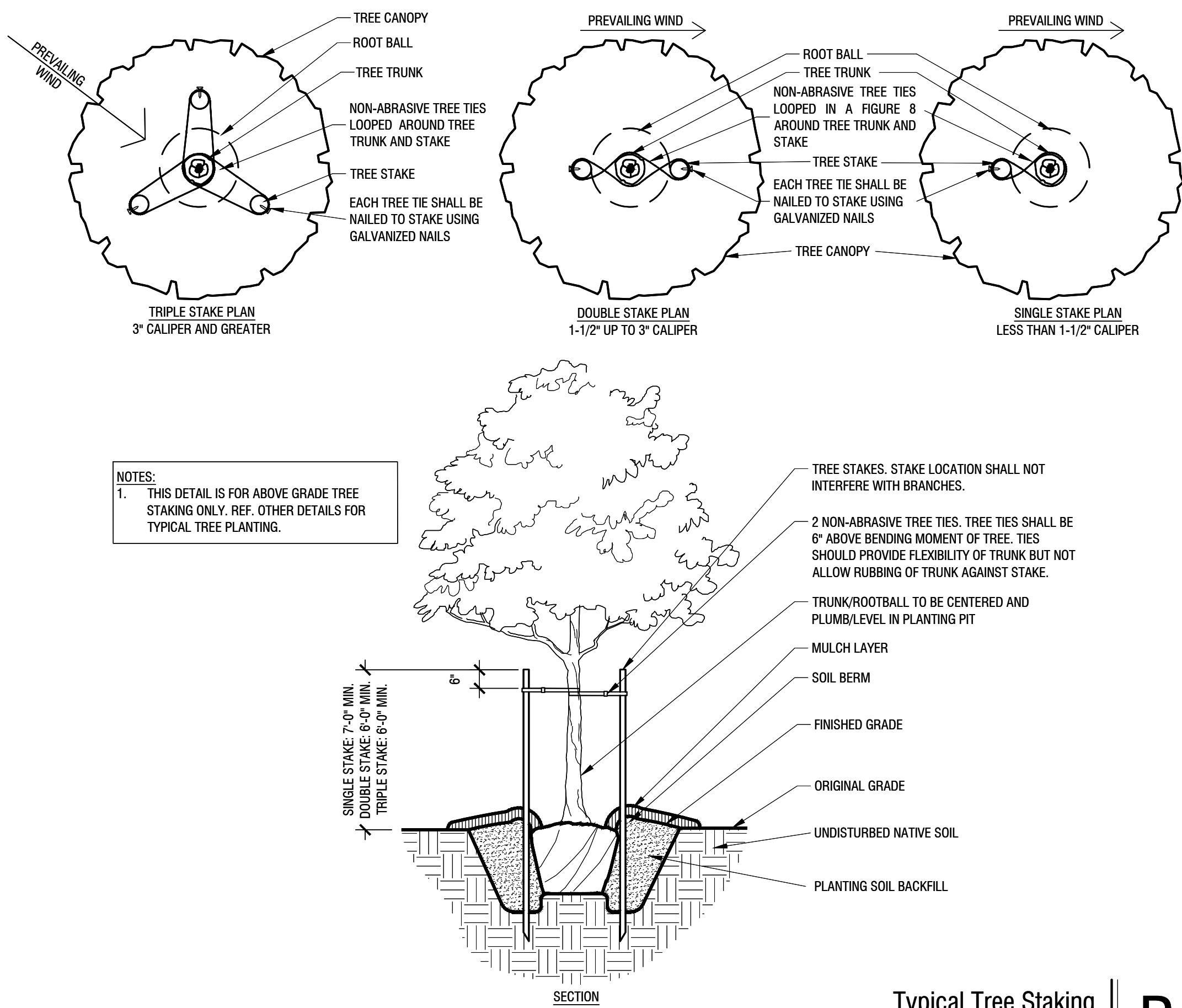
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Tree Planting (Poor Drainage Condition)

Scale: NTS

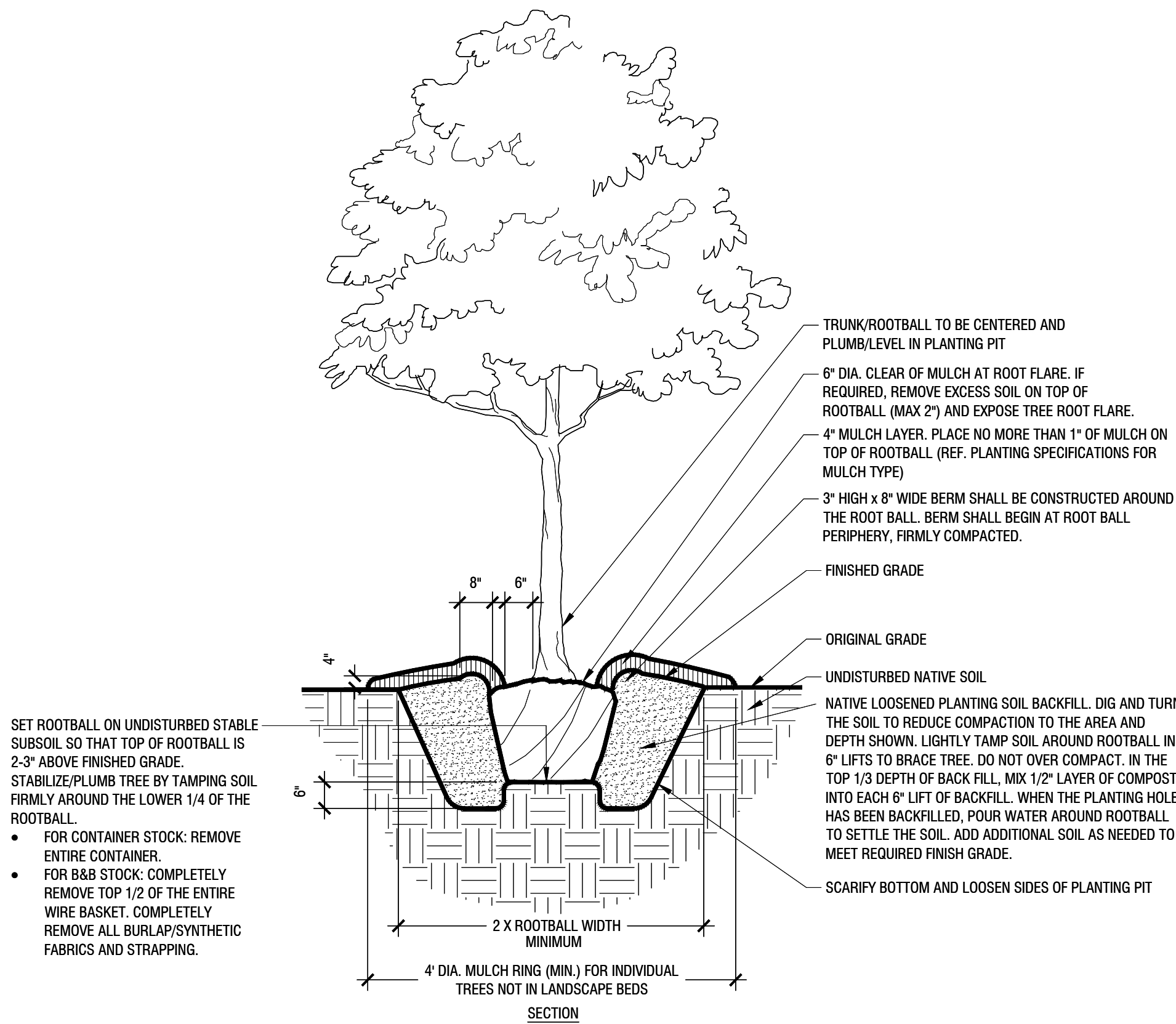
C



Typical Tree Staking

Scale: NTS

B



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

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

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P.L.A. MARIE E. ROBERTS  
L.A. No. 3589 Date 10/19/2020

|              |           |
|--------------|-----------|
| KHA PROJECT  | 068625015 |
| DATE         | JULY 2020 |
| SCALE        | AS SHOWN  |
| DESIGNED BY: | MER       |
| DRAWN BY:    | MER       |
| CHECKED BY:  | MER       |

LANDSCAPE DETAILS

HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

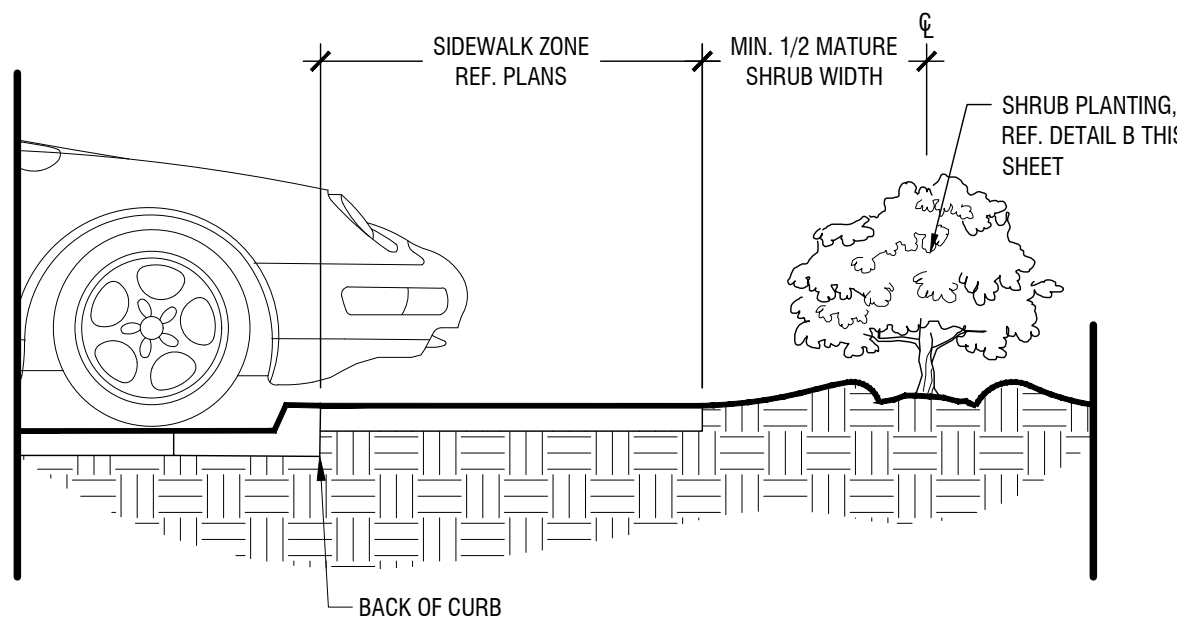
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LP 3.01

BY DATE REVISIONS No.



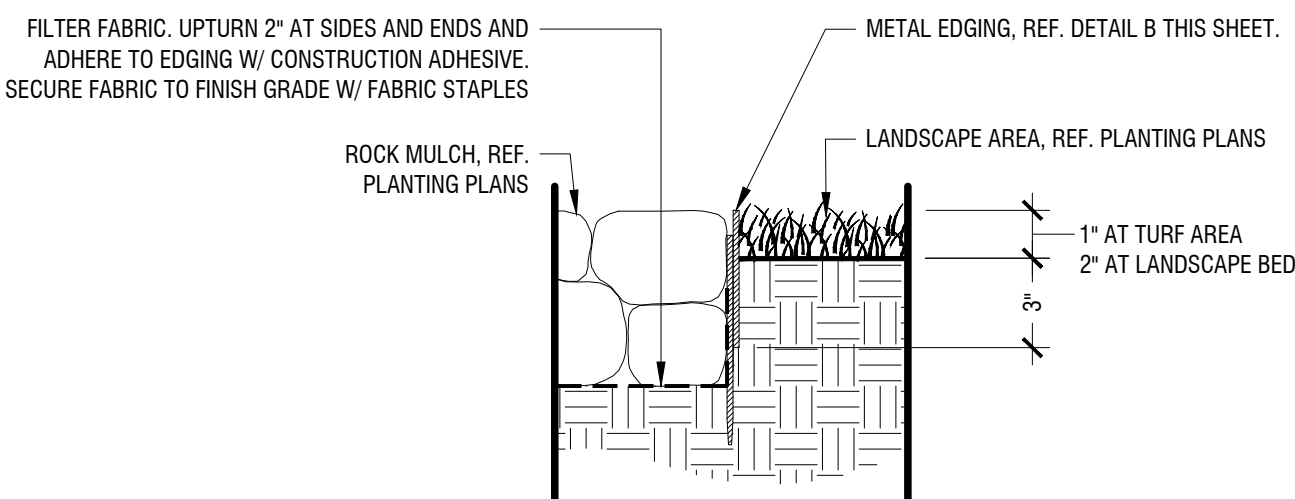
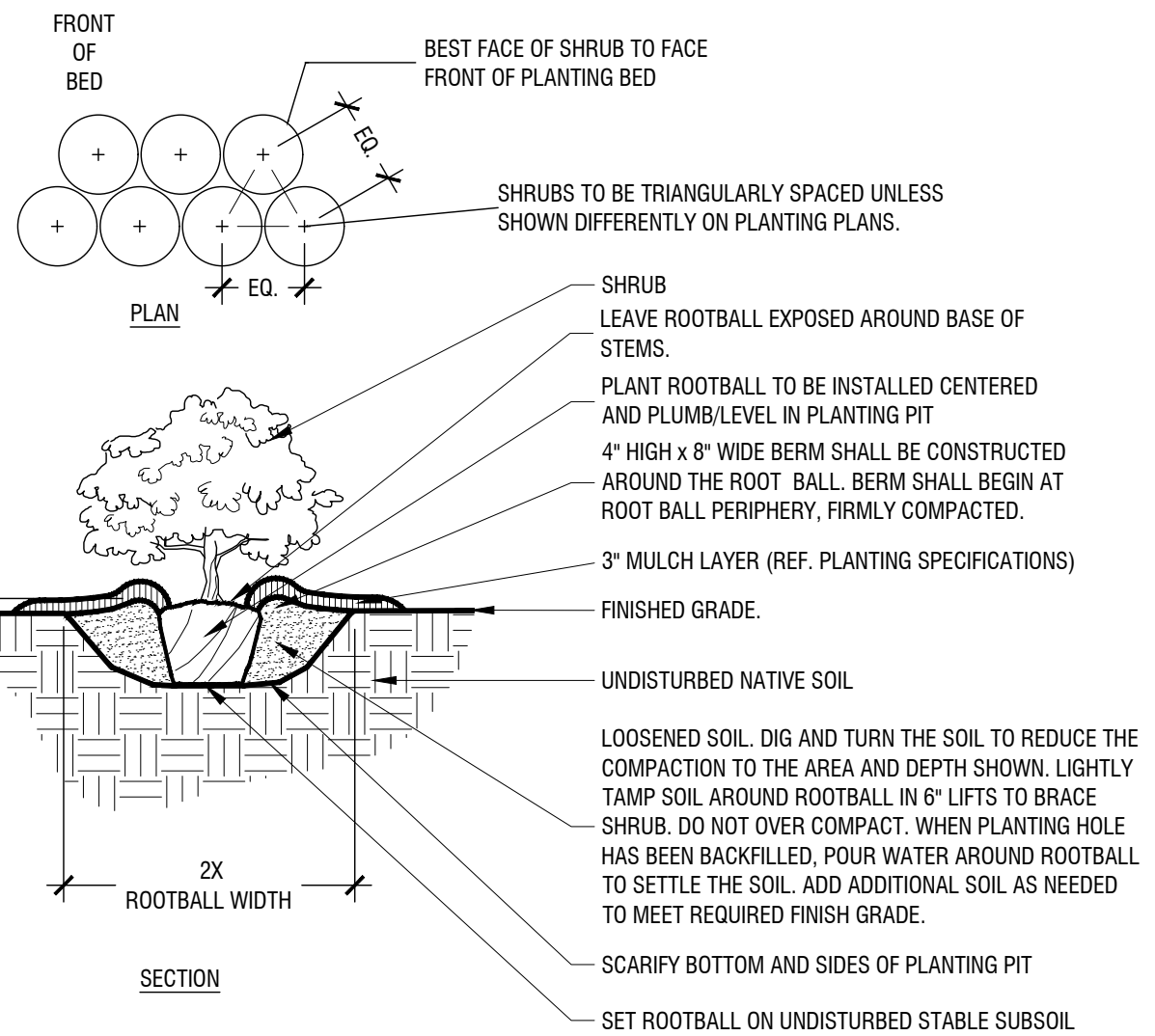
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- NOTES:**
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
  3. WHEN SHRUBS ARE MASSES TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF.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



## Shrub Planting at Sidewalk

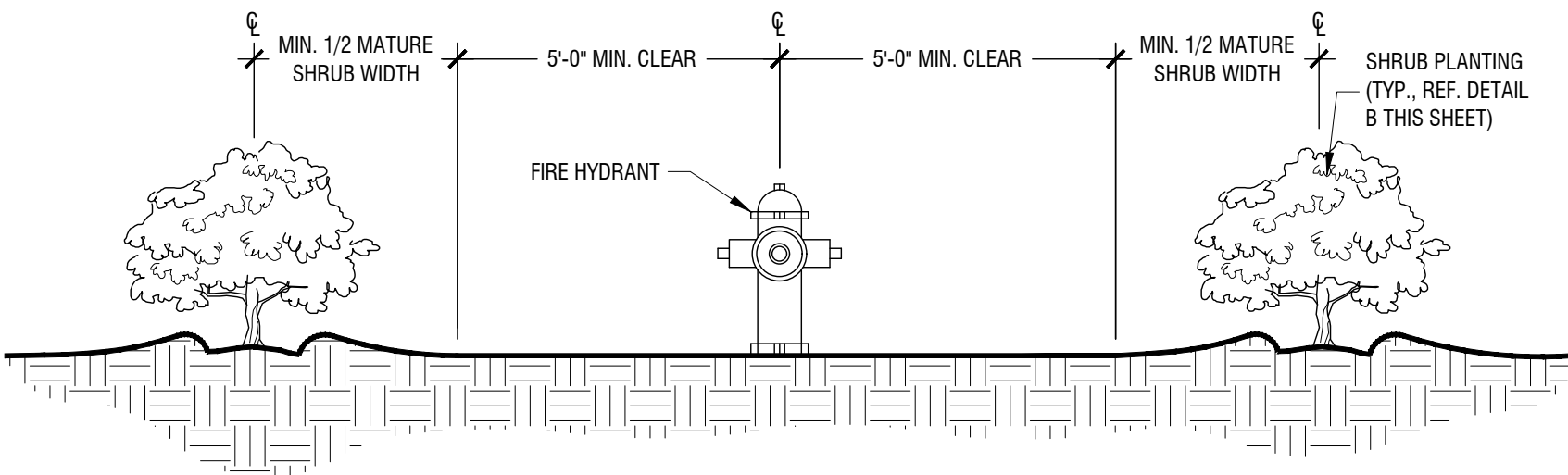
Scale: NTS



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

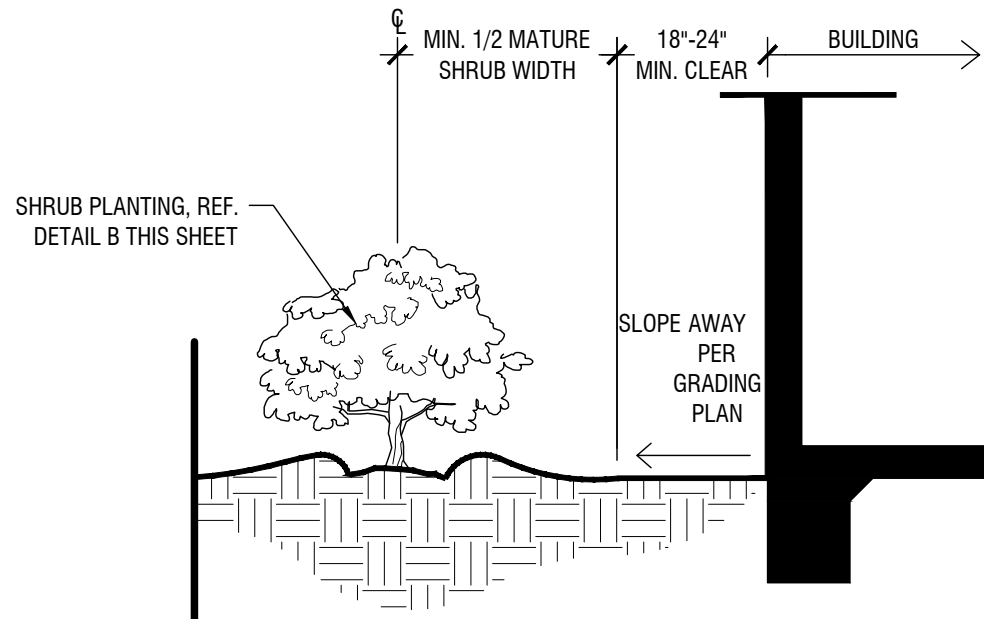
METAL EDGING (AT ROCK COBBLE BED)

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



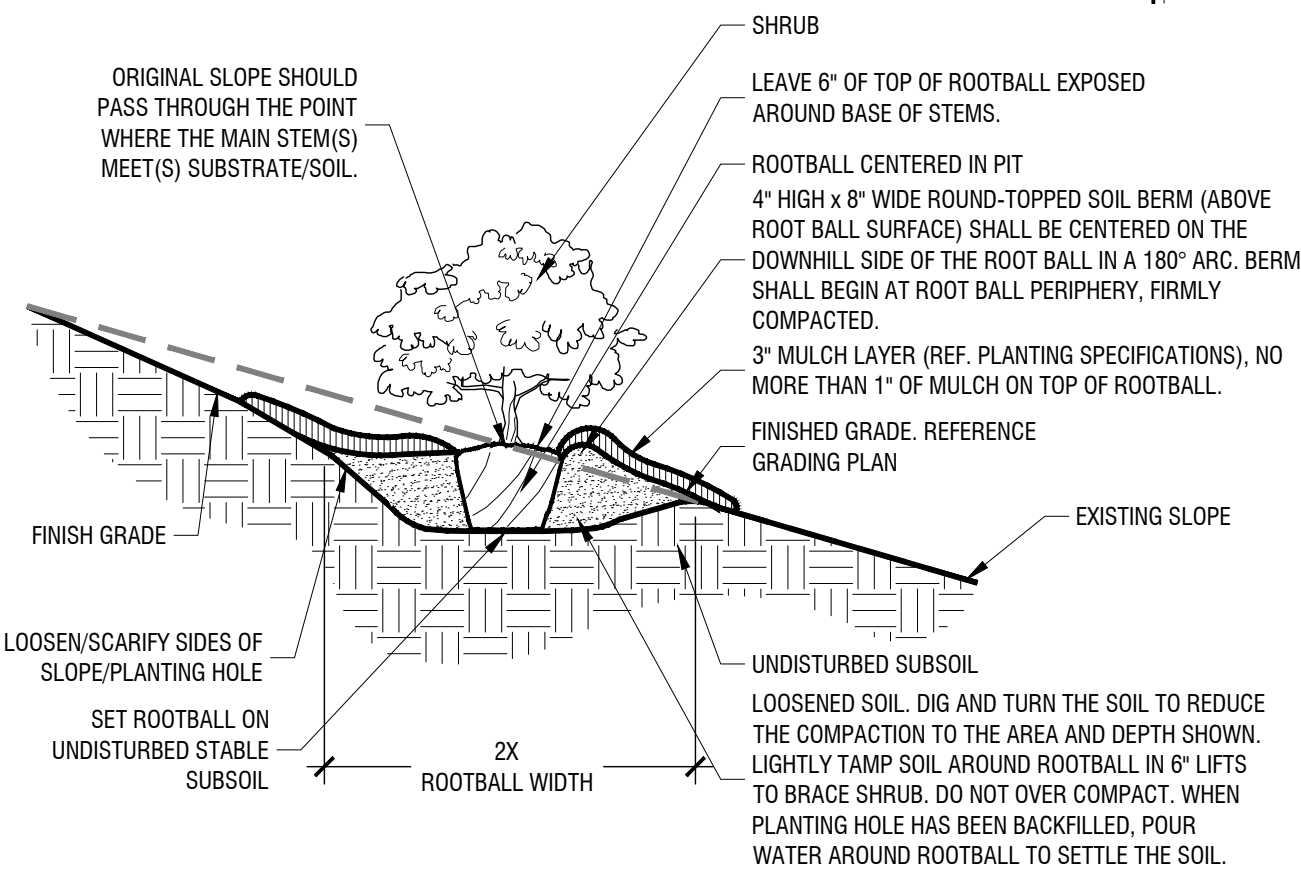
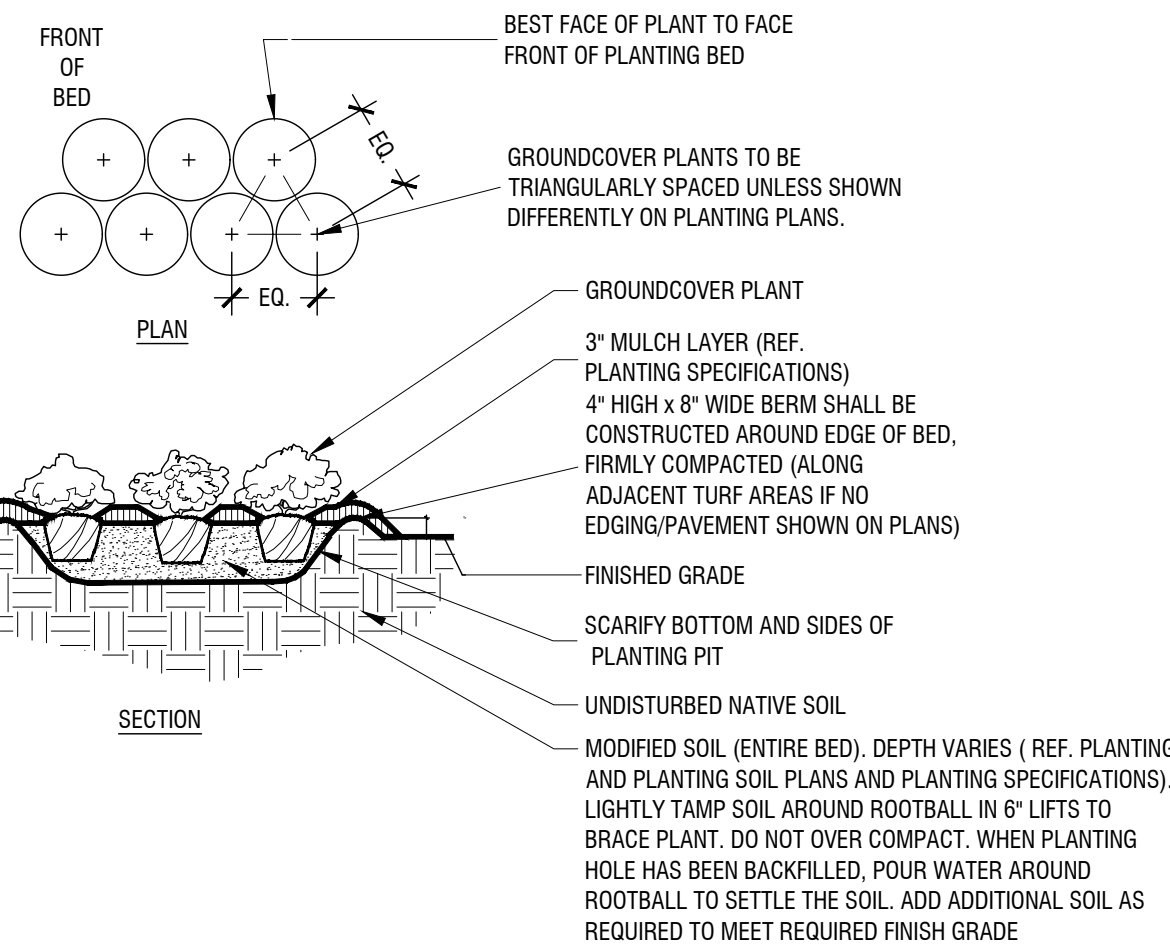
## Shrub Planting at Fire Hydrant

