

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

02/28/2022

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

6:30 P.M.

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

Please silence or turn off all electronic devices.

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

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER *(or immediately following the Capital Improvements Advisory Committee Meeting)*

B. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form, which is located in the lobby near Jody Smith Hall.

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

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.

C. FUTURE AGENDA ITEMS

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

D. DIRECTOR'S REPORT

1. Coordination of Calendars

E. 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 February 14, 2022: Consider approval of the minutes of the February 14, 2022, Planning and Zoning Commission Regular Session.
2. RP21-0010 – Lakeside Village Lots 5R1 & 5R2, Block E: Consider a request for a Replat (RP21-0010 – Lakeside Village Lots 5R1 & 5R2, Block E) to create a mixed-use subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.

F. NON-DISCRETIONARY ITEMS

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

3. SP21-0017 – Wild Fork Foods: Consider a request for a Site Plan (SP21-0017 – Wild Fork Foods) to redevelop and add an extension to an existing retail building. The property is generally located south of Dixon Lane and east of Long Prairie Road.

G. 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 in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

4. SP21-0009 – Doctor's Urgent Care: Consider a Site Plan (SP21-0009 – Doctor's Urgent Care) to develop a medical office, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, a partial exception to Section 82-302, Compatibility buffer of the Code of Ordinances and a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.
5. ZPD21-0012 – Windhaven Senior Living PD Amendment: Public Hearing to consider an ordinance amending the zoning (ZPD21-0012 - Windhaven Assisted Living PD Amendment) to amend Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Auburn Drive.
6. Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R: Public Hearing to consider an ordinance amending the zoning (Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R) from Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Single Family District-15 (SF-15) uses. The property is generally located north and west of Nan Lane and Alberta Lane.
7. Z21-0009 – Flower Mound Ranch Prairie Vista: Public Hearing to consider an ordinance amending the zoning (Z21-0009- Flower Mound Ranch Prairie Vista) from Interim Holding (IH) uses to Single Family-Estate (SF-E) uses. The property is generally located north of Cross Timbers Road and east of U.S. Hwy. 377.
8. MU21-0003 – Lakeside Village: Public Hearing to consider an ordinance for rezoning (MU21-0003 – Lakeside Village) to amend Mixed Use District-1 (MU-1) to amend certain development standards related to Character Zone Standards, Open Space Standards, Parking Standards, Architectural and Building Standards, and Signage Standards in the Lakeside Village Development Code. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.

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.

H. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: February 25, 2022, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: February 28, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the February 14, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on February 14, 2022.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF FEBRUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:32 PM

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

Brad Ruthrauff	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8

Constituting a quorum with the following members absent:

Brady Kilpper	Commissioner, Place 9
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(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
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
John Chapman	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:32 P.M.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

None

E. FUTURE AGENDA ITEMS

1. Vice-Chair Cox would like Staff to consider establishing guidelines around community meetings with residents regarding development projects.
 - a) Chair Ruthrauff asked if it was possible to allow residents the opportunity to provide input during a work session after seeing an applicant's presentation.

- b) Staff claimed that while the current guidelines do not provide for that, they could potentially be changed as long as the Town is within legal parameters.
- c) Lexin Murphy, Director of Planning Services, said that Staff would research, gather information, and develop a presentation for a future agenda item.

F. DIRECTOR'S REPORT

- 1. New Online Resources

G. CONSENT ITEMS

- 1. Minutes of January 24, 2022: Consider approval of the minutes of the January 24, 2022, Planning and Zoning Commission Regular Session.
- 2. RP20—0010: Consider a request for a Replat (RP20-0010 – Lakeside Village Phase I) to create a non-residential subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.

Commission Deliberation

Commissioner Naylor moved to approve Consent Items 1 and 2. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Cox, Gilmore, Wells

NAYS: None

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

H. REGULAR ITEMS

- 3. Public Hearing to consider an ordinance amending the zoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No. 171 (PD-171) with Campus Commercial District (CC) and multi-family uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Randi Rivera, McAdams
Taylor Field, Thompson Realty Capital

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of ZPD18-0014 – Silveron Park PD-171. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Gilmore, Cox, Wilson, Naylor, Werner

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

4. Public Hearing to consider an ordinance for rezoning (ZPD21-0011 – Townlake Phase Five & Six) from Agricultural District (A) to Planned Development No. 187 (PD-187) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

Commissioner Gilmore recused himself from the Council Chambers at 8:29 p.m. Prior to the meeting, an Affidavit of Conflict of Interest was signed by Commissioner Gilmore and notarized by Town Staff.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers

Spoke In Favor:

None

Spoke In Opposition:

None

Donated Time:

W. Scott Langley, 800 Carter Court (time to Caroline Bumgarner)
Stacey Langley, 800 Carter Court (time to Caroline Bumgarner)
Todd Baird, 5370 Kensington Court (time to Caroline Bumgarner)
Lori Baird, 5370 Kensington Court (time to Caroline Bumgarner)
Susanne Gilmore, 5300 Kensington Court (time to Caroline Bumgarner)

Questions of Informational Nature or Concerns

Caroline Bumgarner, 5150 Kensington Court

Commission Deliberation

Commissioner Wells moved to table ZPD21-0011 – Townlake Phase Five & Six PD-187 to the February 28th, 2022 Planning & Zoning Meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Cox, Wells

NAYS: None

RECUSED: Gilmore

The motion to table the item passed by a vote of 5 to 0.

Commissioner Gilmore returned to the Council Chambers at 9:58 p.m.

I. ADJOURNMENT – REGULAR SESSION: 9:59 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

DATE: February 28, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Replat (RP21-0010 – Lakeside Village Lots 5R1 & 5R2, Block E) to create a mixed-use subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.**

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 (P&Z).

II. APPLICATION ANALYSIS

The purpose of this application is to divide one existing mixed-use lot into two mixed-use lots. The current lot is 4.78 acres in total and would be divided into a 1.61-acre lot and a 3.17-acre lot.

The property is zoned Mixed Use and is part of the MU-TEN (Mixed-Use-Transition to Environmental Area) subzone that was incorporated into the Lakeside DFW Mixed Use District. A plat for the property (RC19-0013 – Lakeside Village Phase II) was approved by P&Z on August 10, 2020.

The plat depicts necessary easements, and the lots are accessed from Sunset Boulevard via fire lanes and mutual access easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

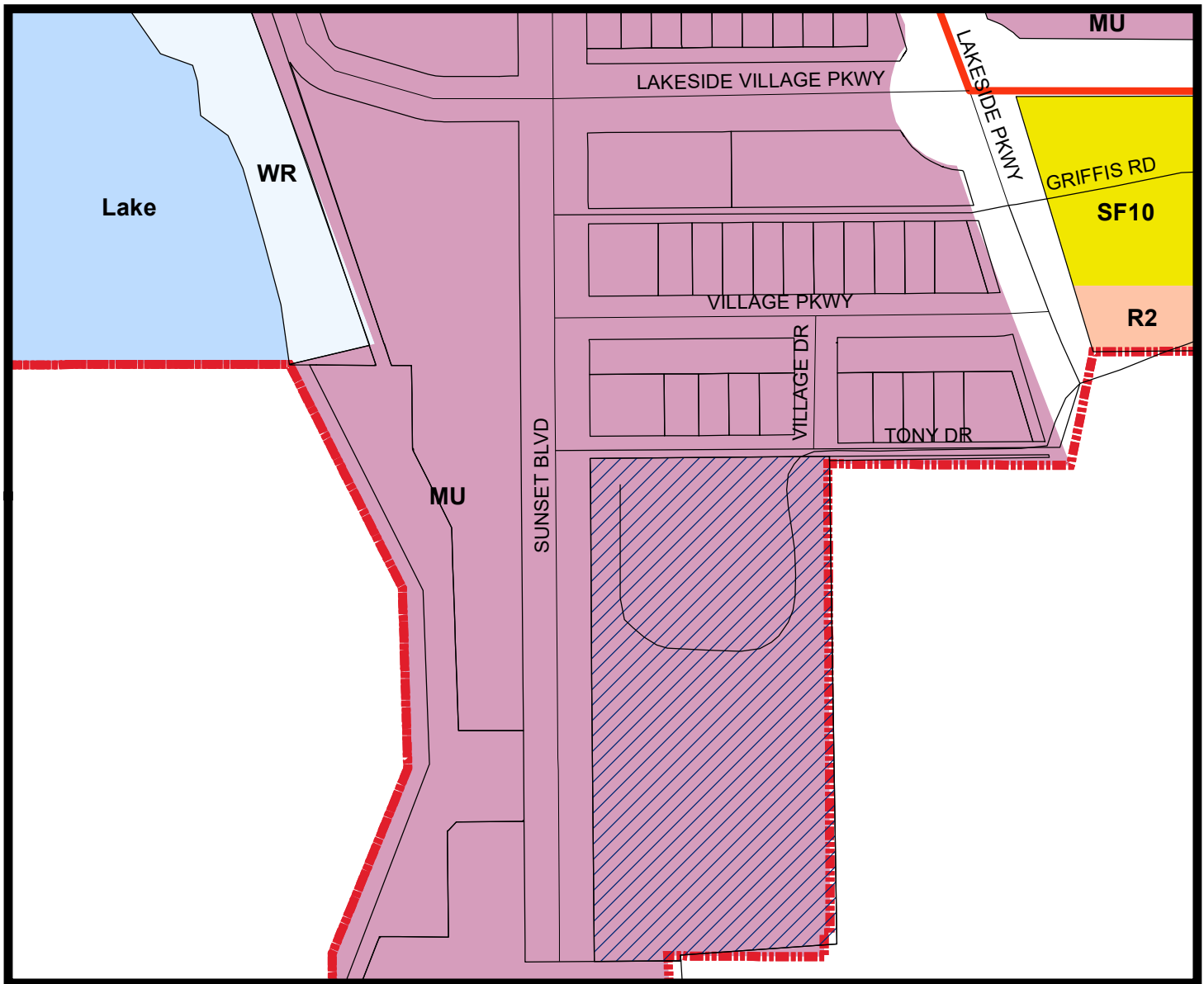
B. Application Details

1. Replat Package

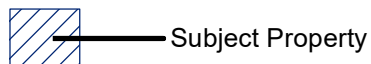


Vicinity Map

Reference Project: RP21-0010

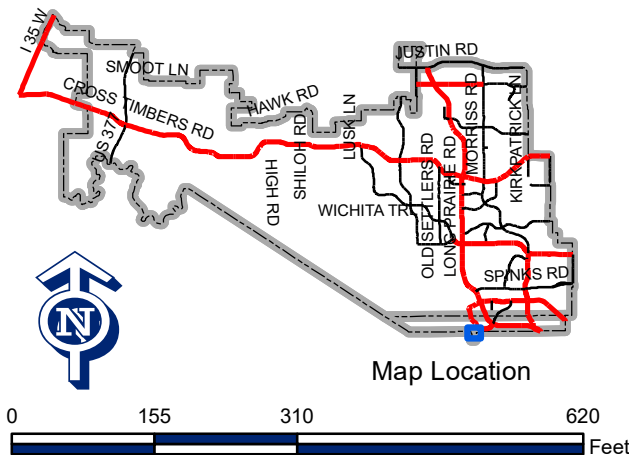


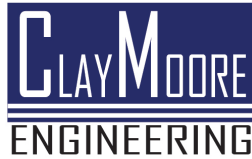
LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.





LETTER OF INTENT

01/12/2022

Planning Services Division
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028
972.874.6350

To whom it may concern:

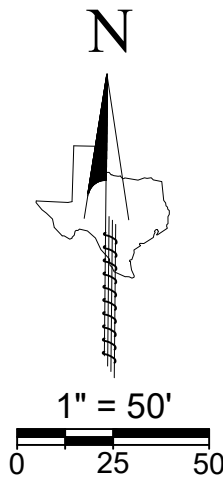
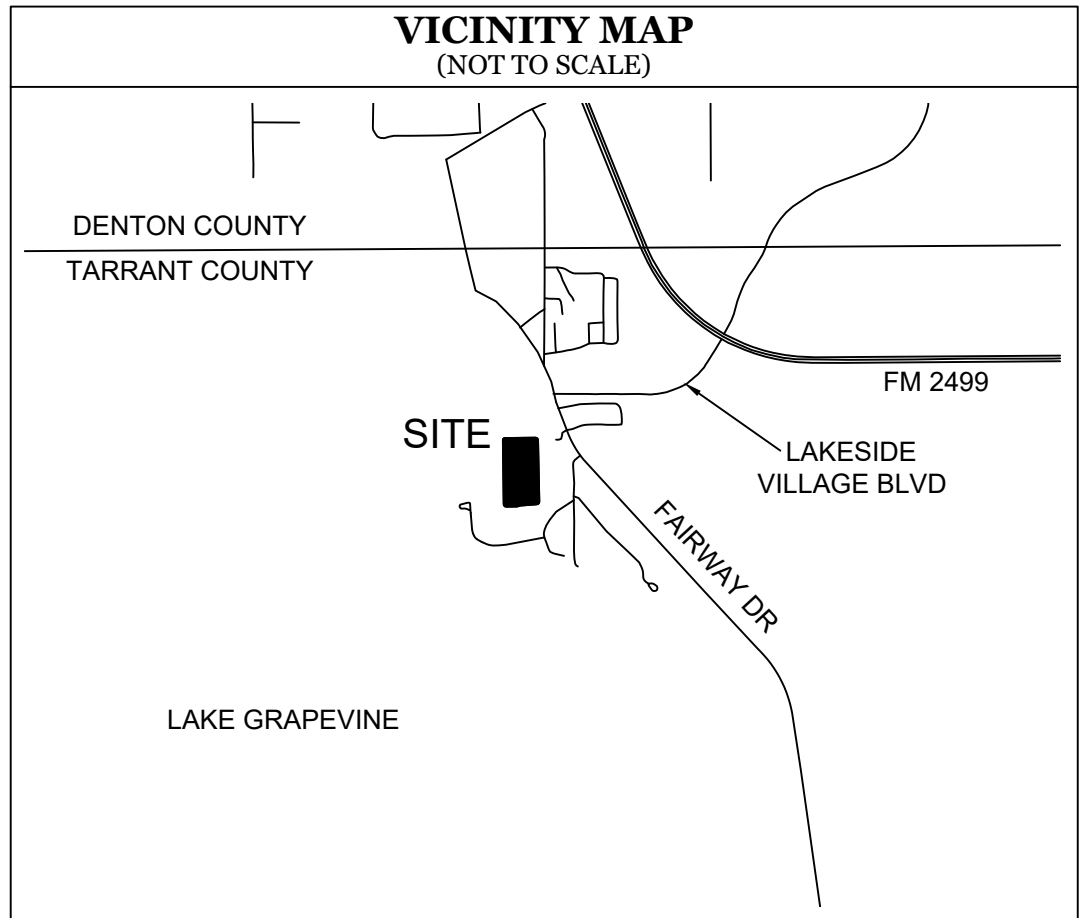
This letter shall serve as a stating the purpose of Replatting the existing 4.78-acre Lot 5. The proposed Replat will subdivide the existing lot 5 into two separate parcels. One Parcel being 1.61 Acres and the remaining lot will be 3.17 acres. The plat will follow in conjunction with the site plan that has been submitted for the Terranea project. The replat should follow the subdivision ordinance and we are not aware of any known variances or waivers.

Thank you and please call if you have any comments or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Clay Cristy", is written over a light blue circular stamp.

Clay Cristy, P.E.
817.281.0572



GENERAL NOTES	
1.)	The purpose of this plat is to create two (2) lots of record from one (1) existing lot and to dedicate easements.
2.)	This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 20091 as shown on Map Number 48439C0105K.
3.)	The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
4.)	Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.)	All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.)	The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
DRAINAGE EASEMENT NOTES	
1.)	Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
2.)	Upkeep and maintenance shall include but not limited to the following items: a.) Grass and ground cover shall be kept to a height required by the Town Ordinance b.) The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times. c.) Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
3.)	No dumping of any type is permitted within this easement area.

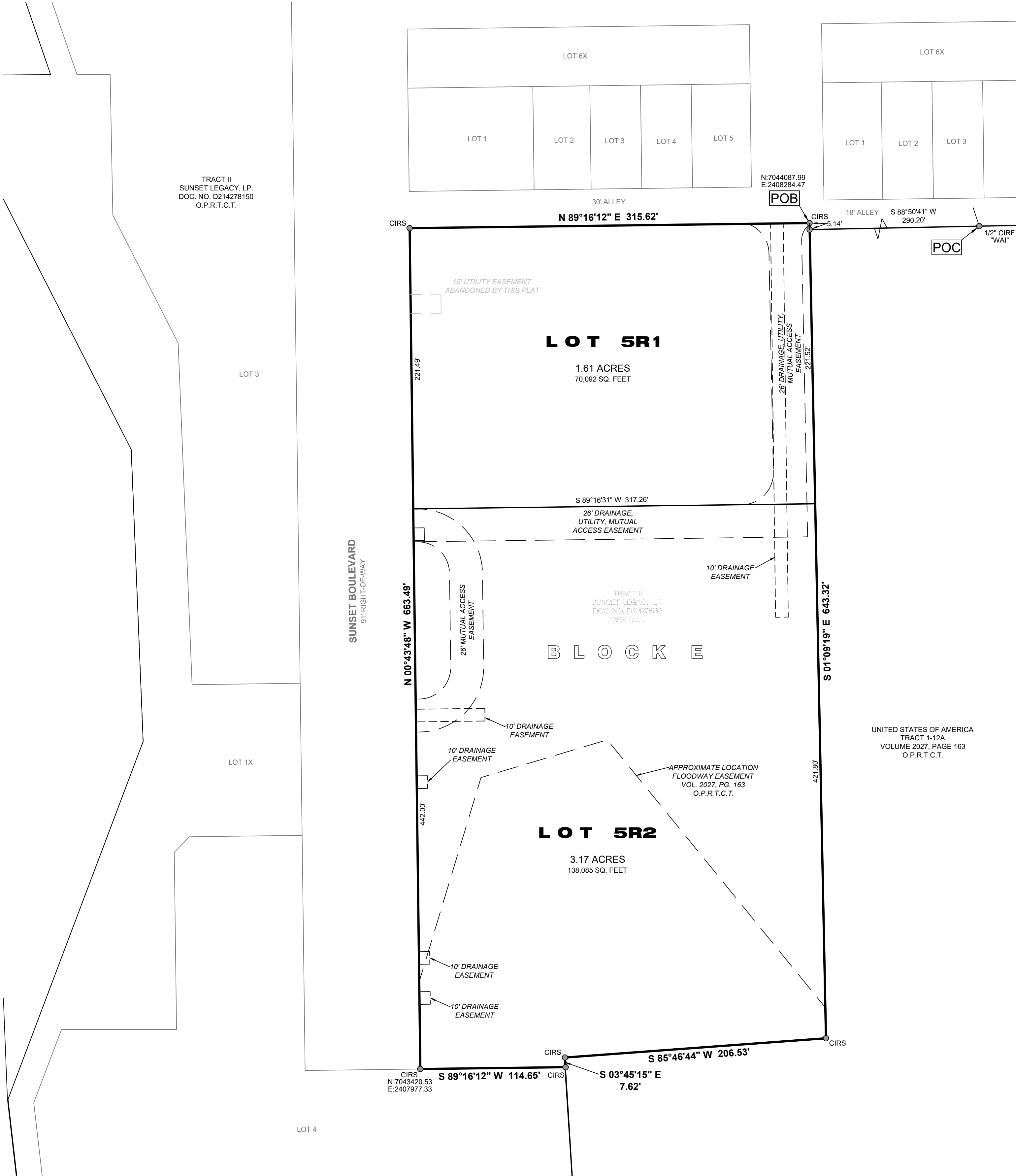
Project	2107.037-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/03/2021	
Drafter	TAR	

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Sunset Legacy, L.P.
10737 Bushire Drive
Dallas, TX 75229

LEGEND	
PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **SUNSET LEGACY, L.P.**, is the owner of a 4.78 acre tract of land situated in the David K. Tannehill Survey, Abstract Number 1524, Town of Flower Mound, Tarrant County, Texas and being a portion of a tract of land called "TRACT II" in deed to Sunset Legacy, L.P., recorded in Document Number D214278150 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:
COMMENCING at a 1/2" iron rod found at the most easterly angle point in the East line of said "TRACT II" and in the North line of a tract of land called "TRACT 1-12A" described in Judgement on Declaration of Taking No. 3, recorded in Volume 2027, Page 163 of the Official Public Records of Tarrant County, Texas;
THENCE S 88°50'41" W with the East line of said "TRACT II" and the common North line of said "TRACT 1-12A", a distance of 290.20 feet to a Corps of Engineers Monument found (broken) at an angle point in said common line and at the **POINT OF BEGINNING**;
THENCE S 01°09'19" E continuing with said common line, a distance of 643.32 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;
THENCE S85°46'44"W, continuing with said common line, a distance of 206.53 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;
THENCE S03°45'15"E, continuing with said common line, a distance of 7.62 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;
THENCE, over and across said "TRACT II" the following three (3) courses and distances:
1. S89°16'12"W, a distance of 114.65 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;
2. N00°43'48"W, a distance of 663.49 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;
3. N89°16'12"E, a distance of 315.62 feet to the **POINT OF BEGINNING** and containing an area of 4.78 Acres, or (208177 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **SUNSET LEGACY, L.P.**, acting herein by and through its duly authorized officer, does hereby adopt this plat designated herein as **LAKESIDE VILLAGE, PHASE 2, LOTS 5R1 & 5R2, BLOCK E**, an addition to the Town of Flower, Tarrant County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot(s)/Block(s) of **LAKESIDE VILLAGE, PHASE 2, LOTS 5R1 & 5R2, BLOCK E**, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

OWNER: **SUNSET LEGACY, L.P.**, a Texas limited liability company

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Flower Mound, Tarrant County, Texas.

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
APPROVED:	
TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION	
Brad Ruthrauff, Chairman Planning and Zoning Commission	Lexin Murphy Director of Planning Services
SIGNED AND SEALED:	
TOWN OF FLOWER MOUND	
Theresa Scott, Town Secretary Town of Flower Mound	

REPLAT
A RECORD PLAT OF LOTS 5R1 & 5R2, BLOCK E
LAKESIDE VILLAGE, PHASE 2
AN ADDITION TO THE TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS,
BEING A REPLAT OF LOT 5, BLOCK E
LAKESIDE VILLAGE, PHASE 2
AN ADDITION TO THE TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS ACCORDING TO THE PLAT
RECORDED IN VOLUME _____, PAGE _____, OF THE PLAT
RECORDS OF TARRANT COUNTY, TEXAS,
BEING 4.78 ACRES OUT OF THE DAVID K. TANNEHILL SURVEY,
ABSTRACT NO. 1524
TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

NON-DISCRETIONARY ITEM

DATE: February 28, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Site Plan (SP21-0017 – Wild Fork Foods) to redevelop and add an extension to an existing retail building. The property is generally located south of Dixon Lane and east of Long Prairie Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this site plan application is to redevelop an existing 3,091 square foot retail building, incorporating a 1,369 square foot addition (total building area of 4,460 square feet), and provide associated site improvements on a previously developed lot. The subject site is approximately .8546 acres. The property is zoned Retail District-1, and master-planned for Retail uses.

On March 7, 2005, Town Council approved a site plan, SP09-04 Arbor Crossing and Guaranty Bank. The subject property previously operated as a bank use. The current proposal would convert the space into a retail, general (indoors) use. The proposed business, Wild Fork Foods, specializes in selling pre-packaged foods. The applicant has indicated that there is not a restaurant component associated with the use. The site features adequate parking, and access is from Dixon Lane and Long Prairie Road via mutual access easements.

The elevations depict a one-story building predominately comprised of brick and stone with some aluminum wood siding. The existing building and addition also feature a sloped roof. The applicant is proposing to maintain and match the existing brick and stone to comply with the unified design theme of the Arbor Crossing development.