Scale: NTS



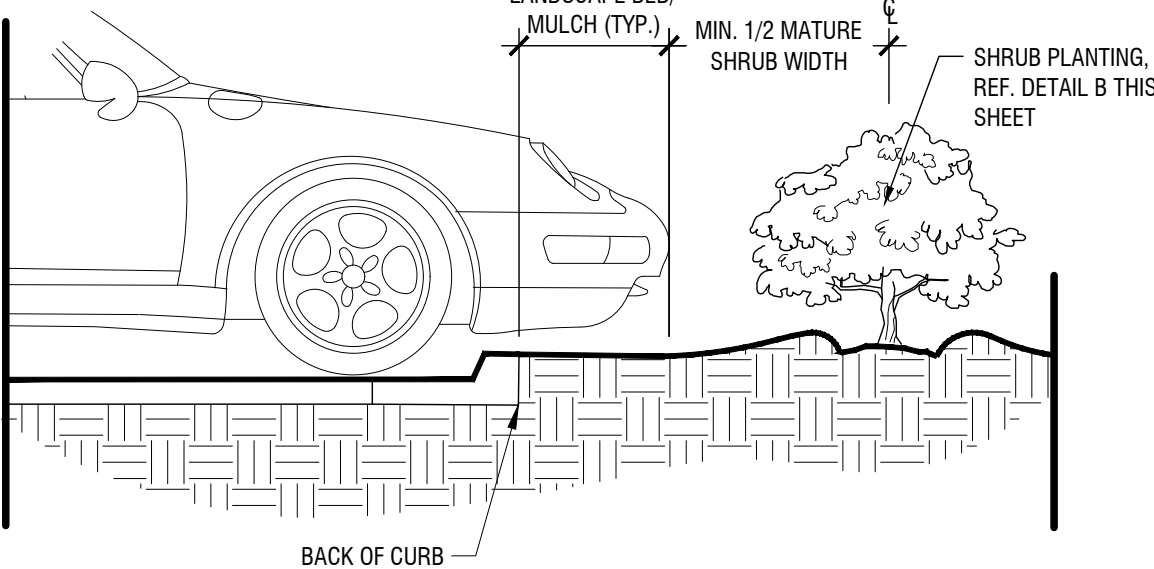
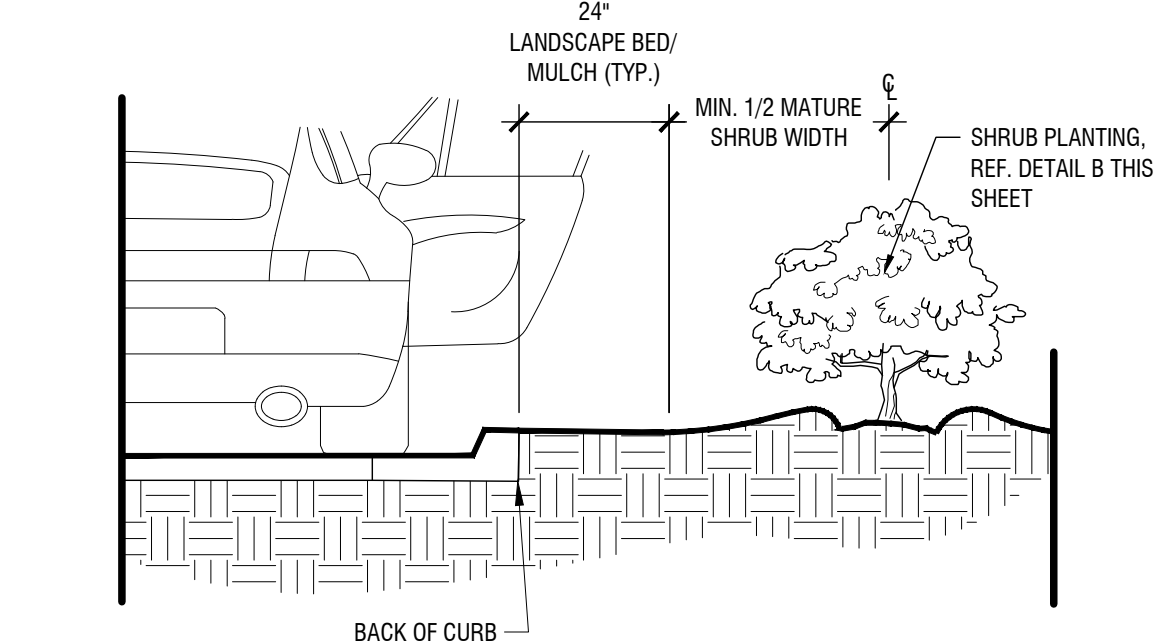
### Shrub Planting at Building Edge

Scale: NTS



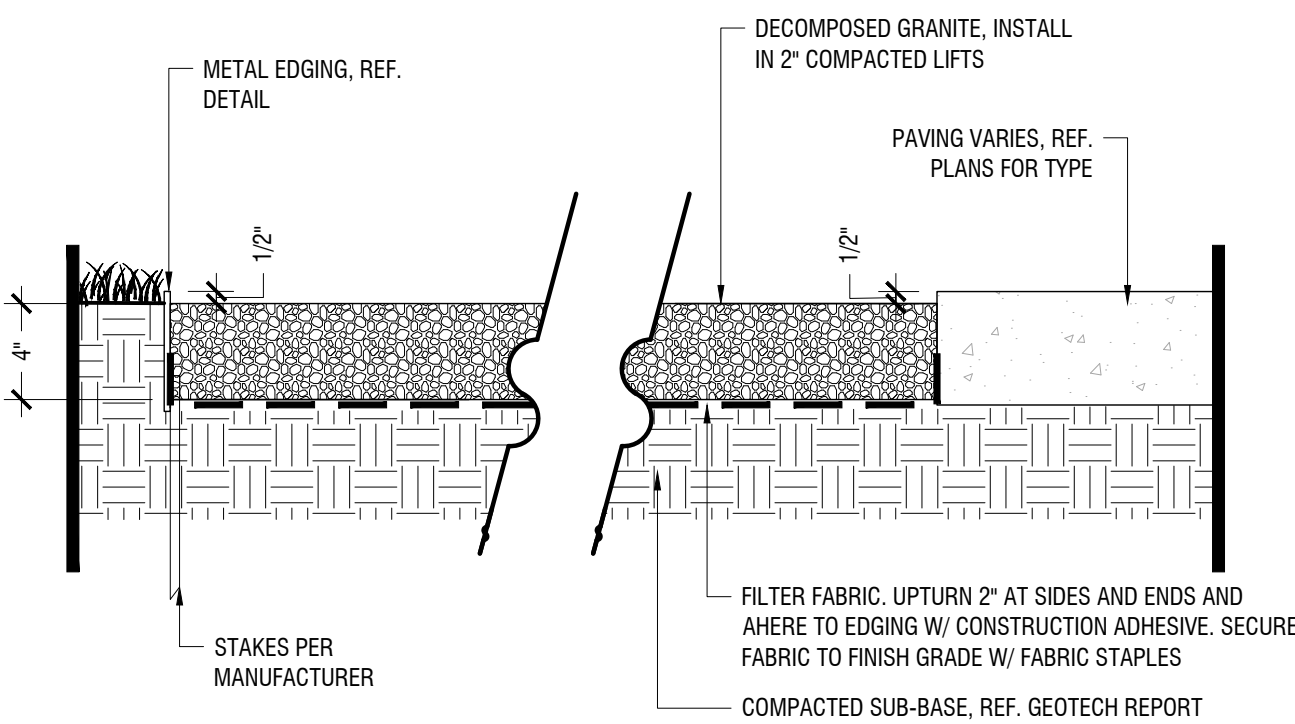
## Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS



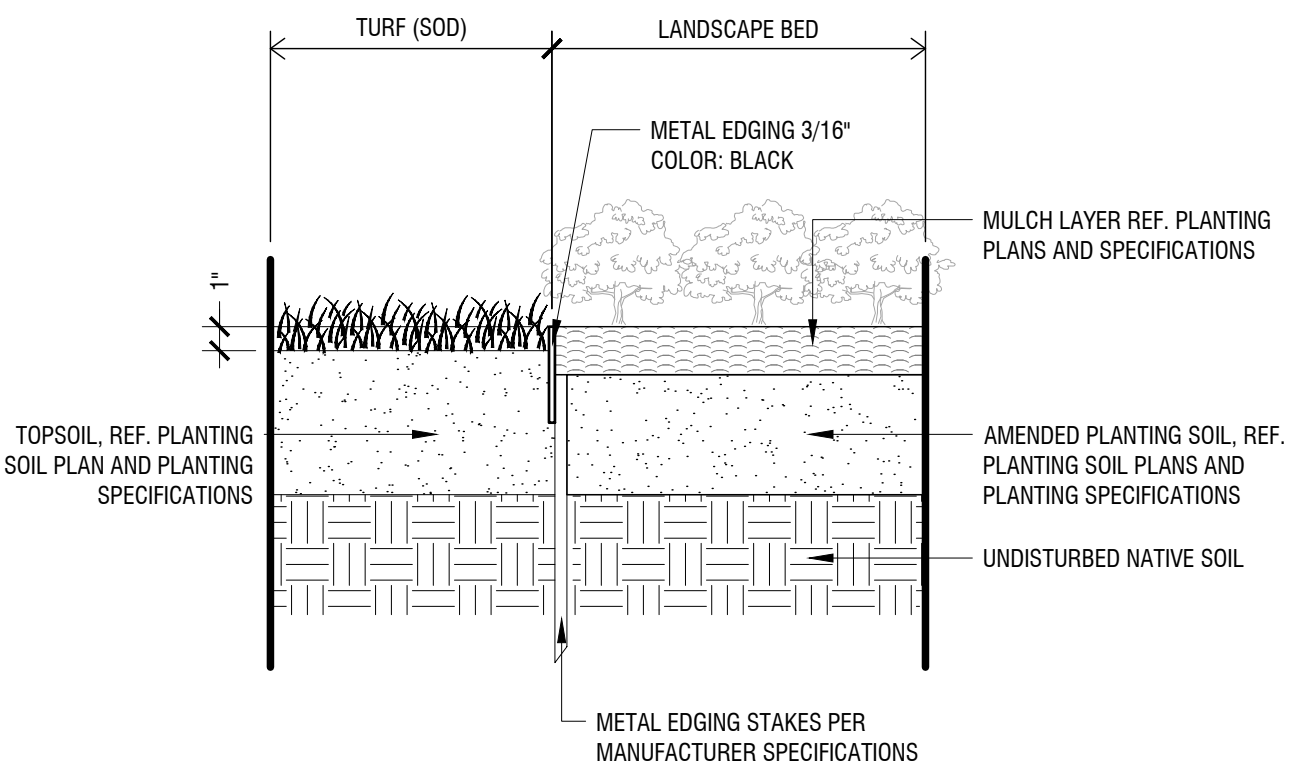
## Shrub Planting at Curb

Scale: NTS



## Decomposed Granite

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



METAL EDGING (AT TURF & LANDSCAPE BED)

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

[illegible]

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| KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|

## LANDSCAPE DETAILS

**HERITAGE WEST**  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER

**LP 3.02**

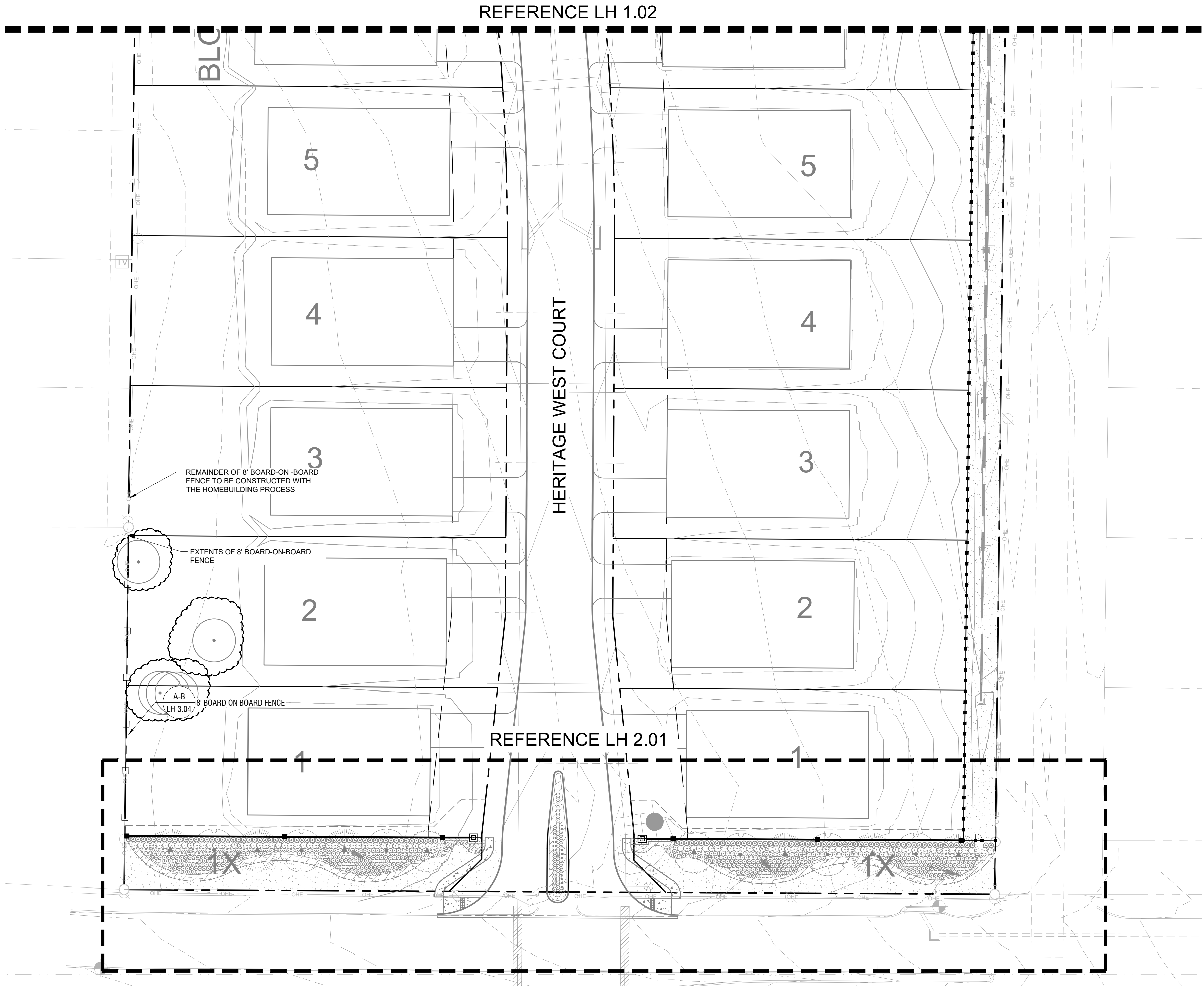
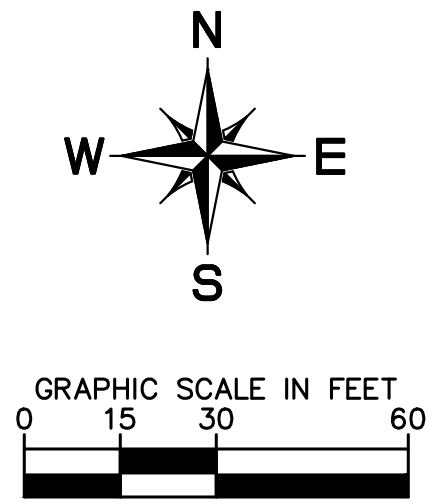






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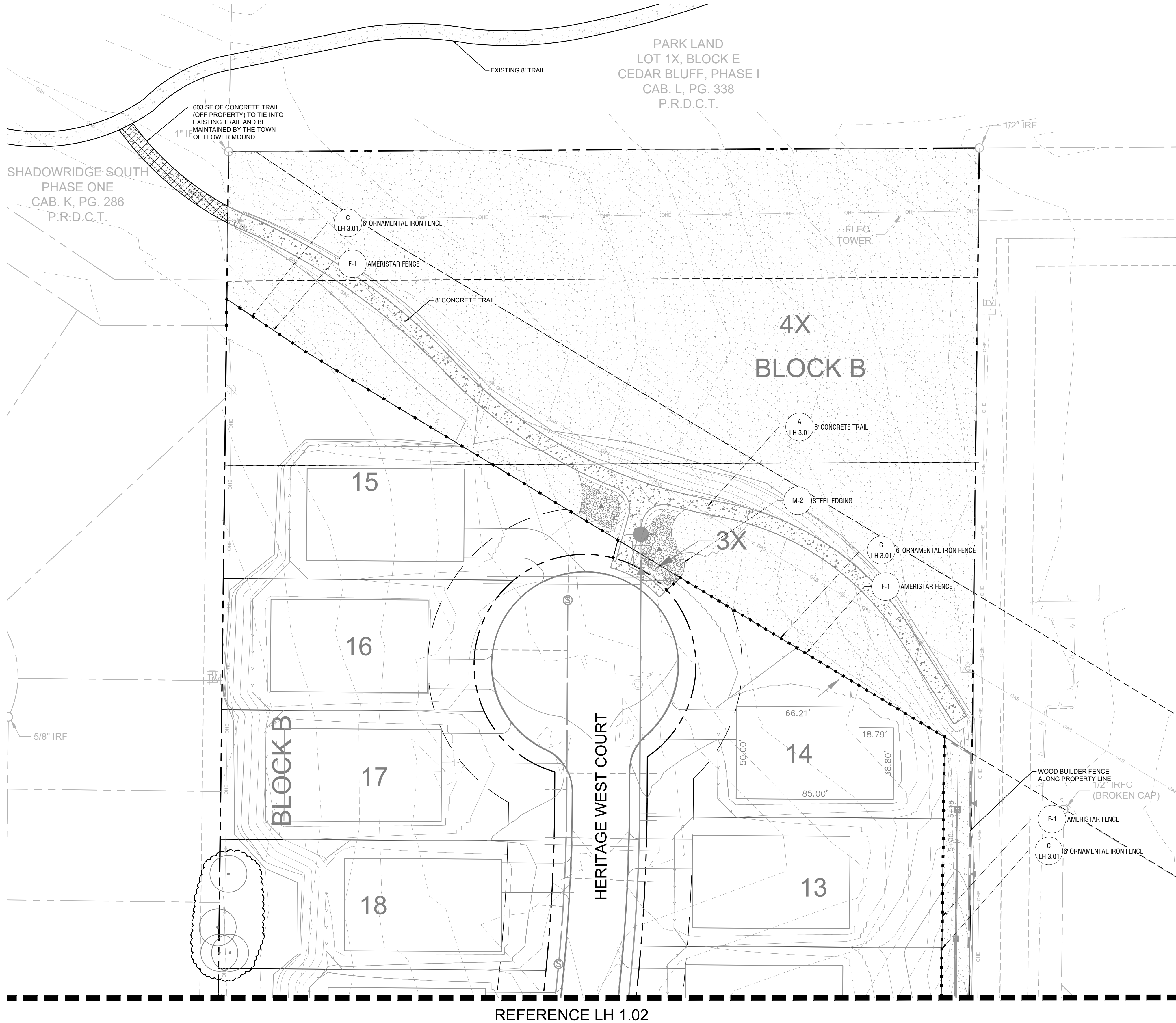


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|--------------------------------|----------------------------------------------------------------------|-----------------------|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|--|--|--|----|
| SHEET NUMBER<br><b>LH 1.01</b> | <b>HERITAGE WEST</b><br>TOWN OF FLOWER MOUND<br>DENTON COUNTY, TEXAS | <b>HARDSCAPE PLAN</b> | KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER | <br>© 2020 KIMLEY-HORN AND ASSOCIATES, INC.<br>6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034<br>PHONE: 972-335-3580<br>WWW.KIMLEY-HORN.COM<br>TEXAS REGISTERED ENGINEERING FIRM F-928 | <b>Kimley-Horn</b> | REVISIONS |  |  |  | BY |
|                                |                                                                      |                       | No.                      |                   |                 |                  | DATE          |                 |                                                                                                                                                                                          |                    |           |  |  |  |    |



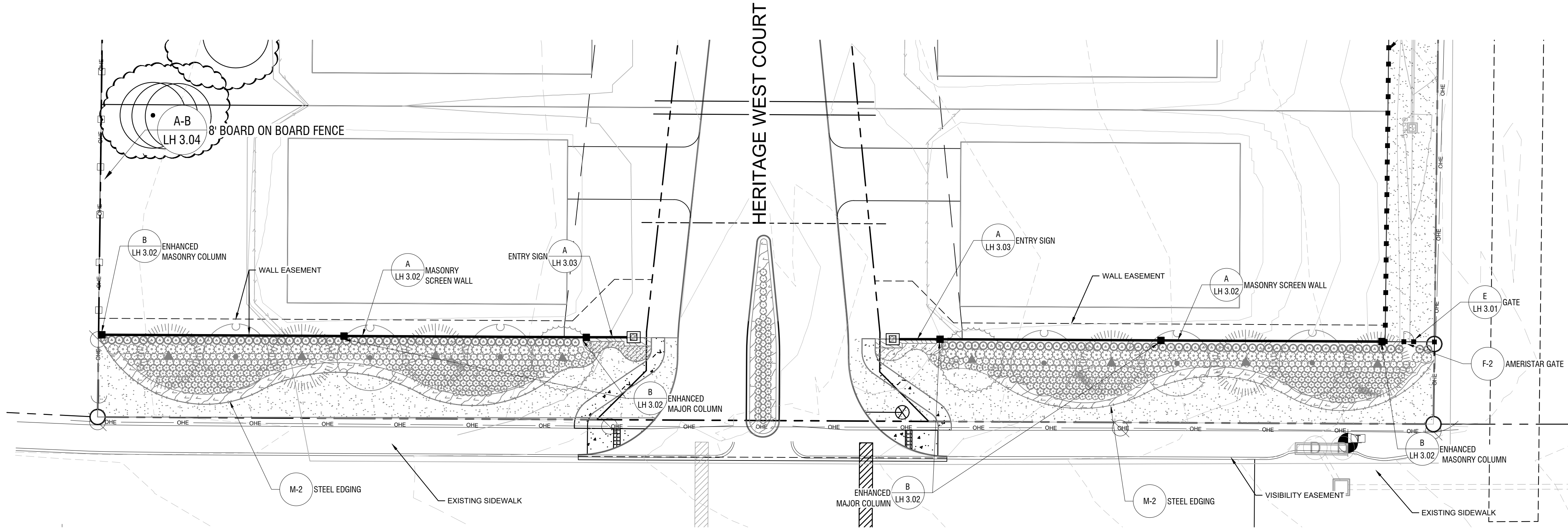
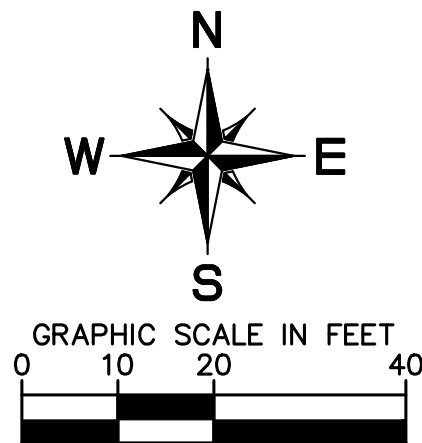






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| SHEET NUMBER<br>LH 1.03 | HERITAGE WEST<br>TOWN OF FLOWER MOUND<br>DENTON COUNTY, TEXAS | HARDSCAPE PLAN | KHA PROJECT<br>068625015<br>DATE<br>JULY 2020<br>SCALE: AS SHOWN<br>DESIGNED BY: MER<br>DRAWN BY: MER<br>CHECKED BY: MER | <div><div>PRELIMINARY</div><div>FOR REVIEW ONLY<br/>Not for construction or permit purposes.</div><div><div>Kimley»Horn</div><div>P.L.A. MARIE E. ROBINSON<br/>L.A. No. 3569 Date 10/18/2020</div></div></div> | <div>© 2020 KIMLEY-HORN AND ASSOCIATES, INC.<br/>6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034<br/>PHONE: 972-335-3580<br/>WWW.KIMLEY-HORN.COM<br/>TEXAS REGISTERED ENGINEERING FIRM F-928</div> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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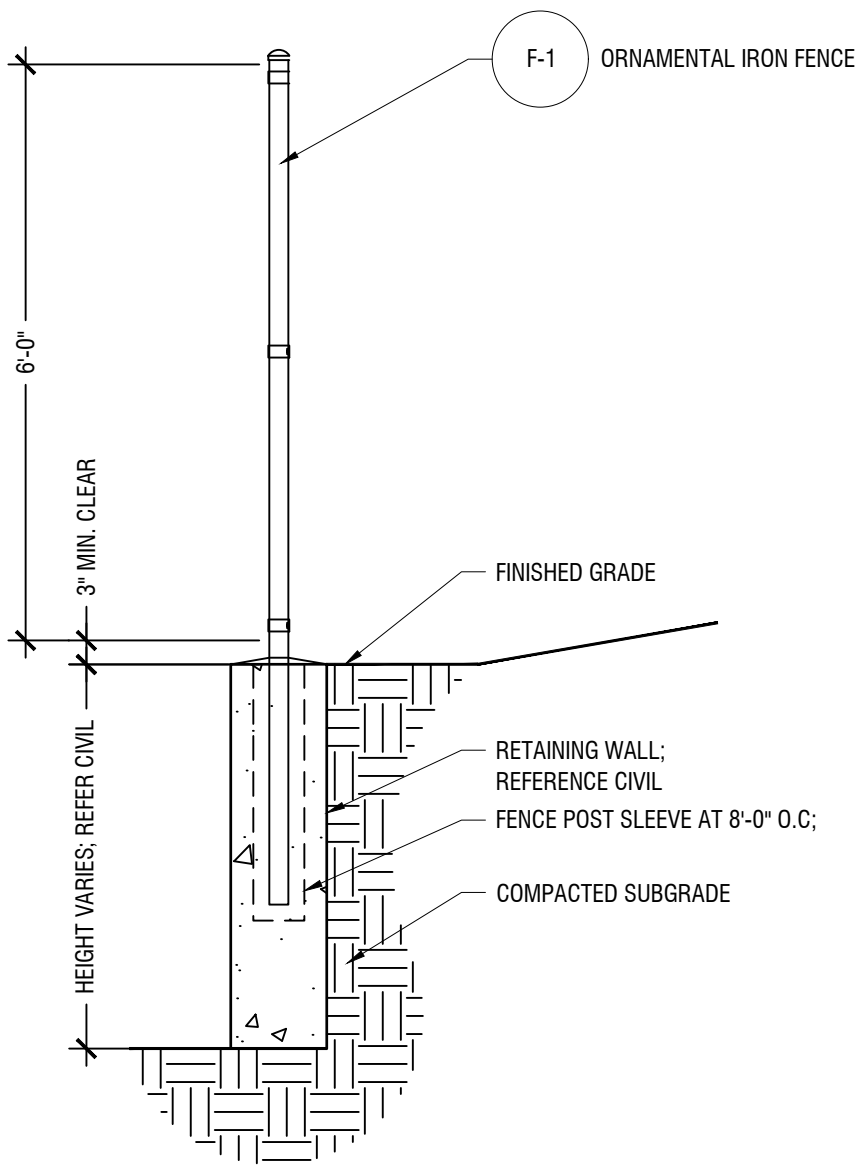






Plotted By:Robirds, Marie    Date:October 19, 2020    09:51:56am    File Path:K:\VRL\Civil\068625015-Smith Tract - Toll\Landscape\DESIGN\01 Permit-Cos\PlanSheet\LH 3.01.dwg

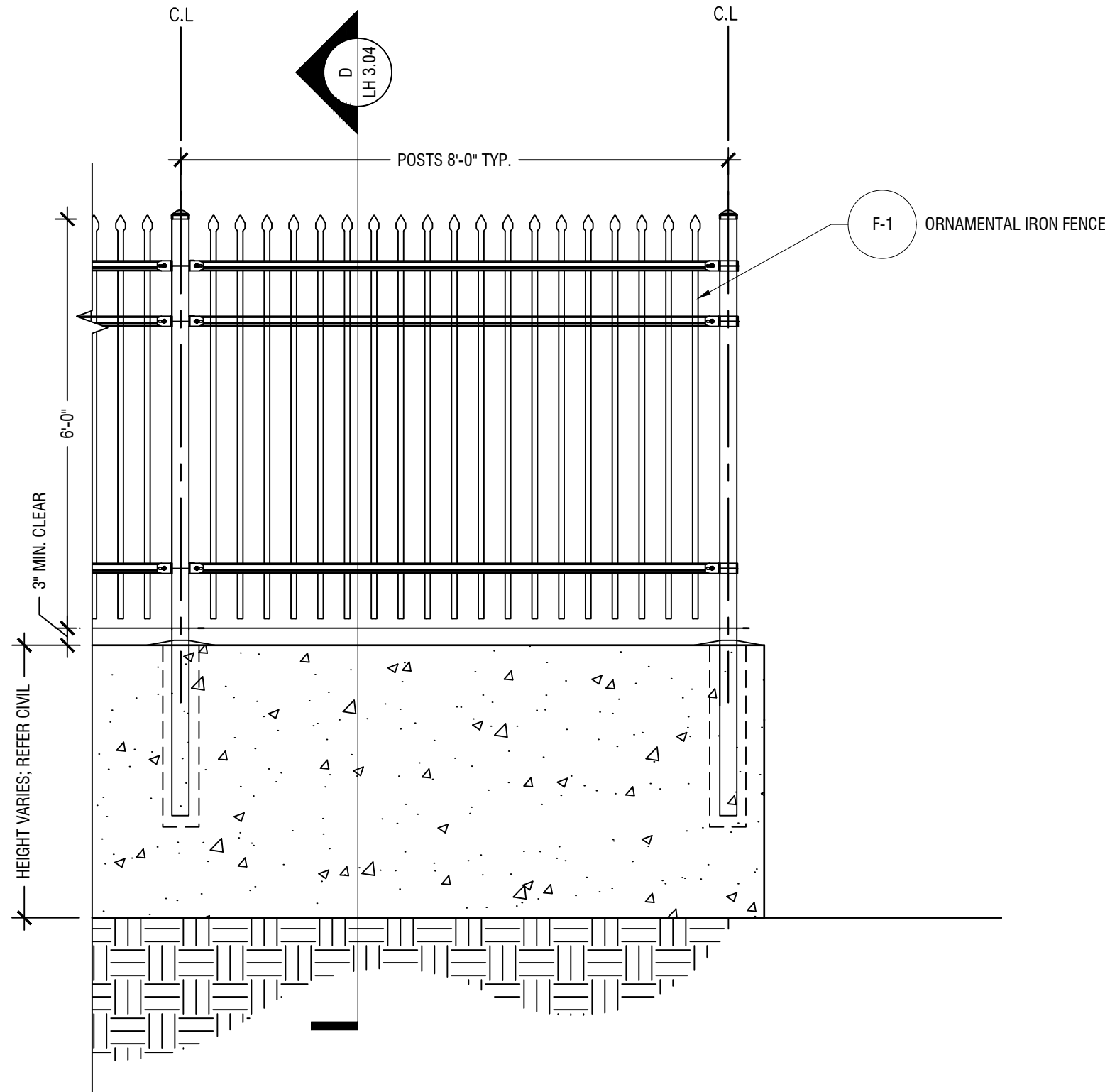
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Ornamental Iron Fence on Retaining Wall Section