The landscape plan provided depicts all trees and landscaping required for the development.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

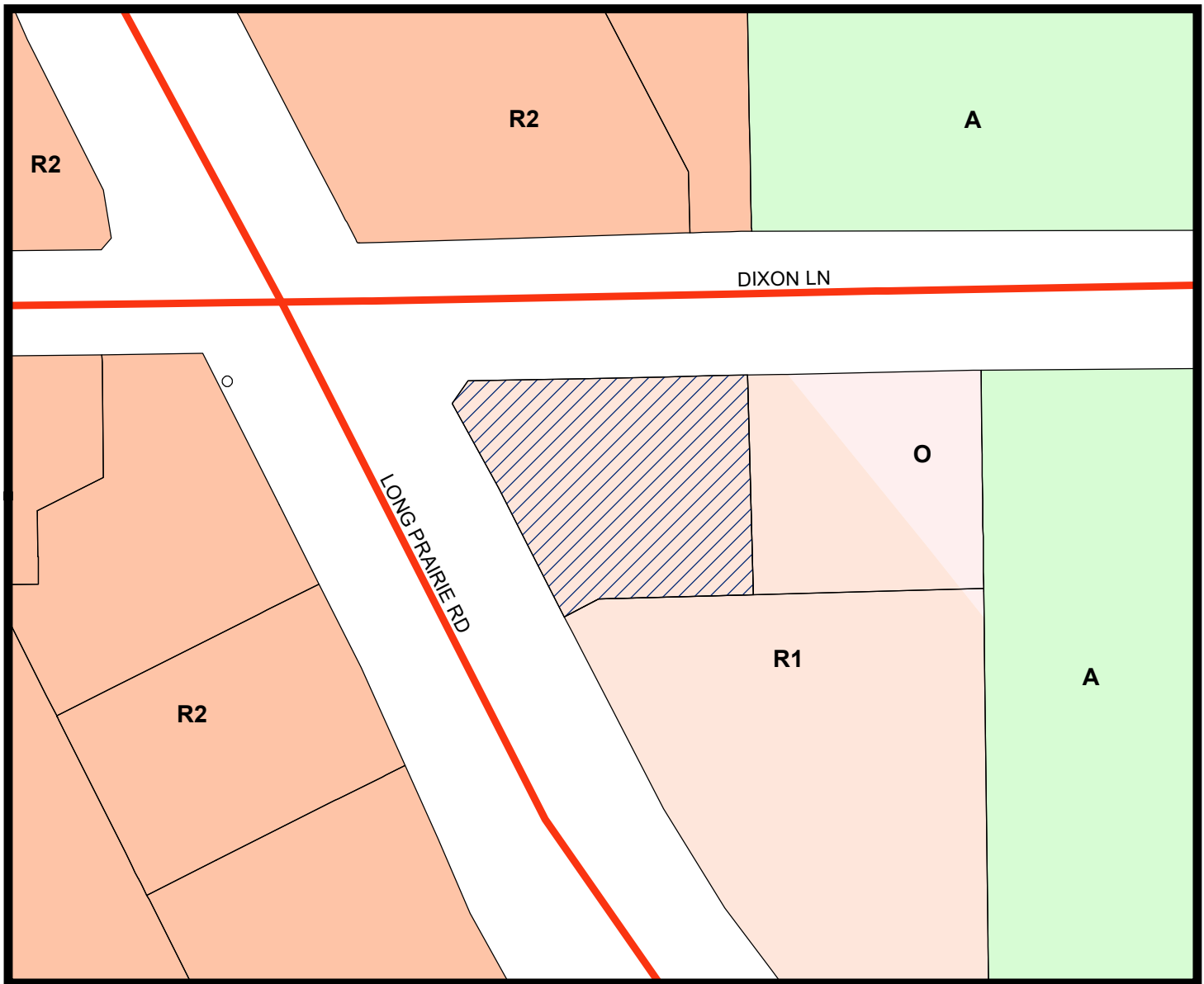
B. Application Details

1. Site Plan Package

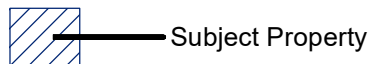
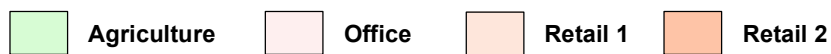


Vicinity Map

Reference Project: SP21-0017

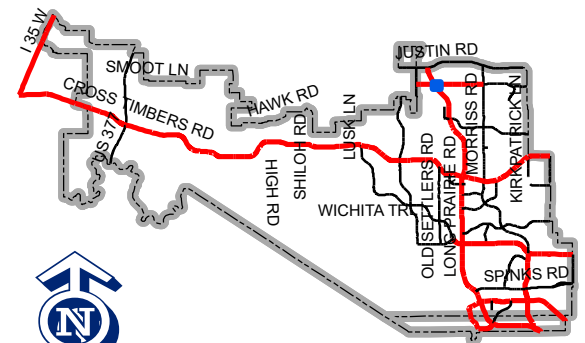


LEGEND

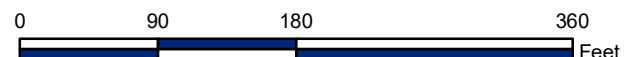


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



DEVELOPMENT SERVICES, INC.

TEXAS REGISTERED ENGINEERING FIRM F-2239
900 TOWN & COUNTRY LANE, SUITE 220 HOUSTON, TEXAS 77024
713-647-9211 (TEL) 713-647-9113 (FAX)

December 15, 2021

City of Flower Mound
1001 Cross Timbers Rd., Suite 2330
Planning Services Division
Flower Mound, Texas 75028

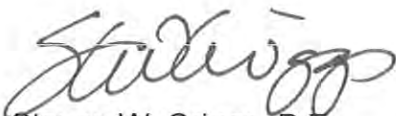
Letter of Intent

Dear Planning Department,

On behalf of TCG-FMO Investors, LLC, Development Services, Inc. is submitting this Site Plan Package for the proposed redevelopment of 5850 Long Prairie Road further described as Arbor Crossing Lot 1, Block A and consisting of 0.8546 Acres per Recorded Plat. The existing and proposed Zoning is "R1" – Retail 1. Upon approval of the Site Plan, TCG-FMO Investors, LLC intends to sell the property to First Hartford Realty Corporation (FHRC). FHRC intends to add a 1,369 SF Expansion to the Existing 3,091 SF Building for a Total Building Area of 4,460 SF to be occupied by a single tenant, Wild Fork Foods, that will operate as a Retail Store. All products are packaged offsite. There is no onsite preparation or consumption of the products to be sold.

If you require additional information regarding this Project, please contact me.

Respectfully,



Steven W. Griggs, P.E.

DEVELOPMENT SERVICES, INC.

TEXAS REGISTRATION #F-002239

149 COLONIAL RD
MANCHESTER, CT 06042

STATE OF TEXAS
STEVEN W. GRIGGS
79192
LICENSED
PROFESSIONAL ENGINEER
02/23/20

SWG
SWG
01/18/22
ET TITLE
SITE PLAN

OWN AND WRITTEN INFORMATION
G HEREIN SHALL NOT BE
ED, DISCLOSED, OR OTHERWISE
WITHOUT THE WRITTEN CONSENT
DEVELOPMENT SERVICES, INC.

SHEET

SP100

CONTACT: TIM THOMPSON
PHONE: 214-365-4632
EMAIL: TTHOMPSON@CRESTVIEWCOMPANIES.COM

DEVELOPMENT SERVICES, INC.
900 TOWN & COUNTRY LANE #220
HOUSTON, TEXAS 77024
CONTACT: STEVEN W. GRIGGS, P.E.
PHONE: 281-732-1457
EMAIL: SGRIGGS@DEVELOPMENTSERVICESINC.COM

PHYSICAL ADDRESS:	5850 LONG PRAIRIE RD
GROSS SITE AREA:	0.8546 ACRES (37,225 SF)
NET SITE AREA:	0.8546 ACRES (37,225 SF)

LOT COVERAGE DATA:

• BUILDING COVERAGE:	11.98 %	4,460 SF
• IMPERVIOUS AREA:	55.40 %	20,625 SF

• RETAIL (1/250 SF):	18	26
TOTAL PARKING	18	26
ADA SPACES	2	2

- PEAK HEIGHT: 30 FT 0 IN
- MEAN HEIGHT: 23 FT 5 IN
- TOTAL AREA: 4,460 SF

LAND USE PLAN:	LONG PRAIRIE DISTRICT RETAIL USE
URBAN DESIGN PLAN:	LONG PRAIRIE DISTRICT

THOROUGHFARE PLAN:
LONG PRAIRIE RD: MAJOR - ROW VARIES
DIXON LANE: URBAN MINOR - ROW VARIES
WATER PLAN:

ECONOMIC IMPACT: NOT APPLICABLE

3. ALL CONSTRUCTION TO BE PERFORMED IN STRICT ACCORDANCE TO THESE PLANS, ALL APPLICABLE GOVERNING MUNICIPAL BUILDING CODES, STANDARDS, AND SPECIFICATIONS, AND TOWN OF PROSPER STANDARD CONSTRUCTION DETAILS.
4. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINES, UNLESS NOTED OTHERWISE.
5. REFER TO ARCHITECTURAL PLAN SET FOR BUILDING AND DUMPSTER ENCLOSURE DESIGN.
6. REFER TO LANDSCAPE PLAN SET FOR PLANTINGS, HARDSCAPES, FENCES, AND IRRIGATION DESIGN. COORDINATE PLACEMENT OF IRRIGATION SLEEVES AND CONDUIT PRIOR TO PLACEMENT OF PAVING AND SIDEWALKS.
7. ALL SIGNS SHALL BE APPROVED VIA SEPARATE PERMIT APPLICATION THROUGH THE BUILDING SAFETY DIVISION.
8. REFER TO M.E.P. PLAN SET FOR SITE ELECTRICAL, CATV, TELEPHONE, AND ALL ASSOCIATED CONDUITS. COORDINATE INSTALLATION OF ALL UNDERGROUND CONDUITS AND SLEEVES PRIOR TO PLACEMENT OF PAVING AND SIDEWALKS.
9. ALL SITE LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
10. ANY ALTERATIONS TO THE APPROVED SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE RESUBMITTAL FOR APPROVAL BY GOVERNING AGENCY.
11. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING, OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
12. ALL GROUND BASED HVAC EQUIPMENT SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
13. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW.
14. DUMPSTER SCREENING WALL SHALL BE CLAD IN SAME MATERIAL AS THE MAIN BUILDING.
15. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
16. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN AND ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property and the proposed location of the proposed floodplain) as shown on Map No. 48121C0530G; map revised April 18, 2011, for Denton County and Incorporated areas. This flood study was conducted in compliance with the proper and/or structures located in Zone "X" will be free from flooding or flood damage.	1. ALL STRIPING TO BE PAINTED "WHITE", PRATT & LAMBERT ALKYD TRAFFIC MARKING PAINT OR EQUAL. 4" WIDE STRIPES, DOUBLE COATED SPRAY APPLICATION, 100% SOLIDS, 100% DRY, 100% GLOSS, 100% ADHESION, 100% DURABILITY, 100% RESISTANCE TO ALL EXISTING SPOTS PER SPEC. 2. INSTALL ADA ACCESSIBLE PARKING SYMBOL ON PAVEMENT PER A.D.A. AND T.A.S. PAINT "NO PARKING" AT HEAD OF ALL CROSS-HATCHED AREAS. PAINT PARKING SYMBOL WITH WHITE STROKE. 3. INSTALL ADA ACCESSIBLE PARKING SIGNAGE.
---	--

	PAVING - 6\" CONCRETE	6. 6\" PIPE BOLLARD X 12\" GR., TOP OF PIPE, SURF TO ABOVE FINISHED GRADE, 12\" DIA. HOLE FILLED WITH CONCRETE. PIPE TO BE CONCRETE FILLED AND DOMED ON TOP, PAINT YELLOW.
	PAVING - 7\" CONCRETE	
	SIDEWALK - CONCRETE	
	FIRE LANE. SEE FIRE CODE SPECIFICATIONS	7. 6\" PARK BENCH, RICHMOND MODEL NO. 398-9011, COLOR TO BE \"BROWN\". FOR ORDERING, GO TO WWW.THEPARKCATALOG.COM .

WILD FORK FOODS CURBSIDE PICKUP NOTES

- D. SIGNAGE AT CURBSIDE PICK-UP SPACE
- E. STRIPING AT CURBSIDE PICK-UP SPACE
- F. DIRECTIONAL SIGNAGE FOR CURBSIDE PICK-UP

**Know what's below.
Call before you dig.**

Wild Fork.

1

CURBSIDE PICKUP

Please Text Your:

- Name
- Order Number
- Parking Spot

786-858-3365

Dimensions: 18'-0" (height), 9'-0" (width). The sign is divided into sections with dimensions: 6'-11" (top section), 6'-1" (middle section), and 6'-2" (bottom section). The text 'CURBSIDE PICKUP' is 2'-11 7/8" high. The phone number is 6'-2" high.

Diagram illustrating the dimensions for the CURBSIDE PICKUP configuration, showing two scenarios: STRAIGHT and RIGHT TURN.

Dimensions:

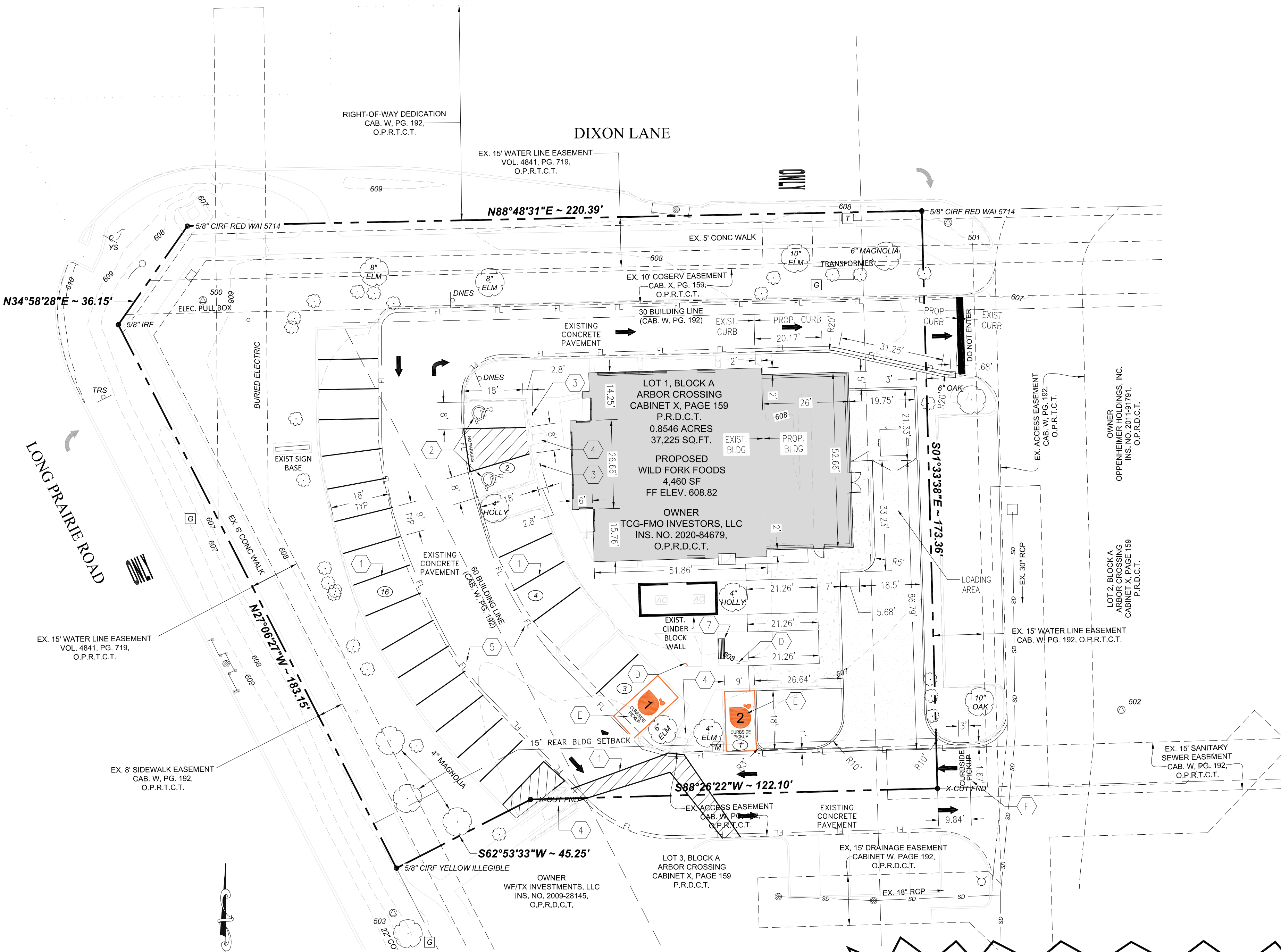
- Overall width: 2'-4"
- Overall height: 9'-4"
- Wheelbase: 5'-0"
- Front overhang: 3'-1"
- Side overhang: 1'-3"
- Right turn offset: 1'-3"

Notes:

- All letters and numbers are white paint;
- Font is Bahnschrift Semibold Condensed;
- Flame is Wild Fork Red;
- Dashed box is NOT to be painted

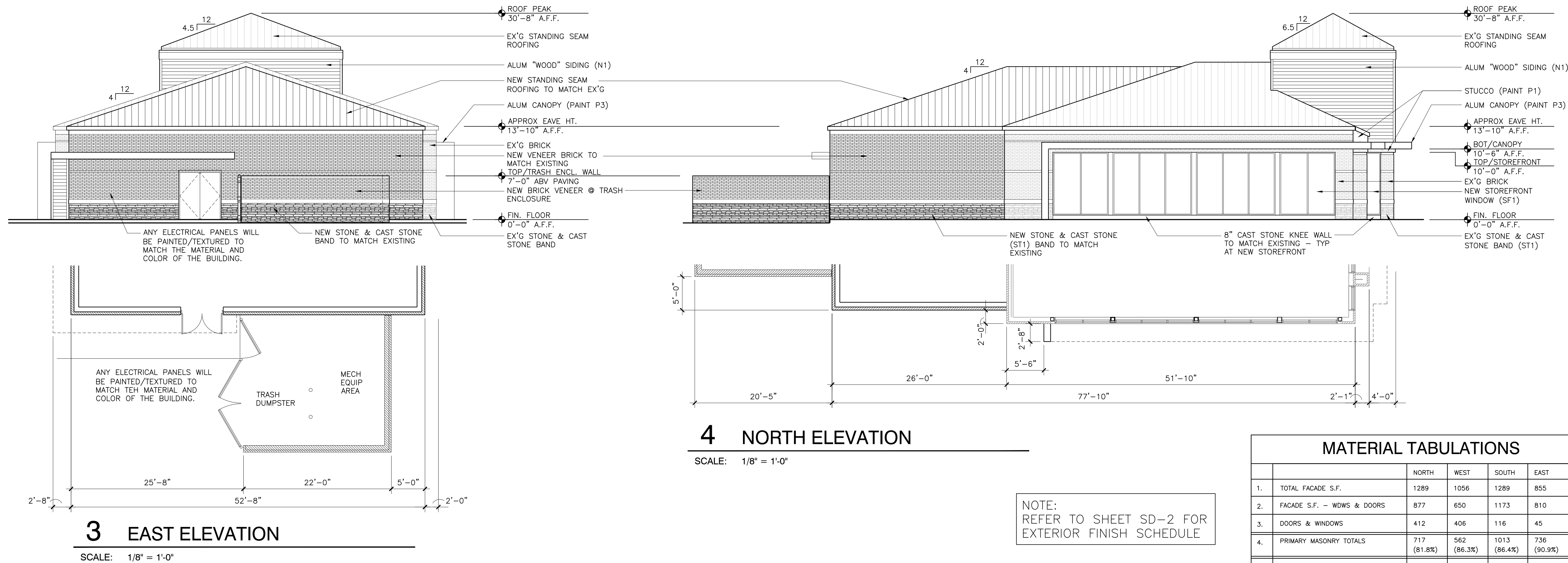
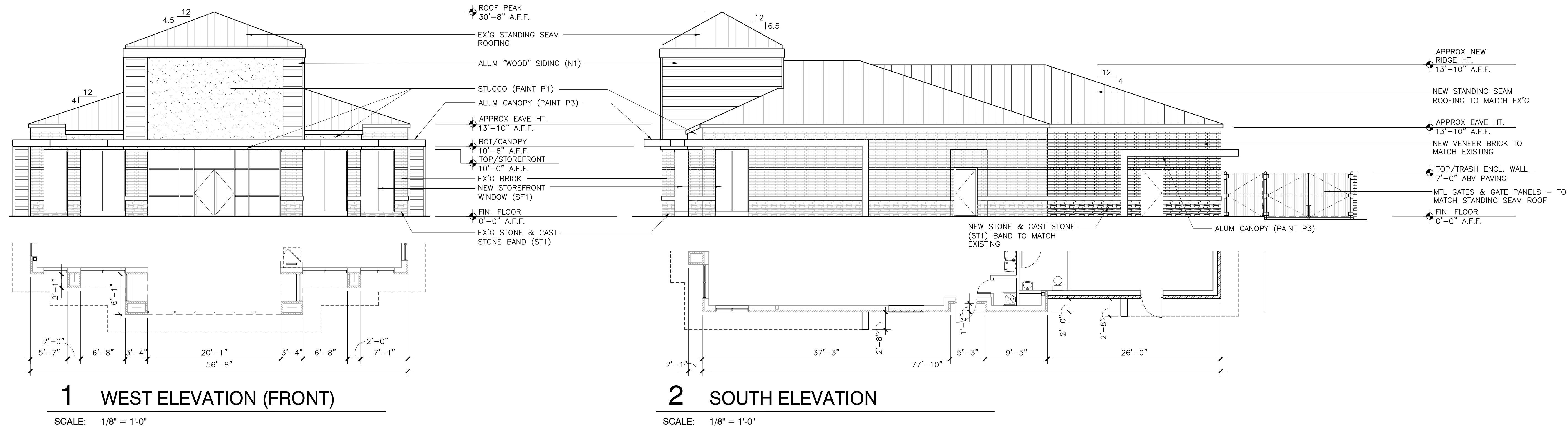
Wild Fork

©Wild Fork 2020 | Global Update | April 2020



THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY ENTITY IMMEDIATELY AND SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	CP~5/8" CIRS "S&A CONTROL	1074,851.4	652,403,730.4	3607.61
501	CP~5/8" CIRS "S&A CONTROL	1074,874.7	772,403,954.0	3607.84
502	CP~5/8" CIRS "S&A CONTROL	1074,728.61	612,404,006.0	3607.43
503	CP~5/8" CIRS "S&A CONTROL	1074,667.6	652,403,787.5	3607.18



NOTE:
REFER TO SHEET SD-2 FOR
EXTERIOR FINISH SCHEDULE

MATERIAL TABULATIONS

		NORTH	WEST	SOUTH	EAST
1.	TOTAL FACADE S.F.	1289	1056	1289	855
2.	FACADE S.F. - WDWS & DOORS	877	650	1173	810
3.	DOORS & WINDOWS	412	406	116	45
4.	PRIMARY MASONRY TOTALS	717 (81.8%)	562 (86.3%)	1013 (86.4%)	736 (90.9%)
	BRICK	592 (67.5%)	202 (31.0%)	778 (66.5%)	557 (68.8%)
	EXIST'G STONE/CAST STONE	100 (11.4%)	49 (7.5%)	210 (17.9%)	151 (18.6%)
	STUCCO	25 (2.9%)	311 (47.8%)	25 (2.1%)	28 (3.5%)
5.	SECONDARY MATERIAL TOTALS	160 (18.2%)	88 (13.7%)	160 (13.6%)	75 (9.1%)
	ALUM "WOOD" SIDING	160 (18.2%)	88 (13.7%)	160 (13.6%)	75 (9.1%)

SUBDIVISION: ARBOR CROSSING, LOT 1, BLOCK A

REVISED DATE: 02-18-22

OWNER

TCG-FMO INVESTORS, LLC
12720 Hillcrest Rd, Suite 650
Dallas, TX 75230
Phone: (214) 365-4632
Contact: Tim Thompson
email: tthompson@crestviewcompanies.com

BUYER/DEVELOPER

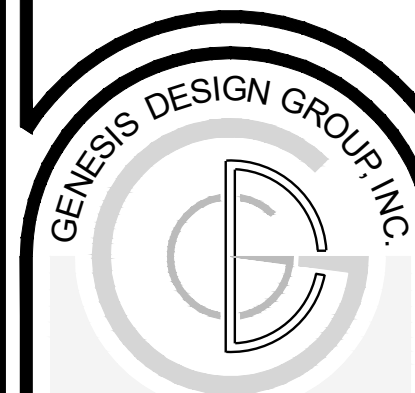
FIRST HARTFORD REALTY CORP
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Phone: (888) 646-6555
Contact: John Toic
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APPLICANT