Scale: 1/2" = 1'0"

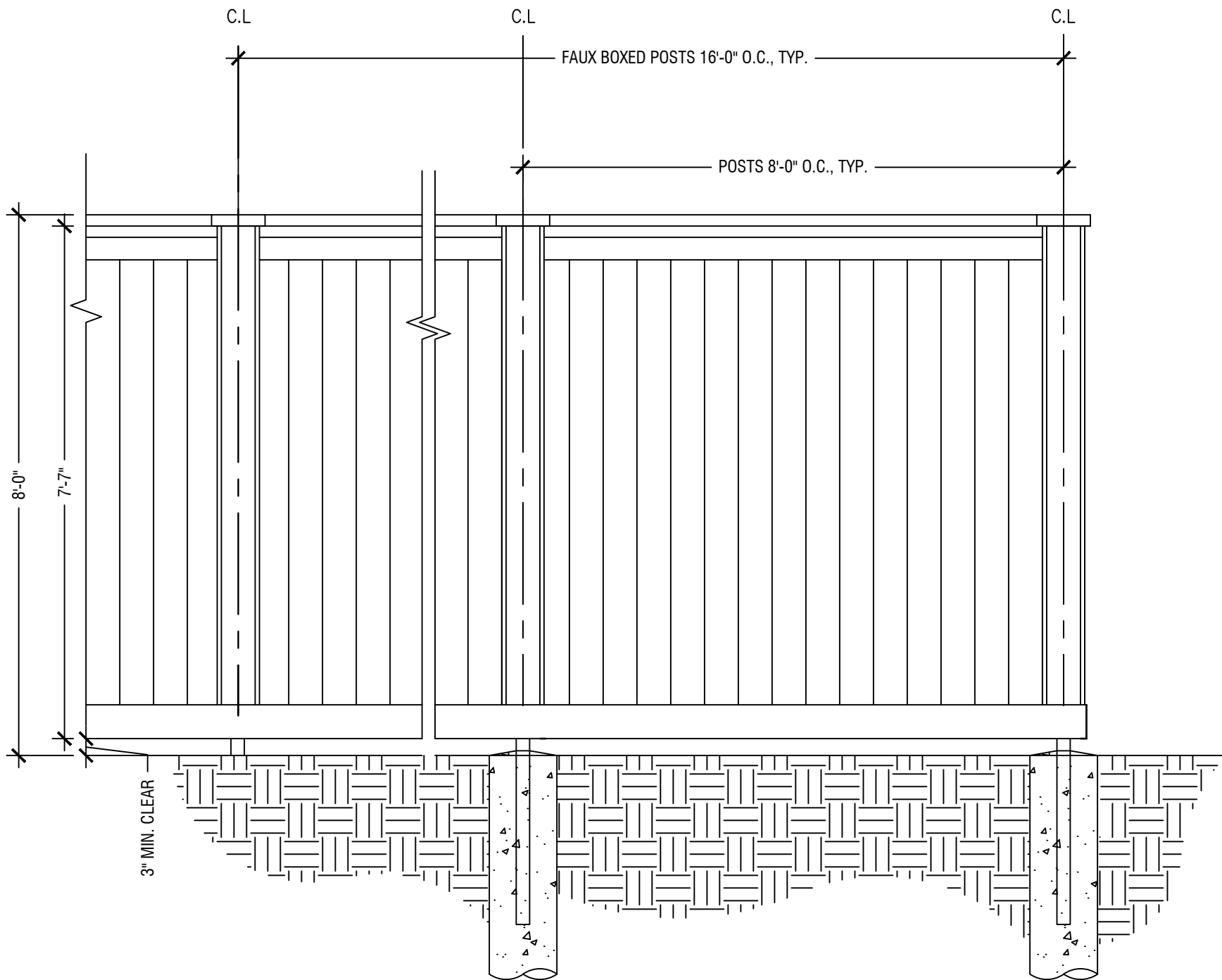
D



Ornamental Iron Fence on Retaining Wall Elevation

Scale: 1/2" = 1'0"

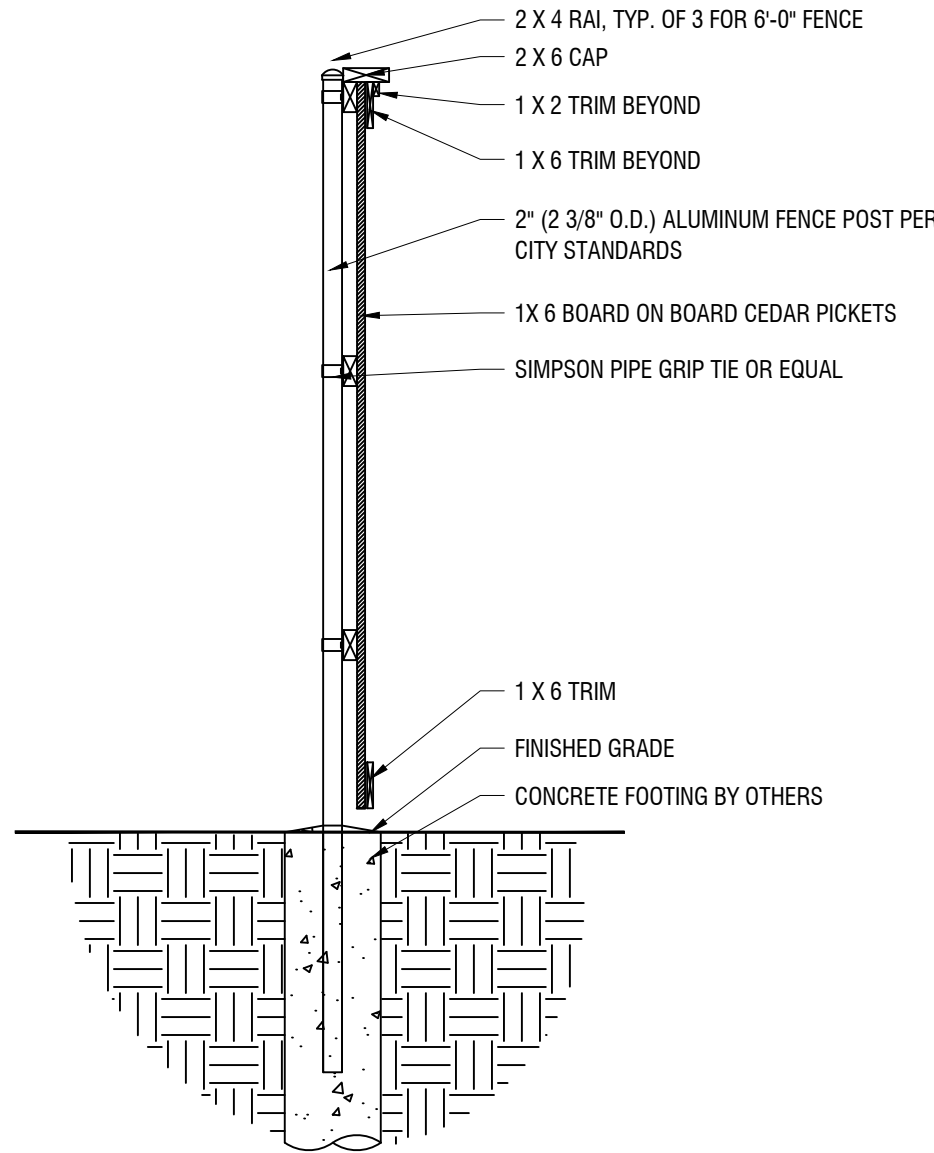
C



8' Board on Board Wood Fence Elevation

Scale: 1/2" = 1'0"

A



8' Board on Board Wood Fence Section

Scale: 1/2" = 1'0"

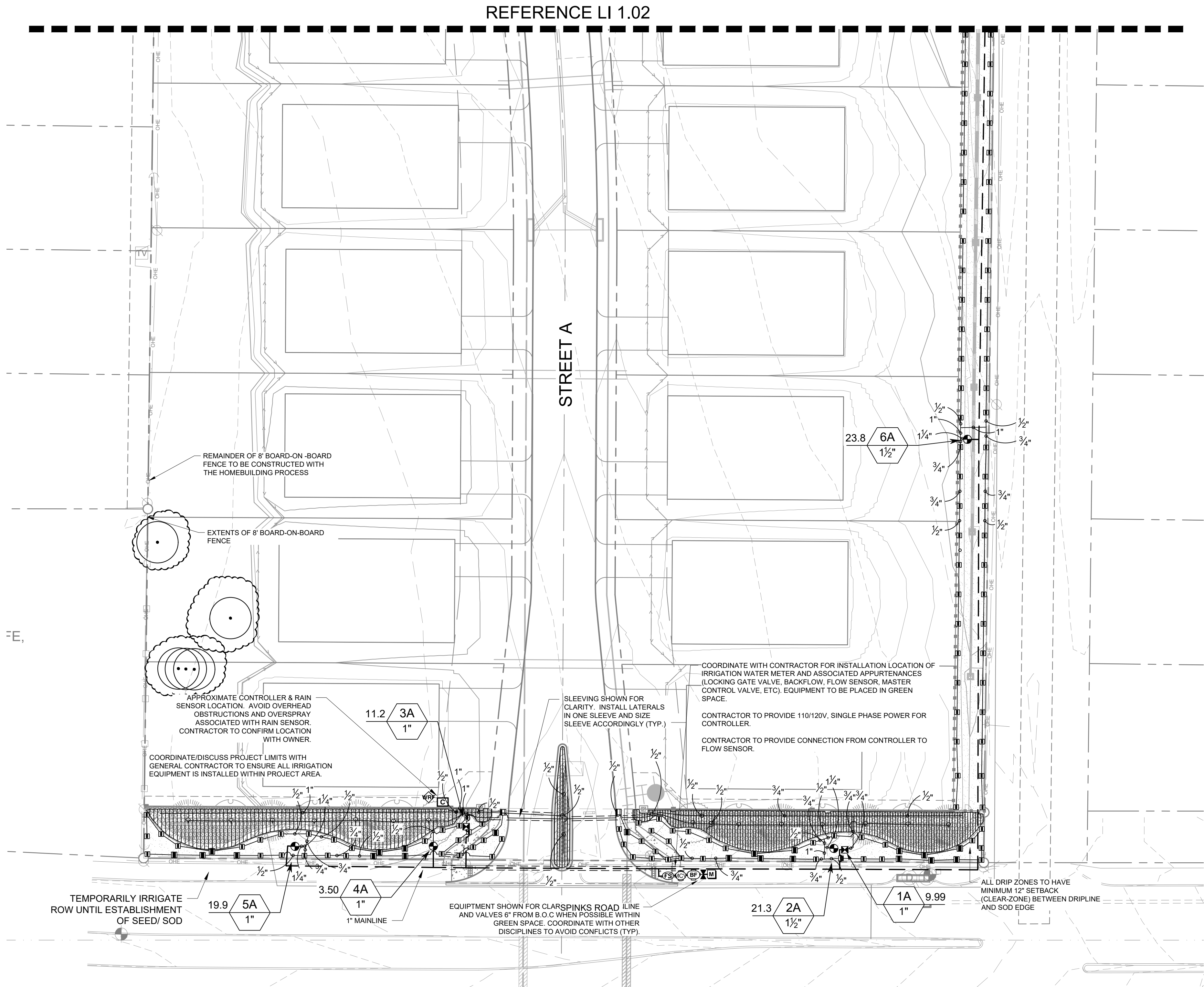
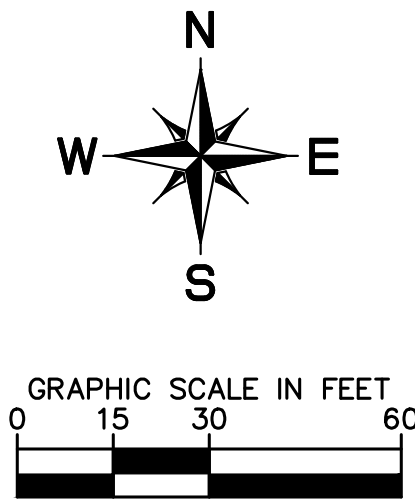
B

NOTE: DRAWINGS ARE FOR DESIGN INTENT ONLY. STRUCTURAL DRAWINGS ARE TO BE PROVIDED BY OTHERS.

|                                                               |  |                   |  |                 |  |                                                                                                                                                                                                     |  |               |  |                 |  |            |  |
|---------------------------------------------------------------|--|-------------------|--|-----------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------|--|-----------------|--|------------|--|
| KHA PROJECT<br>068625015                                      |  | DATE<br>JULY 2020 |  | SCALE: AS SHOWN |  | DESIGNED BY: MER                                                                                                                                                                                    |  | DRAWN BY: MER |  | CHECKED BY: MER |  |            |  |
| HERITAGE WEST<br>TOWN OF FLOWER MOUND<br>DENTON COUNTY, TEXAS |  |                   |  |                 |  | HARDSCAPE DETAILS                                                                                                                                                                                   |  |               |  |                 |  |            |  |
| SHEET NUMBER<br>LH 3.04                                       |  |                   |  |                 |  | Kimley»Horn<br>© 2020 KIMLEY-HORN AND ASSOCIATES, INC.<br>6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034<br>PHONE: 972-335-3580<br>WWW.KIMLEY-HORN.COM<br>TEXAS REGISTERED ENGINEERING FIRM F-928 |  |               |  |                 |  |            |  |
| No.                                                           |  |                   |  |                 |  | REVISIONS                                                                                                                                                                                           |  |               |  |                 |  | DATE<br>BY |  |



Plotted By:Robirds, Marie Date:October 19, 2020 09:52:23am File Path:K:\VRI\_CVA\068625015-Smith Tract - Toll\landscape\DESIGN\01 Permit-Codes\PlanSheet\LI 1.01.dwg  
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#### IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI, CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
- LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
- ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR, L.I.C. TO PROVIDE FINAL HARD WIRE TO CONTROLLER.
- 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 16 GAUGE, U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF WIRE CONNECTOR UL APPROVED AND FILLED WITH SILICONE.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, WITH THREE INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES UNLESS NOTED OTHERWISE. D.C.A. SHALL BE BOXED ACCORDING TO LOCAL CODES.
- USE PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY HEADS.
- ALL ROTOR HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2 FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD ON \*79S SOLVENT AND \*P-70 PRIMER. PRIMER SHALL BE PURPLE IN COLOR.
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- SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE PVC, SCHD. 40. CONTRACTOR SHALL EXTEND SLEEVES ONE FOOT BEYOND EDGE OF ALL PAVEMENT.
- LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO SUPPLY OWNER AND OWNERS CONTRACTOR WITH ALL EQUIPMENT SPECIFICATIONS AND MAINTENANCE GUIDELINES.
- DRIP LINE SHALL BE PLACED A MINIMUM OF 2" UNDER MULCH.
- LICENSED IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND ADJUST FOR MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVERSPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS
- IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AND PER MANUFACTURER SPECIFICATIONS SHOWN ON THIS PLAN. IF CONTRACTOR PREFERS MATERIALS THAT DIFFER FROM THE THIS PLAN, THEY SHALL BE APPROVED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

#### IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                        | QTY        |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|        | Rain Bird R-VAN-STRIP 1804-SAM-P45 Turf Rotary, 5'x15' (LCS and RCS), 5'x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.                                                | 51         |
|        | Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.                                                 | 207        |
|        | Rain Bird 1804-1400 Flood 1401 Flood Bubbler 4.0" popup                                                                                                                                                                                                                                               | 18         |
|        | Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.                                                                                                                                                               | 3          |
|        | Area to Receive Dripline Rain Bird XFS-CV-04-18 XFS-CV On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.4 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Specify XF insert fittings. Available Only in California | 4,114 l.f. |
|        | Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                           | 9          |
|        | Locking Gate Valve                                                                                                                                                                                                                                                                                    | 2          |
|        | Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                                       | 1          |
|        | Rain Bird PEB 1-1/2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                                   | 1          |
|        | Febco 850 1" Double Check Backflow prevention, 1"                                                                                                                                                                                                                                                     | 1          |
|        | Febco 850 1-1/2" Double Check Backflow prevention, 1"                                                                                                                                                                                                                                                 | 1          |
|        | Rain Bird ESPBLXMEF-LXMM 8 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Cabinet. Flow Sensing and Water Management Capabilities.                                                                                                                                           | 1          |
|        | Rain Bird ESPBLXMEF-LXMM-LXMPED 8 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Pedestal. Flow Sensing and Water Management Capabilities. Flow sensing.                                                                                                                     | 1          |
|        | Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.                                                                                                                                                                                    | 2          |
|        | Toro TFS 3/4" Plastic Tee Sizes. Effective Flow Monitoring, even in flows less than 5 GPM. Compatible with TORO and competitive controllers. Impeller-based, PVC Design.                                                                                                                              | 2          |
|        | Water Meter 1"                                                                                                                                                                                                                                                                                        | 1          |
|        | Water Meter 1-1/2"                                                                                                                                                                                                                                                                                    | 1          |
|        | Irrigation Lateral Line: PVC Class 200 SDR 21                                                                                                                                                                                                                                                         | 5,427 l.f. |
|        | Irrigation Mainline: PVC Class 200 SDR 21                                                                                                                                                                                                                                                             | 1,485 l.f. |
|        | Pipe Sleeve: PVC Schedule 40                                                                                                                                                                                                                                                                          | 293.5 l.f. |

Valve Callout

THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 65 PSI AND 75 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

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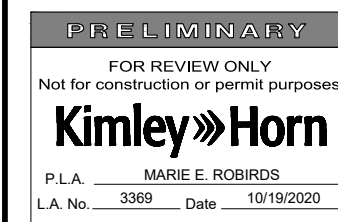
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PHONE: 972-335-3680  
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TEXAS REGISTERED ENGINEERING FIRM F-928



|              |           |
|--------------|-----------|
| KHA PROJECT  | 068625015 |
| DATE         | JULY 2020 |
| SCALE        | AS SHOWN  |
| DESIGNED BY: | MER       |
| DRAWN BY:    | MER       |
| CHECKED BY:  | MER       |

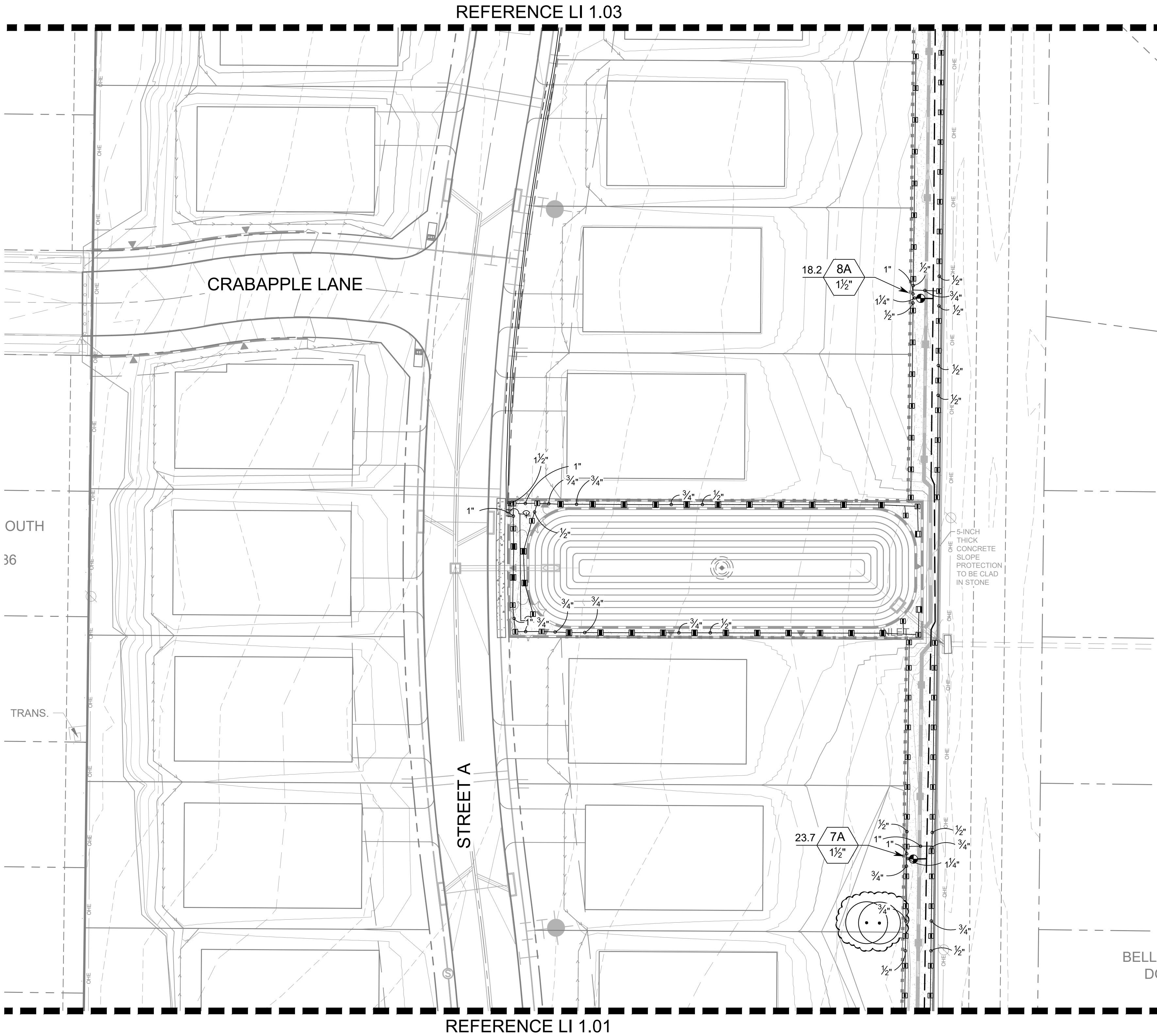
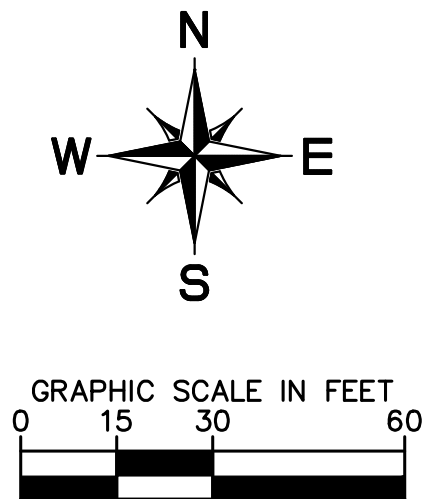
#### IRRIGATION PLAN

**HERITAGE WEST**  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER  
**LI 1.01**



Plotted By:Robirds, Marie Date:October 19, 2020 09:52:48am File Path:k:\VRI\_Civil\068625015-Smith Tract - Toll\landscape\DESIGN\01 Permit-Codes\PlanSheet\LI 1.01.dwg  
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| IRRIGATION SCHEDULE |                                                                                                                                                                                                                                                                                                       |            |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                        | QTY        |
|                     | Rain Bird R-VAN-STRIP 1804-SAM-P45 Turf Rotary, 5 x15' (LCS and RCS), 5'x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.                                                | 51         |
|                     | Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.                                                 | 207        |
|                     | Rain Bird 1804-1400 Flood 1401 Flood Bubbler 4.0" pop-up                                                                                                                                                                                                                                              | 18         |
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                        | QTY        |
|                     | Rain Bird XZC-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.                                                                                                                                                               | 3          |
|                     | Area to Receive Dripline Rain Bird XFS-CV-04-18 XFS-CV On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.4 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Specify XF insert fittings. Available Only in California | 4,114 l.f. |
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                        | QTY        |
|                     | Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                           | 9          |
|                     | Locking Gate Valve                                                                                                                                                                                                                                                                                    | 2          |
|                     | Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                                       | 1          |
|                     | Rain Bird PEB 1-1/2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                                   | 1          |
|                     | Febco 850 1" Double Check Backflow prevention, 1"                                                                                                                                                                                                                                                     | 1          |
|                     | Febco 850 1-1/2" Double Check Backflow prevention, 1"                                                                                                                                                                                                                                                 | 1          |
|                     | Rain Bird ESP8LXMEF-LXMM 8 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Cabinet. Flow Sensing and Water Management Capabilities.                                                                                                                                           | 1          |
|                     | Rain Bird ESP8LXMEF-LXMM-LXMPED 8 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Pedestal. Flow Sensing and Water Management Capabilities. Flow sensing.                                                                                                                     | 1          |
|                     | Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.                                                                                                                                                                                    | 2          |
|                     | Toro TFS 3/4" Plastic Tee Sizes. Effective Flow Monitoring, even in flows less than 5 GPM. Compatible with TORO and competitive controllers. Impeller-based, PVC Design.                                                                                                                              | 2          |
|                     | Water Meter 1"                                                                                                                                                                                                                                                                                        | 1          |
|                     | Water Meter 1-1/2"                                                                                                                                                                                                                                                                                    | 1          |
|                     | Irrigation Lateral Line: PVC Class 200 SDR 21                                                                                                                                                                                                                                                         | 5,427 l.f. |
|                     | Irrigation Mainline: PVC Class 200 SDR 21                                                                                                                                                                                                                                                             | 1,485 l.f. |
|                     | Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.                                      | 293.5 l.f. |
|                     | Valve Callout                                                                                                                                                                                                                                                                                         |            |
|                     | Valve Number                                                                                                                                                                                                                                                                                          |            |
|                     | Valve Flow                                                                                                                                                                                                                                                                                            |            |
|                     | Valve Size                                                                                                                                                                                                                                                                                            |            |

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| NO. | REVISIONS | DATE | BY |
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|     |           |      |    |

**Kimley»Horn**

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WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY  
Not for construction or permit purposes.

**Kimley»Horn**

P.L.A. MARIE E. ROBERTS  
L.A. No. 2589 Date 10/19/2020

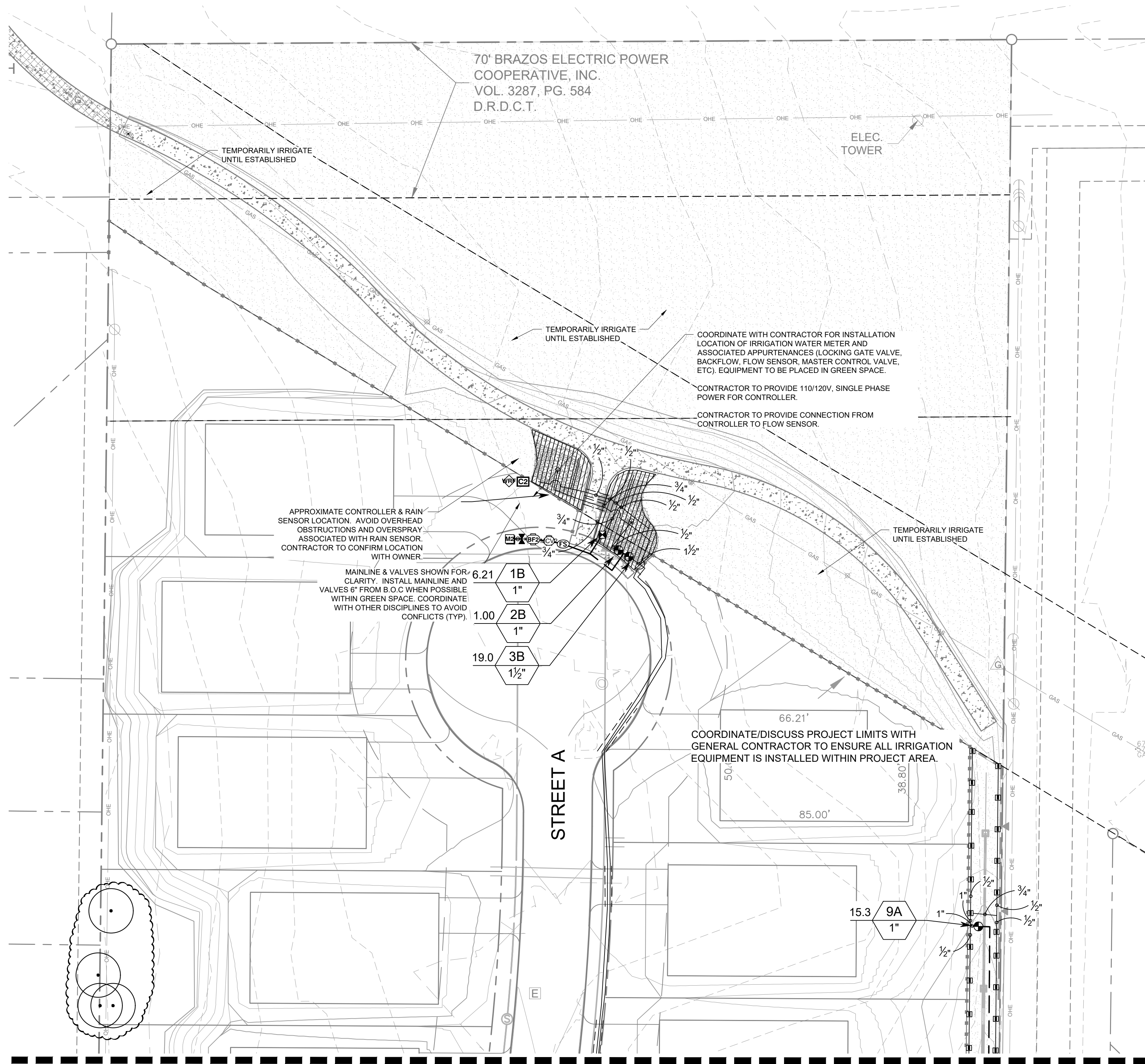
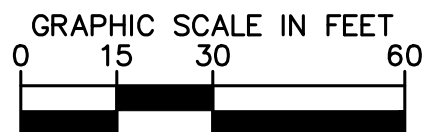
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| KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER |
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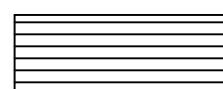
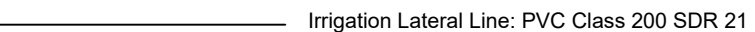
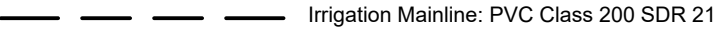
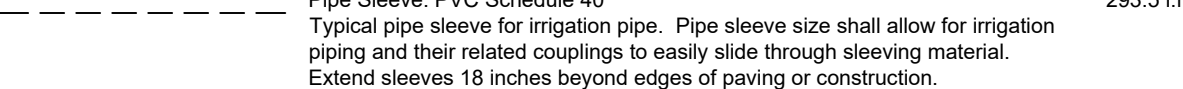
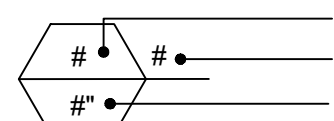
IRRIGATION PLAN

HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER  
LI 1.02





| IRRIGATION SCHEDULE                                                                                                                                                                                                                                                                                 |  | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                              |            | QTY |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
|                                            |  | Rain Bird R-VAN-STRIP 1804-SAM-P45<br>Turf Rotary, 5"x15" (LCS and RCS), 5"x30" (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.                                                   | 51         |     |
|                                                                                                                               |  | Rain Bird R-VAN14 1804-SAM-P45<br>Turf Rotary, 8"-14" 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.                                                    | 205        |     |
|                                                                                                                                                                                                                  |  | Rain Bird 1804-1400 Flood 1401<br>Flood Bubbler 4.0" pop-up                                                                                                                                                                                                                                                 | 18         |     |
| SYMBOL                                                                                                                                                                                                                                                                                              |  | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                              | QTY        |     |
|                                                                                                                                                                                                                  |  | Rain Bird X22-100-PKF<br>Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.                                                                                                                                                                  | 3          |     |
|                                                                                                                                                                                                                  |  | Area to Receive Dripline<br>Rain Bird XFS-CV-04-18<br>XFS-CV On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve, 0.4 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Specify XF insert fittings. Available Only in California | 4,114 I.F. |     |
| SYMBOL                                                                                                                                                                                                                                                                                              |  | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                              | QTY        |     |
|                                                                                                                                                                                                                  |  | Rain Bird PEB<br>1" 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                               | 9          |     |
|                                                                                                                                                                                                                  |  | Locking Gate Valve<br>Rain Bird PEB 1"<br>Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                    | 2          |     |
|                                                                                                                                                                                                                  |  | Rain Bird PEB 1-1/2"<br>Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.                                                                                                                                                                                                      | 1          |     |
|                                                                                                                                                                                                                  |  | Febco 850 1"<br>Double Check Backflow prevention, 1"                                                                                                                                                                                                                                                        | 1          |     |
|                                                                                                                                                                                                                  |  | Febco 850 1-1/2"<br>Double Check Backflow prevention, 1"                                                                                                                                                                                                                                                    | 1          |     |
|                                                                                                                                                                                                                  |  | Rain Bird ESP8LXMEF-LXMM<br>8 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Cabinet. Flow Sensing and Water Management Capabilities.                                                                                                                                              | 1          |     |
|                                                                                                                                                                                                                  |  | Rain Bird ESP8LXMEF-LXMM-LXMPED<br>8 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Pedestal. Flow Sensing and Water Management Capabilities. Flow sensing.                                                                                                                        | 1          |     |
|                                                                                                                                                                                                                  |  | Rain Bird WR2-RFC<br>Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.                                                                                                                                                                                       | 2          |     |
|                                                                                                                                                                                                                  |  | Toro TFS<br>3/4" Plastic Tee Sizes. Effective Flow Monitoring, even in flows less than 5 GPM. Compatible with TORO and competitive controllers. Impeller-based, PVC Design.                                                                                                                                 | 2          |     |
|                                                                                                                                                                                                                  |  | Water Meter 1"                                                                                                                                                                                                                                                                                              | 1          |     |
|                                                                                                                                                                                                                  |  | Water Meter 1-1/2"                                                                                                                                                                                                                                                                                          | 1          |     |
|                                                                                                                                                                                                                  |  | Irrigation Lateral Line: PVC Class 200 SDR 21                                                                                                                                                                                                                                                               | 5,397 I.F. |     |
|                                                                                                                                                                                                                  |  | Irrigation Mainline: PVC Class 200 SDR 21                                                                                                                                                                                                                                                                   | 1,485 I.F. |     |
|                                                                                                                                                                                                                 |  | Pipe Sleeve: PVC Schedule 40<br>Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.                                         | 293.5 I.F. |     |
|                                                                                                                                                                                                                |  | Valve Callout<br>Valve Number<br>Valve Flow<br>Valve Size                                                                                                                                                                                                                                                   |            |     |
| <div>THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 65 PSI AND 75 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI than DESIGN PRESSURE.</div> |  |                                                                                                                                                                                                                                                                                                             |            |     |
| <div>ABOVE QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.</div>                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                             |            |     |
| <div>REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIPLINE ZONE.</div>                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                             |            |     |
| <div>WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.</div>                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                             |            |     |
| <div>ECO-INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.</div>                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                             |            |     |
| <div>ZONES LOWER than the CAPACITY of the FLOW SENSOR ARE TO BE WIRED IN the CONTROLLER with ANOTHER ZONE so THAT the FLOW SENSOR READS BOTH ZONES as ONE ZONE in ORDER to MEET the FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED to REMAIN PIPED as SEPARATE ZONES.</div>              |  |                                                                                                                                                                                                                                                                                                             |            |     |

## IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI, CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
3. THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
5. ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR, I.I.C. TO PROVIDE FINAL HARD WIRE TO CONTROLLER.
6. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 16 GAUGE, U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE", WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF WIRE CONNECTOR U.L. APPROVED AND FILLED WITH SILICONE.
7. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, WITH THREE INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES UNLESS NOTED OTHERWISE. D.C.A. SHALL BE BOXED ACCORDING TO LOCAL CODES.
8. USE PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY HEADS.
9. ALL ROTOR HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2 FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD ON "795 SOLVENT AND "P-70 PRIMER. PRIMER SHALL BE PURPLE IN COLOR.
10. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
11. SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE PVC, SCHD. 40. CONTRACTOR SHALL EXTEND SLEEVES ONE FOOT BEYOND EDGE OF ALL PAVEMENT.
12. LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO SUPPLY OWNER AND OWNERS CONTRACTOR WITH ALL EQUIPMENT SPECIFICATIONS AND MAINTENANCE GUIDELINES.
13. DRIP LINE SHALL BE PLACED A MINIMUM OF 2" UNDER MULCH.
14. LICENSED IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND ADJUST FOR MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVERSPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS.
15. IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AND PER MANUFACTURER SPECIFICATIONS SHOWN ON THIS PLAN. IF CONTRACTOR PREFERENCES MATERIALS THAT DIFFER FROM THE THIS PLAN, THEY SHALL BE APPROVED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

[illegible]

**Kimley»»Horn**  
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TEXAS REGISTERED ENGINEERING FIRM F-928

The logo for Kimley-Horn is located in the top left corner. It features the company name 'Kimley-Horn' in a bold, sans-serif font. A rectangular stamp is overlaid on the logo, containing the word 'PRELIMINARY' in large, bold, capital letters. Below this, in smaller text, it says 'FOR REVIEW ONLY' and 'Not for construction or permit purposes.' At the bottom of the stamp, there are fields for 'P.L.A.' (with 'MARIE E. ROBERTS' written next to it) and 'L.A. No.' (with '3369' written next to it), followed by a 'Date' field with '10/19/2020' written next to it.

|                          |                   |                 |                  |               |                 |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|
| KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|

# IRRIGATION PLAN

HERITAGE WEST  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SHEET NUMBER

**LI 1.03**

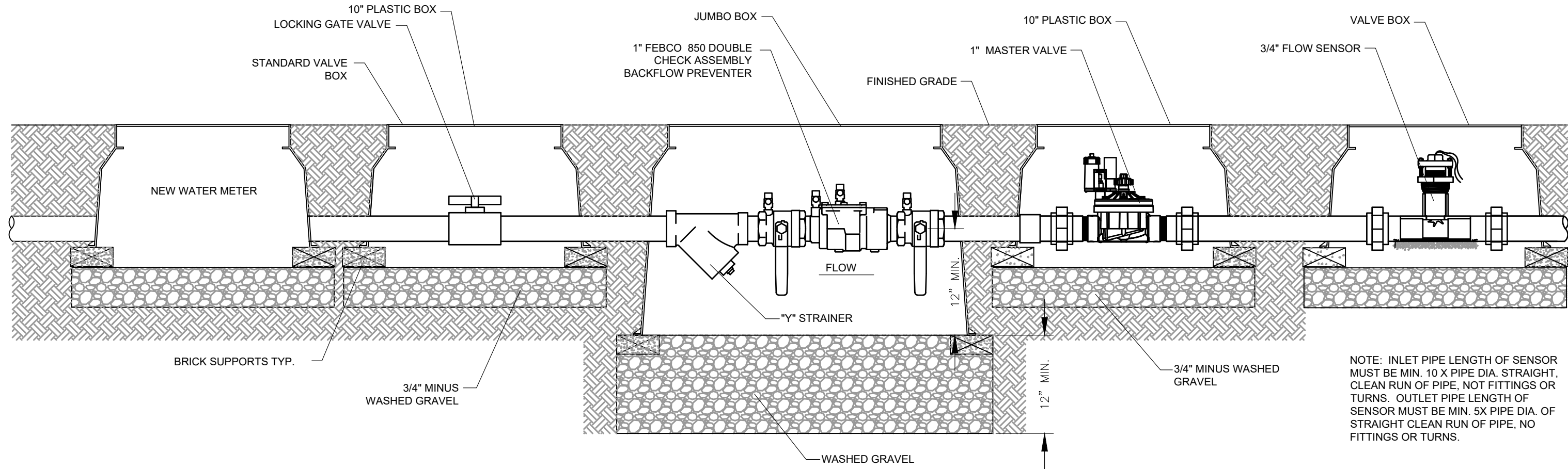






Plotted By:Robirds, Marie Date:October 19, 2020 09:54:00am File Path:k:\VRI\_Civil\068625015-Smith Tract - Toll Landscape DESIGN.01 Permit-Codes\PlantSheet\LI 3.01.dwg

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Double Check Assembly Backflow Preventer with Flow Sensor

Scale: 1/8\"/>

A

## GENERAL IRRIGATION SPECIFICATIONS AND NOTES

### A. EXTENT:

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) TRENCHING AND BACKFILL, (2) AUTOMATICALLY CONTROLLED LOW VOLUME IRRIGATION SYSTEM, (3) TEST ALL SYSTEMS AND MAKE OPERATIVE, (4) "AS-BUILT" DRAWINGS.

### B. GENERAL:

- PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED, ON COMPLETION OF THE WORK. SATISFACTORY EVIDENCE SHALL BE FURNISHED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE TEXAS BUILDING CODE - PLUMBING / APPENDIX F AND CODE REQUIREMENTS.
- APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING.
- BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT.
- COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
- INSPECTION OF SITE:
  - CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL SITE CONDITIONS. SUBMISSION OF HIS PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERETO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.

9. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO CONNECT TO EXISTING SUBOUTS, SHOULD SUCH SUBS NOT BE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUND EXISTING WORK AT NO INCREASE IN COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.

10. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

11. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED IF DEEMED NECESSARY BY THE OWNER ON A PER DIEM BASIS.

12. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME POSSIBLE.

13. WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE.

14. "AS-BUILT" IRRIGATION DRAWINGS: PREPARE AN "AS-BUILT" DRAWING ON A BLUEPRINT WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION AFFECTING THE MAIN LINE PIPE, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND QUICK COUPLING VALVES. THE DRAWINGS SHALL ALSO INDICATE AND SHOW APPROVED SUBSTITUTIONS OF SIZE, MATERIAL AND MANUFACTURERS NAME AND CATALOG NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE DELIVERED TO THE TENANT'S CONSTRUCTION REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK.

15. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE TENANT'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

17. A LAMINATED PLAN (8 1/2 X 11) SHOWING THE DIFFERENT IRRIGATION ZONES IN COLOR, PREPARED BY THE IRRIGATION CONTRACTOR, SHALL BE POSTED IN THE MECHANICAL ROOM.

### C. MATERIALS:

- GENERAL: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.
- PLASTIC PIPING: ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 POLYVINYL CHLORIDE (PVC) PIPE AND SHALL COMPLY WITH ONE OF THE FOLLOWING STANDARDS: ASTM D 1785, ASTM D-2241, AWWA C-900, OR AWWA C-905. SDR-PR PIPE SHALL HAVE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-26. PVC GASKETS FITTINGS SHALL CONFORMING TO ASTM D 3139. GASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED PVC PIPE FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464. CONFORMING TO ASTM D-1784 AND D-2241
- PLASTIC FITTINGS: ALL SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT-WELD, POLYVINYL CHLORIDE (PVC) STANDARD WEIGHT AS MANUFACTURED BY SLOANE, LASCO, OR APPROVED EQUAL.
- SOLVENT CEMENT: PVC CEMENT SHALL MEET ASTM D 2564 AND PVC CLEANER-TYPE SHALL MEET ASTM F 656.
- SPRINKLER HEAD RISERS: SCHEDULE 40 PVC FOR RISERS. PIPE SHALL BE CUT WITH A STANDARD PIPE CUTTING TOOL, WITH SHARP CUTTERS. REAM ONLY TO FULL DIAMETER OF PIPE AND CLEAN ALL ROUGH EDGES OR BURRS. CUT ALL THREADS ACCURATELY WITH SHARP DIES. NOT MORE THAN THREE(3) FULL THREADS SHALL SHOW BEYOND FITTINGS WHEN PIPE IS MADE UP. ASSEMBLIES SHALL BE AS DETAILED.
- AUTOMATIC CONTROLLER: SEE LEGEND
- REMOTE CONTROL VALVES: SEE LEGEND
- CONTROL WIRING: 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM WIRE SIZE: 16 GAUGE. ALL SPLICES SHALL BE MADE WITHIN VALVE BOX.
- SLEEVES FOR CONTROL WIRING: UNDER ALL WALKS AND PAVED AREAS AND WHERE INDICATED ON DRAWINGS. MINIMUM PVC SCHEDULE 40 PLASTIC PIPE
- SPRINKLER HEADS/ DRIP LINE: SEE LEGEND
- QUICK COUPLING VALVES: SHALL BE NOTED ON DRAWINGS.

### D. WORKMANSHIP:

- LAY OUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THAT SWING JOINTS, OFFSETS, AND ALL FITTINGS ARE NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATED AREAS AND SHALL MAKE ANY NECESSARY MINOR ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.
- ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE.

### E. INSTALLATION:

- EXCAVATION AND TRENCHING:
  - PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK. INCLUDING UNDER THIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER APPROVED BY THE OWNER.
  - TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 6 INCHES BETWEEN PARALLEL PIPE LINES. TRENCHES FOR PIPE LINES SHALL BE MADE OF SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:
    - 24" MINIMUM BELOW BOTTOM PAVEMENT PER SLEEVING INSTALLATION DETAIL THIS SHEET
    - MINIMUM COVER OVER IRRIGATION LINES TO HEADS/ DRIPLINE EXCEPT VEHICLE TRAFFIC AREAS ARE AS FOLLOWS:
      - 24" COVER OVER LATERALS
      - 18" COVER OVER MAINLINE
  - MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS AS REQUIRED BY THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY AND LOCAL ORDINANCES.
- PIPE LINE ASSEMBLY:
  - INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL. PLACE NO CLOSER THAN 6 INCHES TO WALK EDGES, BUILDINGS AND WALLS.
  - PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS RECOMMENDED BY MANUFACTURER OF THE PIPE. EXCEPT WHERE SCREWED CONNECTIONS ARE REQUIRED. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT WITH A NON-SYNTHETIC BRISTLE BRUSH.
  - PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. SNAKE PIPE FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.
  - MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS.
- SPRINKLER HEADS/ DRIPLINE:
  - INSTALL ALL SPRINKLERS/ DRIPLINE AS DETAILED ON DRAWINGS.
  - DO NOT SCALE PLANS FOR EXACT HEAD LOCATION.
  - PROVIDE A MINIMUM OF 4" BETWEEN SPRINKLERS/ DRIPLINE AND PAVEMENT/ BUILDINGS.

- CLOSING OF PIPE AND FLUSHING LINES:
  - CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.
  - THOROUGHLY FLUSH OUT ALL WATER LINES BEFORE INSTALLING HEADS, DRIPLINE, VALVES AND OTHER HYDRANTS.
  - TEST IN ACCORDANCE WITH PARAGRAPH ON HYDROSTATIC TESTS.
  - UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.

- INSPECTIONS:
  - SPRINKLER/ DRIPLINE LAYOUT AND SPACING INSPECTION: VERIFICATION THAT THE IRRIGATION DESIGN IS ACCURATELY INSTALLED IN THE FIELD. IT WILL ALSO PROVIDE FOR ALTERATION OR MODIFICATION OF THE SYSTEM TO MEET FIELD CONDITIONS. SPACING SHOULD BE WITHIN 5% OF THE DESIGN SPACING.
  - PIPE INSTALLATION DEPTH INSPECTION: ALL PIPES IN THE SYSTEM SHALL BE INSTALLED TO DEPTHS AS PREVIOUSLY DESCRIBED IN SECTION "E" OF THESE SPECIFICATIONS.
  - OPEN TRENCH INSPECTION: THE TRENCH AND ALL JOINTS AND EVERY TRANSITION IN PIPE SIZE, WILL BE OPEN WHERE OPEN TRENCH INSPECTION IS REQUIRED.
  - INSPECTIONS WILL BE PERFORMED THROUGHOUT THE DURATION OF THE INSTALLATION. INSPECTION MAY BE MADE BY THE GOVERNING AGENCY/ OWNER TO ENSURE COMPLIANCE WITH DESIGN INTENT, SPECIFICATIONS, AND THE IRRIGATION CODES.

- HYDROSTATIC TESTS:
  - REQUEST THE PRESENCE OF THE OWNER IN WRITING AT LEAST 48 HOURS IN ADVANCE OF TESTING.
  - TESTING TO BE ACCOMPLISHED AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE OWNER.
  - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.

- APPLYING A CONTINUOUS AND STATIC WATER PRESSURE OF 125 PSI WHEN WELDED PLASTIC JOINTS HAVE CURED AT LEAST 3 HOURS AND WITH THE RISERS CAPPED AS FOLLOWS:
  - MAIN LINES AND SUBMAINS TO BE TESTED FOR 2 HOURS
  - NO PRESSURE LOSS IS ALLOWED FOR SOLVENT WELD MAINLINE/ PIPE.

- FOR PVC AND O-RING GASKET PIPE THE ALLOWABLE LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

$$L = N P D^{2.5} 1.850$$

IN WHICH:

- L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
- N=NUMBER OF JOINTS
- D=PIPE DIAMETER IN INCHES
- P=AVERAGE TEST PRESSURE IN PSI GAUGE

- REPAIR LEAKS RESULTING FROM TESTS.

- AUTOMATIC CONTROLLERS:
  - CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.

- AUTOMATIC CONTROL WIRING:
  - INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSIBLE.

- INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISHED GRADE AND SNAKE WIRE SIDE TO SIDE IN TRENCH BELOW MAIN LINE. EXPANSION CURLS SHALL BE PROVIDED WITHIN THREE (3) FEET OF EACH WIRE CONNECTION TO SOLENOID AND AT LEAST EVERY THREE HUNDRED (300) FEET IN LENGTH. EXPANSION CURLS ARE FORMED BY WRAPPING AT LEAST FIVE (5) TURNS OF WIRE AROUND A ROD OR PIPE 1" OR MORE IN DIAMETER, THEN WITHDRAWING THE ROD).
- CONTROL WIRE SPLICES WILL BE ALLOWED ONLY RUNS OVER 1000 FT. CONNECTIONS SHALL BE IN VALVE BOX AND LOCATION TO BE SHOWN ON AS-BUILT PLANS.
- ALL WIRING PASSING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED IN PLASTIC OR GALVANIZED STEEL CONDUIT EXTENDING AT LEAST 24" BEYOND EDGES OF PAVING OR CONSTRUCTION.

- BACKFILL AND COMPACTING:
  - AFTER SYSTEM IS OPERATING AND REQUIRED TESTS AND INSPECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES WITH CLEAN SOIL, FREE OF RUBBISH. INITIAL BACKFILL MATERIAL TO 6 INCHES ABOVE THE TOP OF PIPE SHALL BE FREE OF ROCKS OR STONES LARGER THAN ONE INCH IN DIAMETER. FINAL BACKFILL MATERIAL SHALL BE FREE OF ROCKS OR STONES LARGER THAN 3 INCHES IN DIAMETER.
  - BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 90% DENSITY.
  - COMPACT TRENCHES IN AREAS TO BE PLANTED BY THOROUGHLY FLOODING THE BACKFILL. JETTING PROCESS MAY BE USED IN THOSE AREAS.
  - DRESS OFF ALL AREAS TO FINISH GRADES.
- PROTECTIVE RADIUS OF EXISTING TREES:
  - AN AUGER IS TO BE USED TO TUNNEL UNDER EXISTING TREES IF IRRIGATION IS INSTALLED WITHIN THE PROTECTIVE RADIUS OF EXISTING TREES AND ONLY IF THERE IS NO OTHER OPTION OR TO DO SO CREATES AN UNREASONABLE HARDSHIP.

### F. CLEAN-UP:

- REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.

| NO. | REVISIONS | DATE | BY |
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|     |           |      |    |
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|     |           |      |    |
|     |           |      |    |

# Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
PHONE: 972-335-3580  
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY  
Not for construction or permit purposes.

## Kimley»Horn

P.L.A. MARIE E. ROBRIDS  
L.A. No. 2588 Date: 10/19/2020

|                          |                   |                 |                  |               |                 |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|
| KHA PROJECT<br>068625015 | DATE<br>JULY 2020 | SCALE: AS SHOWN | DESIGNED BY: MER | DRAWN BY: MER | CHECKED BY: MER |
|--------------------------|-------------------|-----------------|------------------|---------------|-----------------|

## IRRIGATION SPECIFICATIONS

## HERITAGE WEST TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS





## PLANNING AND ZONING COMMISSION

### AGENDA ITEM NO: 3

### NON-DISCRETIONARY ITEM

---

**DATE:** October 26, 2020

**FROM:** Chuck Russell, Principal Planner

**ITEM:** **Consider a request for a Site Plan (SP20-0018 – The Brokerage Addition) to develop an addition to an existing office building. The property is generally located east of Stone Hill Farms Parkway and north of Stone Bend Lane.**

---

#### I. ITEM SUMMARY

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

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

#### II. APPLICATION ANALYSIS

The purpose of this site plan application is to construct an addition to an existing office building on Lot 1, Block A of the Stone Hill Farms Retail East Addition. The subject site contains approximately 1.64 acres. The property is zoned Planned Development District-43 (PD-43) for commercial uses.

The existing one-story office building contains approximately 7,857 square feet and was originally occupied by a day care facility. The applicant is proposing to construct a one-story 2,369 square-foot addition to the existing office building. The office use is in conformance with the PD-43 zoning.

The elevations depict a primarily brick and stone addition that match the existing office building. The site contains 55 existing parking spaces that were constructed with the original day care use. The office building, including the proposed addition, requires 33 parking spaces. No additional spaces are being constructed.

Access to the site will continue to be provided from Stone Hill Farms Parkway. Additional landscaping is being incorporated along the southern boundary of the site in compliance with the originally approved landscape plan. Landscaping is in compliance with the Town Code.