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Texas Firm #BR-2139

Wild Fork
MEAT & SEAFOOD MARKET

5852 LONG PRAIRIE RD, FLOWER MOUND, TX

FACADE
PLAN
SUBMITTAL

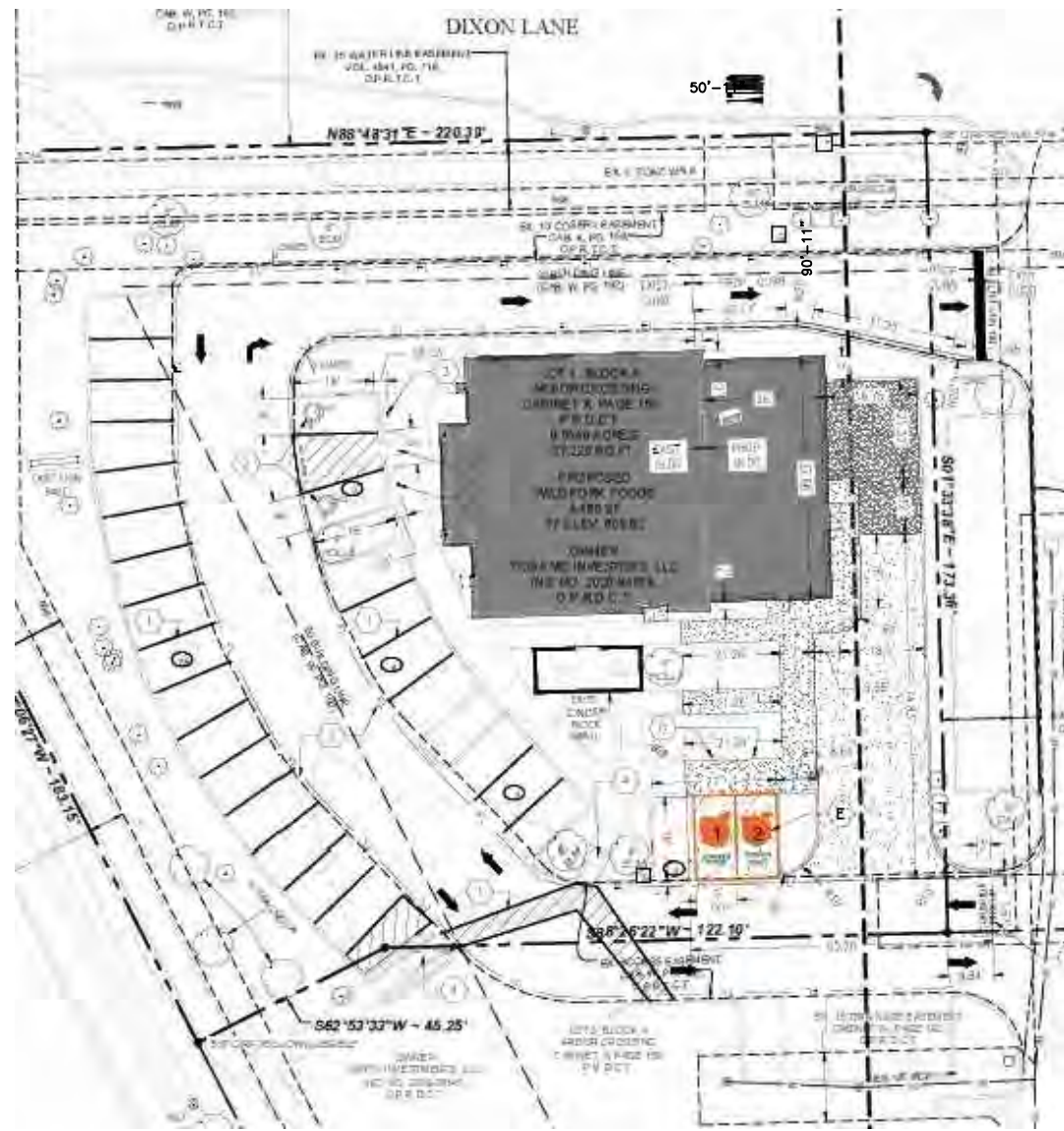


01-31-2022

SD-1

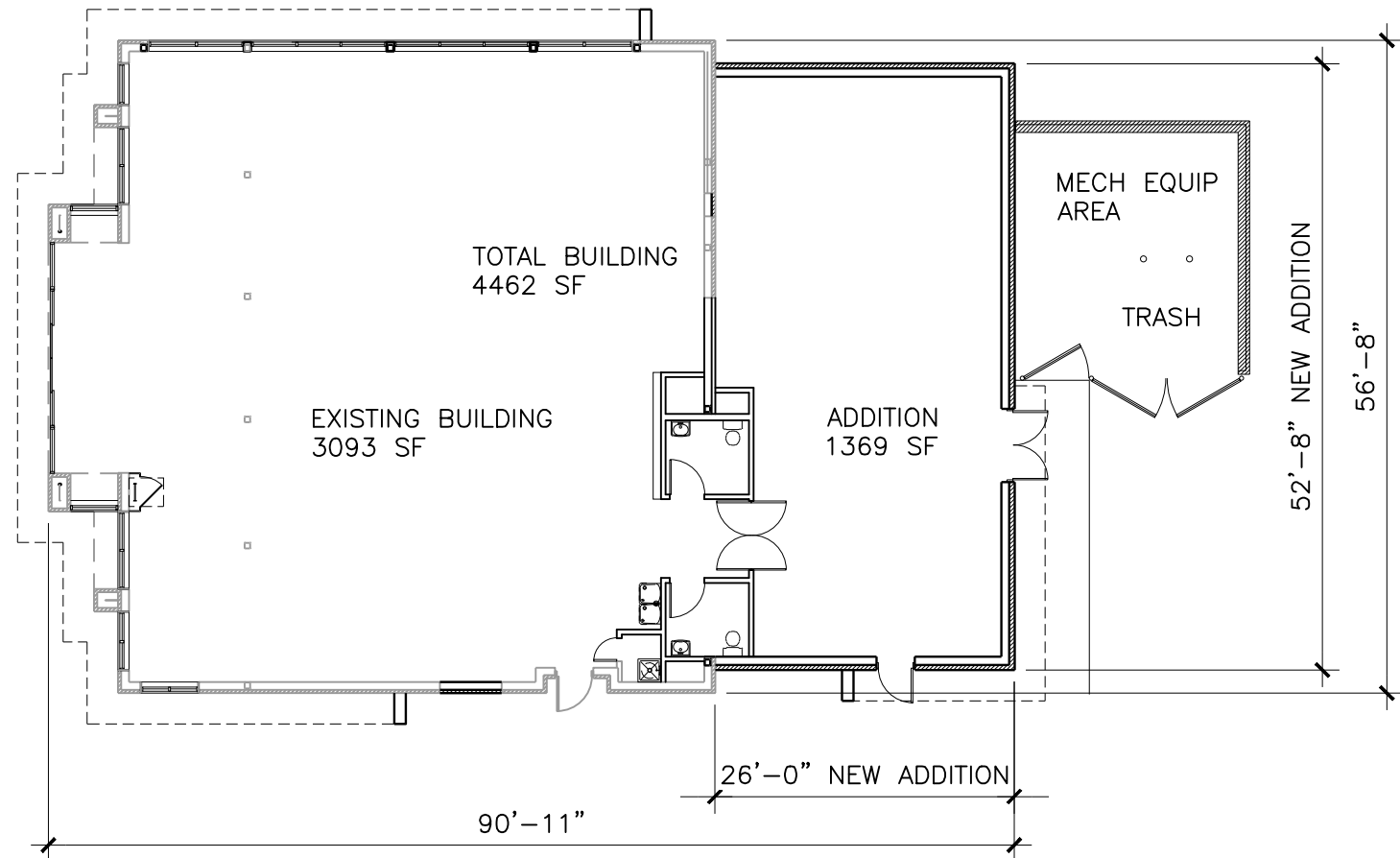
21-027

REVISIONS: A - FACADE PLAN SUBMITTAL - 12-10-21
B - FACADE PLAN RESUBMITTAL - 01-31-22



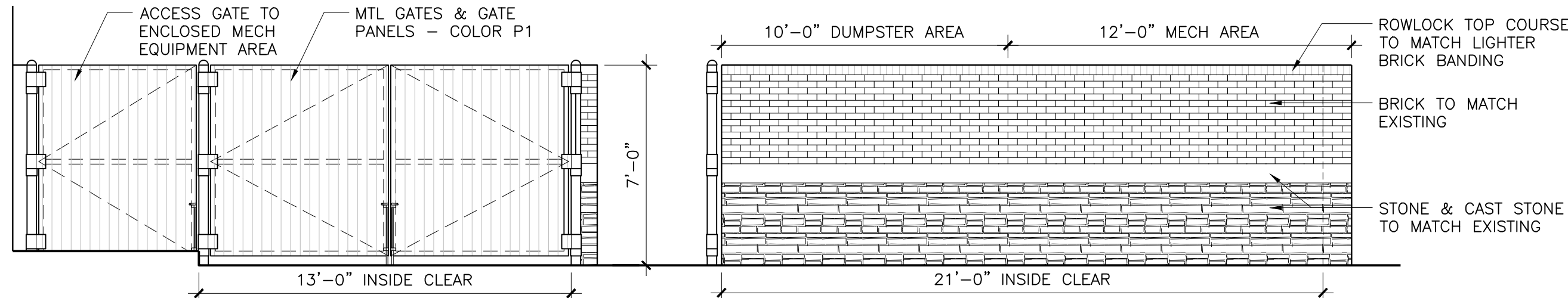
1 KEY PLAN (SITE) NORTH

SCALE: NTS



2 FLOOR PLAN NORTH

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



3 TRASH ENCLOSURE / MECH YARD ELEVATION

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

EXTERIOR FINISH SCHEDULE

NO.	TYPE	DESCRIPTION
ST1	STONE/CAST STONE	EXISTING STONE AND CAST STONE TO REMAIN AS IS. NEW STONE AND CAST STONE TO MATCH EXISTING.
S1	STUCCO	3 COAT STUCCO SYSTEM - COLOR: PAINT AS SPECIFIED
N1	ALUMINUM "WOOD" SIDING	GPC - ALUMINUM "WOOD" SLATS - COLOR: "SUPER LIGHT NATIONAL WALNUT"
P1	PAINT	SW 7042 SHOJI WHITE
P2	PAINT	NOT USED.
P3	PAINT	PANTONE #7C - "BLACK"
G1	GLAZING	PPG SOLARGRAY 6mm OUTDOOR LITE, 1/2" (12.7mm) AIRSPACE, 6mm SOLARBAN 70XL ON CLEAR INDOOR LITE 1" INSULATING UNIT VLT = 32, EXT. LIGHT REFLECTANCE = 7, WINTER U-VALUE = .28, SUMMER U-VALUE = 0.27, SHADING CE = 0.33, SHGC = 0.24 TEMPERED WHERE INDICATED PER ELEVATIONS SHEET A2.1, GREEN TINT
SF1	ALUMINUM STOREFRONT	BLACK ANODIZED STOREFRONT (TO MATCH PAINT P3)

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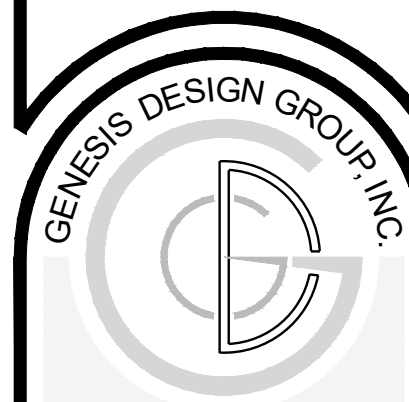
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SUBDIVISION: ARBOR CROSSING, LOT 1, BLOCK A

REVISED DATE: 02-18-22



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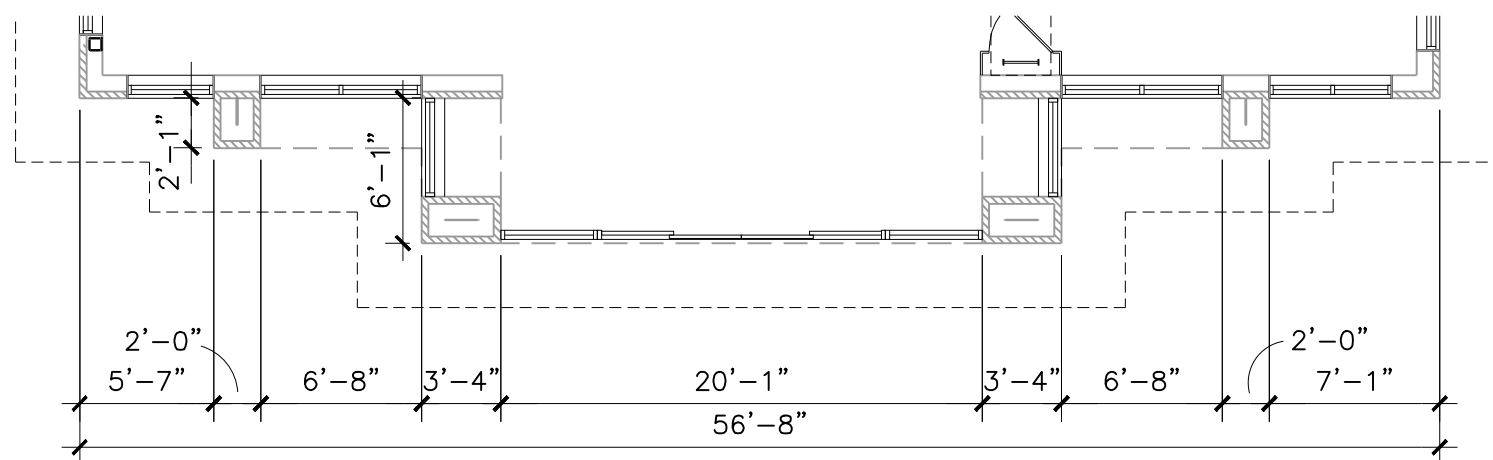


01-31-2022

SD-2

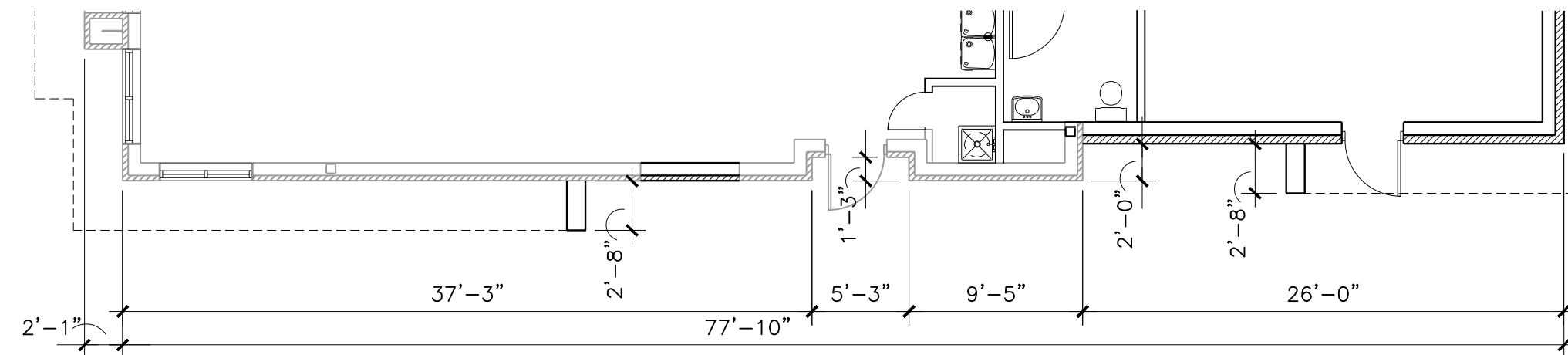
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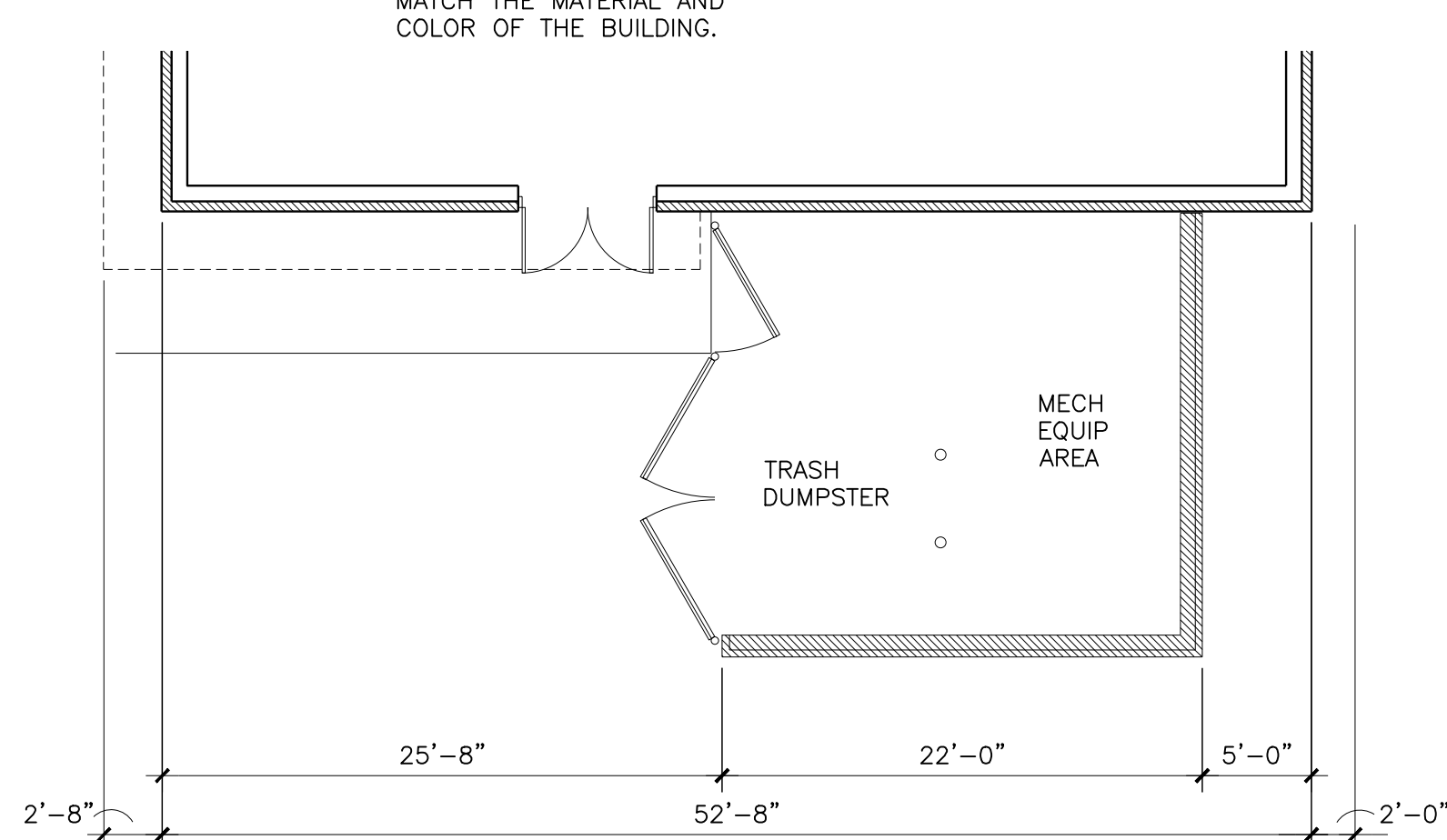
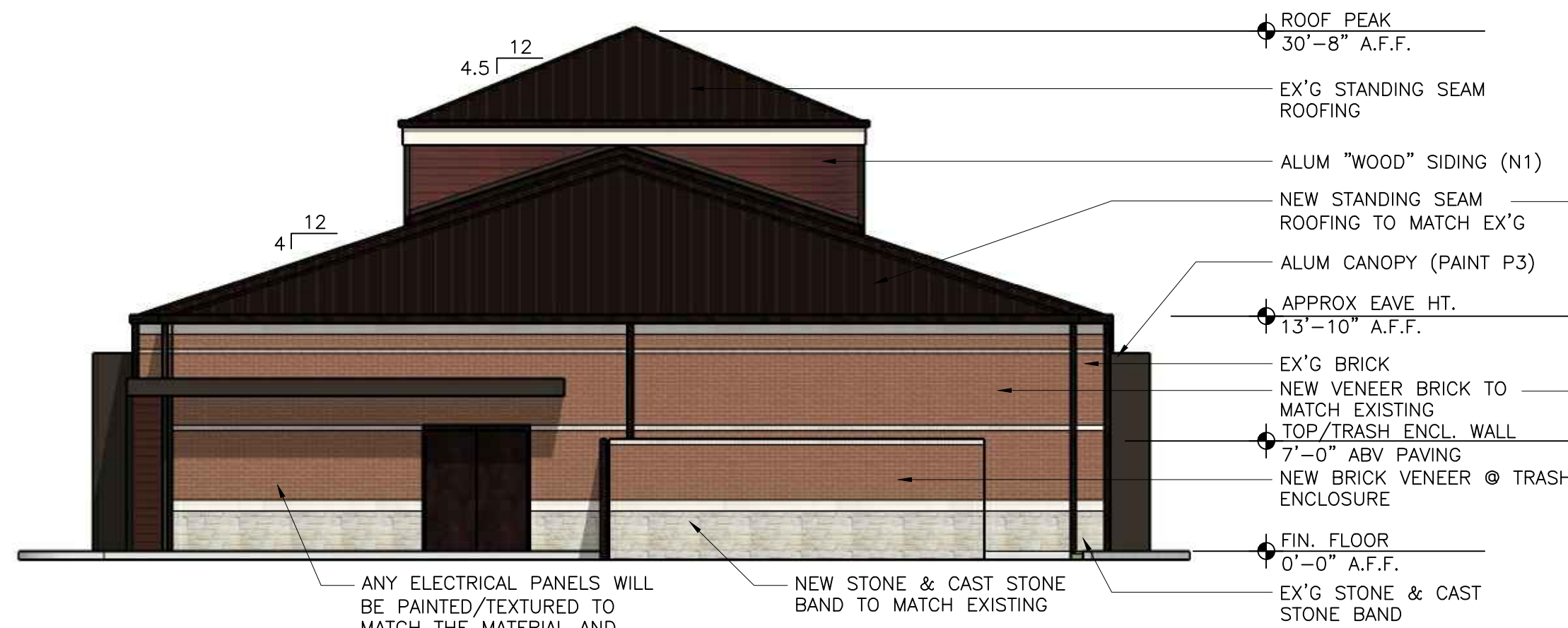
1 WEST ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"



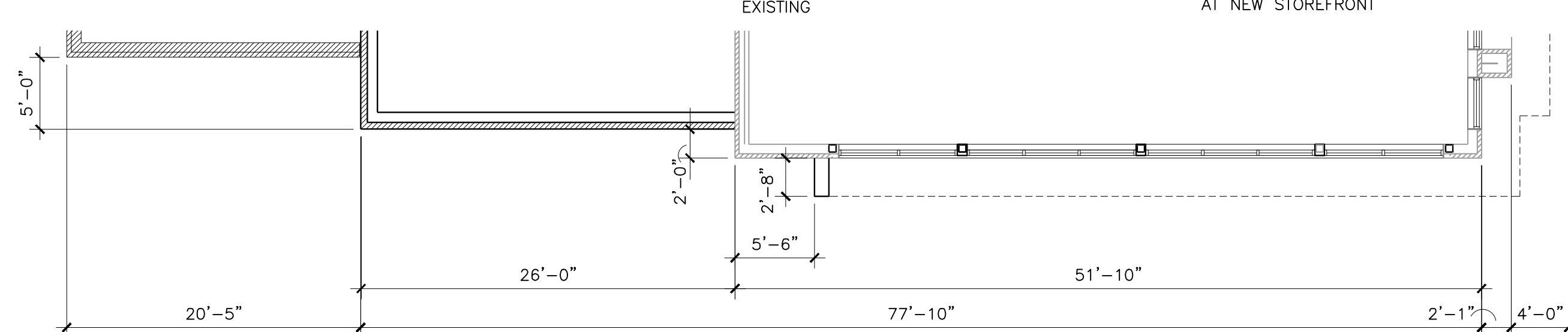
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
REFER TO SHEET SD-2 FOR
EXTERIOR FINISH SCHEDULE

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SUBDIVISION: ARBOR CROSSING, LOT 1, BLOCK A

REVISED DATE: 02-18-22

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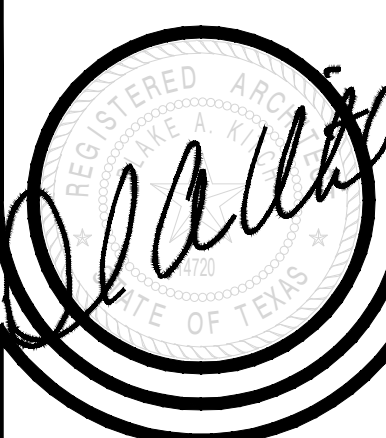
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**FACADE
PLAN
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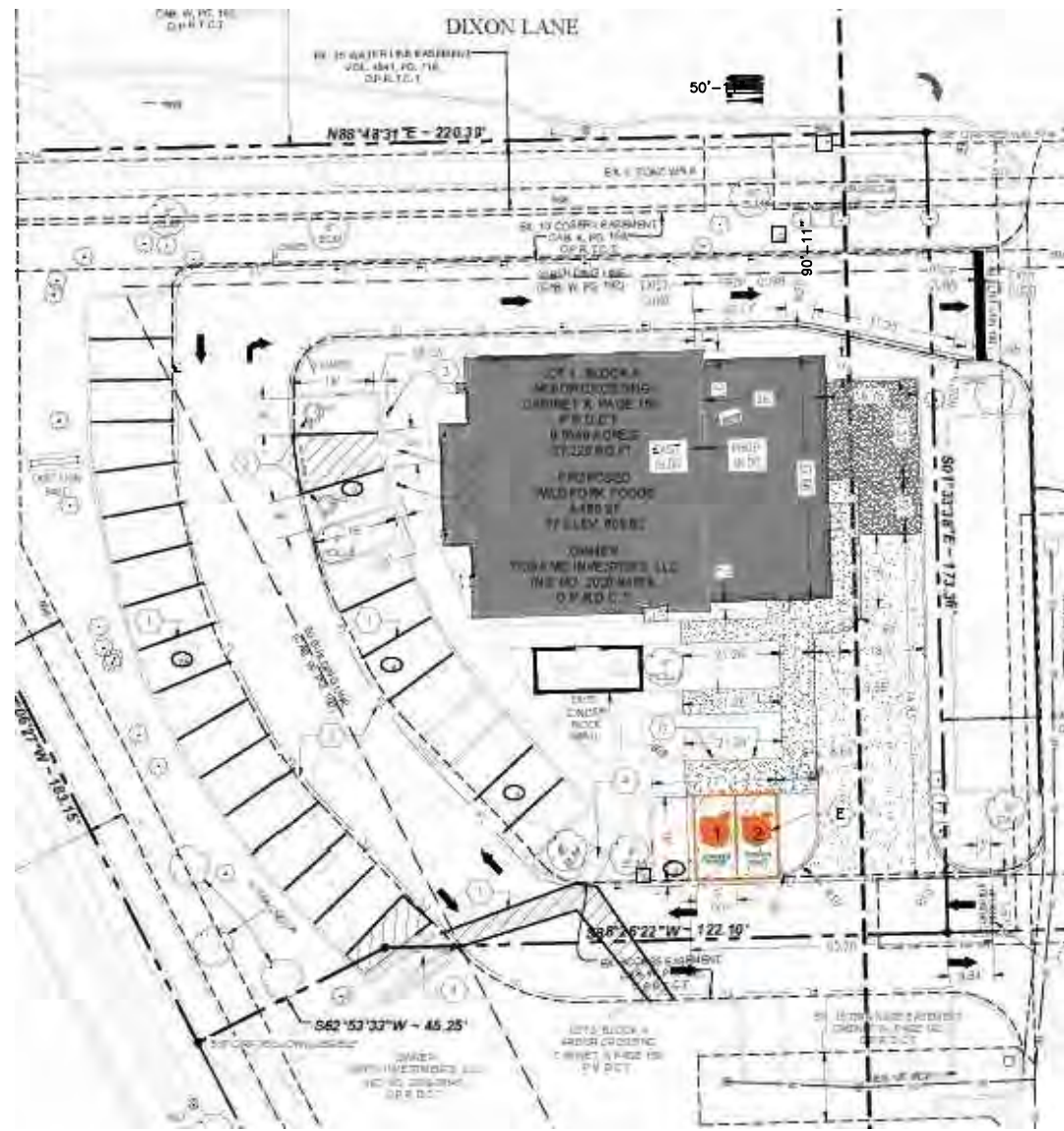


02-18-2022

SD-1

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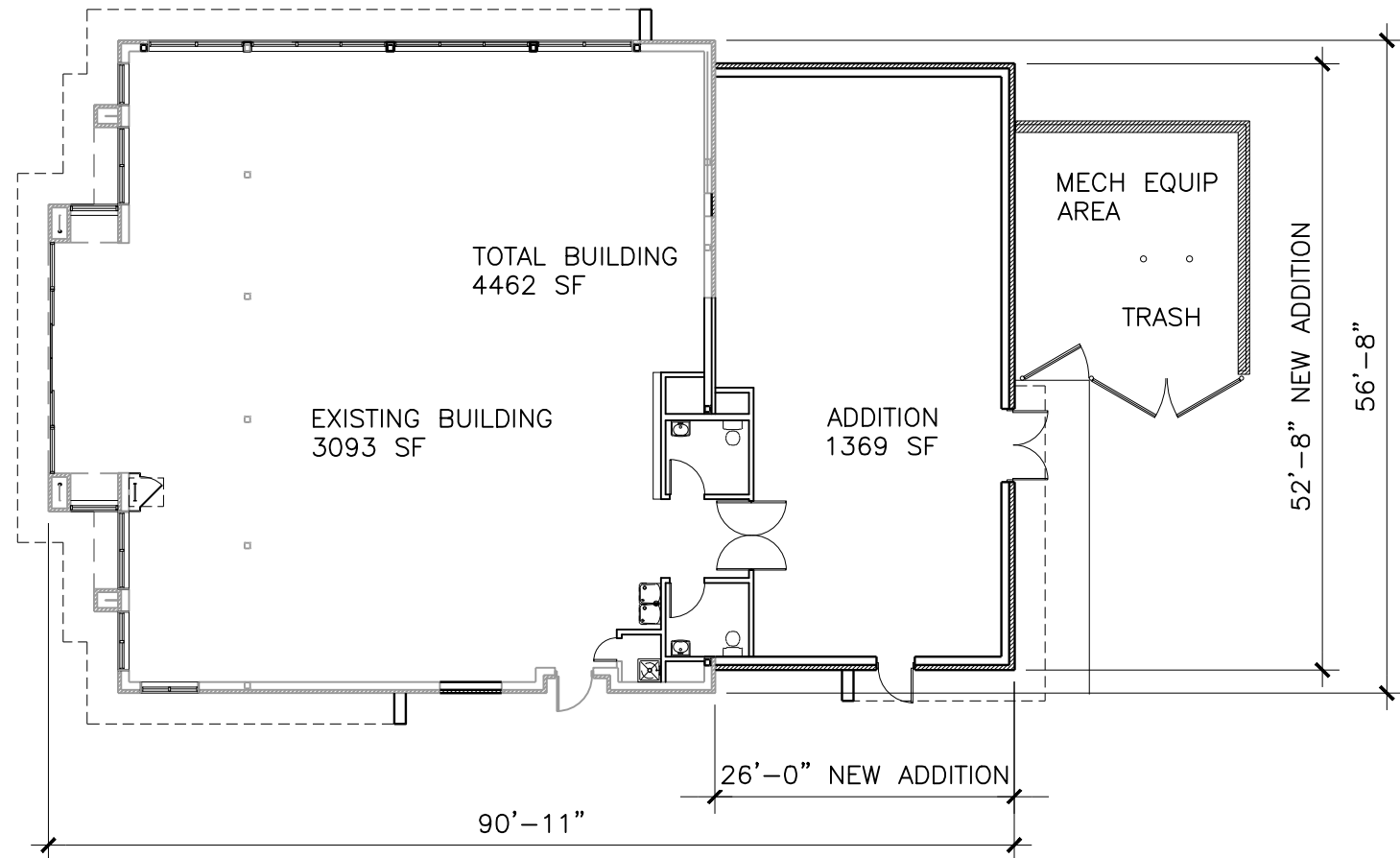
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C - FACADE PLAN RESUBMITTAL - 02-18-22



1 KEY PLAN (SITE)



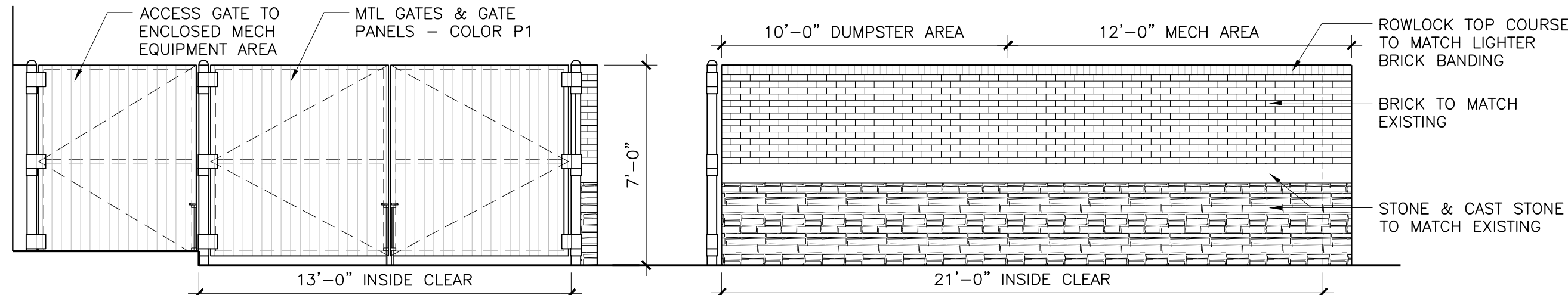
SCALE: NTS



2 FLOOR PLAN



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



3 TRASH ENCLOSURE / MECH YARD ELEVATION

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

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SF1	ALUMINUM STOREFRONT	BLACK ANODIZED STOREFRONT (TO MATCH PAINT P3)



4 PERSPECTIVE

SCALE: NTS

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02-18-2022

SD-2

21-027

Wild Fork™

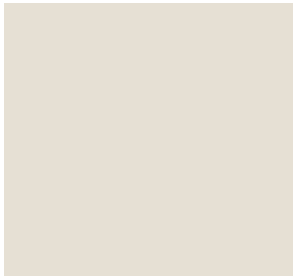
MEAT & SEAFOOD MARKET

5852 LONG PRAIRIE ROAD

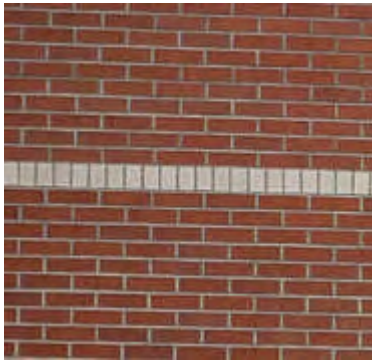
FLOWER MOUND, TX



SAMPLE BOARD



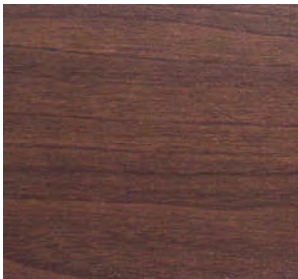
**P1 PAINT
STUCCO
SW 7042
SHOJI WHITE**



**BRICK
NEW BRICK TO
MATCH EXISTING
INCLUDING ACCENT
BANDS**



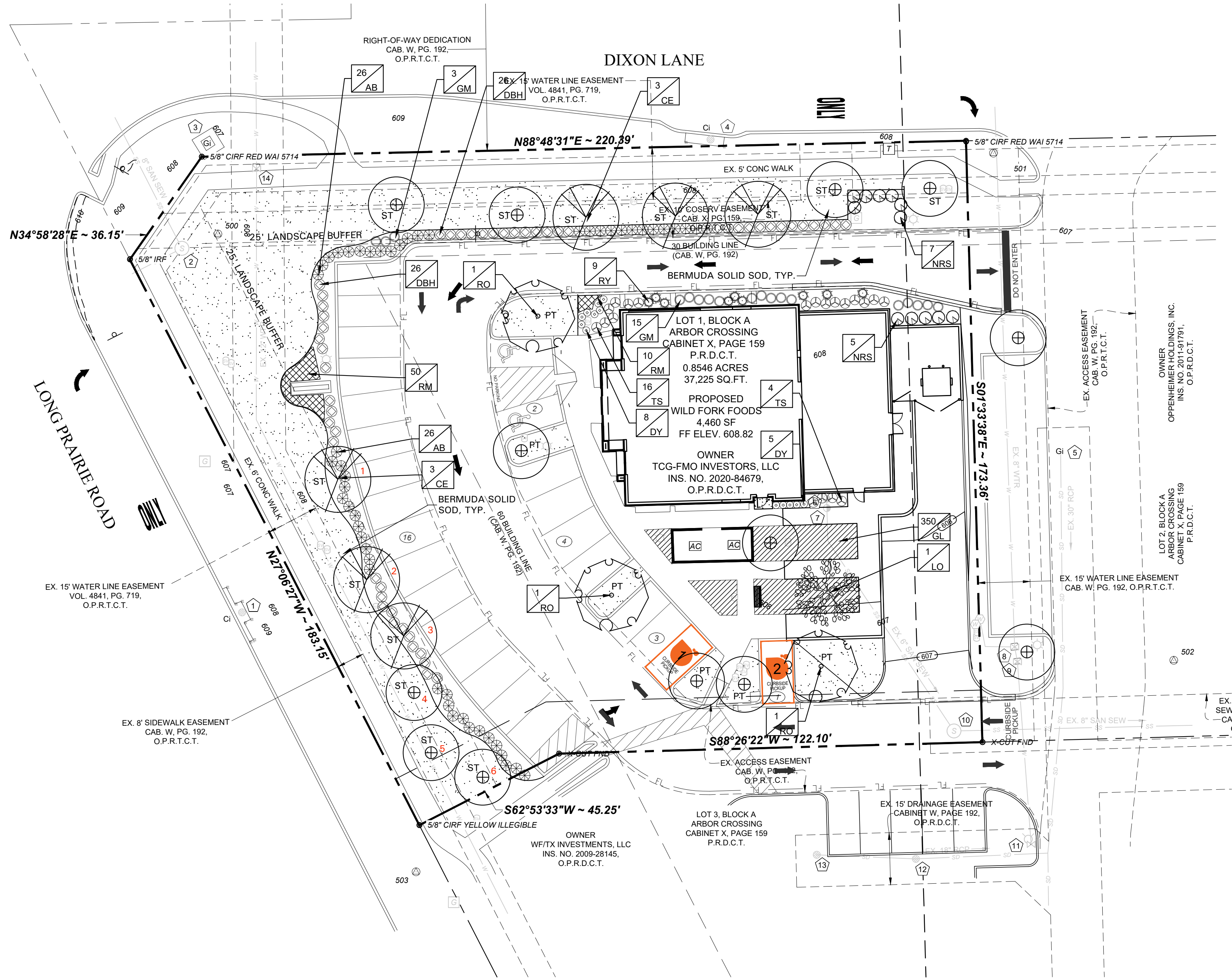
**P3 PAINT
CANOPY
/ STOREFRONT
PANTONE 7C
BLACK**



**ALUM. SIDING
(WOOD APPEARANCE)
BY QPC
"SUPER LIGHT
NATIONAL WALNUT"**



**STONE/CAST STONE
RANDOM COURSE PATTERNED
BOND TO MATCH EXISTING**



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT TOP OR HEAD TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES. WHEN POSSIBLE, THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING, NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
7. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
8. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
9. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
10. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
11. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
12. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

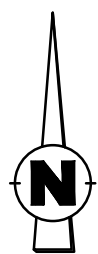
MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

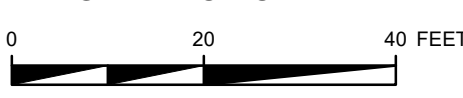
LANDSCAPE TABULATIONS			
Streetyard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Minimum 20% of street yard	24,342 s.f.	4,868 s.f.	8,573 s.f.
Street Buffer Landscaping			
Street Frontage		Required	Provided
Minimum Landscape Buffer	Long Prairie Road	25'	25'
Minimum Landscape Buffer	Dixon Lane	25'	25'
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 parking spaces	26 spaces	(26/12)*90= 195	1136 s.f.
SCREENING			
Parking Areas			
Standard	Street Frontage	Required	Provided
3' ht. parking/drive screen	Long Prairie Road	YES	berm and evergreen planting
3' ht. parking/drive screen	Dixon Lane	YES	evergreen planting
Outdoor Storage Areas			
Standard	Street Frontage	Required	Provided
6' ht. screening device from street view	all sides	YES	YES
Loading and Service Bays			
Standard	Street Frontage	Required	Provided
6' ht. screening device from street view	YES	YES	YES
PLANTING STANDARDS			
Street Yard Trees			
Standard	Total Street Yard (square feet)	Required	Provided
10,000 - 110,000 s.f. = 1 tree per 2,500 s.f. +10 trees	24,342 s.f.	16 trees, 3" cal.	16 trees, 3" cal. (tree quantity includes both 8 existing and 8 proposed)
Trees required to satisfy other provisions of this division and lying within the street yard may be used to satisfy the requirements of this section.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal., per 30 l.f.	Long Prairie Road- 183 l.f.	6 trees, 3" cal.	3 existing trees, 3 proposed trees, 3" cal.
1 tree, 3" cal., per 30 l.f.	Dixon Lane - 220 l.f.	7 trees, 3" cal.	4 existing trees, 3 proposed trees, 3" cal.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree, 3" cal., per 10 Parking Spaces	26 spaces	3, 3" cal trees	3 existing trees; 3 proposed trees
All parking spaces are located withing 50 ft. of a tree.			

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	12' ht., 4' spread, matching
1	LO	Live Oak (multi trunk specimen)	<i>Quercus virginiana</i>	6" cal.	12' ht., 4' spread, matching
3	RO	Texas Red Oak	<i>Quercus texana</i>	4" cal.	12' ht., 4' spread, matching
SHRUBS					
52	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hopleys'</i>	5 gal.	full, 24" spread, 36" o.c.
52	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
13	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
18	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	<i>Illex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
9	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprda, 30" o.c.
20	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
350	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
60	RM	Creeping Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



GRAPHIC SCALE



Scale 1"=20' - 0"



AWR Designs, LLC
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DEVELOPMENT SERVICES, INC.

TEXAS REGISTRATION #F-002239

WILD FORK FOODS #9053

ARBOR CROSSING, LOT 1, BLOCK A
FLOWER MOUND, TEXAS

FIRST HARTFORD REALTY CORPORATION
MANCHESTER, CT 06042

No:	DATE:				
	ISSUE:				



DRAWN: SWG
CHECKED: SWG
DATE: 12/15/21
SHEET TITLE: LANDSCAPE PLAN

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.

SHEET
L1.02

SECTION 32.9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
1. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN 2ND OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (260.1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE. SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.

- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

- I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

- L. REAPPLY MULCH TO BARE AND THIN AREAS.

- M. SHOULD SEEDD AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS) FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE REPLACED TO THE REPLACEMENT, IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAIN THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS IF HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETEIORATION DURING DELIVERY AND WHILE STORED ON SITE.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AD TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLAN SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED. EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING

ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX (6") INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1" EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLS/GRASS OR NUTGRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY - BETWEEN 7-27%
 - b. SILT - BETWEEN 15-25%
 - c. SAND - LESS THAN 52%
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

- B. ORGANIC MATERIAL COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

- C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLASWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

- F. ORGANIC FERTILIZER: FERTILAD, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCL) OR UFI) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

- H. PEAT: COMMERCIAL SPHAGNUM PEAT, MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 10' DARK GREEN LANDSCAPE EDGING, DURADEE STEEL OR APPROVED EQUAL.

- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

- C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-928-0444).

- D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

- E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

- F. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

- C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF 8 X 8 PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

- E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND WATERED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED.

- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

- H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".

- I. DO NOT WRAP TREES.

- J. DO NOT OVER PRUNE.

- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.

- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

- O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM

SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

- Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3) FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

- Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

- 3.3 CLEANUP AND ACCEPTANCE

- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOISING THEM AT END OF EACH WORK DAY.

- B. REPAIR RITS, HOLES AND SCARES IN GROUND SURFACES.

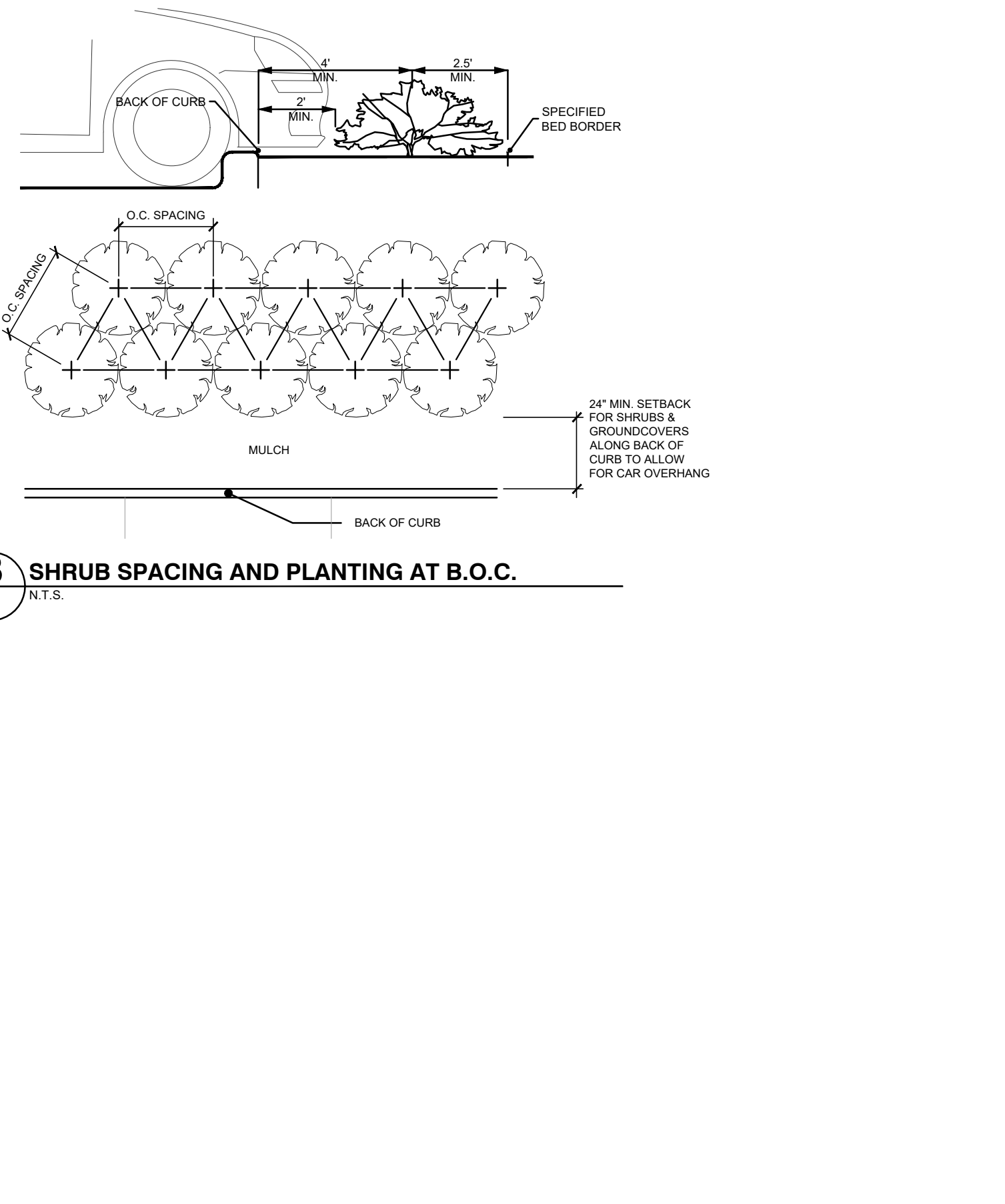
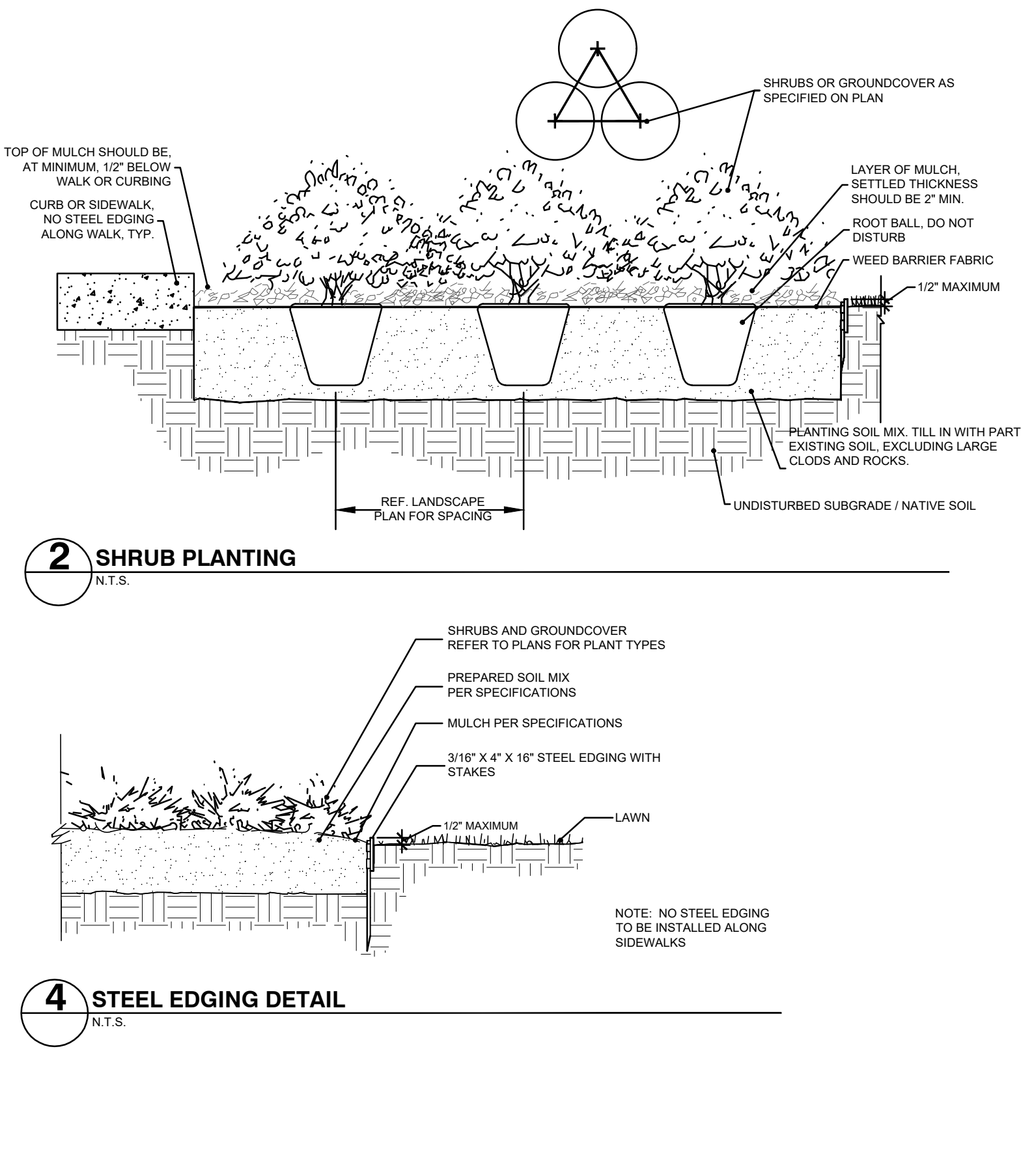
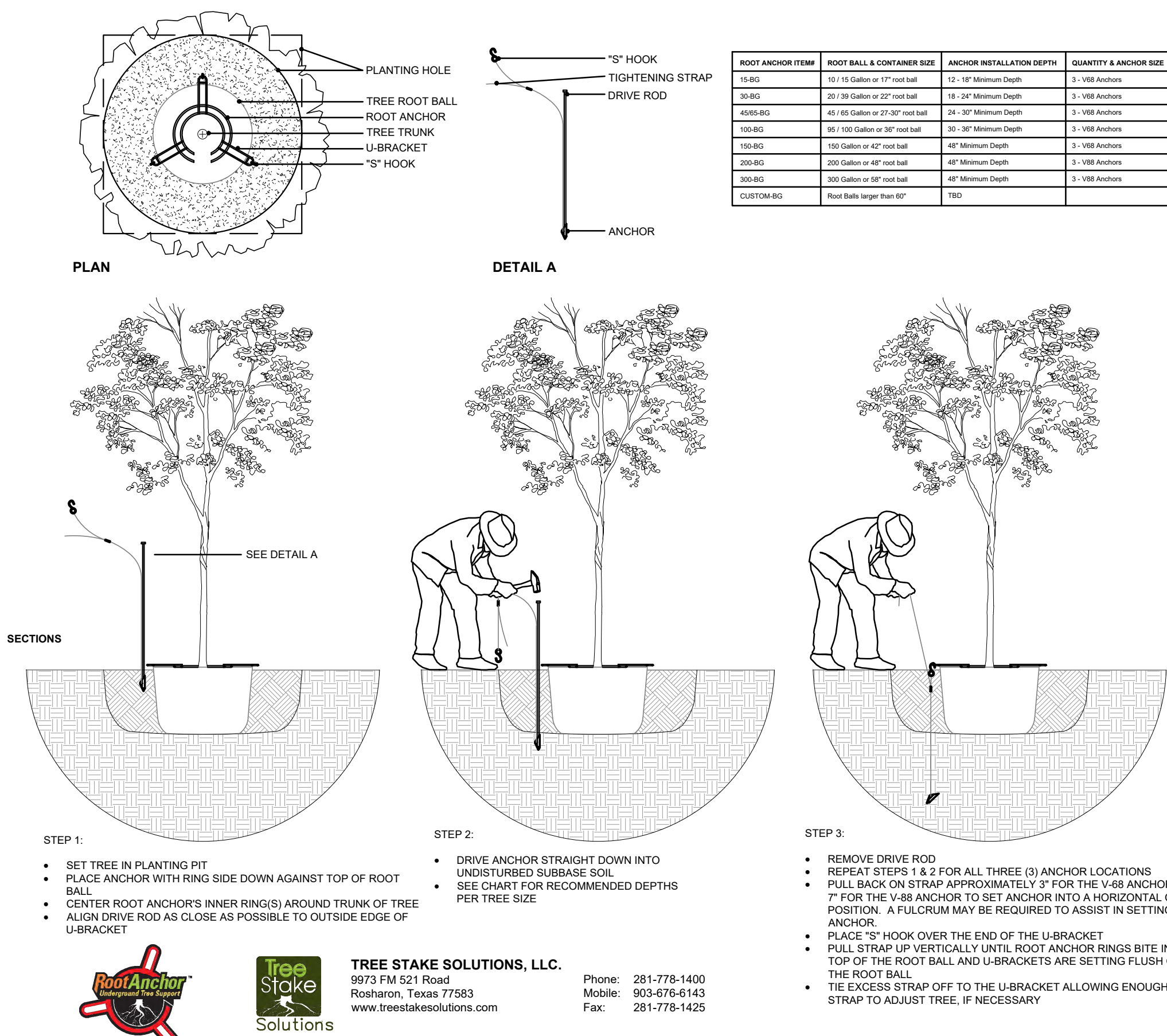
- C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