#### III. ATTACHMENTS

##### A. Background Information

1. Vicinity Map
2. Letter of Intent

3. PD-43 Ord. 83-01 SUP-228-01 Nobel Learning

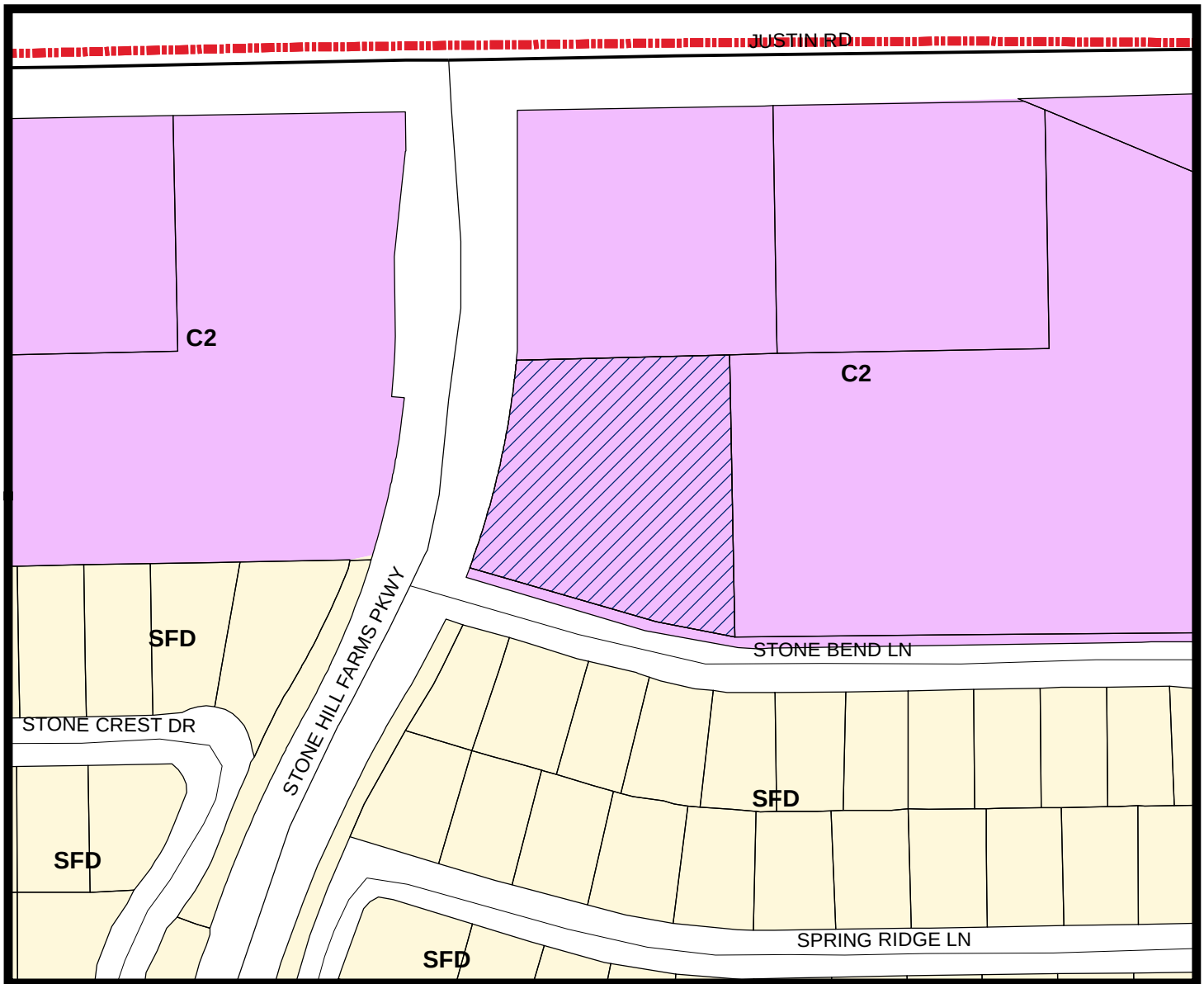
**B. Application Details**

1. Site Plan Package



# Vicinity Map

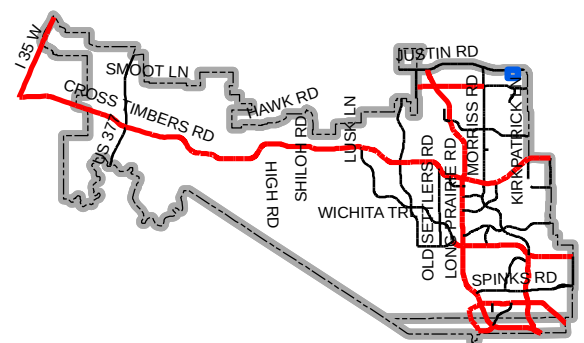
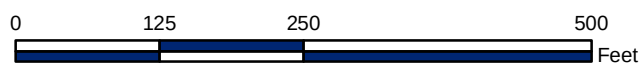
Reference Project: SP20-0018



## LEGEND

 Commercial 2     Single Family Density

 Subject Property



Map Location





September 14, 2020

Michael A. Bates  
Bates & Martin Architects, LLC  
100 West Oak Street, Suite 201  
Denton, TX 76201

RE: The Brokerage, Inc.  
6200 Stone Hill Farms Parkway  
Flower Mound, Texas 75028

This is to notify Bates & Martin Architects, LLC that you have our consent to submit to the Town of Flower Mound all plans and other related documents for the site plan review. Our site is located within the PD-43 for Commercial Uses zoning district. Our site is 1.640 Acres, we will be using this as an office space. This will only be used for office purposes and maintained by one owner. The existing building is 7,999 sq. ft and our new proposed addition is 1,929 sq. ft. This will be completed in 1 phase and no state special considerations are needed.

Sincerely,



K. Cheryl Hopkin  
CEO/Owner

# **TOWN OF FLOWER MOUND, TEXAS**

## **ORDINANCE NO. 83-01**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT A OF CHAPTER 12 OF THE TOWN'S CODE OF ORDINANCES (LAND DEVELOPMENT CODE), AND AMENDING ORDINANCE NUMBERS 63-93 AND 87-86 OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING PLANNED DEVELOPMENT 43 (PD-43) FOR COMMERCIAL-2 USES TO ADD A SPECIFIC USE PERMIT (SUP/SP-228-01) ON 1.6 ACRES OF LAND FOR A DAY CARE CENTER; REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment to Chapter 12 of the Code of Ordinances (Land Development Code) and an amendment to Ordinance Numbers 63-93 and 87-86 of the Town of Flower Mound, Texas, by amending Planned Development 43 (PD-43) for Commercial-2 uses to add a Specific Use Permit (SUP/SP-228-01) on 1.6 acres of land for a day care center; and,

**WHEREAS**, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town that the official zoning map, "Exhibit A" to Chapter 12 of the Town's Code of Ordinances and Ordinance Numbers 69-93 and 87-86 be amended as described below;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:**

### **SECTION 1**

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

### **SECTION 2**

From and after the effective date of this Ordinance, the official zoning map, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, and Ordinance Numbers 69-93 and 87-86 are hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Code are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

- "A. The uses allowed on a certain tract of land being approximately 1.6 acres, more fully described in Exhibit "A" presently zoned Planned Development No. 43 (PD-43) with Commercial-2 uses, are amended to add a day care center, in accordance with Exhibit "B" (Site Plan/Project Drawings SUP/SP-228-01).

### **SECTION 3**

A zoning exhibit for the Nobel Learning Communities day care, a copy of which is attached hereto as Exhibit "B" and incorporated herein, was submitted by the developer and the owner, and reviewed and approved by the Town Council as the site plan.

### **SECTION 4**

The change in zoning classification established and described in Section 2 herein shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit is granted specifically to Nobel Learning Communities at the location stated herein and shall not be transferred to any other person, entity, or location without the approval of the Town of Flower Mound.
2. The attached site plan shall be an exhibit to the Specific Use Permit and will be required to be amended in accordance with any recommendations made by the Commission as approved by Council.
3. The site plan shall be labeled "Exhibit B" and attached to the Specific Use Permit ordinance. If the property is not developed as approved, the development shall be a violation of the ordinance.
4. If a building permit application has not been submitted to the Building Inspection Division within one year of approval of the ordinance, the Specific Use Permit granted herein shall be null and void.

### **SECTION 5**

All ordinances, orders, or resolutions heretofore passed and adopted by the Town Council of the Town of Flower Mound, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

### **SECTION 6**

If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the remainder of the



ORDINANCE NO. 83-01

PAGE 3

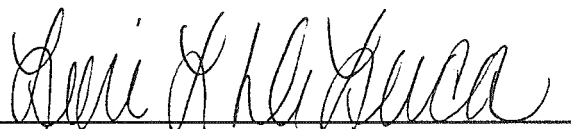
ordinance shall continue in effect as if the invalid portion had never been included.

**SECTION 7**

This Ordinance shall take effect and be in full force from and after its passage.

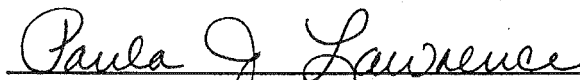
DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF  
FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 3rd  
DAY OF December, 2001.

APPROVED:

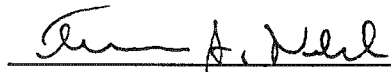


Lori L. DeLuca, MAYOR

ATTEST:

  
Paula J. Lawrence, CMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

  
Terrence S. Welch, TOWN ATTORNEY

## LEGAL DESCRIPTION

BEING all that tract of land in the Town of Flower Mound, Denton County, Texas, a part of the Elisha Smith Survey, Abstract No. 1160, and being a part of that tract of land conveyed to F.M. 407 Partners, Ltd., as recorded in Document Number 93-R0088363, Denton County Deed Records, and being further described as follows:

BEGINNING at a "X" set in concrete at the northwest corner of Lot 1-X, Block G, Stone Hill Farms Phases One and Two of Section One, an addition to the Town of Flower Mound as recorded in Cabinet O, Page 93, Denton County Plat Records, said point being in the east line of Stone Hill Farms Parkway (a variable width right-of-way);

THENCE Northeasterly, 236.80 feet along a curve to the left in the east line of Stone Hill Farms Parkway, said curve having a central angle of 15 degrees 57 minutes 44 seconds, a radius of 850.00 feet, a tangent of 119.17 feet, and whose chord bears North 12 degrees 18 minutes 30 seconds East, 236.04 feet to a 60d nail set for corner;

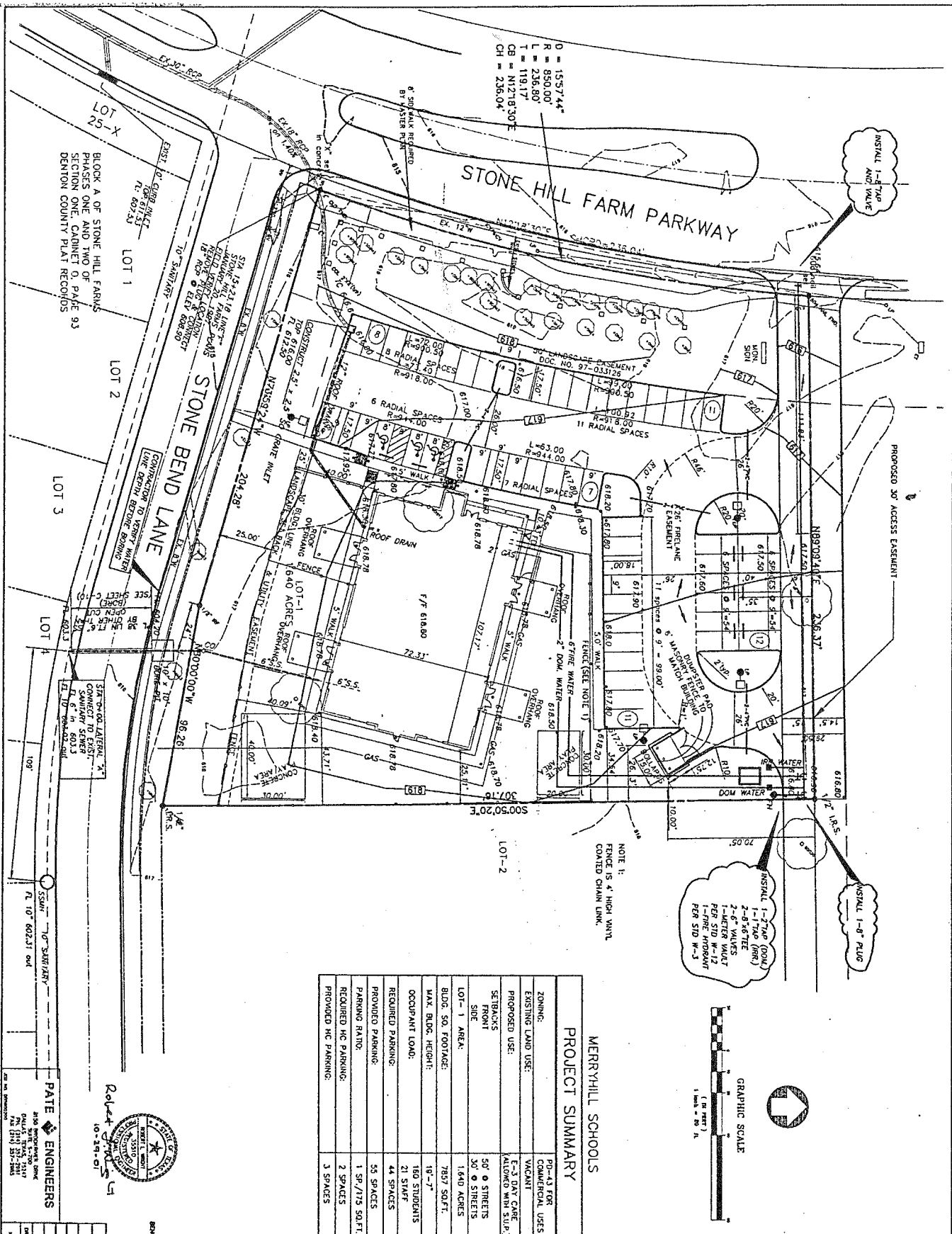
THENCE North 89 degrees 09 minutes 40 seconds East, 236.37 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 50 minutes 20 seconds East, 307.16 feet to a one-half inch iron rod set for corner in the north line of said Lot 1-X;

THENCE along the north line of said Lot 1-X as follows:

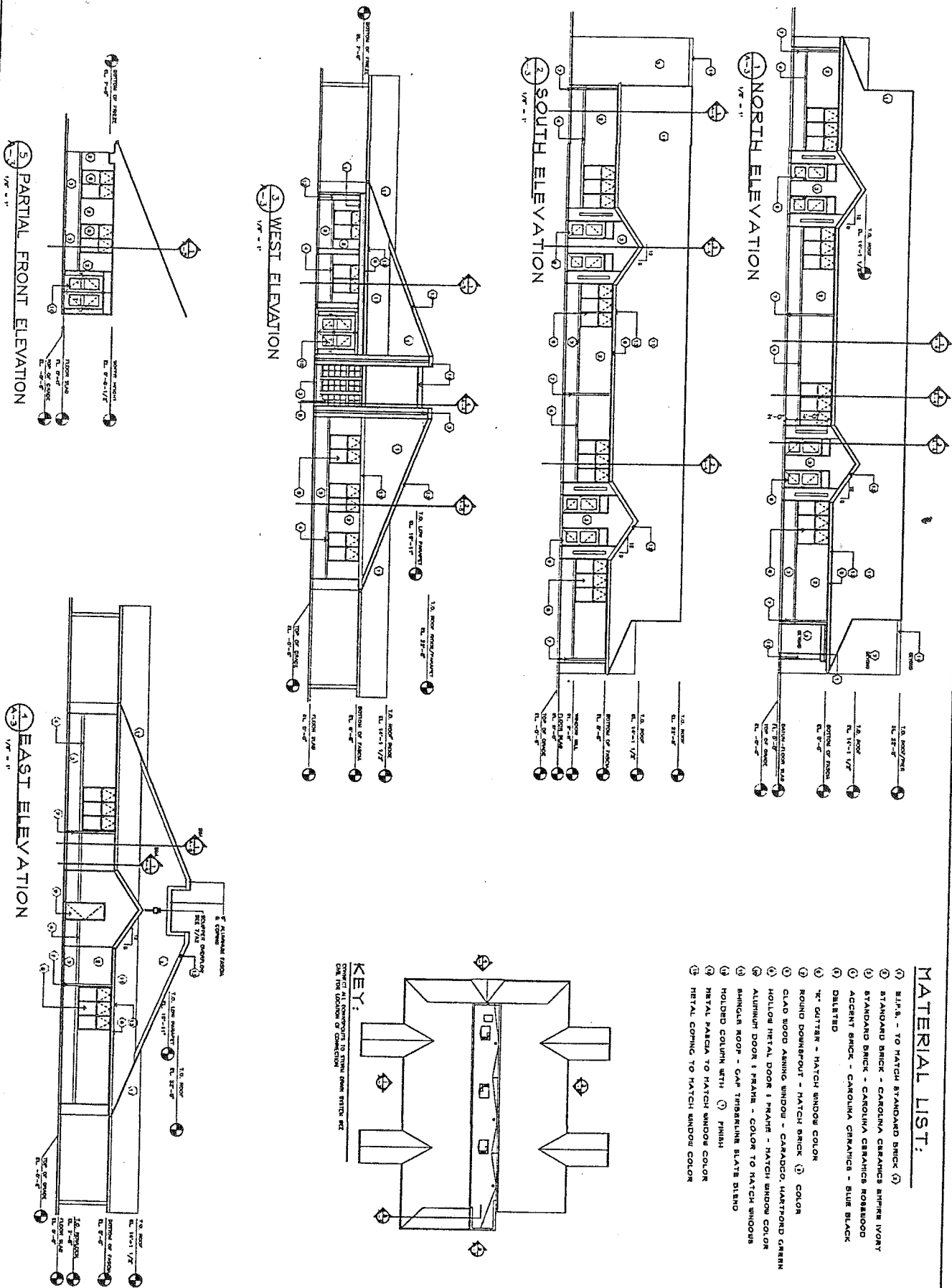
North 80 degrees 00 minutes 00 seconds West, 96.26 feet to a one-half inch iron rod set for corner;

North 73 degrees 59 minutes 24 seconds West, 204.28 feet to the POINT OF BEGINNING and containing 71,446 square feet or 1.640 acres of land.



TOWN SECRETARY'S OFFICE  
OFFICIAL FILE COPY

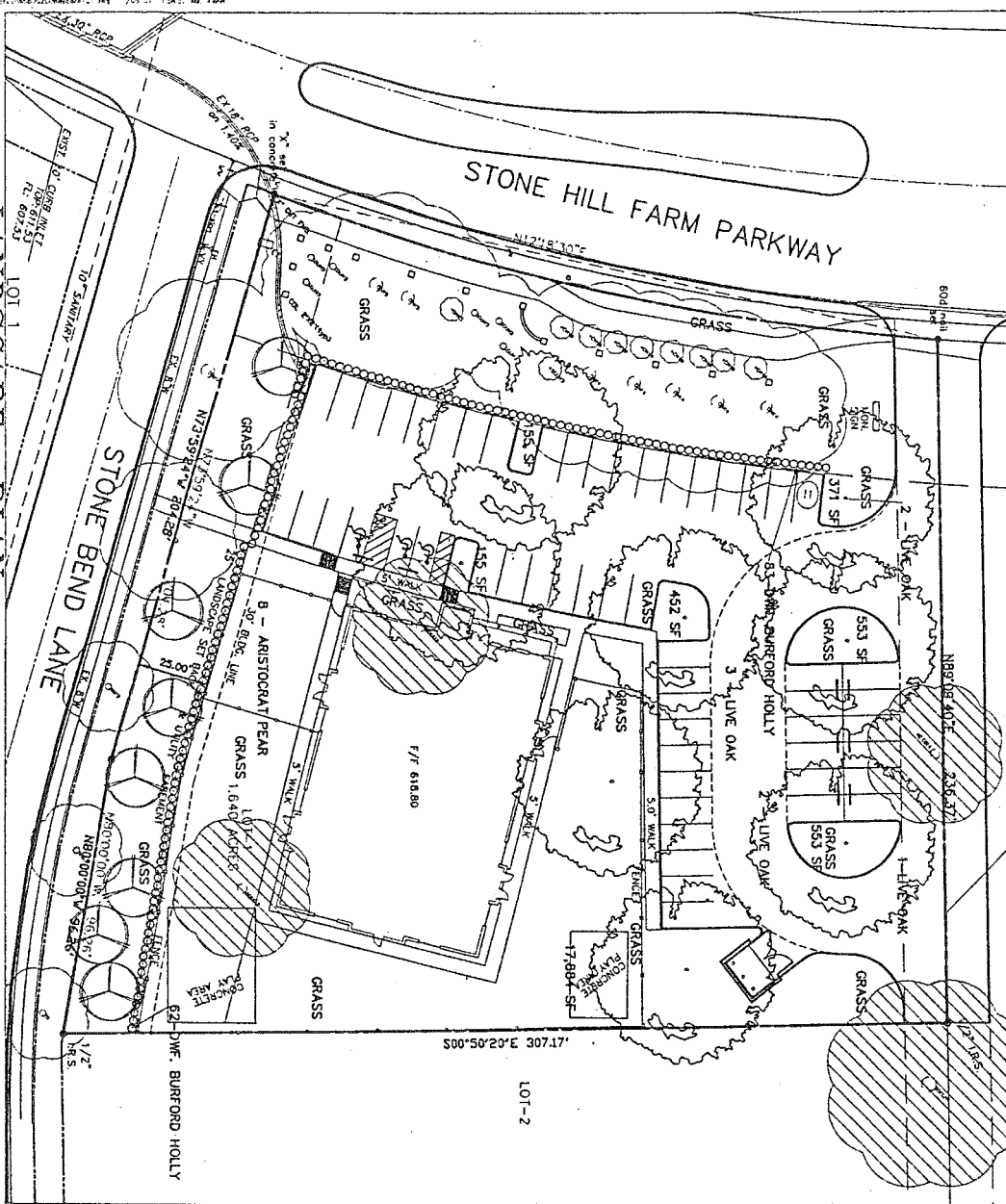
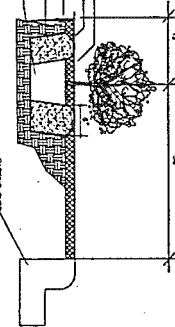




MERRYHILL SCHOOL FLOWER MOUND

[illegible]

SHRUB PLANTING @ PARKING AREA

LANDSCAPE NOTES  
MARIANNA SCHOFF[illegible]LANDSCAPE CALCULATIONS  
WERNER SCHOOL[illegible]

**GRAPHIC SCALE**



**PRUNING NOTES:**  
1. CENTRAL LEAD

1. CENTRAL LEADER TO REMAIN UNBROKEN
2. REMOVE ALL DEAD WOOD
3. REMOVE ALL BRANCHES ON UNDERSIDE OF MAIN BRANCHES
4. REMOVE 1/3 OF FOLIAGE

1. WHERE SPEAKING NOTES:

1. WHERE SPECIFIED, USE (1) 5
2. ON THE PREVAILING WIND SIDE
3. WHERE SPECIFIED, USE (3) 5
4. 180 DEGREES APART.
5. MULTI-TRUNK TREES SIMILAR

### TREE PLANTING DETAIL (STAKING)

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

NOTE:  
OPEN SPACES EXCLUDING STREET YARD = 19,625 SQ. FT.

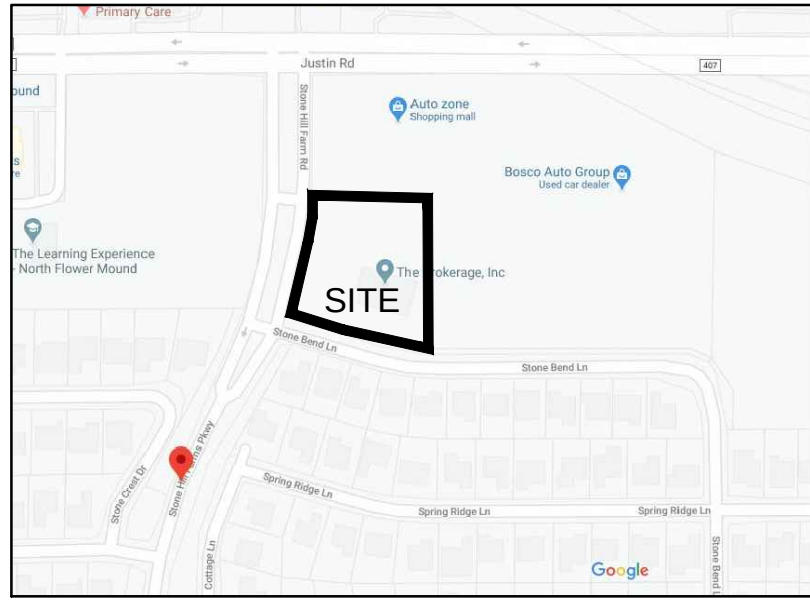
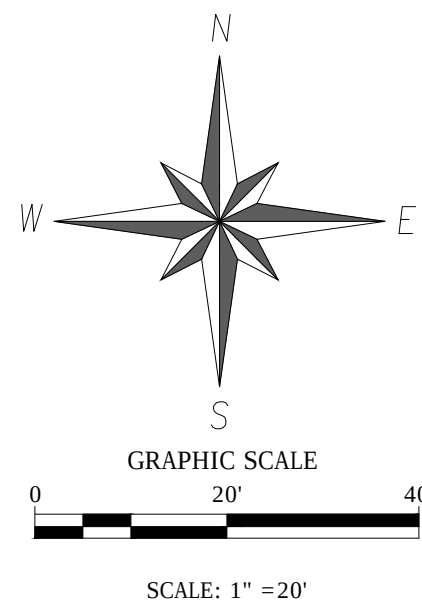
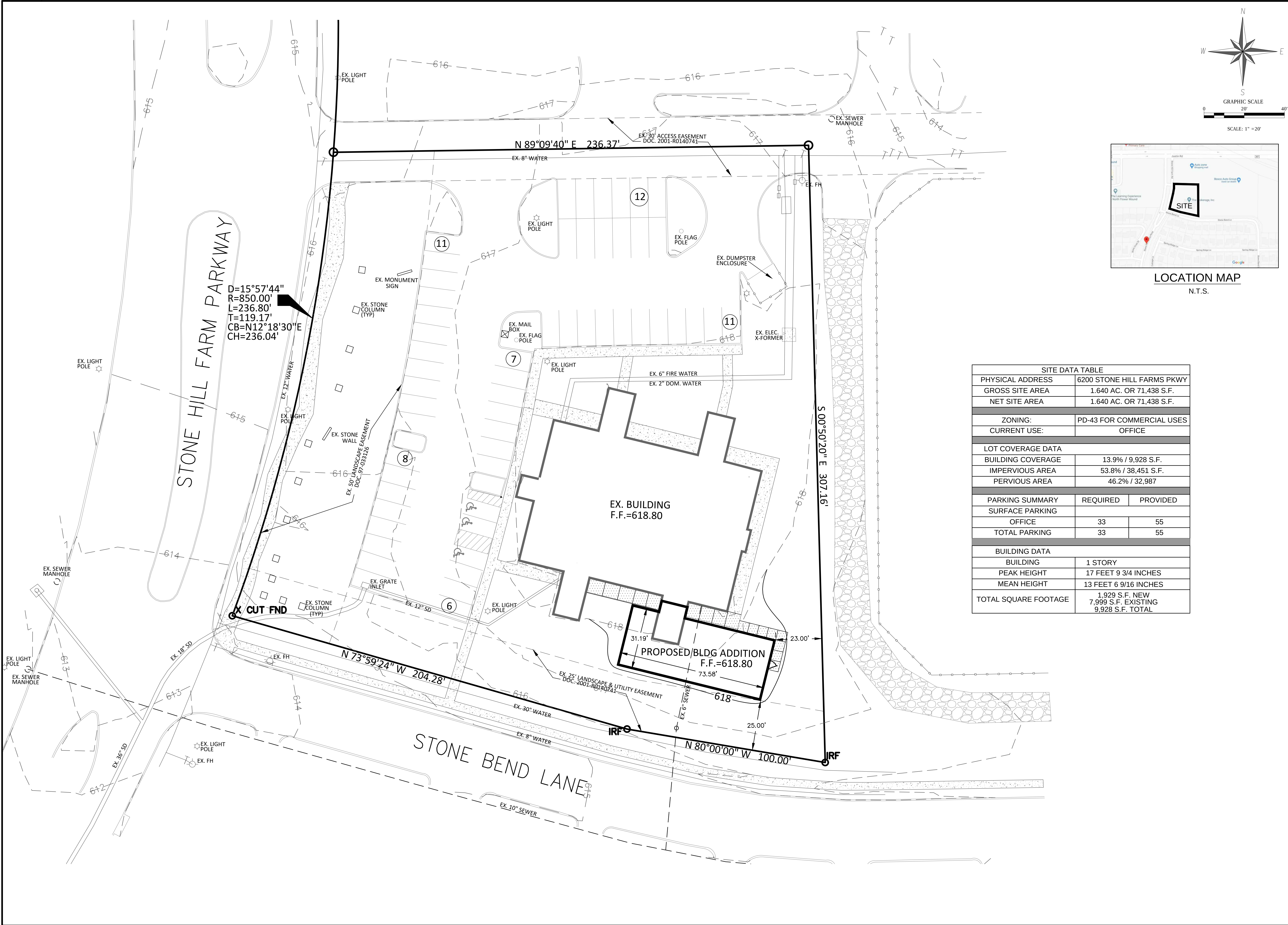


**A. Scott Lallier & Associates**  
LANDSCAPE ARCHITECTURE

1000 N. Western Blvd., Suite 200, Portland, Oregon 97227-4400  
TEL: 503/255-7171 FAX: 503/255-7172

|                         |    |       |  |
|-------------------------|----|-------|--|
| LANDSCAPE-              |    |       |  |
| LOT 1, BLOCK            |    |       |  |
| STONE HILL FARMS RE-    |    |       |  |
| ADDITION                |    |       |  |
| MERRYHILL SCHOOL        |    |       |  |
| TOWN OF FLOWER MOUNTAIN |    |       |  |
| DATE                    | BY | SCALE |  |
| 10/20/01                | AS |       |  |





LOCATION MAP  
N.T.S.