- D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

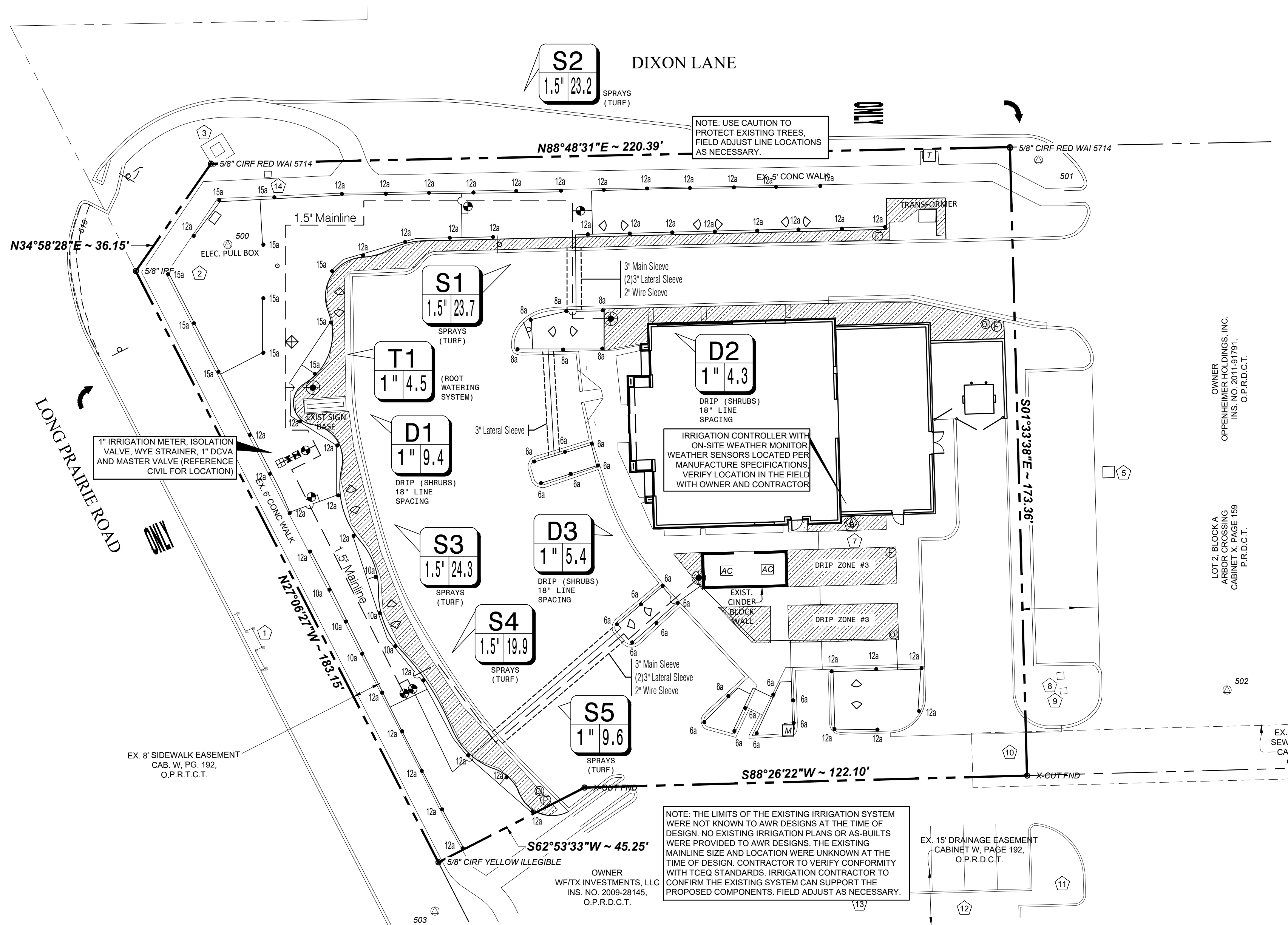
- E. WHEN IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

- F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

- END OF SECTION



No.	ISSUE:	DATE:



SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
WWW.TCEQ.STATE.TX.US

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	NOT USED		
ZR	NOT USED		
	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
	1" TREE CONTROL ZONE KIT	HUNTER	
	HDL DRIPLINE	HUNTER	HDL-06-12-CV
	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

SYMBOL	DESCRIPTION
	1" IRRIGATION METER
	HUNTER - PRO-C-12 STATION - PC-1200 WITH RAIN AND FREEZE SENSORS
	ISOLATION VALVE
	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)
	VALVE SIZE
	GPM

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN PAVED AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY FIVE (65 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7393. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES. RATE AND AS INDICATED ON THE PLAN.
10. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
11. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
12. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
13. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATION PC-1200 WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
14. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
15. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC-075, PLD-LOC-ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE PHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
16. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
17. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
18. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE:

1. ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS. MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
3. VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT FOR FULL COVERAGE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.
4. IRRIGATION CONTRACTOR IS TO COORDINATE LOCATION AND PLACEMENT OF ALL IRRIGATION ITEMS WITH THE GENERAL CONTRACTOR. CONTRACTOR IS TO USE EXTREME CAUTION IN TRENCHING TO AVOID EXISTING AND PROPOSED UTILITIES. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO IRRIGATION INSTALLATION.
5. IRRIGATION SPRAY NOZZLES TO BE ADJUSTED TO AVOID PAVEMENT, BUILDING, WALLS, FENCES, UTILITIES, EQUIPMENT, SIGNAGE, AND CALL BOX.
6. REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

DEVELOPMENT SERVICES, INC.

TEXAS REGISTRATION #F-002239

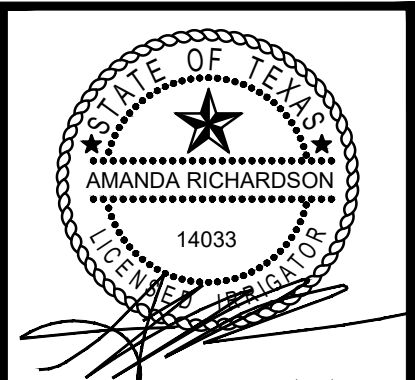
WILD FORK FOODS #9053

ARBOR CROSSING, LOT 1, BLOCK A

FLOWER MOUND, TEXAS

FIRST HARTFORD REALTY CORPORATION
149 COLONIAL RD
MANCHESTER, CT 06042

No.	DATE:	ISSUE:



DRAWN	SWG
CHECKED	SWG
DATE	12/15/21
SHEET TITLE	IRRIGATION PLAN

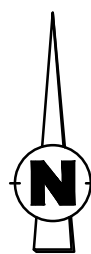
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amanda@awr-designs.com
c. 512.517.5589

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

- A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

1.2 RELATED WORK

- A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

- A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.
- B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.
- C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.
- B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

- A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.
- B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

- A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

- a. TRENCHING
- b. BACKFILL
- c. AUTOMATIC CONTROLLED SYSTEM
- d. AS BUILT DRAWINGS

- B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.
- C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

- C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.
- D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.
- E. SECTION 32 9300 - LANDSCAPE
- F. SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

- A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

- B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

- C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

- a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.
- b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

- c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURER'S SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

- e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

- f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.6 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

- A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

- B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

- a. CONNECTION TO EXISTING WATER LINES
- b. CONNECTION TO ELECTRICAL POWER
- c. GATE VALVES
- d. ROUTING OF SPRINKLER PRESSURE LINES
- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES
- g. OTHER RELATED EQUIPMENT

- D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

- E. EQUIPMENT TO BE FURNISHED:

- a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:
- i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.
- ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

- b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

- F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

- A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

- B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

- A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

- B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

- A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

- C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.
- D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

- B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- D. PVC PIPE: CLASS 200 SPR 21
- E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- F. 24V WIRE - SIZE 14, TYPE UF
- G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
- H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

- a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.
- b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLIGENCE.

- c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

- a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.
- b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

- c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

- b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

- a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

- b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

- c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

- d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL

NON-PRESSURE LINES.

- e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.
- f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

- a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

- b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

- a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

- a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

- b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

- c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED. USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

- d. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

- e. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPICES WATERPROOF.

- f. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

- h. REMOVE CONTROL VALVES:

- a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

- b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

- c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

- b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

- a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

- c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

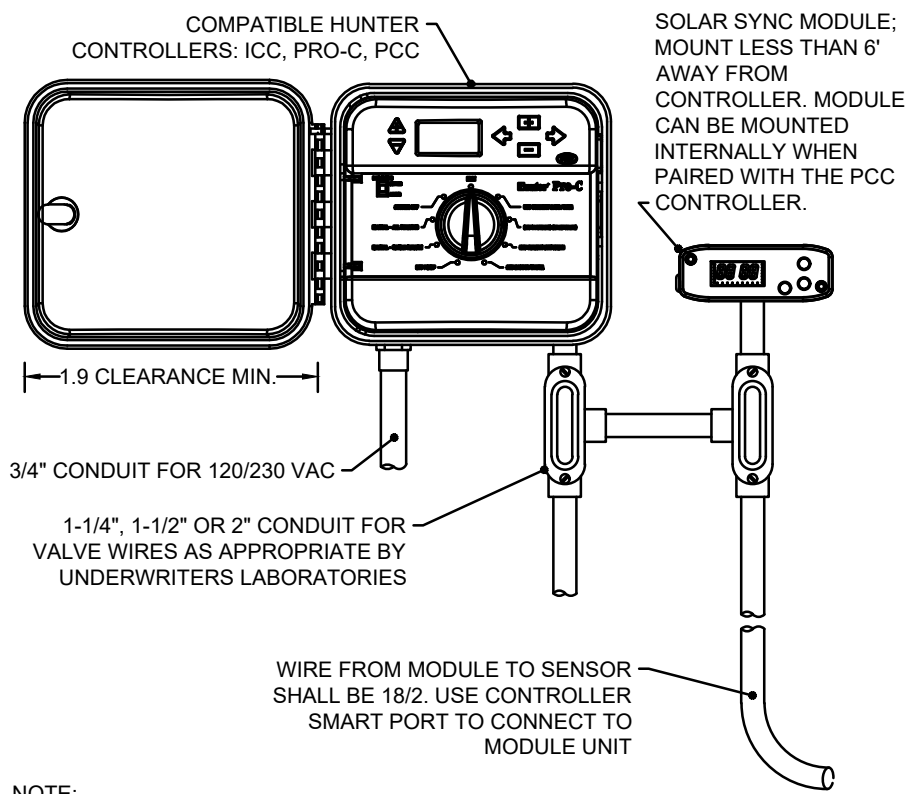
- A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

- B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

- C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

- D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: February 28, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a Site Plan (SP21-0009 – Doctor’s Urgent Care) to develop a medical office, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, a partial exception to Section 82-302, Compatibility buffer of the Code of Ordinances and a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception requests to the Town's regulations, which necessitates 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 obtain site plan approval to develop an approximately 3,575 square-foot medical office building to be located on Lot 2, Block 1 of the Restoration Addition as a part of Phase 1 development. The property is located within Planned Development 15 (PD-15) with Office District (O) uses. The subject property is approximately 1.841 acres and is vacant. In order to develop the Phase 2 building, a new site plan application must be submitted for staff review and be considered by the Planning and Zoning Commission and Town Council (if any exception is requested).

As part of the request, the applicant has asked for certain exceptions to the Code of Ordinances. In summary (see Section III, below, for detail):

Exceptions:

- Parking Deviation
- Compatibility Buffer exception to not install a six-foot masonry wall
- Roofs and Parapets

III. EXCEPTIONS:

A. Deviation to computing parking and loading requirements:

Section 82-73 of the Town's Code of Ordinances provides for alternative off-street parking requirements that reduce or exceed required parking by greater than 20 percent:

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations for all uses, excluding "Religious Assembly/Institution or Rectory," in excess of 20 percent must be accompanied by a parking study and approved by the town council. Deviations for "Religious Assembly/Institution or Rectory" increasing required spaces in excess of 30 percent, or reducing required spaces in excess of 20 percent, must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

The parking for medical office use is calculated at the ratio of one space for every 200 square feet of the facility. Based on this requirement, the proposed use would require 18 parking spaces and would be allowed to have up to 22 spaces with the allowable 20 percent deviation. The applicant is proposing to install 32 parking spaces with Phase 1 development, which accounts to 10 spaces over the 20 percent allowable deviation.

Phase 2 includes construction of an 8,200 square-foot office building and 19 additional parking spaces. Upon construction of the Phase 2 building, the parking provided for both buildings will meet the Town's parking standards.

	Building SF	Parking Required	Parking Provided
Phase 1 – Urgent Care Facility (1/200 sf)	3,575	18	32
Phase 2 – Office building (1/250 sf)	8,200	33	19
Total	11,775	51	51

The applicant has indicated in the parking study (Attachment A(3)) that additional parking spaces constructed with Phase 1 will be available for the Phase 2 building, as parking spaces will be shared between both buildings. The applicant has also indicated that the reason for constructing additional parking is to minimize the interruptions to Phase 1 operations while Phase 2 improvements are being constructed and to reduce uneven pavement surface due to pavement sections being built at different times. To offset the additional pervious surface, the applicant is proposing to plant additional trees and to increase the size of the detention basin to handle the increase in runoff water.

B. Exception to Section 82-302 Compatibility Buffer

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or property designated for residential use on the comprehensive master plan.

For nonresidential development, except for churches and/or schools, the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants of species included in section 82-277, Screening plant selection list, shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper and of species included in section 94-66 of this Code, Approved tree lists, shall be provided at a ratio of one tree per 400 square feet of buffer area.

The proposed development has residential adjacency along the eastern property line. There are two existing homes within the Lake Forest on the Creek subdivision located along the eastern property line that have wooden fences installed along certain portions of the lot. The landscape plan indicates the required number of buffer trees and shrubs to be planted within the 25-foot compatibility buffer. However, the applicant is requesting a waiver to the six-foot masonry wall requirement along the residential adjacency.

C. Roofs and Parapets

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

The proposed building is 3,757 square feet and requires a pitched roof on all sides of the building. The proposed elevations consist of a combination of pitched roof and flat roof design. The building material colors, design elements and combination roof is consistent with the design of the existing Church located to the south of the proposed building. The applicant's letter of intent explains the reason for this request is to achieve a more modern look and also explains how the building meets the Unified Development Theme requirement of the Town's Urban Design Plan.

The access to this site will be from Long Prairie Road and Forest Vista Drive. The landscape plan depicts required street buffer and parking lot trees and is in conformance with the Town's landscaping requirements.

IV. CORRESPONDENCE

The Town Code requires written notification sent to the adjacent property owners and adjacent homeowners' association. SP21-0009 had a total of 2 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study

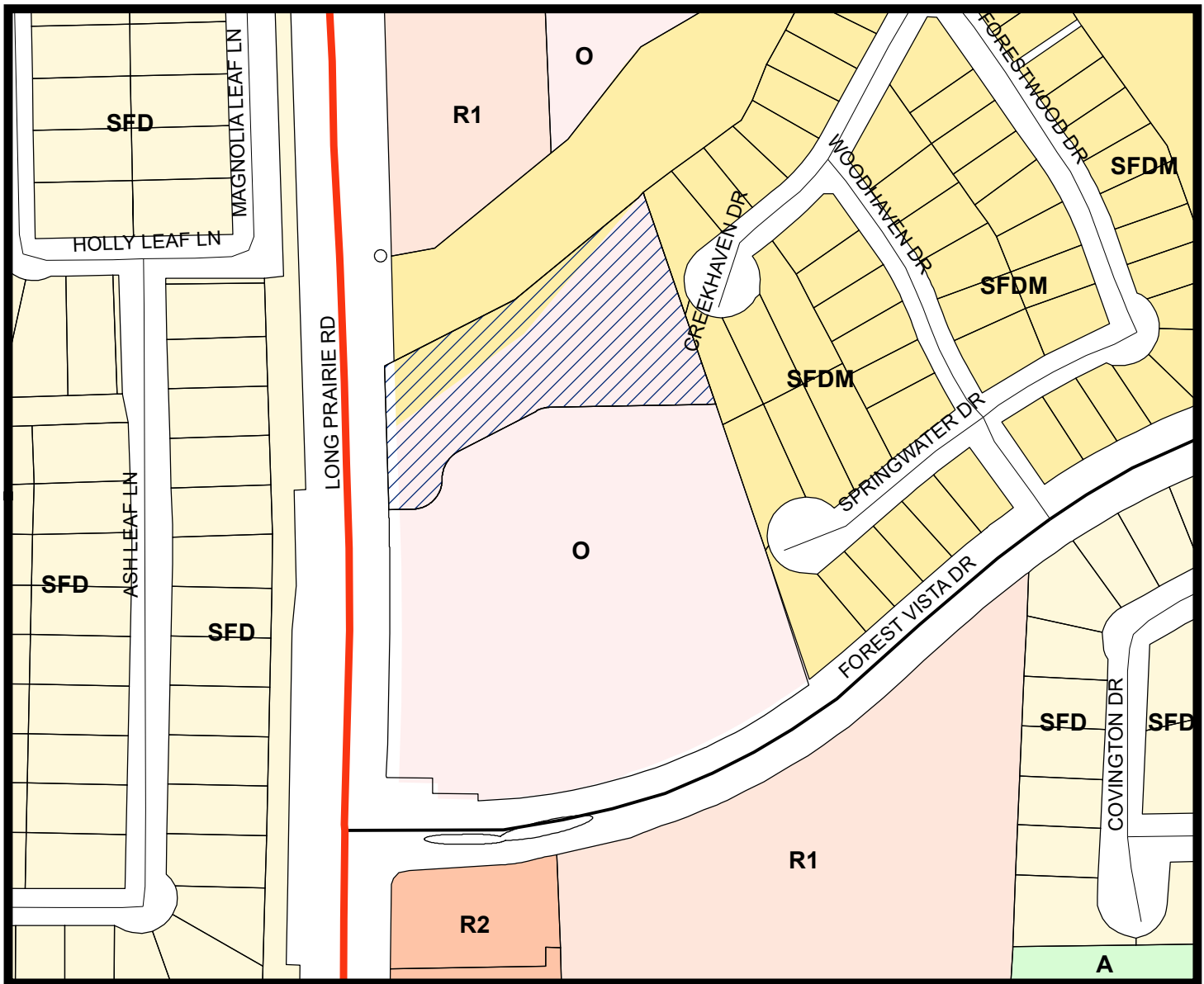
B. Application Details

1. Site Plan Package

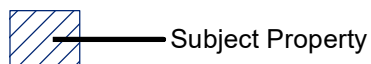
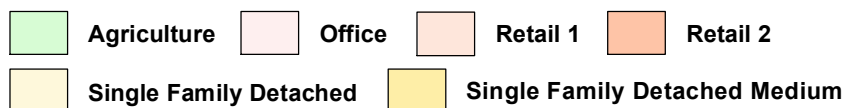


Vicinity Map

Reference Project: SP21-0009

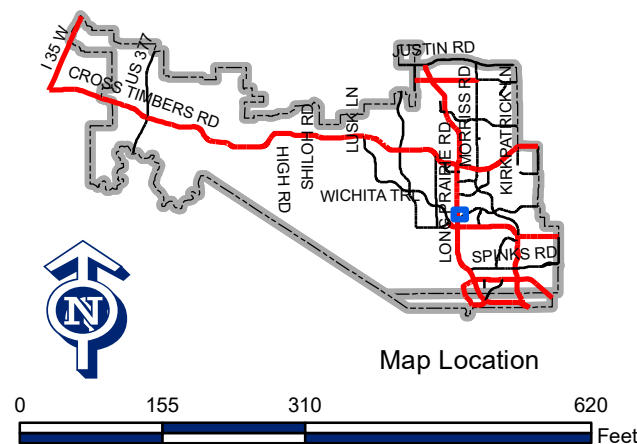


LEGEND



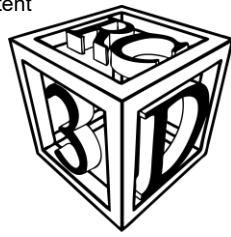
Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



RC3D

Visualization Design



Town of Flower Mound
2121 Cross Timbers
Flower Mound, TX

Letter of Intent

Re: #SP21-0009, Doctor's Urgent Care, 2660 Forest Vista Dr., Flower Mound, TX 75028

To Staff,

On behalf of our client, Bas Property, LLC, please accept this Letter of Intent as an explanation of the proposed Doctor's Urgent Care.

The Project includes the construction of a new 3,575 square foot urgent care medical office building. The proposed building will be located on a 1.84 acre property on the Northeast corner of Long Prairie Road and Forest Vista Drive. The development on this property will be in 2 phases. We intend to develop Phase 1 at this time, on 0.95 acres for the proposed medical office. We intend to seek Site Plan approval for Phase 2 (an office building on the remainder of the lot) at a later date.

The current zoning for this property is PD-13 with Office use. The proposed zoning is unchanged. The proposed operation of this building is as an urgent care medical office, with a single owner/operator, with the hours of operation being 8:00 am to 8:00 pm daily, 365 days a year.

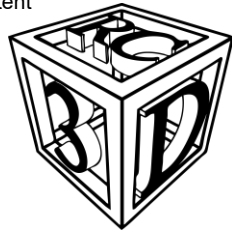
We are requesting 3 variances for this project:

1. A variance to allow for a slightly more modern, commercial look and feel to the building, including the use of flat roofs on portions of the building. Please see the included Roof Variance Letter for a more detailed explanation.
2. A variance to allow an additional 10 parking spaces over the allowed 18 in Phase 1. Please see the included Parking Study for a more detailed explanation.
3. We are also requesting an exception to the masonry wall requirement under *Sec. 82-302. - Compatibility buffer*, to allow us not to construct a wall along the east property line. We will provide the required compatibility landscaping within the 25' compatibility buffer. We have notified the adjacent property owners by mail of our intent in this matter.

Thank you for your consideration,

Al Wischkowsky,
Designer, RC3D Inc.

RC3D Visualization Design



Town of Flower Mound
2121 Cross Timbers
Flower Mound, TX

Roof Variance Letter

Re: #SP21-0009, Doctor's Urgent Care, 2660 Forest Vista Dr., Flower Mound, TX 75028

To Staff,

On behalf of our client, Bas Property, LLC, we would like to request a waiver to the roof pitch requirements in Section 12.1 of the Urban Design Plan.

12. Roofs and Parapets

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

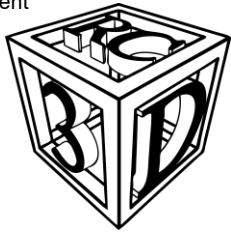
To achieve a more modern, commercial feel to the building, we are requesting permission to include areas of flat roof in the design.

To soften the look of tall vertical walls, we have included portions of sloped roof that terminate at parapet walls. This detail is also intended to avoid a large roof that dwarfs the façade of the building.

To meet the Unified Development Theme requirement of the Urban Design Plan, we have designed the building to reflect several aspects of the design of the existing church. The church has a theme of wall openings with straight headers, which are prominent on its west and south façades. We have mirrored these on our proposed building in the form of window openings in the brick walls, as well as empty openings in the wing walls. We have chosen warm tones in our specified materials, to complement the warm tones of the brick and stucco of the existing church. We have emulated the deep covered entries, which inspire a feeling of welcoming shelter. The overall design of the church and our proposed building blend natural earth tones with clean, modern lines.

RC3D

Visualization Design



Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Al Wischkowsky'. The signature is fluid and cursive, with a large initial 'A' and 'W'.

Al Wischkowsky,

Designer, RC3D Inc.



Urgent Care Facility

Parking Study

The purpose of this parking study is to provide parking data, review the Town's code for parking and to request parking exception or waiver for the project.

Development Summary:

This parking study is for the proposed development located at 2660 Forest Vista Drive in Flower Mound, Texas. The site is located at the northeast corner of Long Prairie Road and Forest Vista Drive. The site has a church on the southern portion of the lot, with associated parking, landscaping and drives. The northern portion of the lot is undeveloped and is the area of development that this parking study will examine. The existing church, associated parking and drives will remain. The site is being replatted into two lots with a shared drive between the church and the proposed development.

The proposed development will be divided into two phases. The first phase is the proposed Urgent Care Facility located on the northwest corner of the site. The second phase will be an office building, or similar use, and be located in the northeast corner of the lot. For the purpose of this parking study, the church's parking demand is assumed to be met by its provided parking. All parking for the proposed development will be located on the proposed development lot. There is no shared parking agreement between the church and the proposed development.

Code Parking Requirement:

The Town of Flower Mound requires 1 parking space per 200 square foot of floor area in the building for the urgent care facility. For the office building in phase 2, the parking requirement is 1 parking space per 250 square foot of floor area. The following table shows the parking required based on the code of ordinances.

	Building Square Footage:	Parking Required:	Parking Required Plus 20%	Parking Provided:
Phase 1 – Urgent Care Facility	3,575	18	22	32
Phase 2 Office Building	8,200	33	40	19
Total	11,775	51	62	51



The existing site for phase 1 and 2 currently does not have any parking, therefore all parking will be constructed with the development. Reference attached Site Plan for the proposed site layout and parking for both phases.

Town Code Requirement:

Per the Town's Code of Ordinances, section 82-73 (1)

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations for all uses, excluding "Religious Assembly/Institution or Rectory," in excess of 20 percent must be accompanied by a parking study and approved by the Town council. Deviations for "Religious Assembly/Institution or Rectory" increasing required spaces in excess of 30 percent, or reducing required spaces in excess of 20 percent, must be accompanied by a parking study and approved by the Town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

Discussion:

Based on the proposed Site Plan, during phase I construction, the development will exceed the parking requirements of the Town of Flower Mound. The parking required for the urgent care facility is 18 spaces and the parking provided is 32 spaces. This is approximately 77% over the required parking. Based on the Town's code of ordinances, a maximum of 20% is allowed with a variance/waiver. Any approved parking over the 20% will need mitigation per the Town's ordinance.

The excess parking spaces proposed to be constructed as part of phase 1 will be used in phase 2. Once phase 2 is completed, the parking spaces for each phase will be in compliance with Town code (see the following table).

	Parking Required:	Parking Provided during Phase 1:	Parking Provided after Completion of Phase 2
Phase 1 – Urgent Care Facility	18	32	18
Phase 2 Office Building	33	-	33
Total	51	51	51

The developer wishes to construct the additional spaces at this time to accommodate the phase 2 development. Due to the configuration of the site, residential setback, and the detention pond in the northern corner of the site, the phase 2 development will have limited areas that can be used for parking. Since the parking spaces will be shared between phases, the excess parking that is being constructed as part of phase 1 will be available for phase 2. The extra parking spaces



proposed to be built as part of phase 1 are intended to be used for phase 2 in the future. Once phase 2 is constructed, the parking provided will meet the Town of Flower Mound parking requirements for both buildings.

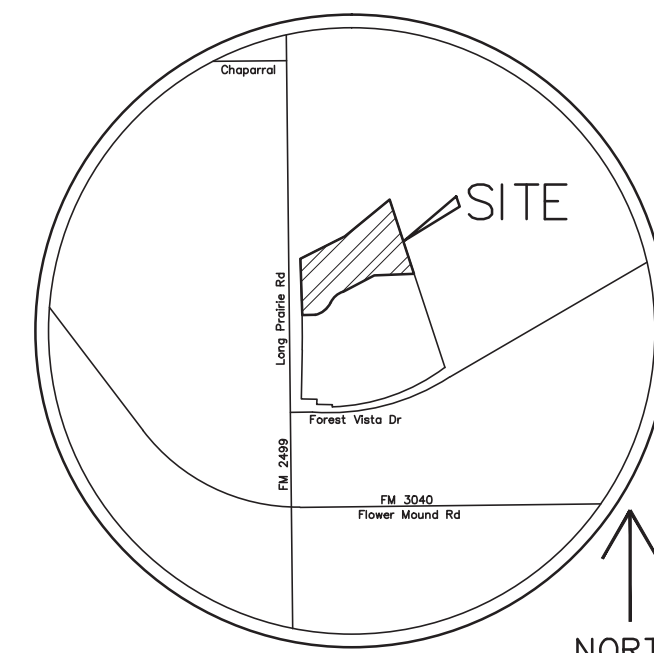
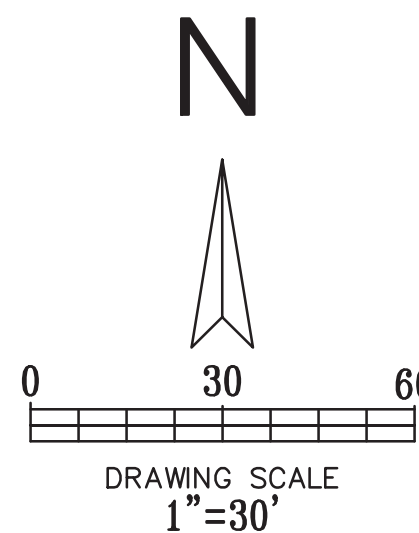
The reason for the construction of the parking at this time will be to minimize the interruptions to phase 1 operation while phase 2 improvements are being constructed. This way, during the construction of phase 2, contractors can use the extra parking spaces of phase 1 to move smaller equipment or to store construction materials. Another reason to construct the additional parking spaces at this time is to construct the “blocks” part of parking together, instead of having small sections built at different times. This will reduce uneven surfaces, provide cleaner look/appeal, and allow for uniform landscaping without future construction damaging it.

Mitigation:

With the excess spaces being constructed as part of phase 1, the Town’s Code of Ordinances requires the spaces be mitigated. From the ordinance, mitigation may be done using pervious pavement, increased landscaping, increased stormwater treatment, or other methods. Based on review of past parking exception requests, the requirement is one tree per ten spaces over the 20% allowed parking. The owner is proposing to plant the additional tree to mitigate the extra ten parking spaces. In addition, the detention basin has been increased in size to handle the increase in runoff for the 10 spaces. This basin will prevent any impacts of the additional parking from affecting adjacent developments.

Conclusion:

The purpose of the parking study was to provide parking data, review the Town’s code for parking and to request an exemption or waiver for the project. The developer is requesting to add the additional ten spaces to the site for current and future development use. The developer is proposing mitigation in the form of landscaping and increased detention to mitigate the impacts the additional spaces will generate. The overall impact of the additional 10 spaces will be minimal and facilitate the future development. Once phase 2 is completed, provided parking will meet required parking spaces for both phases. Thank you for reviewing the documents and considering the request for the parking waiver/exception.

VICINITY MAP
NTS

LEGEND

- EXISTING CURB
- PROPOSED CURB
- ⑧ — PARKING SPACES IN A ROW
- LS — PROPOSED LANDSCAPING
- REINFORCED CONCRETE SIDEWALK/FLUME
- REINFORCED CONCRETE PAVEMENT

SITE DATA TABLE		
PHYSICAL ADDRESS	2660 FOREST VISTA DR	
GROSS SITE AREA	1.84 ACRES (80,200 SQ. FT.)	
NET SITE AREA	1.84 ACRES (80,200 SQ. FT.)	
ZONING	"O" (OFFICE) WITHIN PD-13	
PROPOSED USES	MEDICAL OFFICE/OFFICE	
LOT COVERAGE DATA	PHASE 1	
BUILDING COVERAGE	3,575/80,200 SQ. FT. = 4.5%	
IMPERVIOUS AREA	24,462 SQ. FT.	
PERVIOUS AREA	55,738 SQ. FT.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
MEDICAL OFFICE (1 SPACE PER 200 SF)	18	32
EXCESS PARKING MITIGATION		
SPACES OVER REQUIRED AMOUNT	14 (77%)	
ALLOWED EXCESS PARKING	4 (20%)	
EXCESS PARKING SPACES	10 (56%)	
BUILDING DATA		
STORY	1 STORY	
PEAK HEIGHT	24'-0"	
MEAN HEIGHT	20'-0"	
TOTAL SQUARE FOOTAGE	3,575 SQ. FT.	

SITE NOTES:

- ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHALL INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
- THE SITE IS CURRENTLY VACANT AND THE PROPOSED LAND USE IS URGENT CARE.
- THE DEVELOPMENT WILL TAKE PLACE IN TWO PHASES. PHASE 1 WILL INCLUDE BUILDING 1 (MEDICAL OFFICE) AND PHASE 2 WILL INCLUDE BUILDING 2 (GENERAL OFFICE).
- APPLICATION WILL CONFORM TO THE TOWN'S OUTDOOR LIGHTING REQUIREMENTS.
- PREMISE IDENTIFICATION SHALL BE PER THE FIRE DEPARTMENT REQUIREMENTS
- ALL DIMENSIONS ARE FROM FACE OF CURB TO EDGE OF CONCRETE OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SITE SIGNAGE SHALL BE BY SEPARATE PERMIT.
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4.-PROHIBITED SIGNS.

NOTE:
COMPATIBILITY BUFFER (REQUIRED LANDSCAPING) WILL BE INSTALLED AS A PART OF PHASE 1 CONSTRUCTION.

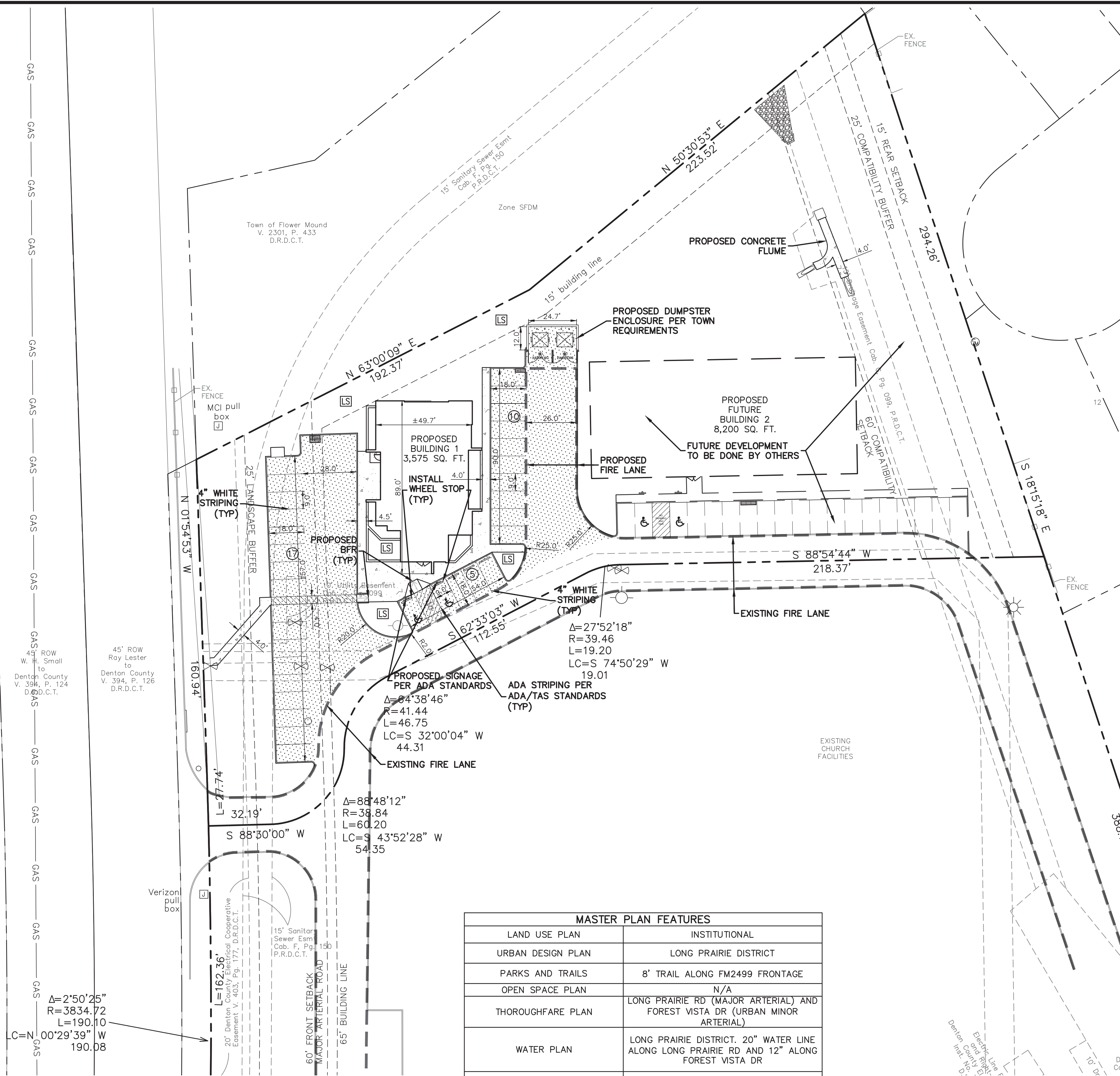


BENCHMARK

TOWN OF FLOWER MOUND BENCHMARK NO. 50, DOMED ALUMINUM CAP ON CENTER OF INLET.
ORTHOMETRIC ELEV=605.33'

NORTHEAST CORNER OF EXISTING WATER VAULT NEAR THE SW CORNER OF LOT 2.
TBM ELEV=609.33'

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS, ELEVATIONS AND DATUMS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.



MASTER PLAN FEATURES	
LAND USE PLAN	INSTITUTIONAL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	8' TRAIL ALONG FM2499 FRONTAGE
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	LONG PRAIRIE RD (MAJOR ARTERIAL) AND FOREST VISTA DR (URBAN MINOR ARTERIAL)
WATER PLAN	LONG PRAIRIE DISTRICT. 20" WATER LINE ALONG LONG PRAIRIE RD AND 12" ALONG FOREST VISTA DR
WASTEWATER PLAN	LONG PRAIRIE DISTRICT. 15" WASTEWATER LINE ALONG LONG PRAIRIE RD
ECONOMIC IMPACT	INCREASE IN PROPERTY TAXES

SURVEYOR:
HERBERT S. BEASLEY
LAND SURVEYORS, L.P.
P.O. BOX 8873
FORT WORTH, TX 76124
PH: (817) 429-0194
EMAIL: HSBEASLEY@MSN.COM

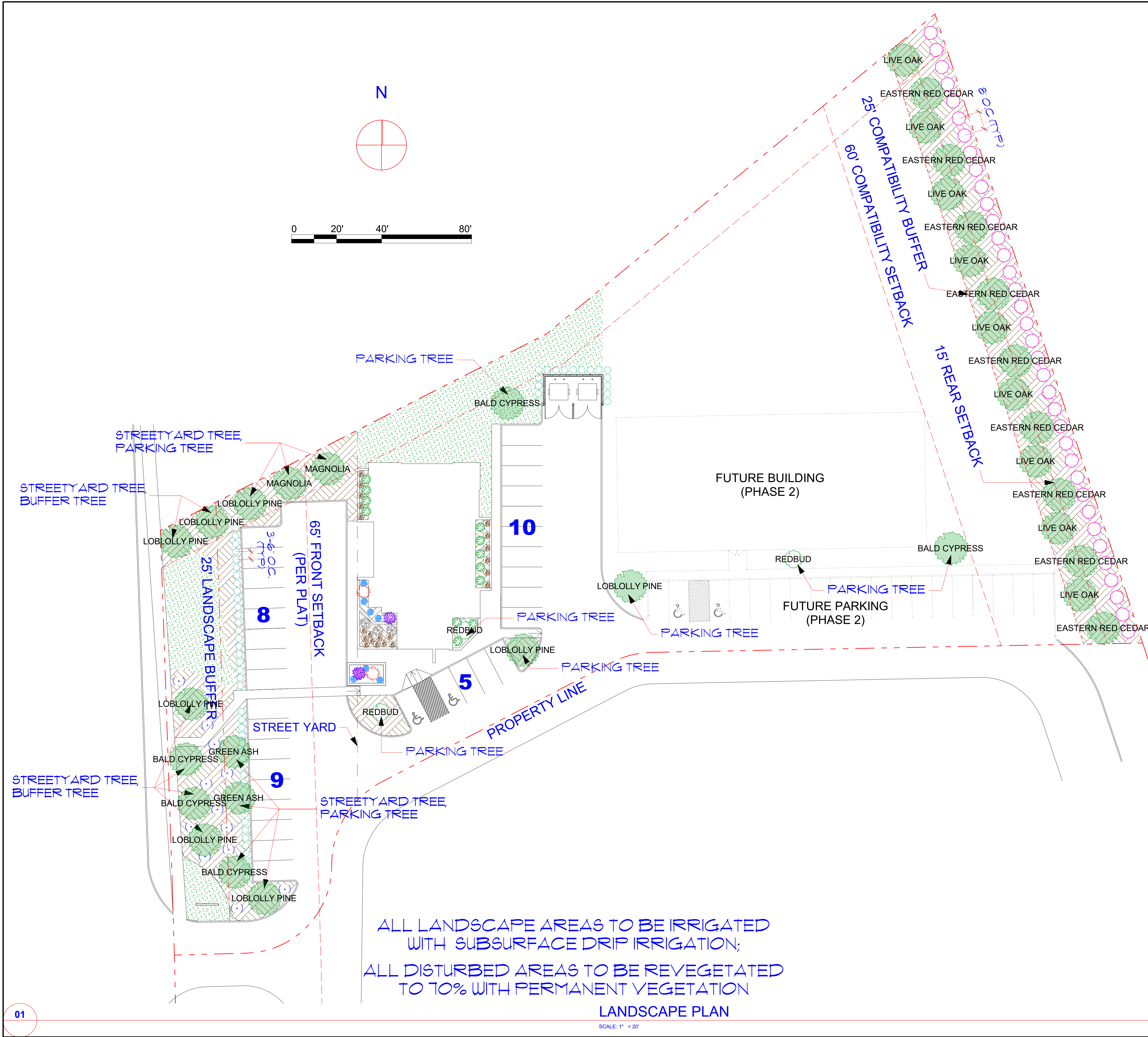
DEVELOPER:
BAS PROPERTY, LLC
1540 KELLER PARKWAY
STE 108-153
KELLER, TEXAS 76248
PH: 912-655-7968
CONTACT: JOSHUA STORMENT

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
2080 NORTH HIGHWAY 360, SUITE 240
GRAND PRAIRIE, TEXAS 75050
PH: (214) 235-0367
CONTACT: PAUL CRAGUN
EMAIL: PAUL@CUMULUSDESIGN.NET

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL ☎ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE
	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE "SUNSHINE"	60	2.5 QT
	INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	12	1 GALLON
	CHOCOLATE CHIP AJUGA	AJUGA REPTANS	21	1 PINT
	BLUE SPRUCE SEDUM	SEDUM REFLEXUM	7	1 PINT
	CAST IRON PLANT	ASPIDISTRA ELIATOR	4 (12)	1 GALLON, DIVIDED IN 3
	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	2	5 GALLON, DIVIDED IN 2
	WHITE TURK'S CAP	MALVAVISCUS DRUMMONDII	3	3.5 INCH
	ROSEMARY	ROSEMARINUS OFFICINALIS	2	2 QT
	NELLIE R STEVENS HOLLY	ILEX X "NELLIE R STEVENS"	36	5 GALLON; 4-6" HEIGHT
	REDBUD	CERCIS CANADENSIS	3	MIN. 3" CALIPER
	LOBLOLLY PINE	PINUS TAEDA	8	
	MAGNOLIA	MAGNOLIA GRANDIFLORA	2	
	GREEN ASH	FRAXINUS PENNSYLVANICA	2	
	BALD CYPRESS	TAXODIUM DISTICHUM	5	
	LIVE OAK	QUERCUS VIRGINIANA	9	
	ZOYSIA GRASS	ZOYSIA GRASS		5,138 SQ.FT.
	CEDAR MULCH			13,803 SQ.FT.

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	17,618 s.f.	3,523 s.f. or 20%	7,613 s.f. or 43%
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 100,000 s.f. = 1 per 2,500 s.f. plus 10 trees	17,618 s.f.	13 trees	13 trees
*Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Long Prairie Road	25 ft.	25 ft.	
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Long Prairie Road = 188.69 l.f.	6 trees	6 trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	32	240 s.f.	509 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	32	4 trees	11, 3" Caliper 3 Ornamental (21%)
All parking spaces are located within 50 ft. of a tree.			
Compatibility Buffer Landscaping			
Standard	Square Footage	Required	Provided
25' Buffer at East Boundary	N/A	25'	25'
1 Shade Tree per 400 Sq. Ft.	7,139	18	18
Min. 6 Ft Masonry Wall	N/A	6'	EXCEPTION REQUESTED
Understory Screening Shrubs	N/A	6' Understory Shrubs	6' Understory Shrubs
Compatibility Setback	N/A	60'	60'

REVISIONS

r3D Visualization Design
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TEL: (972) 754-1472
EMAIL: AI@r3d.com
URL: www.r3d.com

DOCTORS URGENT CARE

2660 FOREST VISTA DRIVE FLOWER MOUND, DENTON COUNTY, TX, 75028

SITE LANDSCAPE PLAN

DATE 10/21/2021
SCALE REF. DRAWING
DRAWN SD DD CD
AW AW XX
JOB 21-011
SHEET #
A0.04

LANDSCAPING NOTES

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THEOWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS AN ORDERED BY A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK

4. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.

ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM CIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD:

PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED:

PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL:

SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST:

WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.

NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER:

GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH:

SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. WEED FABRIC:

5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO'S LANDSCAPE FABRIC (OR APPROVED EQUAL).

J. TREE STAKING AND GUYING

1. STAKES:
6" LONG GREEN METAL T-POSTS.
2. GUY AND THE WIRE:
ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAINING GUARD:
REINFORCED NYLON OR CANNASAT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

K. STEEL EDGING:

PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, UNPAINTED. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

L. PRE-EMERGENT HERBICIDES:

ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION

BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

2. SOIL TESTING:

AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.

FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:

- i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
- iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.

b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:

- i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
- iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
- iv. IRON SULPHATE - 2 LBS. PER CU. YD.

CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOD. AFTER SOD AREAS ARE INSTALLED, CONTRACTOR SHALL INSTALL SOIL AMENDMENTS, MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.

2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.

3. TRENCHING NEAR EXISTING TREES:

a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).

b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS, NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.

c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.

d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.

2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

3. FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.

4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE.

5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.

6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a. 15 - 30 GAL TREES TWO STAKES PER TREE

b. 45 - 100 GAL TREES THREE STAKES PER TREE

c. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILIZE THE TREE

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL AND GROUND COVER PLANTING

1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.

2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.

3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.

2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.

3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.

5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING

1. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

a. WINTER MIX (OCTOBER 1 - MARCH 31)

50% CELLULOSE FIBER MULCH

2% UNHILLED BERMUDA SEED

2% ANNUAL RYE SEED

15% 15-15-15 WATER-SOLUBLE FERTILIZER

b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)

50% CELLULOSE FIBER MULCH

2% HILLED BERMUDA SEED

15% 15-15-15 WATER-SOLUBLE FERTILIZER

G. CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

1. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. RECORD DRAWINGS

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

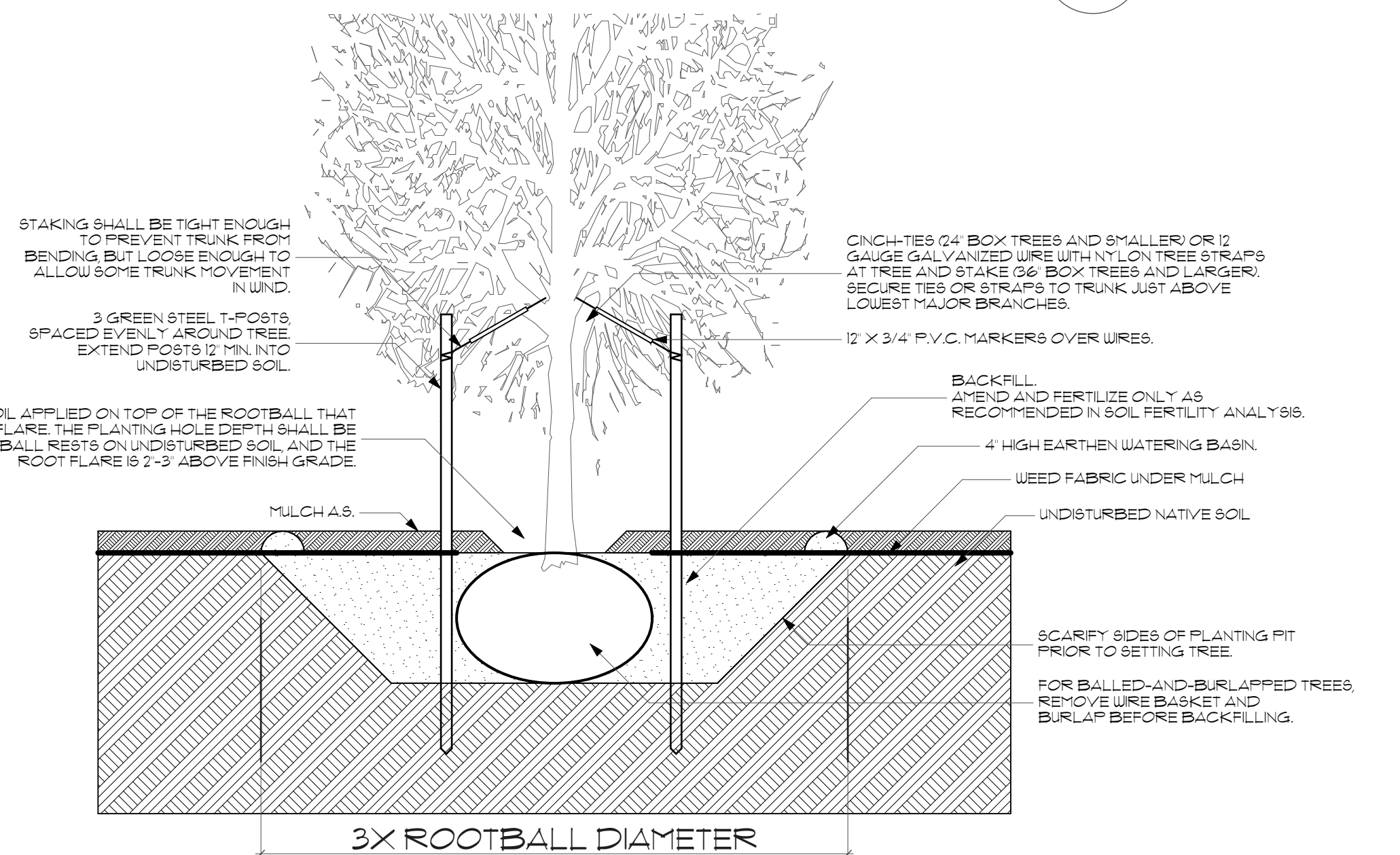
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01