| SITE DATA TABLE      |                                                           |          |
|----------------------|-----------------------------------------------------------|----------|
| PHYSICAL ADDRESS     | 6200 STONE HILL FARMS PKWY                                |          |
| GROSS SITE AREA      | 1.640 AC. OR 71,438 S.F.                                  |          |
| NET SITE AREA        | 1.640 AC. OR 71,438 S.F.                                  |          |
|                      |                                                           |          |
| ZONING:              | PD-43 FOR COMMERCIAL USES                                 |          |
| CURRENT USE:         | OFFICE                                                    |          |
|                      |                                                           |          |
| LOT COVERAGE DATA    |                                                           |          |
| BUILDING COVERAGE    | 13.9% / 9,928 S.F.                                        |          |
| IMPERVIOUS AREA      | 53.8% / 38,451 S.F.                                       |          |
| PERVIOUS AREA        | 46.2% / 32,987                                            |          |
|                      |                                                           |          |
| PARKING SUMMARY      | REQUIRED                                                  | PROVIDED |
| SURFACE PARKING      |                                                           |          |
| OFFICE               | 33                                                        | 55       |
| TOTAL PARKING        | 33                                                        | 55       |
|                      |                                                           |          |
| BUILDING DATA        |                                                           |          |
| BUILDING             | 1 STORY                                                   |          |
| PEAK HEIGHT          | 17 FEET 9 3/4 INCHES                                      |          |
| MEAN HEIGHT          | 13 FEET 6 9/16 INCHES                                     |          |
| TOTAL SQUARE FOOTAGE | 1,929 S.F. NEW<br>7,999 S.F. EXISTING<br>9,928 S.F. TOTAL |          |

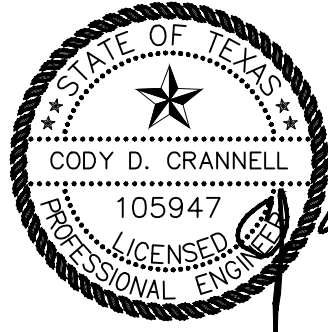
# CCM Engineering

2570 FM 407, Suite 209  
Highland Village, Texas 75077  
Ph: 972.691.6633  
Fax: 972.691.6628  
TBPE FIRM #605

# The Brokerage

LOT 1, BLOCK A  
1.640 ACRES  
ELISHA SMITH SURVEY  
ABSTRACT NO. 1160  
Town of Flower Mound - Denton County, Texas

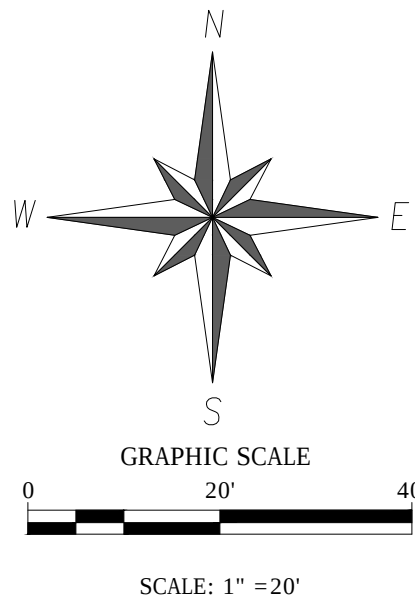
# SITE PLAN



## REVISIONS

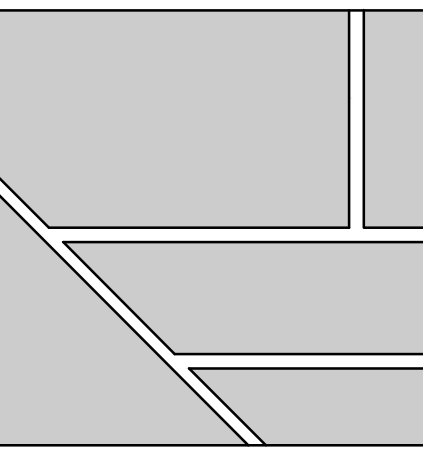
DESIGN: CCM  
DRAWN: CCM  
DATE: 07-08-20  
SCALE:  
NOTES:  
FILE:





# CCM Engineering

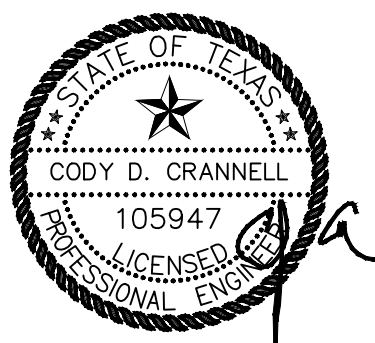
2570 FM 407, Suite 209  
Highland Village, Texas 75077  
Ph: 972.691.6633  
Fax: 972.691.6628  
TBPE FIRM #605



# The Brokerage

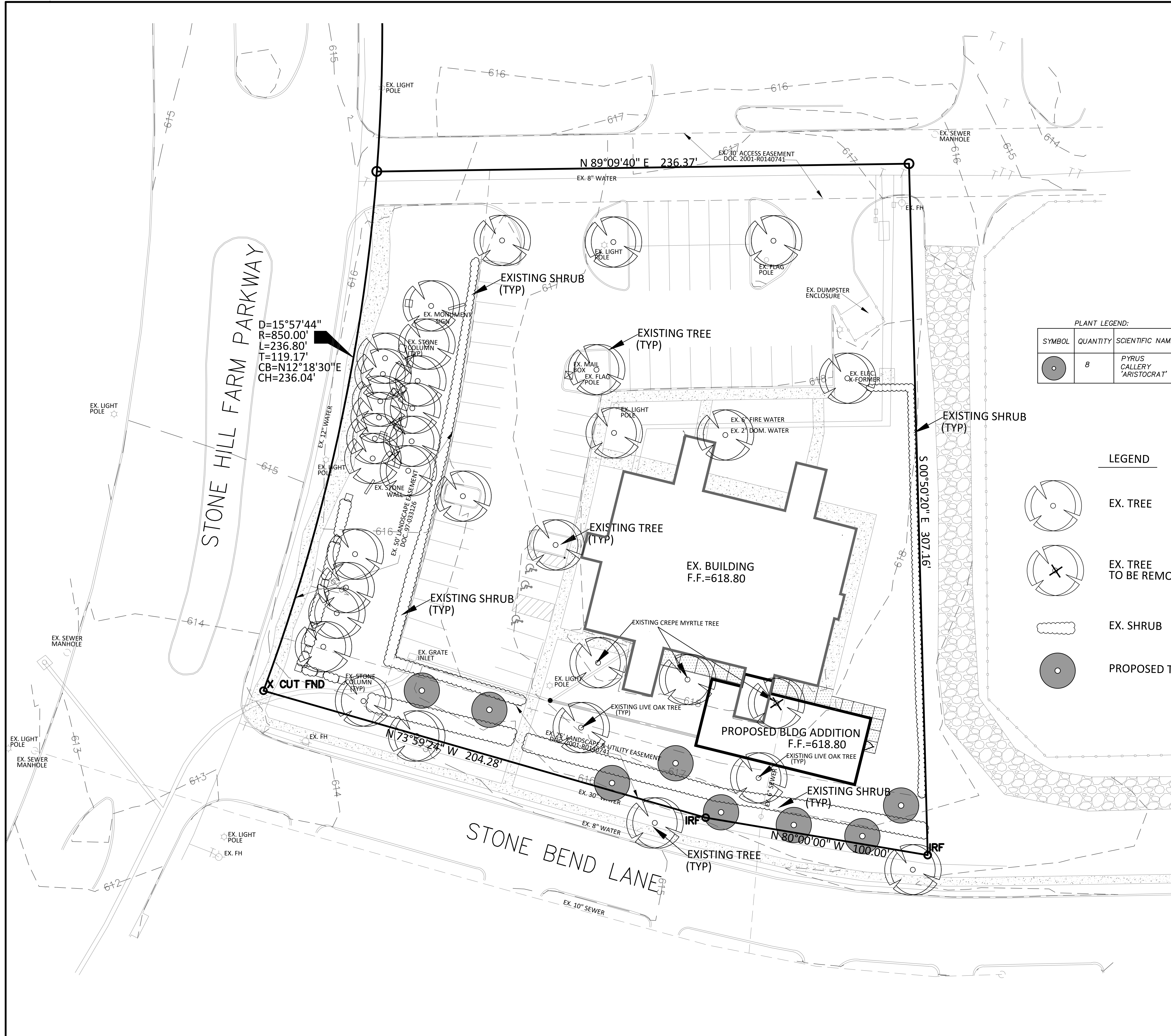
LOT 1, BLOCK A  
1.640 ACRES  
ELISHA SMITH SURVEY  
ABSTRACT NO. 1160  
Town of Flower Mound - Denton County  
Texas

# LANDSCAPE PLAN



## REVISIONS

|         |          |
|---------|----------|
| DESIGN: | CCM      |
| DRAWN:  | CCM      |
| DATE:   | 07-08-20 |
| SCALE:  |          |
| NOTES:  |          |
| FILE:   |          |

**Sheet 02**

| PLANT LEGEND:                                                                       |          |                                  |                 |              |                   |
|-------------------------------------------------------------------------------------|----------|----------------------------------|-----------------|--------------|-------------------|
| SYMBOL                                                                              | QUANTITY | SCIENTIFIC NAME                  | COMMON NAME     | CALIPER SIZE | DESCRIPTION       |
|  | 8        | PYRUS<br>CALLERY<br>'ARISTOCRAT' | ARISTOCRAT PEAR | 3"           | HEIGHT: 9-10 FEET |

### LEGEND

EX. TREE

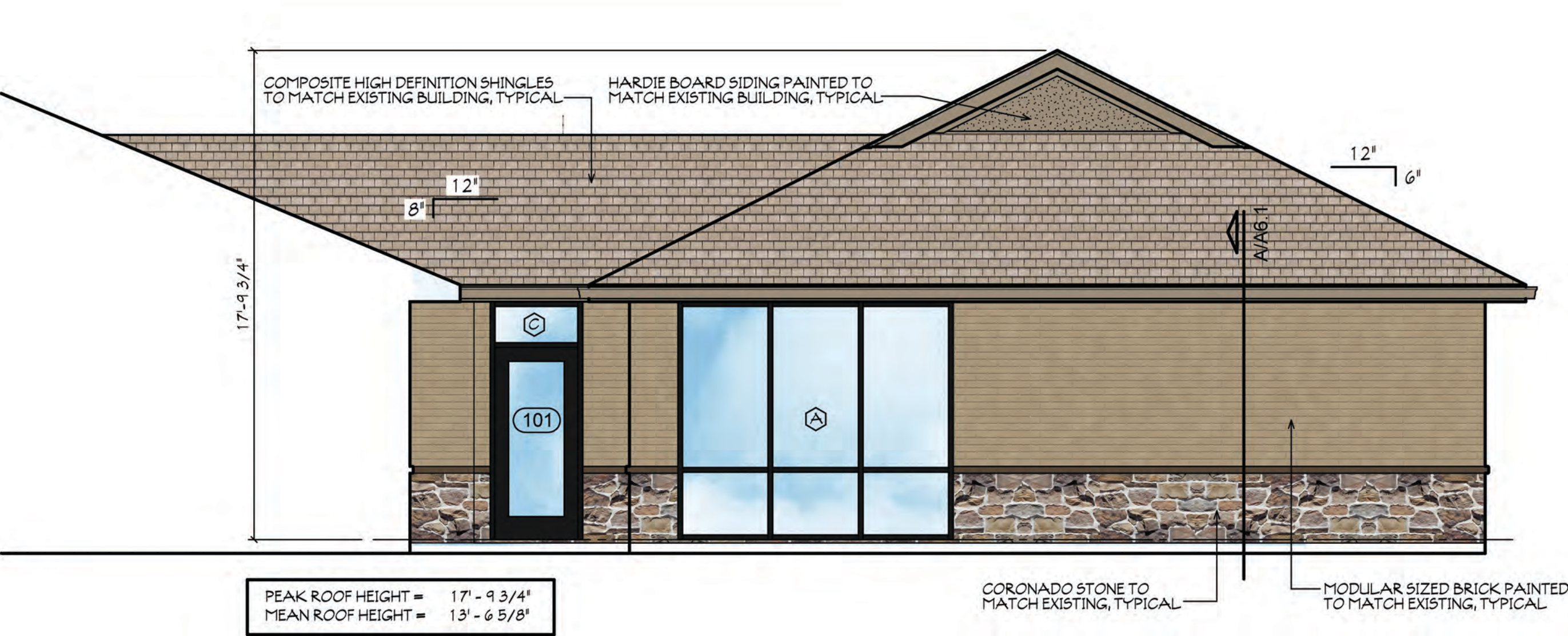
EX. TREE  
TO BE REMOVED

EX. SHRUB

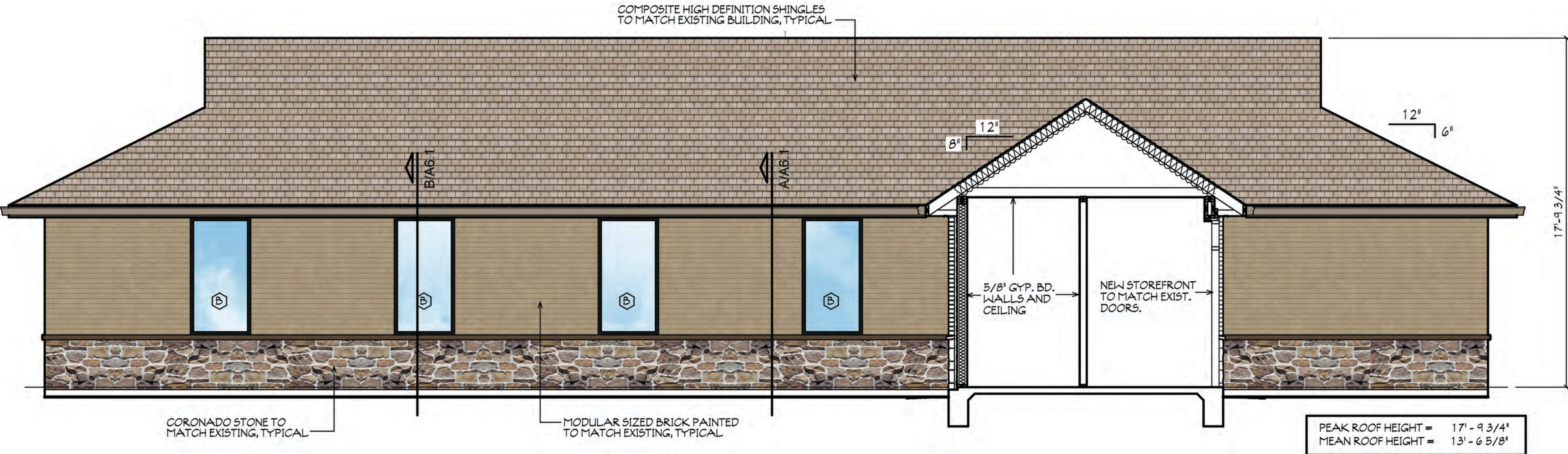
### PROPOSED TREE

| STREET YARD LANDSCAPING                                 |                                |            |             |
|---------------------------------------------------------|--------------------------------|------------|-------------|
| STANDARD                                                | TOTAL STREET YARD (SF)         | REQUIRED   | PROVIDED    |
| MIN. 20% OF STREET YARD                                 | 37,444 S.F.                    | 7,489 S.F. | 21,902 S.F. |
| STREET YARD TREES                                       |                                |            |             |
| STANDARD                                                | TOTAL STREET YARD (SF)         | REQUIRED   | PROVIDED    |
| 10,000 TO 100,000 S.F. = 1 PER 2,500 S.F. PLUS 10 TREES | 37,444 S.F.                    | 25 TREES   | 36 TREES    |
| STREET BUFFER LANDSCAPING                               |                                |            |             |
|                                                         | REQUIRED BUFFER WIDTH          | PROVIDED   |             |
| STONE HILL FARM PKWY                                    | 50 FT.                         | 50 FT.     |             |
| STONE BEND LANE                                         | 25 FT.                         | 25 FT.     |             |
| STREET BUFFER TREES                                     |                                |            |             |
| STANDARD                                                | STREET FRONTAGE (LF)           | REQUIRED   | PROVIDED    |
| 1 per 30 L.F.                                           | STONE HILL FARM PKWY= 237 L.F. | 8 TREES    | 16 TREES    |
| 1 per 30 L.F.                                           | STONE BEND LANE= 305 L.F.      | 11 TREES   | 12 TREES    |
| PARKING AREA LANDSCAPING                                |                                |            |             |
| STANDARD                                                | NO. PARKING SPACES             | REQUIRED   | PROVIDED    |
| 90 S.F. PER 12 SPACES                                   | 55 SPACES                      | 450 S.F.   | 2,283 S.F.  |
| PARKING AREA TREES                                      |                                |            |             |
| STANDARD                                                | NO. PARKING SPACES             | REQUIRED   | PROVIDED    |
| 1 PER 10 PARKING SPACES                                 | 55 SPACES                      | 6 TREES    | 7 TREES     |

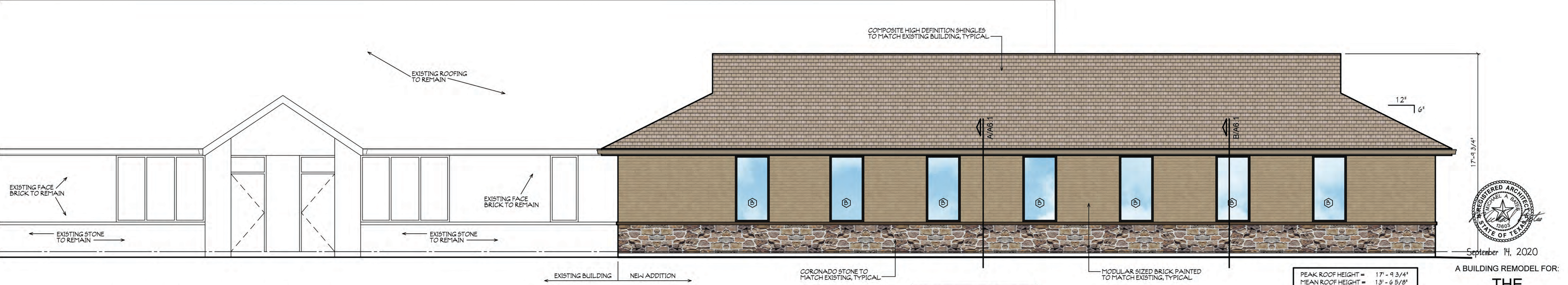




**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



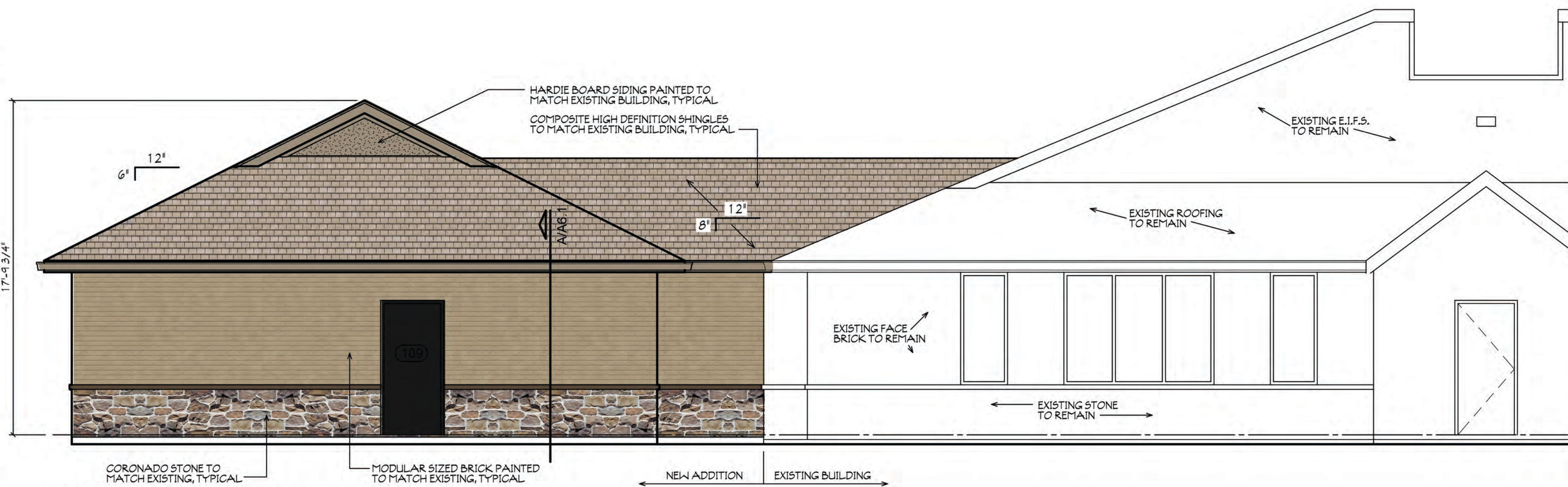
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



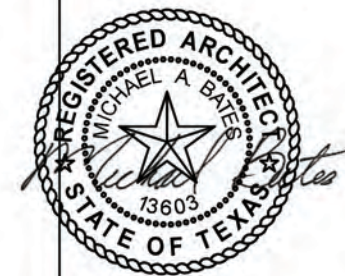
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATIONS CALCULATION MATERIALS TABLE**

|                          | NORTH            | SOUTH            | EAST            | WEST            |
|--------------------------|------------------|------------------|-----------------|-----------------|
| TOTAL FACADE S.F.        | 524 sq ft        | 647 sq ft        | 332 sq ft       | 332 sq ft       |
| FACADE S.F.              | 450 sq ft        | 517 sq ft        | 308 sq ft       | 216 sq ft       |
| DOORS AND WINDOWS S.F.   | 74 sq ft         | 130 sq ft        | 24 sq ft        | 116 sq ft       |
| PRIMARY MASONRY TOTALS   | 450 sq ft = 100% | 517 sq ft = 100% | 300 sq ft = 97% | 208 sq ft = 96% |
| BRICK S.F.               | 283 sq ft = 63%  | 312 sq ft = 60%  | 206 sq ft = 67% | 141 sq ft = 65% |
| STONE S.F.               | 167 sq ft = 37%  | 205 sq ft = 40%  | 94 sq ft = 30%  | 67 sq ft = 31%  |
| SECONDARY MASONRY TOTALS | 0 sq ft = 0%     | 0 sq ft = 0%     | 8 sq ft = 3%    | 8 sq ft = 4%    |
| HARDIEPLANK S.F.         | 0 sq ft = 0%     | 0 sq ft = 0%     | 8 sq ft = 3%    | 8 sq ft = 4%    |



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



September 14, 2020

A BUILDING REMODEL FOR:  
**THE BROKERAGE, INC.**

6200 STONE HILL FARMS PKWY.  
FLOWER MOUND, TX



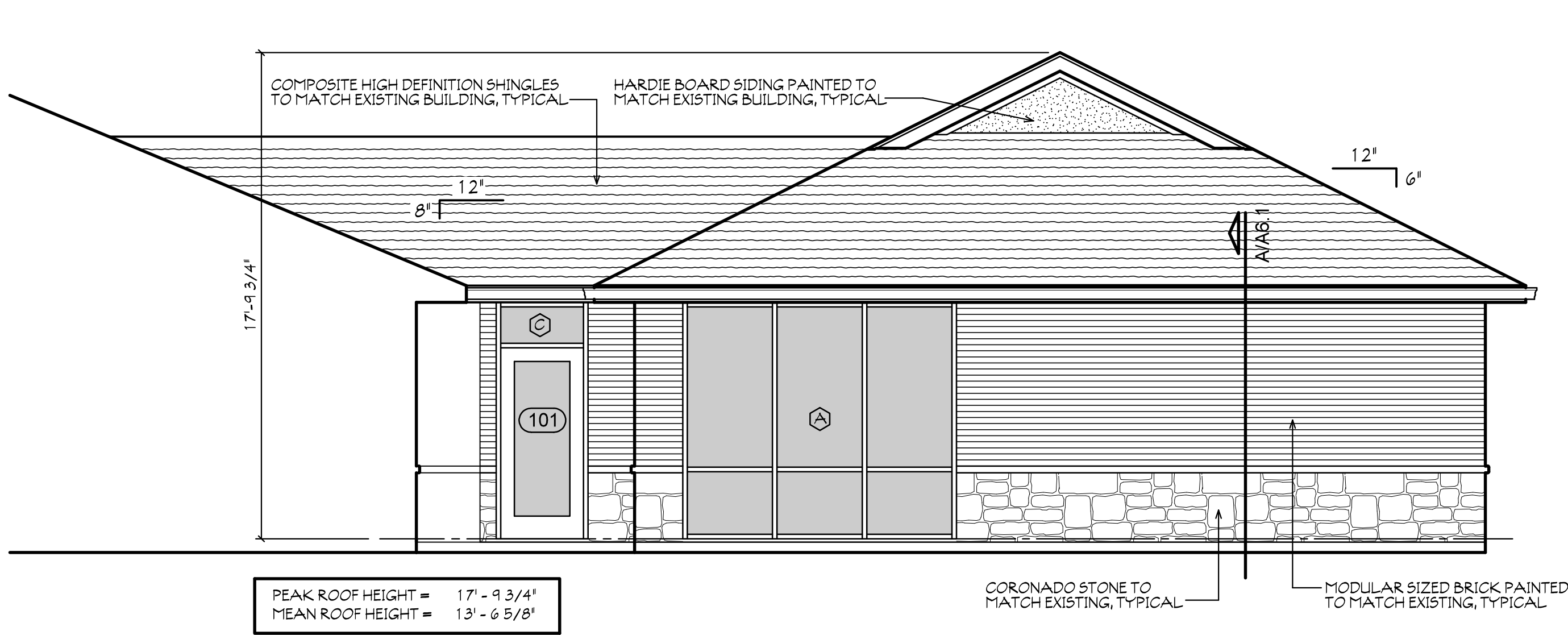
100 West Oak St. - Suite 201  
Denton, TX 76201  
940.387.4881

|                               |
|-------------------------------|
| BMA PROJECT NO: <b>20-103</b> |
| DATE: 9/14/2020               |
| REV                           |
| REV                           |
| REV                           |
| REV                           |

**Elevations**

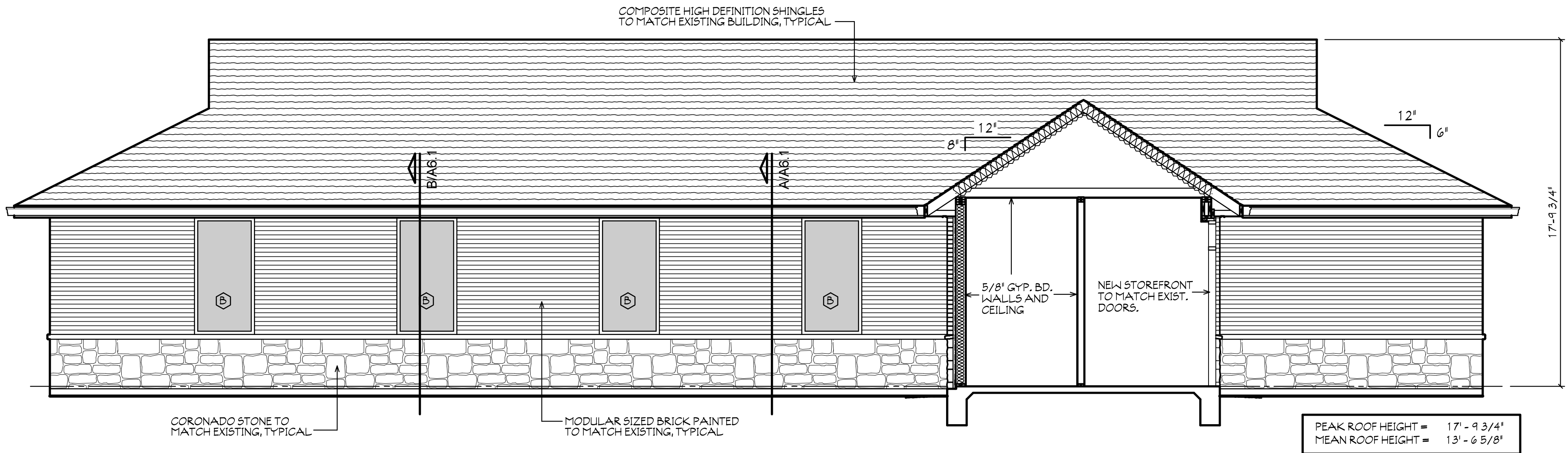
**A5.1**





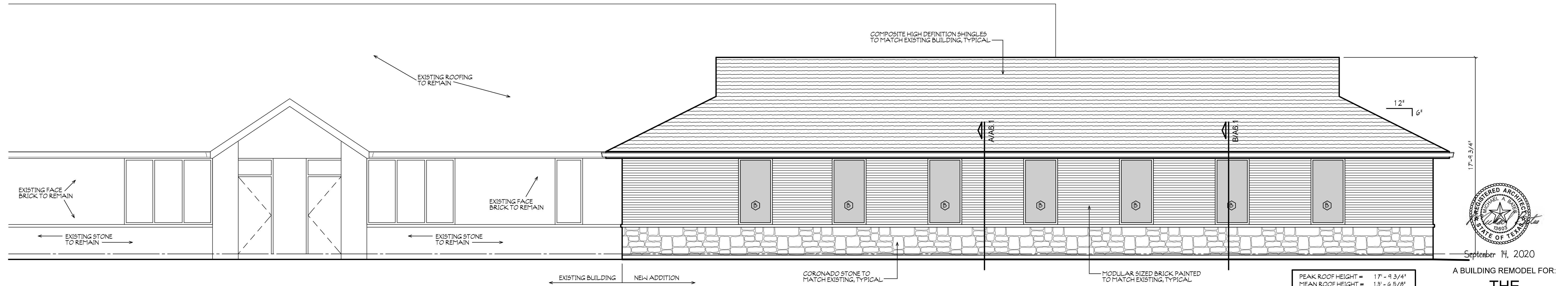
**WEST ELEVATION**

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



**NORTH ELEVATION**

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



PEAK ROOF HEIGHT = 17' - 9 3/4"  
MEAN ROOF HEIGHT = 13' - 6 5/8"