SHRUB PLANTING

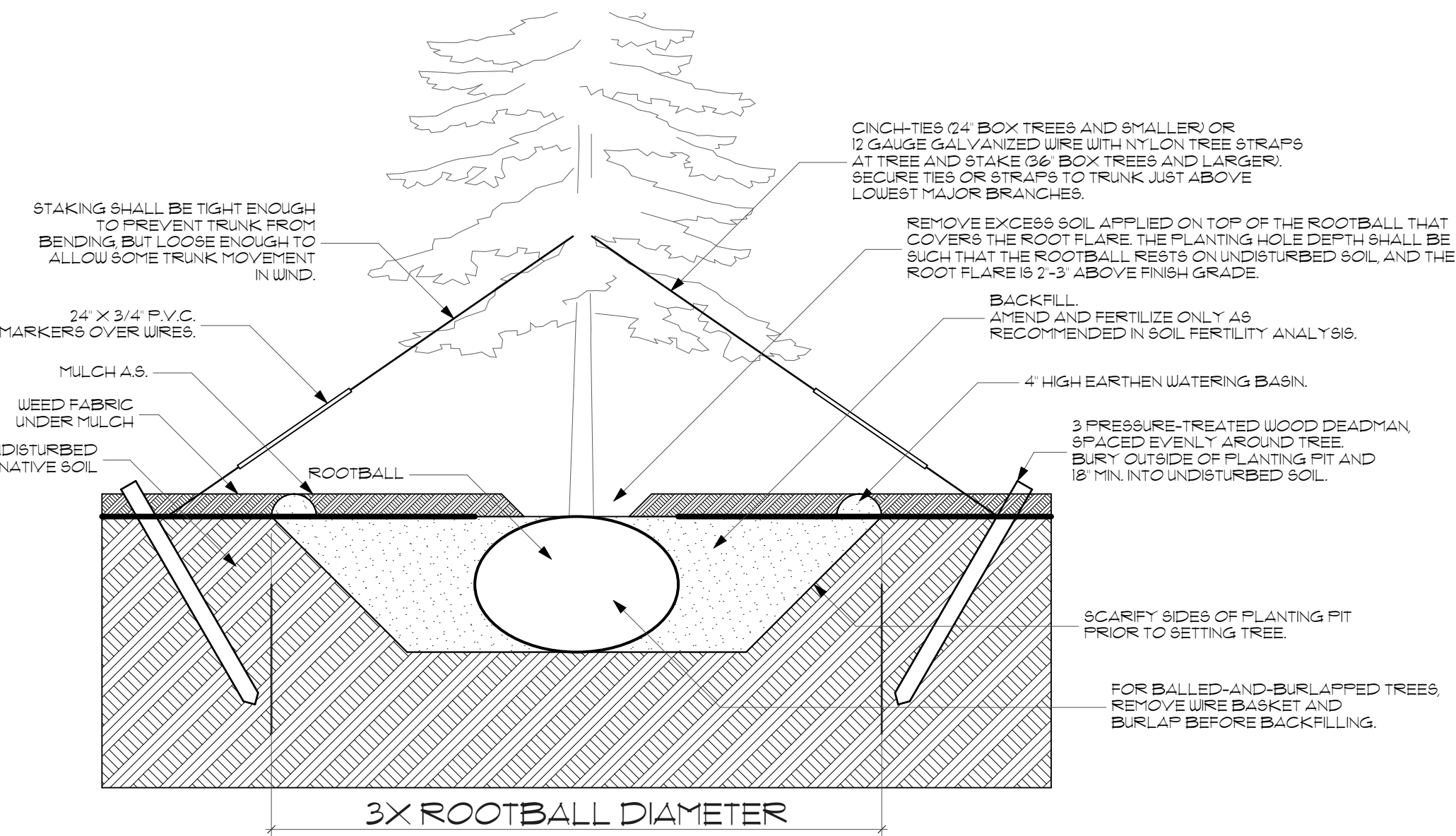
NOT TO SCALE



02

TREE PLANTING - NON-CONIFEROUS

NOT TO SCALE

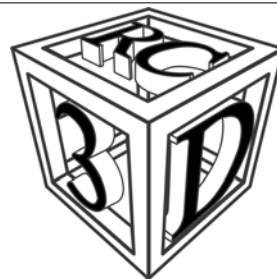


03

TREE PLANTING - CONIFEROUS

NOT TO SCALE

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**SITE
LANDSCAPE
DETAILS**

DATE 10/21/2021

SCALE REF. DRAWING

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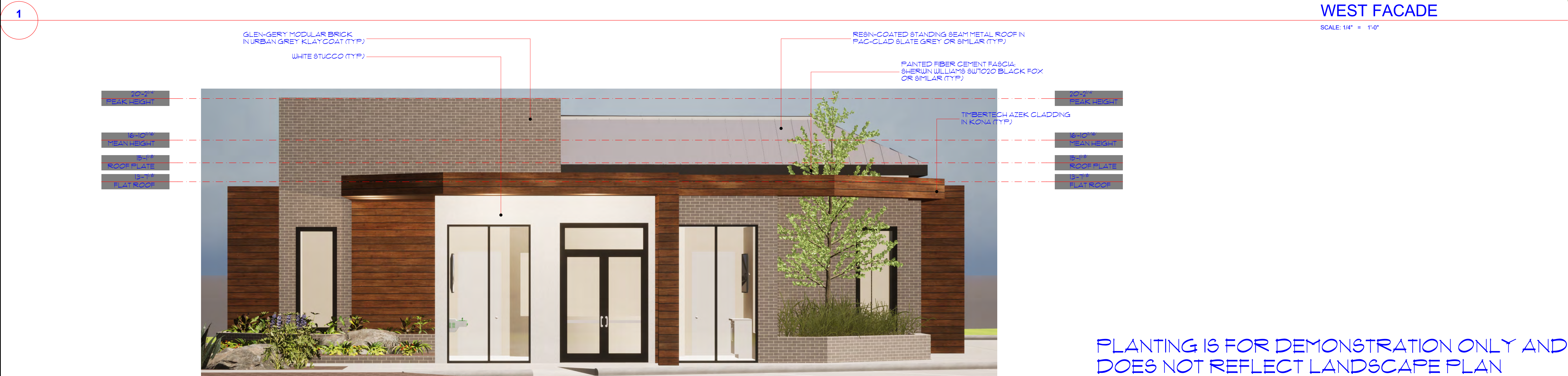
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WEST FACADE

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



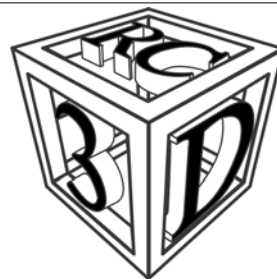
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SOUTH FACADE

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

Material Tabulation Chart					
		North	South	East	West
1.	Total Facade S.F.	840.63 s.f.	974.24 s.f.	1,201.91 s.f.	1,335.23 s.f.
2.	Facade S.F. (exclusive of doors and windows)	788.62 s.f.	736.94 s.f.	973.72 s.f.	1,031.02 s.f.
3.	Doors and Windows S.F.	52.01 s.f.	237.3 s.f.	228.19 s.f.	304.21 s.f.
4.	Primary Masonry totals (Min. 80%)	658.83 s.f. and 83.5% of 2	455.31 s.f. and 61.8% of 2	815.02 s.f. and 83.7% of 2	860.96 s.f. and 83.5% of 2
	• Brick s.f. (as applicable)	283.7 s.f. and 35.9% of 2	372.54 s.f. and 50.6% of 2	626.87 s.f. and 64.4% of 2	500.9 s.f. and 48.6% of 2
	• Stone s.f. (as applicable)				
	• *Stucco s.f. (as applicable)	375.13 s.f. and 47.6% of 2	82.77 s.f. and 11.2% of 2	188.15 s.f. and 19.3% of 2	360.06 s.f. and 34.9% of 2
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)	129.79 s.f. and 16.5% of 2	281.63 s.f. and 38.2% of 2	158.7 s.f. and 16.3% of 2	170.06 s.f. and 16.5% of 2
	• EIFS s.f. (as applicable)				
	• TimberTech s.f. (as applicable)	129.79 s.f. and 16.5% of 2	281.63 s.f. and 38.2% of 2	158.7 s.f. and 16.3% of 2	170.06 s.f. and 16.5% of 2



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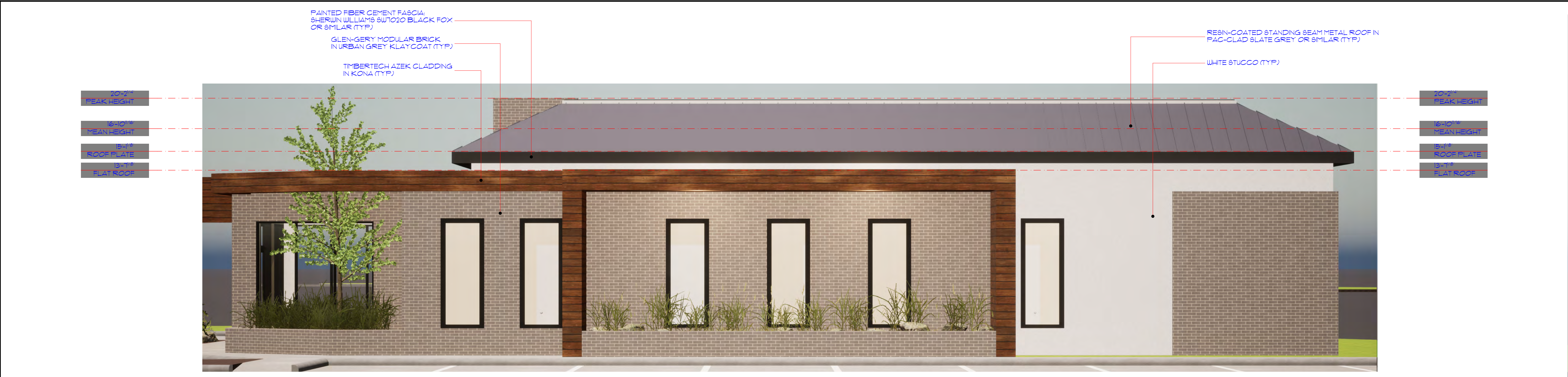
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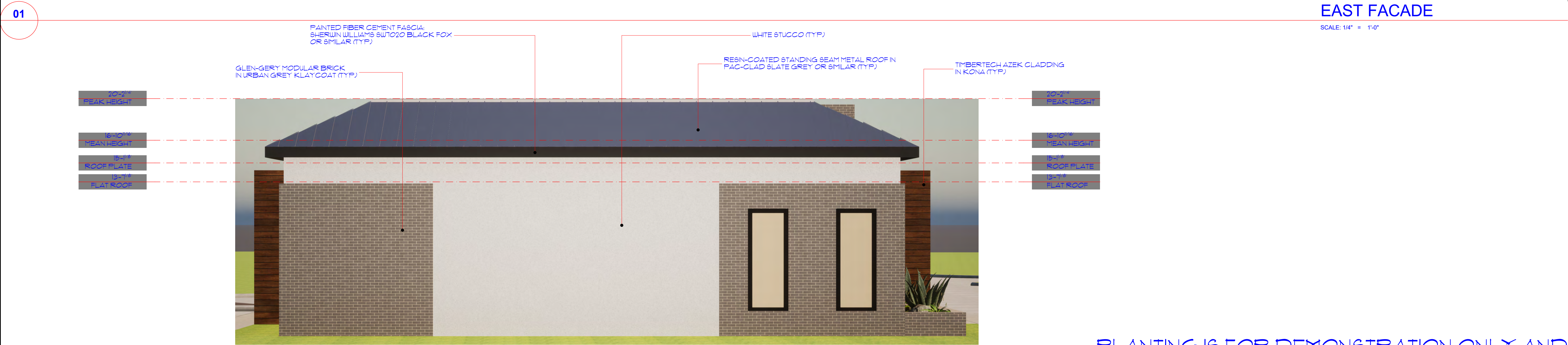
ELEVATIONS
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DATE 9/29/2021
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EAST FACADE

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



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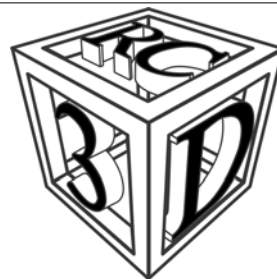
NORTH FACADE

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ELEVATIONS
COLOR
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SCALE REF. DRAWING

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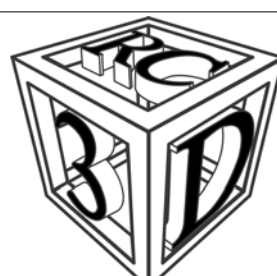
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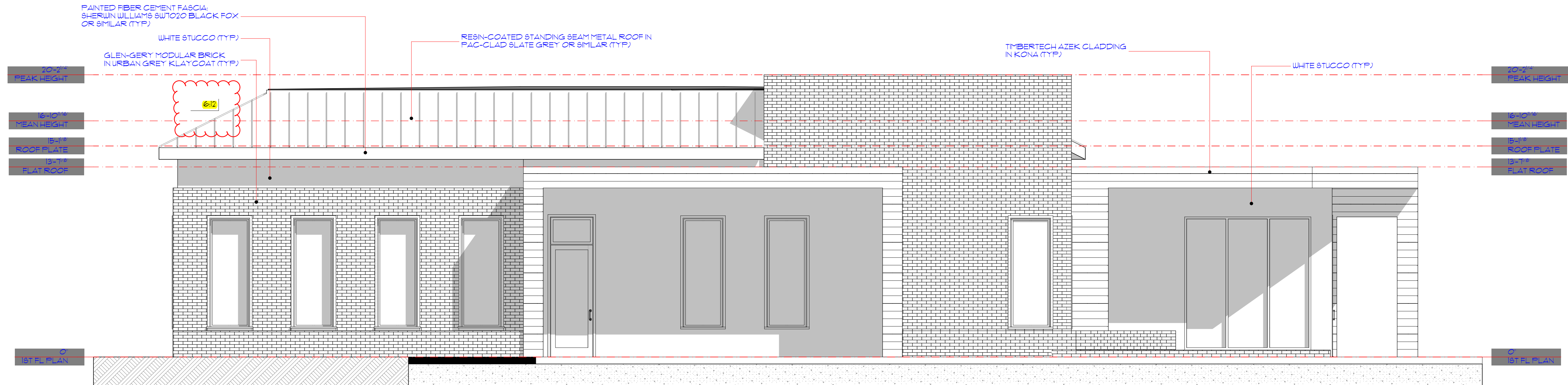


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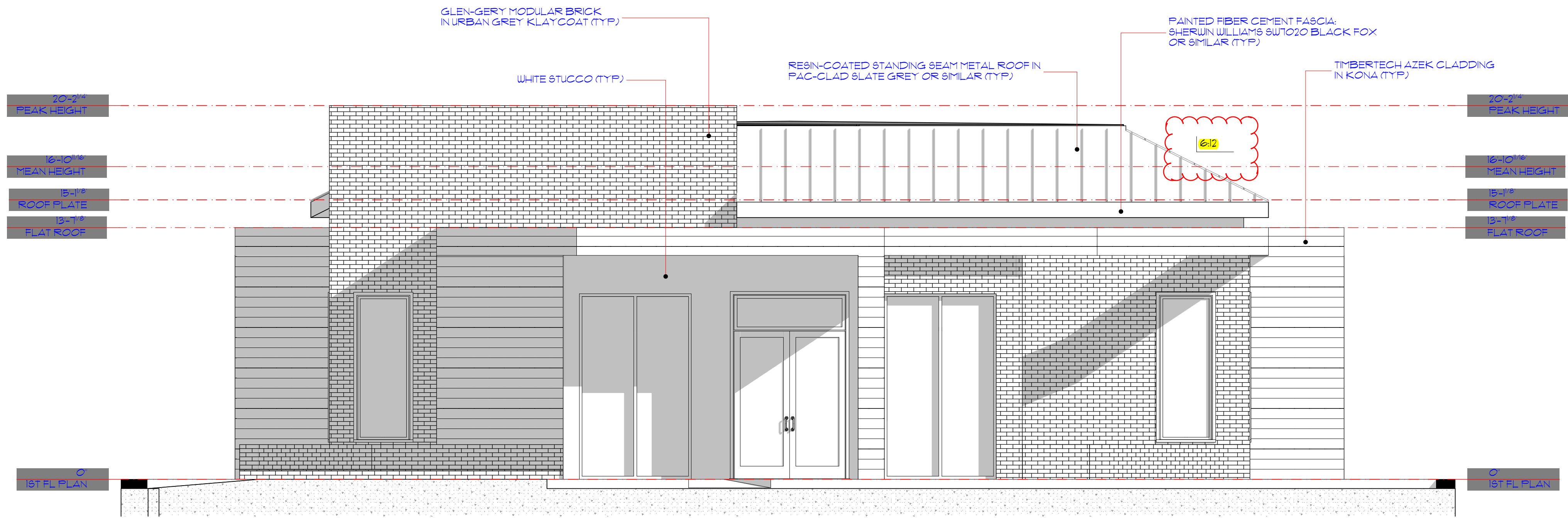
ELEVATIONS
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PERSPECTIVES

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SHEET #	A3.05



WEST FACADE

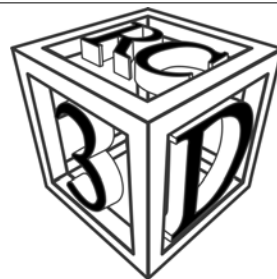
SCALE: 1/4" = 1'-0"



SOUTH FACADE

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

REVISIONS



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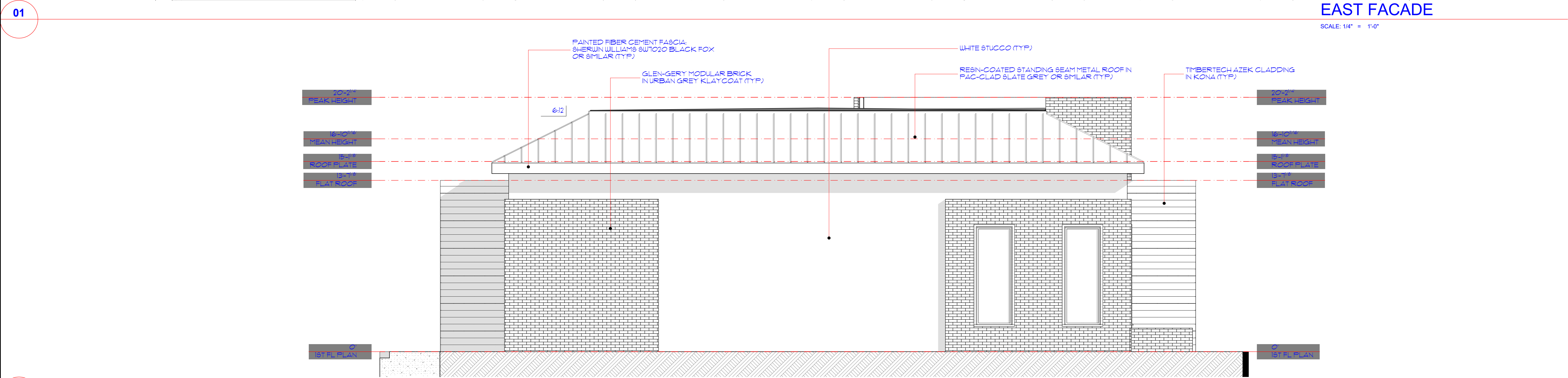
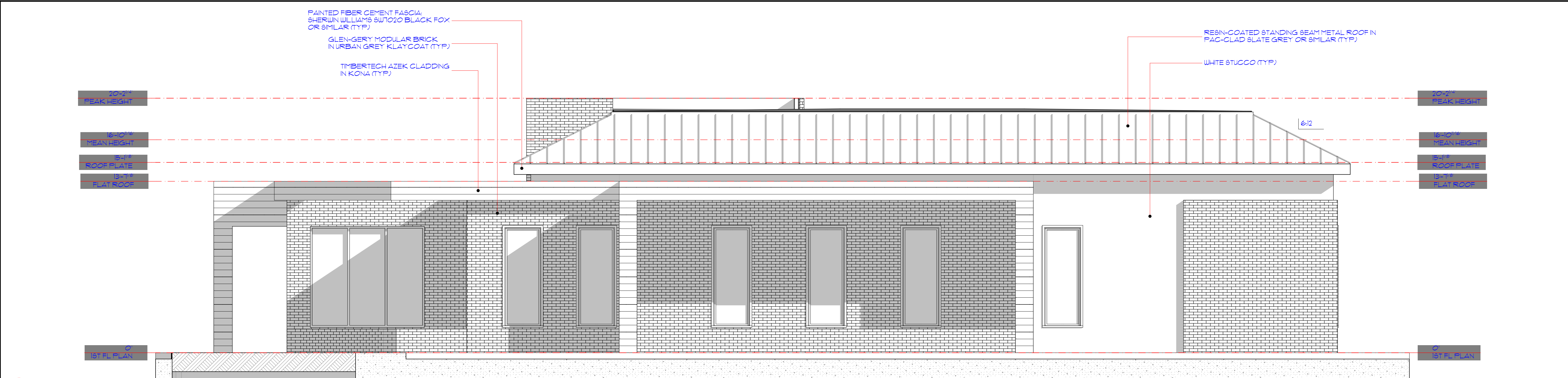
TEL: (972) 754-1472
EMAIL: AI@rc3d.com
URL: www.rc3d.com

DOCTORS URGENT CARE
2660 FOREST VISTA DRIVE FLOWER MOUND,
DENTON COUNTY, TX, 75028

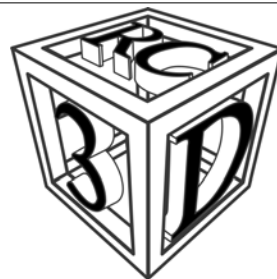
**ELEVATIONS
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DATE	9/29/2021		
SCALE	SD	DD	CD
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JOB	21-011		
SHEET #			

A3.01



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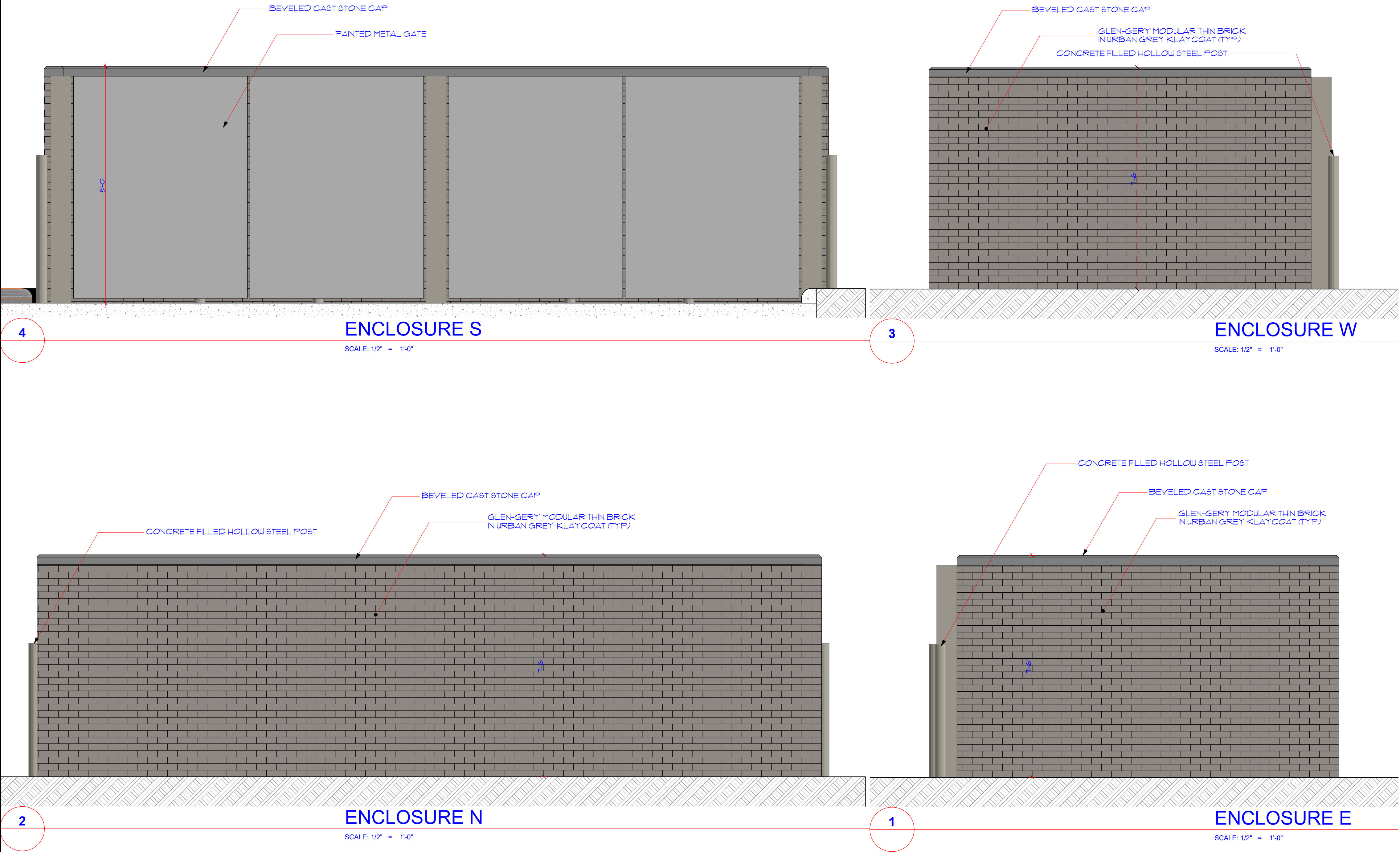
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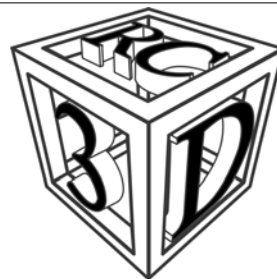
**ELEVATIONS
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JOB	21-011
SHEET #	

A3.02



REVISIONS



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DOCTORS URGENT CARE
2660 FOREST VISTA DRIVE FLOWER MOUND,
DENTON COUNTY, TX, 75028

ELEVATIONS
ACCESSORY
ELEVATIONS

DATE	9/29/2021		
SCALE	REF. DRAWING		
DRAWN	SD	DD	CD
	AW	AW	XX
JOB	21-011		

SHEET #

A3.06



PLANNING AND ZONING COMMISSION

AGENDA ITEM: 5

REGULAR ITEM

DATE: February 28, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD21-0012 - Windhaven Assisted Living PD Amendment) to amend Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Zoning Amendment (Z22-0001), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On May 20, 2019, the Town Council approved Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility. The approved conceptual site plan provided for four one-story buildings designed to accommodate 64 assisted living units (16 units per building). Additionally, a 1,050 square foot office was sited within the northeast quadrant of the property. The plan also provided for courtyard areas for the residents, surface parking, and retention pond areas.

After the approval of PD-173, the developer continued working with two single family residential property owners to the south of the Windhaven project regarding adjusting the property line between Windhaven and the residential lots. The adjustment will provide larger rear yards for these two residents and provide more space around an existing specimen tree located on one of the residential lots. However, it will also require amendments to previously approved exceptions.

Exceptions:

- Exception to Section 82-302, Compatibility Buffer (Southern boundary)
- Exception to Section 82-303, Compatibility Setback (Southern boundary)

- Exception to Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide wet retention ponds. Two dry detention areas are being requested.

The Windhaven developer has agreed to deed an approximately 13 foot-wide strip of land to the two residential owners, which will decrease the size of PD-173 and increase the size of the two residential lots to the south by approximately 3,537 square feet. The boundary shift necessitates removing the strip of land from PD-173 and rezoning it to match the existing zoning on the residential lots (Single Family District-15 (SF-15) uses), see companion rezoning project (Z22-0001).

The boundary shift also necessitates a new request regarding the compatibility buffer and compatibility setback along the southern property line of the Windhaven project. Finally, the applicant is also now requesting an exception to provide two dry detention areas in lieu of the required wet detention ponds (see summary and detailed background below)

III. PROPOSED EXCEPTIONS

A. Section 82-302, Compatibility Buffer

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The property currently requires a compatibility buffer along the southern property line.