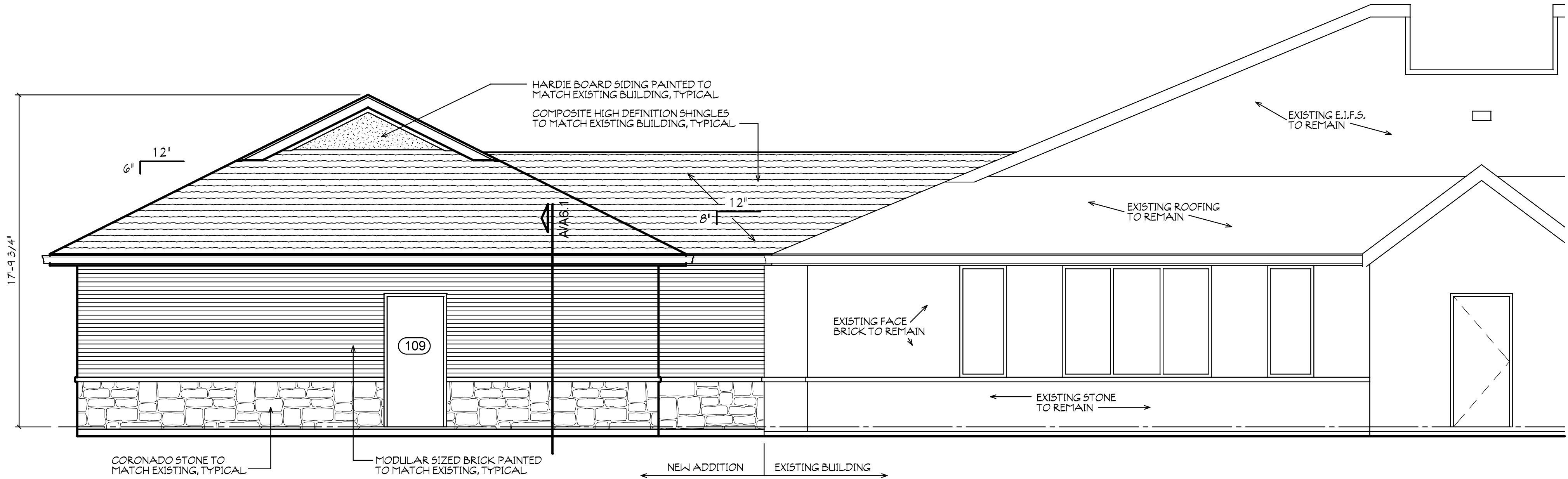
**SOUTH ELEVATION**

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

**ELEVATIONS CALCULATION MATERIALS TABLE**

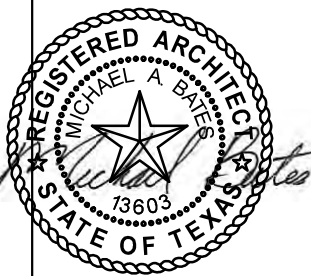
|                          | NORTH            | SOUTH            | EAST            | WEST            |
|--------------------------|------------------|------------------|-----------------|-----------------|
| TOTAL FACADE S.F.        | 524 sq ft        | 647 sq ft        | 332 sq ft       | 332 sq ft       |
| FACADE S.F.              | 450 sq ft        | 517 sq ft        | 308 sq ft       | 216 sq ft       |
| DOORS AND WINDOWS S.F.   | 74 sq ft         | 130 sq ft        | 24 sq ft        | 116 sq ft       |
| PRIMARY MASONRY TOTALS   | 450 sq ft = 100% | 517 sq ft = 100% | 300 sq ft = 97% | 208 sq ft = 96% |
| BRICK S.F.               | 283 sq ft = 63%  | 312 sq ft = 60%  | 206 sq ft = 67% | 141 sq ft = 65% |
| STONE S.F.               | 167 sq ft = 37%  | 205 sq ft = 40%  | 94 sq ft = 30%  | 67 sq ft = 31%  |
| SECONDARY MASONRY TOTALS | 0 sq ft = 0%     | 0 sq ft = 0%     | 8 sq ft = 3%    | 8 sq ft = 4%    |
| HARDIEPLANK S.F.         | 0 sq ft = 0%     | 0 sq ft = 0%     | 8 sq ft = 3%    | 8 sq ft = 4%    |

PEAK ROOF HEIGHT = 17' - 9 3/4"  
MEAN ROOF HEIGHT = 13' - 6 5/8"



**EAST ELEVATION**

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



September 14, 2020

A BUILDING REMODEL FOR:

**THE  
BROKERAGE,  
INC.**

6200 STONE HILL FARMS PKWY.  
FLOWER MOUND, TX

**B<sub>M</sub>**  
**BATESMARTIN  
ARCHITECTS**

100 West Oak St. - Suite 201  
Denton, TX 76201  
940.387.4881

BMA  
PROJECT NO: **20-103**  
DATE: 9/14/2020  
REV \_\_\_\_\_  
REV \_\_\_\_\_  
REV \_\_\_\_\_  
REV \_\_\_\_\_

Elevations

**A5.1**





## PLANNING AND ZONING COMMISSION

### AGENDA ITEM NO: 4

### REGULAR ITEM

---

**DATE:** October 26, 2020

**FROM:** Poornima Kashyap, Principal Planner

**ITEM:** Consider a request for a Site Plan (SP20-0016 – River Walk Chapel) to amend the previously approved elevations to eliminate stained glass windows. The property is generally located north of 1st Avenue and east of River Walk Drive.

---

#### I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. The applicant is requesting to amend certain requirements in the Development Agreement, which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

#### II. APPLICATION ANALYSIS

The purpose of this request is to amend the previously approved elevations for the River Walk Chapel by eliminating the stained glass windows, which were required by the Development Agreement, and replacing them with clear insulated glazing on some windows and frosted insulated glazing on others (depicted on Attachment B1).

On November 9, 2015, the Planning and Zoning Commission approved a site plan (SP15-0015) for the River Walk Chapel and Reception Hall that complied with the applicable sections of The River Walk ordinance and the Development Agreement. According to the applicant's letter of intent (Attachment A2), in order to meet energy code requirements, they upgraded from the single-pane stained glass windows shown in the original plans to insulated double-pane windows, with an intent to find a suitable stained glass product later in the construction process. However, during that time, the property was purchased by a new owner/operator, who did not want stained glass windows. So the applicant inquired with staff as to what the process would be to amend the approved elevations so as not to include stained glass windows.

##### A. Deviation to the Development Agreement (DA):

Section 6.D. of the DA, puts the responsibility for determining special amenities' conformance with the identified requirements within the development agreement on Town Council, acknowledging that due to site specific and other conditions at the time of site plan, modifications to the Special Amenity components as described or depicted may be desirable or necessary.

D. No Special Amenity shall be constructed by Developer without approval of a site plan, or other permit deemed appropriate and necessary by the Town, by the Town's Planning and Zoning Commission, where applicable, and Town Council. The Town Council shall determine each Special Amenity's conformity to the provisions contained in this Paragraph and the depictions attached hereto. The Town and Developer agree and acknowledge that due to site specific and other conditions at the time of site plan (or other Town-required permit) submittal by Developer, modifications to the Special Amenity components as described or depicted herein may be either desirable or necessary.

The standard for development of the Chapel windows in the DA states, "Stained glass windows are also proposed as well as a tile roof with custom stone exterior walls."

The Development Agreement in its entirety can be viewed by following the link below. Specifically, the standards for the "Chapel" Enhancements begin on page 52 of the PDF.

[https://www.flower-mound.com/DocumentCenter/View/11027/Amendment-to-DA-PID-payments\\_051514?bidId=](https://www.flower-mound.com/DocumentCenter/View/11027/Amendment-to-DA-PID-payments_051514?bidId=)

### **III. ATTACHMENTS**

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

1. Vicinity Map
2. Letter of Intent
3. P&Z Approved Elevations from 2015

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

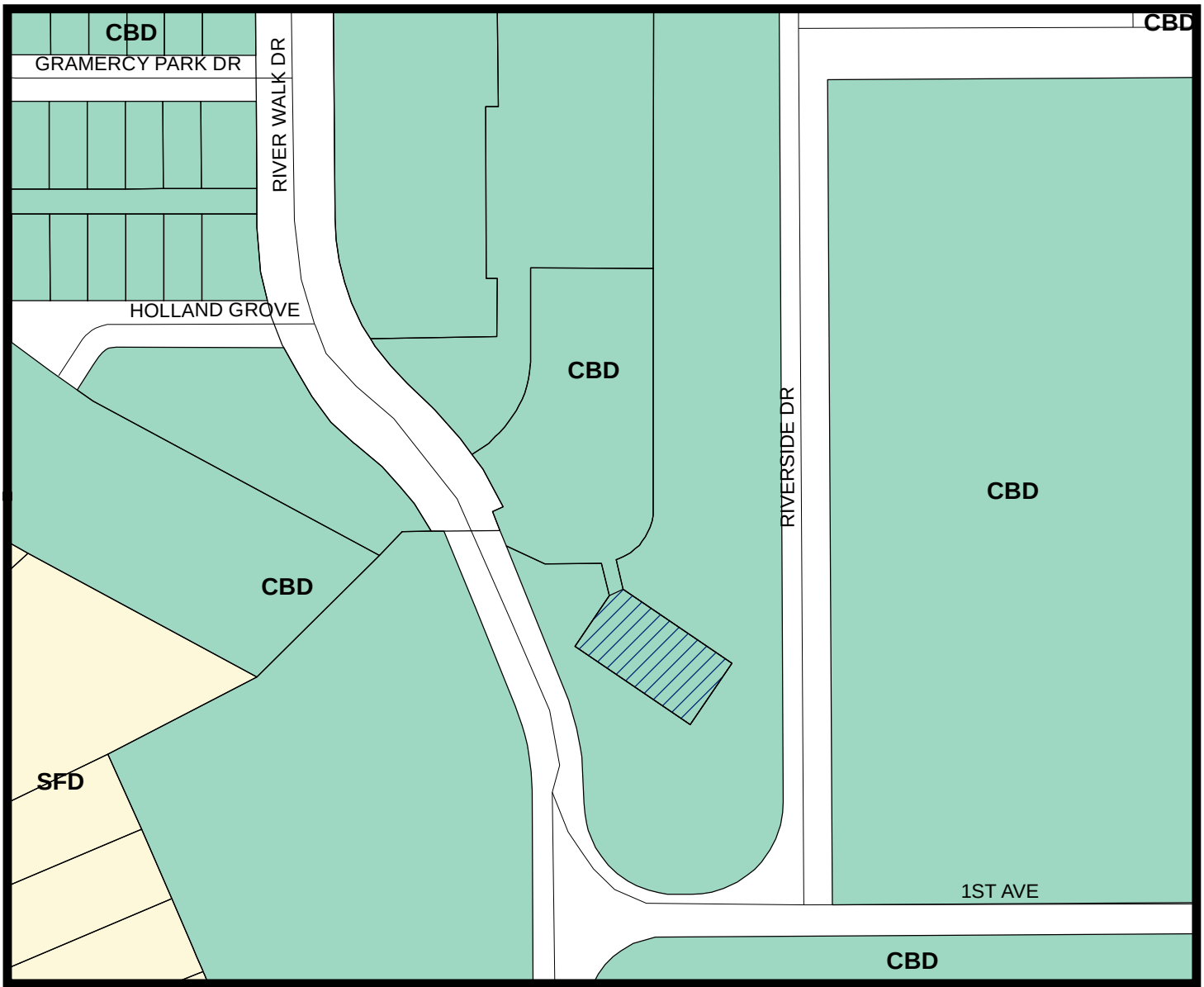
1. Proposed Elevations





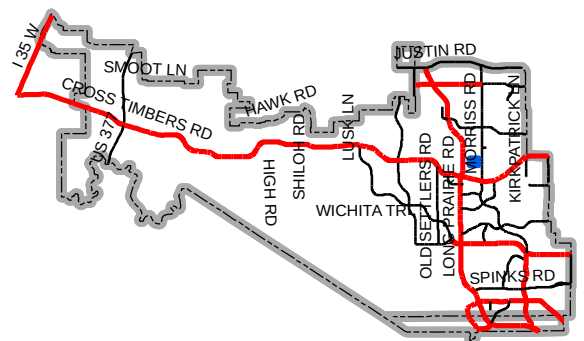
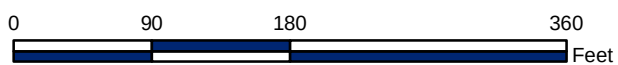
# Vicinity Map

Reference Project: SP20-0016



## LEGEND

- Central Business District
- Single Family Density
- Subject Property



Map Location

**MRW INVESTORS, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TX 75234**

October 5<sup>th</sup>, 2020

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

**RE: Letter of Intent Regarding the Chapel and Stained Glass Windows**

To Whom it may concern:

Please consider this the Owner's request to deviate from the currently approved Development Agreement that covers the Stained Glass Windows in the Chapel.

In order to meet Energy Code requirements, we had to upgrade the single-pane stained glass windows from the original plans to insulated double-pane, with the original intent to find a suitable product later in the construction process.

During the construction process, we went under contract with an Owner/Operator to purchase both the Reception Hall and the Chapel. This Purchaser instructed us that they did not want the stained glass windows installed.

Therefore, to honor the request of the final Owner and Operator of the facility, we are asking to amend the Developers Agreement to match the Owner's desire.

Please see the following pages for detail sheets from the Developers Agreement and the currently proposed elevations.

Thank you for your consideration.

Sincerely,

Michael Beaty  
Project Manager



### Proposed Chapel Elevations from 2015:





**Updated Concept Plan Elevations without the Stained Glass:**





















# CHAPEL AND RECEPTION HALL

THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 11/09/2015  
T.C. N/A  
SEE FILE FOR CONDITIONS SP15-0015







THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 11/09/2015  
T.C. N/A  
SEE FILE FOR CONDITIONS SP15-0015

2 **FRONT ENTRY PERSPECTIVE**



1 **ARCHITECTURAL SITE PLAN**  
1" = 20'-0"

NOTE:  
These architectural drawings have been prepared for  
architectural design only. Civil, structural, mechanical, and  
other related engineering design and specifications are the  
responsibility of the respective engineers. Compliance to  
these drawings will be the responsibility of the general  
contractor. All measurements shall be verified by the  
contractors doing the respective work.

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whole or part without his express written permission.  
Unauthorized use of these drawings will subject the user to  
legal remedy being sought by the architect.

INFORMATIONAL NOTES



**FMRW - Chapel**  
ADDRESS TBD  
FLOWER MOUND, TX  
Project No: 1517

**SCHAUMBURG**  
ARCHITECTS  
817 W. DAGGET AVENUE, FORT WORTH, TEXAS 76104  
PHONE (817) 336-7077 FAX (817) 336-7776

| Revision No. | Revision | Rev Date |
|--------------|----------|----------|
|--------------|----------|----------|

Project Issue Date: 2015-10-19

SITE PLAN

Sheet Issue:

2015-08-07

Drawn By:

GVM

Checked By:

Sheet No:

A0.10



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INFORMATIONAL NOTES



**FMRW - Chapel**  
ADDRESS TBD  
FLOWER MOUND, TX  
**SCHAUMBURG ARCHITECTS**  
817 W. DAGGETT AVENUE, FORT WORTH, TEXAS 76104  
PHONE (817) 336-7677 FAX (817) 336-7776  
Project No: 1517

| Revision No. | Revision | Rev Date |
|--------------|----------|----------|
|--------------|----------|----------|

Project Issue Date: 2015-10-19

COLOR ELEVATIONS  
Sheet Issue: 10/02/15  
Drawn By: Author  
Checked By: Checker  
A2.01C

| MATERIALS LEGEND                                              |                                                                            |
|---------------------------------------------------------------|----------------------------------------------------------------------------|
| RESTAURANT ROW, RECEPTION HALL, AND CHAPEL BUILDING MATERIALS |                                                                            |
|                                                               | SLATE - 6" NATURAL SLATE ROOFING TILES                                     |
|                                                               | STONE - 4" CHOPPED MILSAP - COLOR TO MATCH EXISTING RIVERWALK STONE        |
|                                                               | CAST STONE - COLOR "BUFF"                                                  |
|                                                               | ALUMINUM STOREFRONT & EXPOSED STEEL MEMBERS - COLOR "ANODIZED DARK BRONZE" |

| BUILDING ELEVATION CALCULATIONS |            |            |            |           |         |
|---------------------------------|------------|------------|------------|-----------|---------|
|                                 | MATERIAL   |            |            |           | TOTALS  |
|                                 | BRICK      | STONE      | OPENINGS   | OTHER     |         |
|                                 | AREA (SF)  | AREA (SF)  | AREA (SF)  | AREA (SF) |         |
| % COVERAGE                      | % COVERAGE | % COVERAGE | % COVERAGE |           |         |
| FLOWER MOUND CHAPEL             |            |            |            |           |         |
| NORTH ELEVATION                 | 0          | 1230.32    | 122.75     | 1339.13   | 2692.2  |
|                                 | 0.0%       | 45.7%      | 4.6%       | 49.7%     | 100%    |
| SOUTH ELEVATION                 | 0          | 1216.34    | 136.73     | 1339.13   | 2692.2  |
|                                 | 0.0%       | 45.2%      | 5.1%       | 49.7%     | 100%    |
| EAST ELEVATION                  | 0          | 883.6      | 102.97     | 96.96     | 1083.53 |
|                                 | 0.0%       | 81.5%      | 9.5%       | 8.9%      | 100%    |
| WEST ELEVATION                  | 0          | 1003.05    | 134.52     | 0         | 1137.57 |
|                                 | 0.0%       | 88.2%      | 11.8%      | 0.0%      | 100%    |
| BUILDING TOTALS                 | 0          | 4333.31    | 496.97     | 2775.22   | 7605.5  |
|                                 | 0.0%       | 57.0%      | 6.5%       | 36.5%     | 100.0%  |

THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 11/09/2015  
T C N/A  
SEE FILE FOR CONDITIONS SP15-0015



2 SOUTH ELEVATION  
1/4" = 1'-0"



1 ENTRY ELEVATION  
1/4" = 1'-0"



NOTE:  
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INFORMATIONAL NOTES



**SCHAUMBURG ARCHITECTS**  
817 W. DAGGETT AVENUE, FORT WORTH, TEXAS 76104  
PHONE (817) 336-7077 FAX (817) 336-7776

**FMRW - Chapel**  
ADDRESS TBD  
FLOWER MOUND, TX  
Project No: 1517

| Revision No. | Revision | Rev Date |
|--------------|----------|----------|
|--------------|----------|----------|

Project Issue Date: 2015-10-19  
COLOR ELEVATIONS  
Sheet Issue: 10/02/15  
Drawn By: Author  
Checked By: Checker  
Sheet No: A2.02C

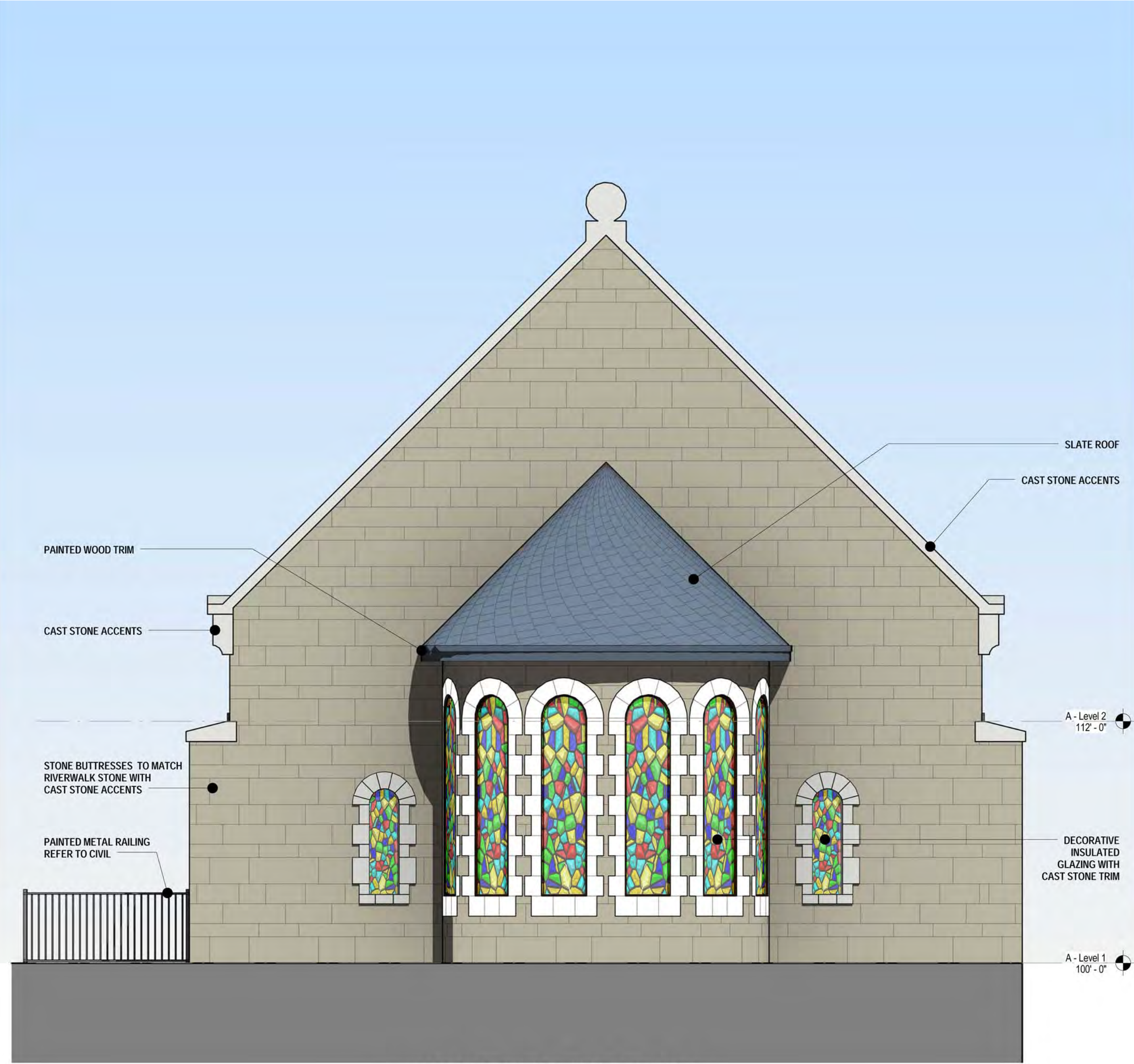
| MATERIALS LEGEND                                              |                                                                            |
|---------------------------------------------------------------|----------------------------------------------------------------------------|
| RESTAURANT ROW, RECEPTION HALL, AND CHAPEL BUILDING MATERIALS |                                                                            |
|                                                               | SLATE - 6" NATURAL SLATE ROOFING TILES                                     |
|                                                               | STONE - 4" CHOPPED MILSAP - COLOR TO MATCH EXISTING RIVERWALK STONE        |
|                                                               | CAST STONE - COLOR "BUFF"                                                  |
|                                                               | ALUMINUM STOREFRONT & EXPOSED STEEL MEMBERS - COLOR "ANODIZED DARK BRONZE" |

| BUILDING ELEVATION CALCULATIONS |            |            |            |           |         |
|---------------------------------|------------|------------|------------|-----------|---------|
|                                 | MATERIAL   |            |            |           | TOTALS  |
|                                 | BRICK      | STONE      | OPENINGS   | OTHER     |         |
|                                 | AREA (SF)  | AREA (SF)  | AREA (SF)  | AREA (SF) |         |
| % COVERAGE                      | % COVERAGE | % COVERAGE | % COVERAGE |           |         |
| FLOWER MOUND CHAPEL             |            |            |            |           |         |
| NORTH ELEVATION                 | 0          | 1230.32    | 122.75     | 1339.13   | 2692.2  |
|                                 | 0.0%       | 45.7%      | 4.6%       | 49.7%     | 100%    |
| SOUTH ELEVATION                 | 0          | 1216.34    | 136.73     | 1339.13   | 2692.2  |
|                                 | 0.0%       | 45.2%      | 5.1%       | 49.7%     | 100%    |
| EAST ELEVATION                  | 0          | 883.6      | 102.97     | 96.96     | 1083.53 |
|                                 | 0.0%       | 81.5%      | 9.5%       | 8.9%      | 100%    |
| WEST ELEVATION                  | 0          | 1003.05    | 134.52     | 0         | 1137.57 |
|                                 | 0.0%       | 88.2%      | 11.8%      | 0.0%      | 100%    |
| BUILDING TOTALS                 | 0          | 4333.31    | 496.97     | 2775.22   | 7605.5  |
|                                 | 0.0%       | 57.0%      | 6.5%       | 36.5%     | 100.0%  |

THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 11/09/2015  
T.C. N/A  
SEE FILE FOR CONDITIONS SP15-0015



2 NORTH ELEVATION  
1/4" = 1'-0"

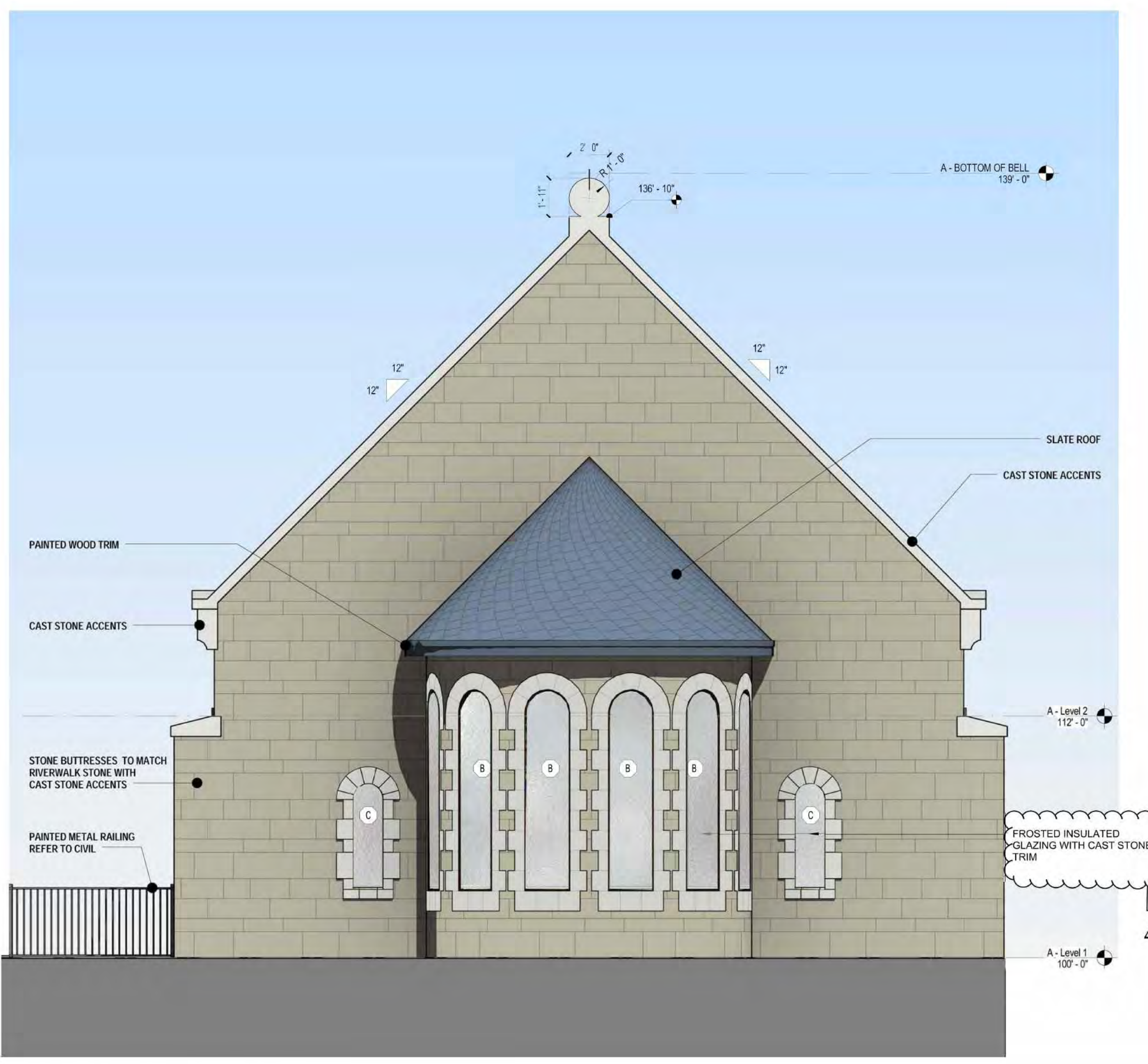


1 EAST ELEVATION  
1/4" = 1'-0"





3 NORTH ELEVATION  
1/4" = 1'-0"

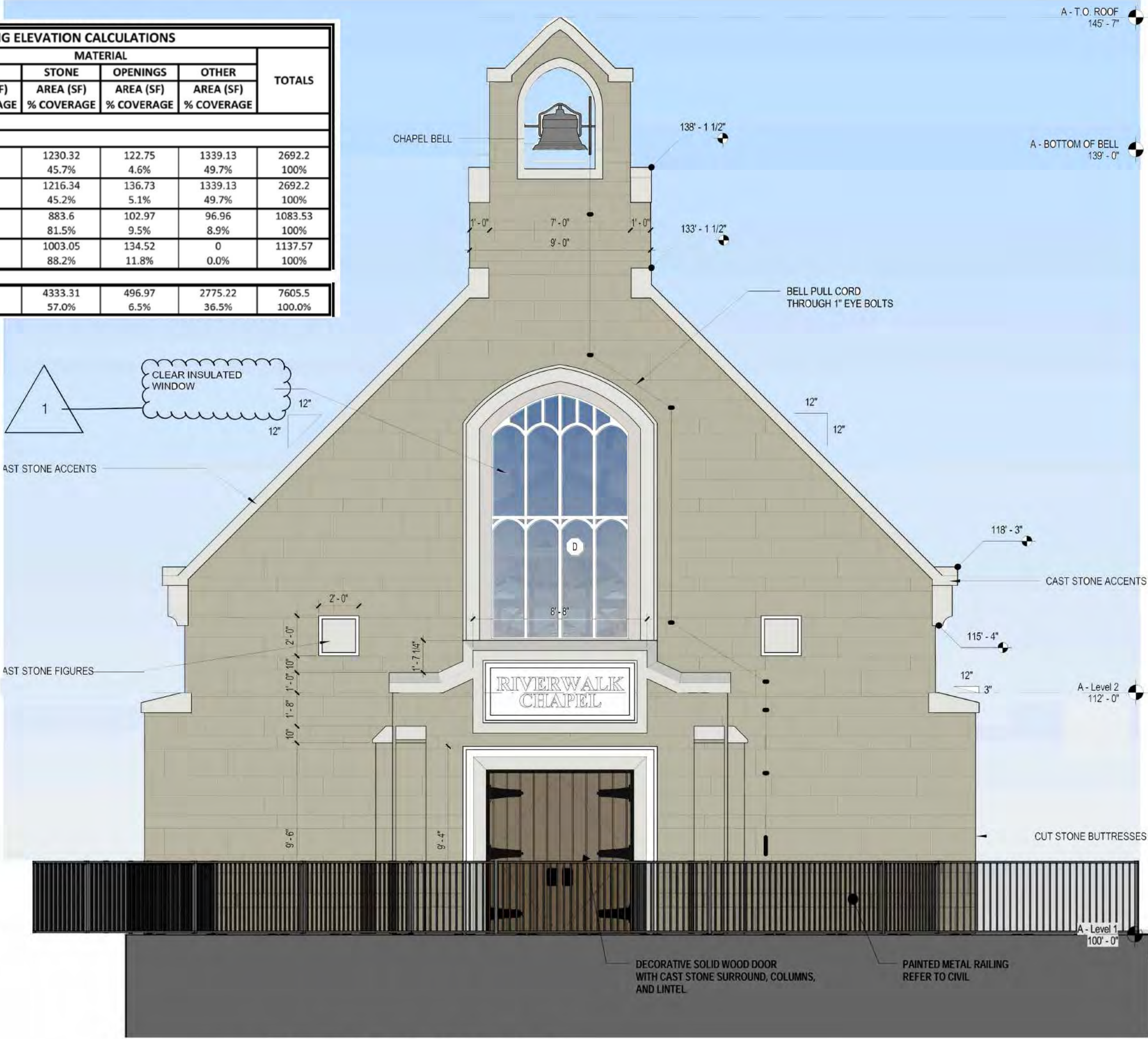


4 EAST ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

| BUILDING ELEVATION CALCULATIONS |                                  |                                  |                                     |                                  |                  |
|---------------------------------|----------------------------------|----------------------------------|-------------------------------------|----------------------------------|------------------|
|                                 | MATERIAL                         |                                  |                                     |                                  | TOTALS           |
|                                 | BRICK<br>AREA (SF)<br>% COVERAGE | STONE<br>AREA (SF)<br>% COVERAGE | OPENINGS<br>AREA (SF)<br>% COVERAGE | OTHER<br>AREA (SF)<br>% COVERAGE |                  |
| FLOWER MOUND CHAPEL             |                                  |                                  |                                     |                                  |                  |
|                                 |                                  |                                  |                                     |                                  |                  |
| NORTH ELEVATION                 | 0<br>0.0%                        | 1230.32<br>45.7%                 | 122.75<br>4.6%                      | 1339.13<br>49.7%                 | 2692.2<br>100%   |
| SOUTH ELEVATION                 | 0<br>0.0%                        | 1216.34<br>45.2%                 | 136.73<br>5.1%                      | 1339.13<br>49.7%                 | 2692.2<br>100%   |
| EAST ELEVATION                  | 0<br>0.0%                        | 883.6<br>81.5%                   | 102.97<br>9.5%                      | 96.96<br>8.9%                    | 1083.53<br>100%  |
| WEST ELEVATION                  | 0<br>0.0%                        | 1003.05<br>88.2%                 | 134.52<br>11.8%                     | 0<br>0.0%                        | 1137.57<br>100%  |
|                                 |                                  |                                  |                                     |                                  |                  |
| BUILDING TOTALS                 | 0<br>0.0%                        | 4333.31<br>57.0%                 | 496.97<br>6.5%                      | 2775.22<br>36.5%                 | 7605.5<br>100.0% |



1 ENTRY ELEVATION  
1/4" = 1'-0"

NOTE:  
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INFORMATIONAL NOTES



FLOWER MOUND RIVER WALK  
CHAPEL  
4040 RIVER WALK DRIVE  
FLOWER MOUND, TEXAS  
SCHAUENBURG ARCHITECTS  
817 W. DACEY AVENUE, FORT WORTH, TEXAS 76104  
PHONE: (817) 336-9077 FAX: (817) 336-7776

|              |          |          |
|--------------|----------|----------|
| Revision No. | Revision | Rev Date |
| 1            | GLAZING  | 6/10/20  |

Project Issue Date: 3-14-2017

CHAPEL BUILDING ELEVATION

Sheet Issue: 3-14-2017

Drawn By: GVM

Checked By: AC2.01

REGISTERED ARCHITECT  
KEN SCHAUENBURG  
STATE OF TEXAS  
6700  
3-14-2017





## PLANNING AND ZONING COMMISSION

### AGENDA ITEM NO: 5

### REGULAR ITEM

---

**DATE:** October 26, 2020

**FROM:** Lexin Murphy, Director of Planning Services

**ITEM:** **Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0004 – Nonconforming Uses) by amending Chapter 78 entitled “Administration,” of the Town’s Code of Ordinances to update the definitions and processes related to nonconformities within the Town of Flower Mound, as well as to update the standards for submitting appeals to the Board of Adjustment, in order to comply with new state requirements.**

---

#### I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town’s Land Development Regulations to update the definitions and processes associated with nonconforming uses and structures in Flower Mound, as well as to incorporate new standards for submitting appeals to the Board of Adjustment, based on changes the state legislature adopted during the 2019 session.

This item will require final action by the Town Council, which is scheduled for November 2, 2020.

#### II. APPLICATION ANALYSIS

The existing ordinance language governing Board of Adjustment (BOA) cases, including guidelines on nonconforming uses and structures, as well as administrative appeals, has remained largely unchanged since it was adopted in 1989. Required updates to the language on appeals after the 2019 legislative session presented an opportunity to take a more comprehensive look at modernizing this section of the Town’s regulations. Of particular concern were the guidelines governing maintenance of nonconforming uses, as the Town has been faced with situations in recent years where staff was challenged in requiring site development to comply with the Town’s Master Plan and zoning regulations, due to the ambiguity of the existing text.

On October 12, 2020, staff presented suggested language to the Planning and Zoning Commission (P&Z) to update the regulations governing nonconformities and appeals to BOA during a work session ([web link](#)).

P&Z requested that staff consider the following suggestions in finalizing the draft ordinance:

- Have the Town’s Economic Development Department review the draft standards to ensure there are no concerns about unintended impacts to the Town’s ability to recruit or maintain businesses.



- Review any existing records or statistics that would help the Commission have a better understanding of the scope of the proposed changes.
- Incorporate language that would prevent government-mandated closures or closures due to unanticipated disasters from counting against existing businesses, insofar as it would establish that a site had been discontinued.

Andrea Roy, Flower Mound's Economic Development Director, reviewed the draft ordinance and stated she was in agreement with the proposed changes. To address the second request, staff compiled a list of the BOA cases over the past five years (Attachment 1). This information will also be presented to P&Z during the public hearing. The last item has been incorporated into the most recent version of the Draft Redline Ordinance (Attachment 2).

### **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. Recent BOA Cases
2. Draft Redline Ordinance



## Board of Adjustment Cases over the Last Five Years

### 2020

1. BOA20-0001 – nonconforming structure – approved (residential)
2. BOA20-0002 – setback variance – approved (residential)
3. BOA20-0003 – setback variance – approved (residential)
4. BOA20-0004 – nonconforming structure – approved (residential)

### 2019

1. BOA19-0001 – building coverage variance – approved (residential)
2. BOA19-0002 – setback variance – approved (residential)
3. BOA19-0003 – setback variance – approved (residential)
4. BOA19-0004 – setback variance – denied (residential)
5. BOA19-0005 – setback variance – approved (residential)
6. BOA19-0006 – setback variance – approved (residential)
7. BOA19-0009 – setback variance – approved (residential)
8. BOA19-0010 – setback variance – approved (residential)
9. BOA19-0011 – nonconforming structure – denied (residential)
10. BOA19-0013 – setback variance – approved (residential)

### 2018

1. BOA18-0003 – setback variance – approved (residential)
2. BOA18-0004 – height & building coverage variance – approved (residential)
3. BOA18-0005 – setback variance – approved (non-residential)
4. BOA18-0006 – nonconforming structure – approved (residential)
5. BOA18-0007 – setback variance – approved (residential)
6. BOA18-0009 – sign variance – approved (non-residential)
7. BOA18-0010 – appeal of staff determination – denied (residential)

### 2017

1. BOA17-0001 – sign variance – approved (non-residential)
2. BOA17-0002 – lot coverage variance – approved (residential)
3. BOA17-0003 – setback variance – denied (residential)
4. BOA17-0004 – sign variance – approved (non-residential)
5. BOA17-0005 – setback variance – denied (residential)
6. BOA17-0006 – setback variance – approved (residential)
7. BOA17-0007 – setback & height variance – approved (residential)

### 2016

1. BOA16-0001 – setback variance – denied (residential)



## Sec. 78-84. - Appeals.

(a) *Authority of board.* In exercising its powers, the board of adjustment may, in conformity with the provisions of the state statutes, as existing or hereafter amended, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and make such order, requirement, decision or determination, in the board's opinion, as ought to be made and shall have all the powers of the officer from whom the appeal is taken.

(b) *Application for appeal.*

1. Appeals to the board of adjustment of a decision made by an administrative official that is not related to a specific application, address or project can be taken by any person aggrieved by the decision or by any officer, department, ~~or board or bureau~~ of the municipality affected by the decision ~~of the building official~~.
2. Appeals to the board of adjustment of a decision made by an administrative official that is related to a specific application, address or project can be taken by:
  - i. a person who:
    - a. filed the application that is the subject of the decision;
    - b. is the owner or representative of the owner of the property that is the subject of the decision; or
    - c. is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or
  - ii. any officer, department, board or bureau of the municipality affected by the decision.

Such appeal shall be ~~taken~~ ~~filed not later than the~~ ~~within 1520<sup>th</sup> days~~ after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with the board of adjustment a notice of appeal specifying the grounds. The officer from whom the appeal is taken shall forthwith transmit to the board of adjustment all the papers constituting the record upon which the action appealed from was taken.

(c) *Stay of proceedings.* An appeal shall stay all proceedings of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment, after the notice of appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, otherwise than by a restraining order that may be granted by the board of adjustment or by a court of record on application and notice to the officer from whom the appeal is taken and on due cause shown.

(d) *Hearing and notice.* The board of adjustment shall ~~schedule the appeal at the next meeting for which notice can be provided, and shall render a decision on the appeal following the hearing and not later than the 60th day after the date the appeal is filed. fix a reasonable time for the hearing of an appeal, give the public notice by depositing such notice in the mail addressed~~ Notices shall be mailed to all owners of real property located within 200 feet of the property on which the appeal is made, and ~~by publishing~~ notice of ~~such~~ the hearing shall also be published in a newspaper of general circulation in the town. Both the mailed and published notice shall be given at least ten days prior to the date set for the hearing. At the hearing any party may appear in person or by attorney or agent.

(e) *Appeals to court.* Any persons, jointly or severally, aggrieved by any decision of the board, or any taxpayer or any officer, department or board of the municipality may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the board of adjustment and not



thereafter. The board's decision shall be deemed filed in the office of the board of adjustment on the first business day following the date on which action was taken by the board.

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#### **Sec. 78-86. - Special exceptions.**

The board of adjustment shall have the power to hear and decide the following special exceptions to the terms of subpart B of this Code:

- (1) *Reconstruction of nonconforming building.* The board of adjustment shall be authorized to permit the reconstruction of a nonconforming building pursuant to ~~section 78-231(e), nonconforming uses and structures, destruction~~ section 78-240, Destruction or damage to nonconforming structure or use.
- ~~(2) *Expansion of nonconforming building.* The board shall be authorized to permit the addition of off-street parking or off-street loading to a nonconforming use pursuant to section 78-231(b), nonconforming uses and structures, expansion.~~
- ~~(3)(2)~~ *Discontinuance of nonconforming use.* The board shall be authorized to require the discontinuance of nonconforming uses of land or structures under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity of all property to conform to the regulations of subpart B of this Code. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard to the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of the property.
- ~~(4)(3)~~ *Status of nonconforming uses.* The board shall, from time to time, on its own motion or upon cause presented by interested property owners or on request of the town council or planning and zoning commission inquire into the existence, continuation or maintenance of any nonconforming use within the town.

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#### **ARTICLE V. – NONCONFORMITIES**

##### **~~Sec. 78-231. – Nonconforming uses and structures.~~**

- ~~(a) *Nonconforming status.* The use of land, use of a structure, or a structure itself shall be deemed to have nonconforming status when each of the following conditions exist:~~
  - ~~(1) The use or structure that does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully constructed, located and operating prior to, and at the time of, the event or action that made such use or structure nonconforming.~~
  - ~~(2) The event or action that made such use or structure nonconforming was one of the following: annexation into the town, adoption of subpart B of this Code or a previous zoning ordinance, or amendment of subpart B of this Code or a previous zoning ordinance.~~
  - ~~(3) The nonconforming use has been operating since the time that the use first became nonconforming without abandonment, as abandonment is defined in subsection (d) of this section.~~
- ~~(b) *Expansion.*~~
  - ~~(1) No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of subpart B of this Code, except to provide off-street loading or off-street parking space upon approval of the board of adjustment.~~



~~(2) No structure, occupied by a nonconforming use shall be altered so as to increase the gross floor area.~~

~~(3) No nonconforming structure shall be altered or expanded so as to increase the degree of nonconformity.~~

~~(c) Change of use.~~

~~(1) Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.~~

~~(2) Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by securing a certificate of occupancy.~~

~~(d) Abandonment. Whenever a nonconforming use is abandoned, all nonconforming rights shall cease, and the use of the premises shall henceforth be in conformance to subpart B of this Code. Abandonment shall involve the intent of the user or owner to discontinue a nonconforming operation and the actual act of discontinuance. Any nonconforming use that is discontinued, or that remains vacant for a period of six months, shall be considered to have been abandoned. Any nonconforming use that is moved from the premises shall be considered to have been abandoned.~~

~~(e) Destruction. If a nonconforming structure is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of subpart B of this Code. In the case of partial destruction, where the cost of repairing or replacing the structure does not exceed 60 percent of its most recent appraised property tax value, reconstruction may be permitted after a hearing and favorable action by the board of adjustment, provided that the repaired or new structure shall not exceed the original structure in lot coverage, gross floor area or height and shall not increase the degree of any nonconformity.~~

**Sec. 78-232. – Nonconforming lots.**

~~A lot of record that has less area than required in this subpart B may be used for a single family dwelling, and no lot shall be reduced in area below the minimum requirements set forth in subpart B of this Code.~~

**Sec. 78-231. – Intent.**

Where a lawful use of property, a lawful structure or lot of record exists at the effective date of adoption of this ordinance which would not be permitted by the regulations imposed by this ordinance, the use, structure or lot of record may be continued so long as it remains otherwise lawful, subject to the provisions in this article. The provisions of this article shall also apply to any use, structure or lot of record made nonconforming by a prior zoning regulation, a subsequent amendment to the Town's zoning regulations, or by a governmental action (such as annexation). The date of nonconformity shall be the first date the prior lawful use, structure or lot of record was made noncompliant by the adoption of the revised zoning regulations or by governmental action. It is the intent of this ordinance to permit these nonconformities to continue (whether by the same or different owners or tenants) until they are removed, but not to encourage their survival. Such uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere within the same district. A nonconforming use of a structure or land shall not be extended or enlarged after passage of this ordinance by the addition of uses of a nature which would be prohibited generally in the district involved.

If the Town determines that proposed work on a nonconforming structure, or a lot or structure housing a nonconforming use, requires a new site plan, as outlined in Chapter 82, the planning and zoning commission and/or town council shall not be authorized to waive or vary conditions and requirements contained in subpart B or other ordinances of the town through the site plan process,



unless authority for such waiver or variation is specifically authorized in subpart B, pursuant to Sec. 82-35(c).

**Sec. 78-232. – Existing building permits.**

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or land development project for which a building permit was lawfully issued no more than six months prior to the date of adoption or amendment of this ordinance, unless that building permit was issued in error. Construction on a building permit issued prior to the adoption of this ordinance must be begun and completed prior to the expiration of the permit, as outlined in Chapter 78 of the Town's ordinances. Such permit shall not be renewed or extended without all other conditions of the Town's regulations having been met.

**Sec. 78-233. – Nonconforming lots.**

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot at the effective date of adoption or amendment of this ordinance where zoning under this ordinance is otherwise proper. This provision shall apply even though such lot fails to meet requirements for width or area, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located, and that the lot was previously platted or identified to be a lot of record, as defined in Section 74-3 of the Town's Land Development Regulations. Variance of yard requirements shall be obtained only through action of the Board of Adjustment.

**Sec. 78-234. – Nonconforming signs.**

Any sign that is permitted to remain in place as a nonconforming use may be continued in use until the sign, or a substantial part of it, is blown down or otherwise destroyed or dismantled for any purpose other than maintenance operations or for changing the letters, symbols or other matter on the sign. A sign, or a substantial part of it, shall be considered to have been destroyed or dismantled if the cost of repairing the sign is more than 60 percent of the cost of erecting a new sign of the same type at the same location, based on documentation submitted by the applicant. **Notwithstanding the foregoing, a nonconforming ground sign meeting the requirements of section 86-67 of this Code, that is damaged or destroyed by any force beyond the owner's control, may be reconstructed in accordance with the provisions of paragraph (10) thereof.**

**Sec. 78-235. – Nonconforming uses of land.**

Where, at the effective date of adoption or amendment of this ordinance, lawful use of land exists that is made no longer permissible under the terms of this ordinance as enacted or amended or the use was made nonconforming by a prior zoning regulation, a subsequent amendment to the Town's zoning regulations, or by a governmental action (such as annexation), such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- a. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
- b. A nonconforming use, if changed to a conforming use, may not thereafter be changed back to a nonconforming use;
- c. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this ordinance;



- d. No additional structures shall be erected or additional equipment brought on-site in connection with such nonconforming use of land.

**Sec. 78-236. – Nonconforming structures.**

Where a lawful structure exists at the effective date of this ordinance or amendment thereof or the structure was made nonconforming by a prior zoning regulation, a subsequent amendment to the Town's zoning regulations, or by a governmental action (such as annexation) and such structure could not be built under the terms of the Town's zoning regulations by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. Such structure may not be enlarged in a way which increases its nonconformity;
- b. Such structure may not be altered in a way which increases its nonconformity;
- c. Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

**Sec. 78-237. – Nonconforming uses of structures.**

If a lawful use of a structure exists at the effective date of adoption or amendment of this ordinance or the lawful use of a structure was made nonconforming by a prior zoning regulation, a subsequent amendment to the Town's zoning regulations, or by a governmental action (such as annexation), such that the use of the structure would not be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- b. A nonconforming use, if changed to a conforming use, may not thereafter be changed back to a nonconforming use;
- c. Any nonconforming use may be extended throughout any parts of a structure which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such structure.

**Sec. 78-238. – Repairs and maintenance.**

On any nonconforming structure or any building devoted in whole or in part to any nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding twenty-five percent (25%) of the most recent tax appraisal value of the building, provided that the cubic content of the building as it existed at the time the building was made nonconforming shall not be increased.

- a. If a nonconforming structure or a building or portion of a building containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized Town official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be repaired or rebuilt except in conformity with the regulations of the district in which it is located.
- b. Nothing in this ordinance shall be deemed to prevent the temporary strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.



**Sec. 78-239. – Abandonment or Discontinuance.**

If a legal, non-conforming use is either discontinued or abandoned under the terms and conditions of this section, such use shall not be resumed and any further use shall be in conformity with the provisions of this ordinance.

- a. For the purpose of this section, "abandonment" shall be defined as intent by the owner to permanently close or cease the use. The following conduct shall be presumed to constitute intent to abandon a nonconforming use:
  1. The failure of the owner to repair the structure or property used to operate the non-conforming use within thirty (30) days after the building official or code enforcement officer has given the owner written notice that the building, structure or property is:
    - i. in an advanced stage of dilapidation, as determined by either the fire marshal or the building official;
    - ii. in violation of one or more applicable health and safety codes adopted by the Town that govern the use or condition of structures designed for human occupancy, as amended, including but not limited to the applicable building, plumbing, electrical, mechanical, and life safety codes as adopted by the Town; or
    - iii. otherwise unsafe for the continuation of the current use or occupancy.
- b. For the purpose of this section, "discontinuance" shall be defined as follows:
  1. When a non-conforming use has historically been operated on a continuous basis, a closure or cessation of a use for a period of one hundred eighty (180) consecutive days, irrespective of whether the owner has actual intent to abandon the use.
  2. When a non-conforming use has historically been operated only on a seasonal basis, such use shall be deemed to have been discontinued, regardless of whether the owner has actual intent to abandon the use, if either:
    - i. the structure or property upon or in which the use has been operated is closed or the non-conforming use ceases to operate for a period of one hundred eighty (180) consecutive days; or
    - ii. the structure or property upon or in which the use has been operated is closed or the non-conforming use ceases to operate during one or more normal and customary seasons or periods of operation during which the non-conforming use has historically been operated.
  3. Closure during time of a government-mandated shutdown or disaster declaration will not be counted toward a discontinuance assessment.
- c. Upon the request of the Town or any other interested complainant, including the owner, of any real property located within one thousand (1,000') feet of the real property containing a legal non-conforming use or structure, the building official shall make a written determination as to whether such use has been abandoned or discontinued as provided herein.
- d. If the complainant or the owner of the nonconforming use wishes to appeal a determination of the building official as to whether the non-conforming use has been abandoned or discontinued, such person may appeal by filing a written notice of appeal with the building official and paying the applicable fee within twenty (20) business days of the building official's decision. Upon the filing of such an appeal, the board of adjustment shall, as soon as practicable, hold a public hearing on such appeal, and, render a decision on the matter. The concurring vote of 75 percent of the members of the board is necessary to reverse the decision of the building official.



**Sec. 78-240. – Destruction or damage to nonconforming structure or use.**

If a legal nonconforming structure, or a structure used in the operation of a legal nonconforming use, is totally destroyed or partially damaged by the elements, fire, other catastrophe, or through an intentional renovation process (these four potential causes are hereinafter referred to as “casualty”), the structure may not be repaired or reconstructed and the nonconforming use may not be recommenced, except in conformity with the provisions of this ordinance.

- a. If a nonconforming structure, or a structure used in the operation of a legal nonconforming use, is partially damaged by casualty, and the owner of the nonconforming structure wishes to repair or reconstruct the damaged structure, upon submission of a request for a building permit, the building official shall first determine in writing whether the cost of repair or reconstruction is less than sixty percent (60%) of the structure's most recent tax appraisal value immediately preceding the casualty, exclusive of the value of the real property, based on documentation submitted by the applicant. In making a determination regarding the cost of repair or reconstruction, the building official shall consider all costs to make all repaired or reconstructed portions of the structure conform to all applicable health and safety codes adopted by the Town that govern the use or condition of structures designed for human occupancy, as amended, including but not limited to the applicable building, plumbing, electrical, mechanical, and life safety codes as adopted by the Town.
- b. If the building official determines that the cost of repair or reconstruction is less than sixty percent (60%) of the structure's most recent tax appraisal value immediately preceding the casualty, exclusive of the value of the real property, and the owner of the nonconforming structure complies with all other requirements of the Town Code, the owner of the nonconforming use or structure shall be eligible to apply for a special exception for reconstruction of a nonconforming building. The board of adjustment shall, as soon as practicable, hold a public hearing on this request.
- c. The board of adjustment may grant a special exception for reconstruction when they find that:
  1. The granting of such exception will not be injurious or otherwise detrimental to the public health, safety, morals and general welfare of the public;
  2. The granting of such exception will not be detrimental or injurious to the property or improvements in the area or neighborhood in which the property is located; and
  3. The granting of such exception will be in harmony with the general purpose and intent of the zoning regulations of the Town, and will serve the general welfare and preserve the community interest.

In determining its findings, the board shall take into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in such building or upon such land, traffic conditions in the vicinity, and the conformance of such area to the official zoning map and comprehensive plan.

- d. If the building official determines that the cost of repair or reconstruction is equal to or greater than sixty percent (60%) of the structure's most recent tax appraisal value immediately preceding the casualty, exclusive of the value of the real property, the owner of the nonconforming structure shall only be entitled to a building permit for repair or reconstruction that completely eliminates any structural non-conformity, and with the understanding that the structure can no longer be used to house a nonconforming use; otherwise, the owner shall be



required to demolish the damaged structure and bring the property into full conformity with the terms of this ordinance.

- e. If a legal nonconforming structure is:
  - 1. totally destroyed or partially damaged by casualty; and
  - 2. the nonconformity is completely or partially the result of noncompliance with minimum yard (building setback), maximum lot coverage or maximum impervious coverage regulations; and
  - 3. the lot where the structure is or was located was decreased in size before the destruction or damage as the result of land or right-of-way acquisition by a public agency having the power of eminent domain; the building official shall include the area acquired by the public agency with the area of the lot when deciding whether the structure complies with the minimum yard (building setback), maximum lot coverage and maximum impervious coverage regulations.

This subsection only applies when deciding whether a property owner is entitled to a building permit after a legal nonconforming structure is totally destroyed or partially damaged. Any reconstruction or replacement shall not cause a greater extent of nonconformance than the pre-existing structure excluding the area acquired by the public agency. The reconstruction or replacement shall not be in conflict with the real estate interest of any public agency and must otherwise conform to the regulations of this Ordinance. The expansion, enlargement or intensification of a preexisting nonconforming use or structure during reconstruction or replacement shall not be allowed under this subsection.

- f. The building official and/or Board of Adjustment may also impose other conditions on repair or reconstruction to prevent such repair or reconstruction from unduly delaying the return of such property to a conforming use and to prevent the increase of any nonconformity of a nonconforming structure or use beyond what existed prior to the casualty, and to require that the reconstructed structure conforms in all other respects to the requirements of the ordinances of the Town.
- g. With regard to any request to repair or reconstruct under this section, if the owner of a nonconforming use or structure fails to begin reconstruction of the structure (when permitted to do so by the terms of this ordinance) within six (6) months of the date of issuance of a building permit, the nonconforming structure or use shall be deemed to be “discontinued” pursuant to and in accordance with section – 78-239 hereof.