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

As a part of the agreement with the two residential property owners to the south of the subject property, the applicant is proposing a landscape buffer of approximately 12-feet in width and an eight-foot tall board on board wood fence. The 13-foot reduction in the compatibility buffer is due to that land being transferred to the adjacent property owners. The buffer will include the planting of 11 large canopy trees. The exception for the wood fence was previously approved.

B. Section 82-303, Compatibility Setback

One story nonresidential or multifamily buildings, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use a minimum of 60 feet. As noted above (Compatibility Buffer exception) the zoning on property to the south requires a compatibility setback.

An exception for a reduction from 60 feet to 50 feet was previously approved. As a part of the agreement with the two residential property owners to the south of the

subject property, the applicant is proposing a further reduction in the required setback from 50 feet to 37 feet.

C. Detention Ponds

The applicant is requesting an exception to Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide wet retention ponds. Two dry detention areas are being requested. According to the applicant, the construction of the residential subdivision to the west of the site changed the stormwater runoff patterns so that none of the stormwater from the west would now be draining onto the subject property. In the applicant's opinion, their best option became a dry detention pond from a water conservation standpoint since a wet detention retention pond will be wasting a lot of unnecessary water in the summertime. The dry pond allows them to be a better consumer of water.

The applicant has made minor modifications to the previously approved conceptual site plan, conceptual landscape plan and conceptual elevations. These include a modified street buffer along Cross Timbers Road, slight changes in building square feet and updates to the proposed elevations. All the changes are consistent with the approved PD-173 standards.

The applicant is providing 48 of the required 48 parking spaces (One space per three beds for the assisted living facility and one space per 250 square feet for the office building). If the zoning amendment is approved, the applicant will be bringing forward a site plan application as well as two plat applications for Planning and Zoning Commission consideration (one for the subject property and one for the two residential lots to the south).

Specimen Tree Removal

On May 20, 2019, the Town Council approved an application for a tree removal permit for nine specimen trees located on the subject property. No new specimen tree removal requests are being made with this application.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. ZPD21-0012 had a total of 19 Property Owner Notifications mailed. At the time this report was written, staff had received one item of correspondence in support to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Existing PD-173 Ordinance

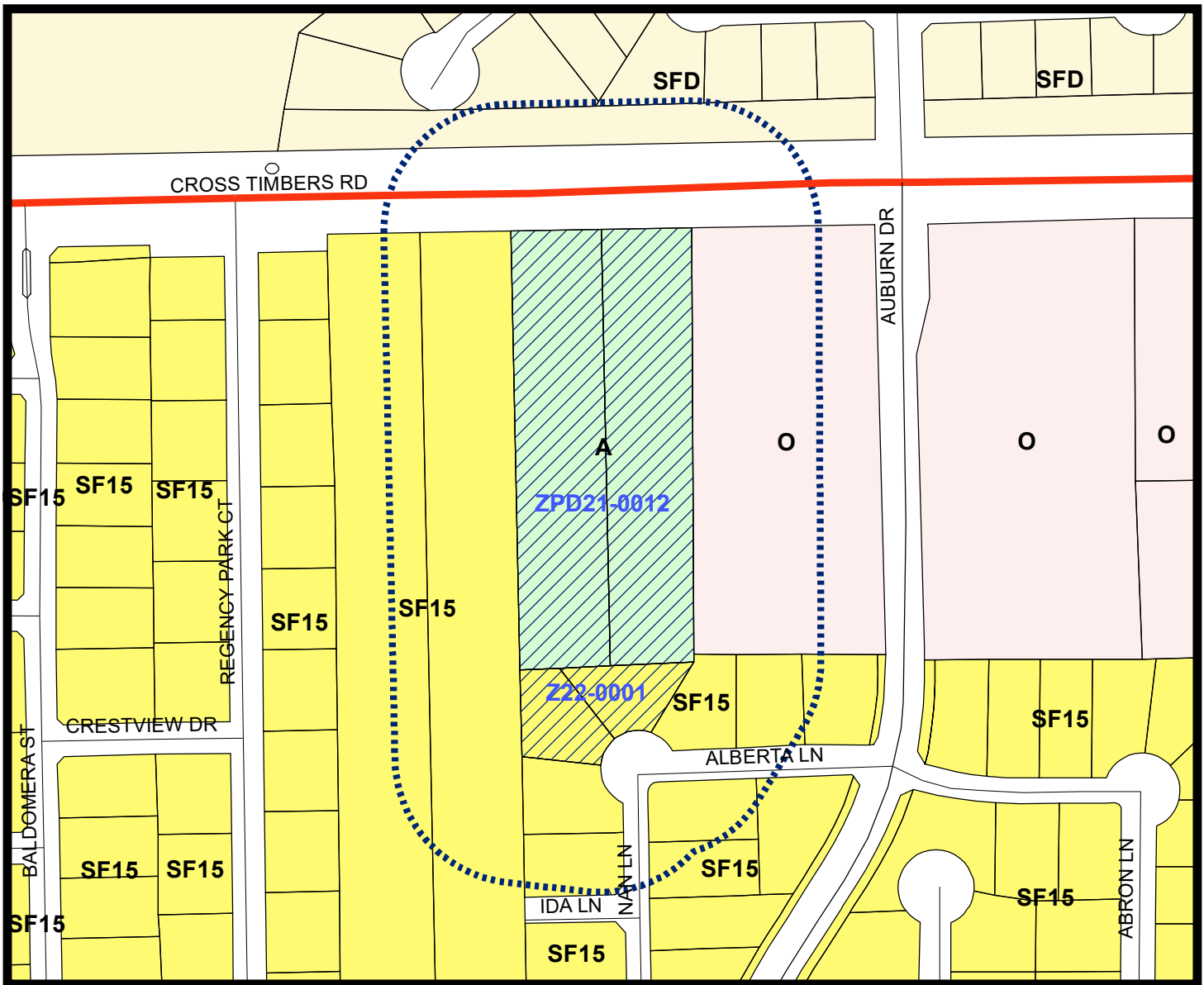
B. Application Details

1. Planned Development Package

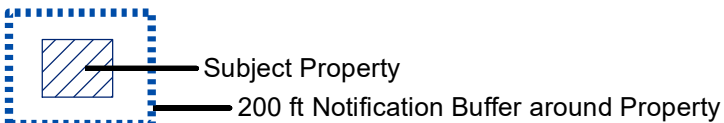


Vicinity Map

Reference Project: ZPD21-0012 & Z22-0001

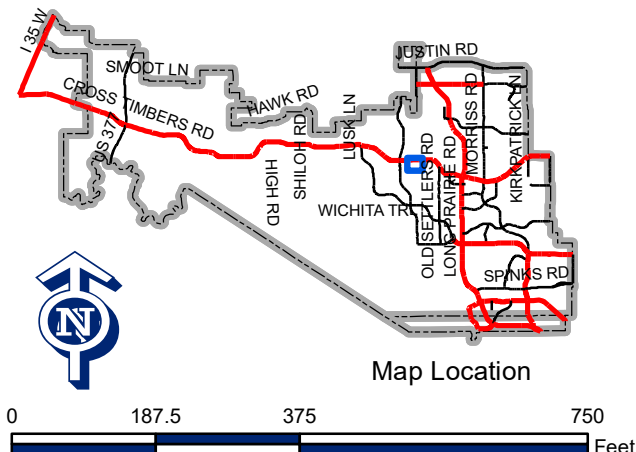


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.





SURVEYING & ENGINEERING

November 19, 2021

Town of Flower Mound
Planning Department

RE: Letter of Intent for 3801 Cross Timbers Road – Assisted Living Development

To whom it may concern:

On behalf of the client, 1519 LLC, is submitting the required documents for the submission for a Development that is currently zoned as Planned Development District-173 with Agricultural District (A) uses, for a Nursing or congregate care facility. The Nursing or congregate care facility is allowed as a Permitted Use within the PD which zoning was approved by Town Council. Concurrently, an amendment to this approval is being requested to reduce the rear compatibility buffer by gifting a portion to adjacent property owners (South lot line).

Windhaven Senior Living currently plans to construct a cottage style assisted living community, to house up to sixty-four senior care residents, on the subject 4.36-acre property. WSL is seeking to place five independent Tuscan designed structures on the property; a small 1,250 square foot administrative office and four ≈12,000 square foot, 16-bedroom residences. WSL would seek to license the four residences under the Class B Small License with the Texas Department of Health and Human Services, which would allow placement of a maximum of 16 residents in each Resident Home.

The Tuscan style exterior will provide for a beautiful landscape to the neighborhood. Each interior will be constructed with the highest of quality amenities. Each house will possess a full commercial kitchen and will be fully handicap compliant. Each resident room will have an ensuite bathroom with granite countertops and WSL will operate at an impressive one staff member for every 4 residents.

The nearly 15-year-old WSL cottage style assisted living model is focused on providing the highest level of care to each of its residents, supplying the best possible dietary needs and to always seek the fullest level of communication. This development will be built to its entirety as one phase for construction.

CENTRAL TEXAS

5054 Franklin Ave., Suite A Waco, Tx 76710 254.776.1519

DALLAS / FT WORTH

11498 Luna Road, Suite 203 Farmers Branch, TX 75234 214.484.8586

1519LLC.com

A LEGACY OF INNOVATION



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Requested Exceptions:

Exception to Section 82-302, Compatibility Buffer

- Modification to the Compatibility Buffer-requires a six-foot-tall masonry wall and 25 foot landscape buffer with specific planting requirements.
- Modification to the Compatibility Buffer which requires a 25-foot Landscaped buffer for nonresidential developments. The Developer have come to an agreement with adjacent property owners to reduce the compatibility setback from 25 feet to approximately 12 feet by moving the required screening wall approximately 13 feet into the commercial property for which these exceptions are being made. This will grant the adjacent property owners 13 feet of additional rear yard.
- Modification to the Compatibility Buffer which requires a Masonry Wall. In the agreement mentioned in the previous modification request above, the developer and adjacent property owner have also agreed for the developer to replace the residential board on board fence with a new 8' board on board fence in the respective location based on their agreement

Exception to Section 82-303, Compatibility Setback

- Modification to the Compatibility Setback-requires a 60-foot setback; we are requesting a modification along the southern property line to reduce the compatibility buffer to approximately 37'.

Exception to Section IV.C.5 of the Town's Engineering Design Criteria: Detention Facilities

- Modification to the TOFM Engineering Design Criteria Requirement to provide a wet retention pond; we are requesting to utilize dry ponds only

Sincerely,

1519 LLC

TBPE Firm Registration No. F-17299

Clint Lannen, P.E.

xc: Project File

CENTRAL TEXAS

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TBPLS#10193968 TBPE# F-17299 TBPLS#10194351 TBPLS# 10194283

A LEGACY OF INNOVATION

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 21-19**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.364 ACRES OF LAND SITUATED IN THE PERRY MALONE SURVEY, ABSTRACT NO. 836, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 173 (PD-173) WITH AGRICULTURAL DISTRICT (A) USES AND A NURSING OR CONGREGATE CARE FACILITY, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 4.364 acres of land situated in the Perry Malone Survey, Abstract No. 836, has filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on May 13, 2019, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on May 20, 2019, with respect to the proposed planned development district as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property;

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

Approximately 4.364 acres of land situated in the Perry Malone Survey, Abstract No. 836, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, conceptual elevations of the proposed Planned Development District No. 173 (PD-173), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations for this Planned Development District No. 173 (PD-173).

SECTION 3

The official map of the Town of Flower Mound is amended and the Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 173 (PD-173), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in "B," "C," "D," and "E," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

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 20TH DAY OF MAY, 2019.

APPROVED:

Steve Dixon
Steve Dixon, **MAYOR**

ATTEST:

Theresa Scott
Theresa Scott, **TOWN SECRETARY**

Being a 4.364 acre tract of land situated in the Perry Malone Survey, Abstract No. 836, City of Flower Mound, Denton County, Texas, and being all of the called 4.367 acre tract of land described in the deed to Mark S. Thompson, Trustee of the Mark S. Thompson Heritage Trust recorded in Document No. 2016-85607 of the Official Records of Denton County, Texas, said 4.364 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Arthur Surveying" found for the common southwest corner of said 4.367 acre tract of land and northwest corner of Lot 3R, Block D of Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods, an addition to the City of Flower Mound, Denton County, Texas recorded in Document No. 2010-94 of the Plat Records of Denton County, Texas, said 1/2 inch iron rod also being in the east line of a called 4.952 acre tract of land described in the deed to Joe H. Keahey and wife, Judy Keahey recorded in Volume 562, Page 48 of the Deed Records of Denton County, Texas;

THENCE North 01 degree 08 minutes 22 seconds West, with the common west line of said 4.67 acre tract of land and east line of said 4.952 acre tract of land, a distance of 681.45 feet to a 3.5 inch Texas Department of Transportation right-of-way monument found for the common northwest corner of said 4.367 acre tract of land, southwest corner of a called 0.0607 acre tract of land described in the deed to Denton County recorded in Document No. 2006-103588 of said Official Records of Denton County, Texas, and southeast corner of a called 0.0932 acre tract of land described in the deed to Denton County, recorded in Document No. 2006-103589 of said Official Records of Denton County, Texas, said 3.5 inch Texas Department of Transportation right-of-way monument also being in the south right-of-way line of FM 1171 (Cross Timbers Road) (a variable width right-of-way);

THENCE North 88 degrees 54 minutes 55 seconds East, with the common north line of said 4.367 acre tract of land, south line of said 0.0607 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road), passing at a distance of 144.34 feet, a 3.5 inch Texas Department of Transportation right-of-way monument found for the common southeast corner of said 0.0607 acre tract of land and southwest corner of a called 0.0761 acre tract of land described in the deed to Denton County, recorded in Document No. 2006-103587 of said Official Records of Denton County, Texas, in all, a distance of 229.58 feet to a 3.5 inch Texas Department of Transportation right-of-way monument found for and angle point in the common north line of said 4.367 acre tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road);

THENCE North 84 degrees 30 minutes 00 seconds East, with the common north line of said 4.367 acre tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road), a distance of 56.96 feet to a 3.5 inch Texas Department of Transportation right-of-way monument found for the common northeast corner of said 4.367 acre tract of land southeast corner of said 0.0761 acre tract of land, and southwest corner of a called 0.1468 acre tract of land described in the deed to Denton County, recorded in Document No. 2011-101915 of said Official Records of Denton County, Texas, said 3.5 inch Texas Department of Transportation right-of-way monument also being in the west line of a called 5.2185 acre tract of land described in the deed to Gary Johnson recorded in Document No. 99-R012887 of said Official Records of Denton County, Texas;

THENCE South 00 degrees 03 minutes 02 seconds East, with the common east line of said 4.367 acre tract of land and west line of said 5.2185 acre tract of land, a distance of 667.81 feet to a 3/8 inch iron rod found for the northwest corner of Lot 5, Block D of Flower Mound Woods, an addition to the City of Flower Mound, Denton County, Texas recorded in Document No. 2009-228 of said Plat Records of Denton County, Texas;

THENCE South 01 degree 53 minutes 57 seconds East, with the common east line of said 4.367 acre tract of land and west line of said Lot 5, a distance of 12.92 feet to a 1/2 inch iron rod found for the common southeast corner of said 4.367 acre tract of land and northeast corner of Lot 4R, Block D of said Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods;

THENCE South 87 degrees 49 minutes 33 seconds West, with the common south line of said 4.367 acre tract of land and north line of said Block D, a distance of 273.90 feet to the **POINT OF BEGINNING**, and containing 190,093 square feet or 4.364 acres of land, more or less.

Exhibit “B”

Development Standards

Planned Development District - 173 (PD-173) Windhaven Assisted Living

The development on the property comprising approximately 4.364 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.
 - a. Exhibit “C”: Conceptual Site Plan.
 - b. Exhibit “D”: Conceptual Landscape Plan.
 - c. Exhibit “E”: Conceptual Elevations.

B. PERMITTED USES.

1. Except as provided in this section, the uses listed as Permitted Uses in Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C”.
2. Nursing or congregate care facility.

C. SPECIFIC USES.

1. Except as provided in this section, the uses listed as Specific Uses in Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” with a Specific Use Permit (SUP) approved by the Town Council.
2. Nursing or congregate care facility does not require a Specific Use Permit.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” as only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.

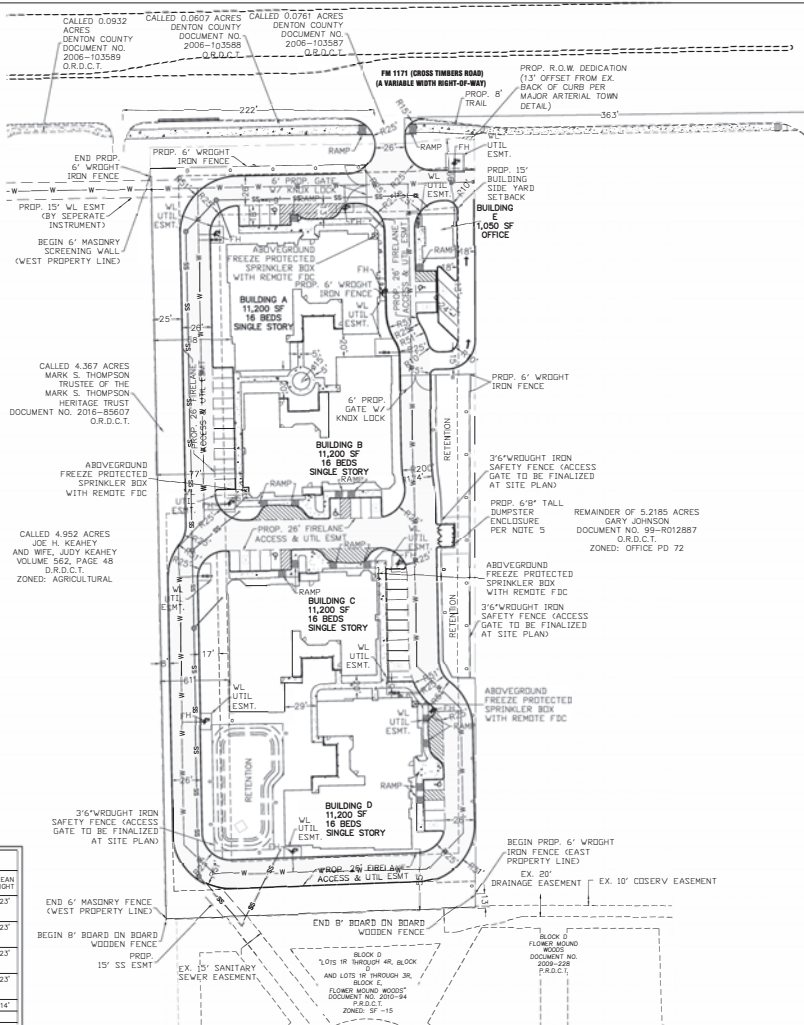
E. DIMENSIONAL REGULATIONS. Except as provided in this section, the dimensional regulations listed for Agricultural District (A) in the Town’s Zoning Ordinance shall be required for this Planned Development.

1. Nursing or congregate care facility.
 - a. Front yard. A maximum fence height of six feet is permitted in the front yard as designated on Exhibit “C”.
 - b. Side yard. A minimum setback of 15 feet from the eastern property line shall be provided for any portion of Building E as designated on Exhibit “C”.

F. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Driveway Spacing. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.
2. Compatibility Buffer-Section 82-302.
 - a. Except as provided in this section, the compatibility buffer applies to this Planned Development.
 - b. Nursing or congregate care facility.
 - i. Except as provided in this subparagraph, a 25-foot-wide compatibility buffer along the northernmost 320 feet (approximate) of the western property line shall be provided as designated on Exhibit "D".

AA. A 25-foot-wide compatibility buffer, consisting of eight-foot-wide and 17-foot-wide sections along the southernmost 360 feet (approximate) of the western property line shall be provided as designated on Exhibit "D".
 - ii. A minimum of 38 native shade trees, each a minimum three-inch caliper, shall be provided within the compatibility buffer along the western property line.
 - iii. A minimum of 17 native shade trees, each a minimum three-inch caliper, shall be provided within the compatibility buffer along the southern property line.
 - iii. A minimum eight-foot-tall wood fence, board-on-board construction, along the southern property line and the southernmost 13 feet of the eastern property line shall be provided as designated on Exhibit "D".
3. Compatibility Setback-Section 82-303.
 - a. Except as provided in this section, the compatibility setback applies to this Planned Development.
 - b. Nursing or congregate care facility.
 - i. A minimum setback of 50 feet from the southern property line shall be provided.
4. Design Standards.
 - a. The overall design of buildings as well as the various fence and wall sections shown on the conceptual site plan shall be in general compliance with Exhibit "E".



LEGEND

	ABOVEGROUND FREEZE-PROTECTED SPRINKLER VALVE ENCLOSURES WITH REMOTE FDC
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER METER

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Waco, TX 76710
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TBPLS # 10193968
TBPE # F-17299



1519
SURVEYING & ENGINEERING

WINDHAVEN ASSOCIATED LIVING
4.387 ACRES
3601 CROSS TIMBERS RD.
FLOWER MOUND, DENTON COUNTY, TX

CONCEPTUAL SITE PLAN

DRAWN: TDC
DATE: 02/05/2018
1519 JOB#: 41669
SHEET NO:
HYTERITY

SITE DATA:	
PHYSICAL ADDRESS	3801 CROSS TIMBERS RD
GROSS SITE AREA	4.36 ACRES 190,035 S.F.
NET SITE AREA	3.64 ACRES 158,595 S.F.
ZONING:	AGRICULTURAL
CURRENT USE:	MOBILE HOMES
PROPOSED USE, NURSING OR CARE FACILITY	LOT COVERAGE DATA
PROPOSED TOTAL BUILDING COVERAGE:	45,850 S.F.
PROPOSED IMPERVIOUS AREA	126,663 S.F.
PROPOSED PERVIOUS AREA	64,402 S.F.
PARKING SUMMARY:	
OFFICE	REQUIRED: 04, PROVIDED: 07
NURSING OR CARE FACILITY	REQUIRED: 43, PROVIDED: 40
TOTAL PARKING:	REQUIRED: 47, PROVIDED: 47
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.	

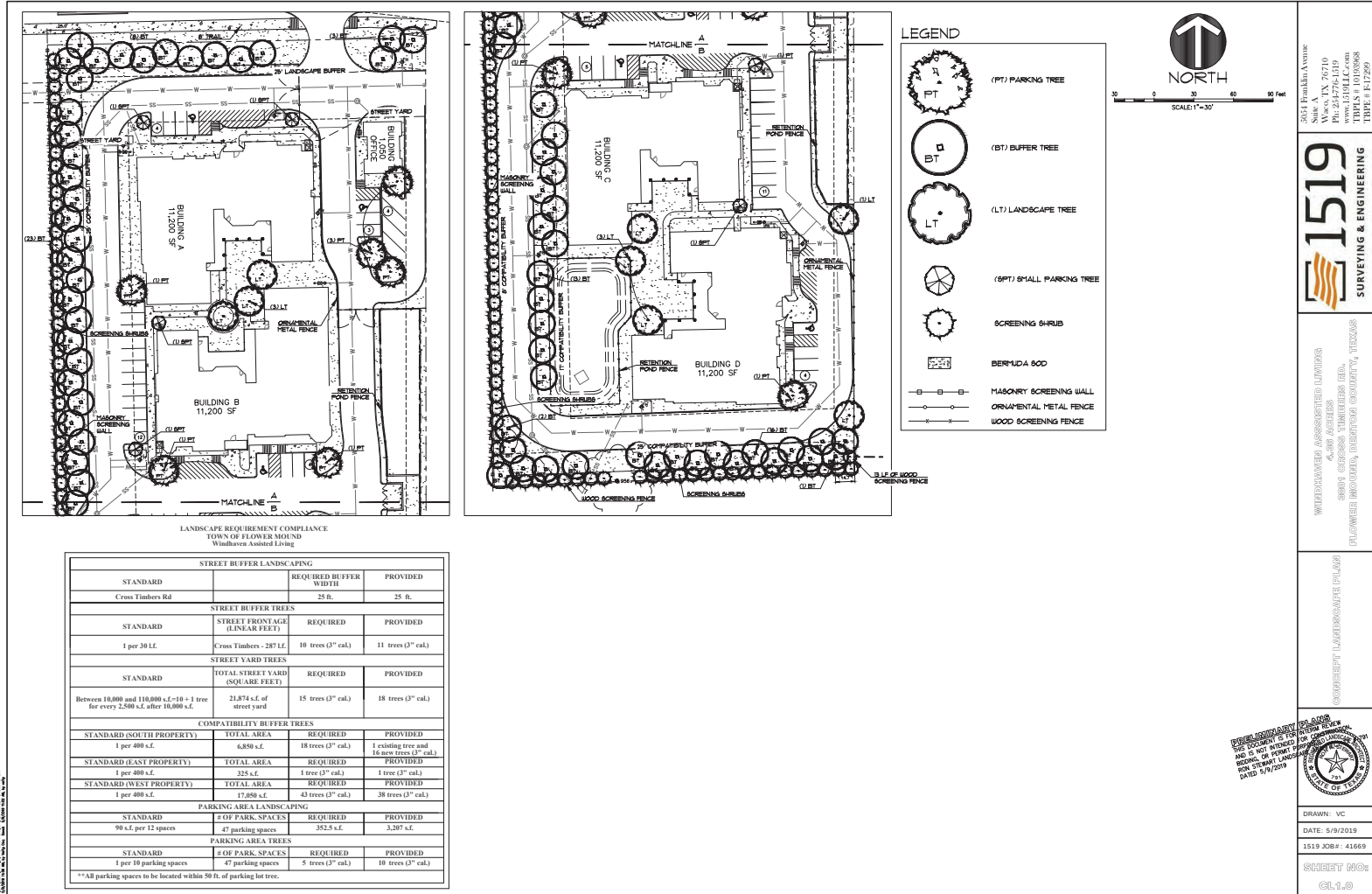
BUILDING DATA							
BUILDING	RESIDENTIAL UNITS	OFFICE UNITS	TOTAL UNITS	TOTAL FLOOR AREA (SF)	STORES	PEAK HEIGHT	MEAN HEIGHT
A	NURSING /CONJUGATE CARE	NONE	NONE	11,200	1	34'	23'
B	NURSING /CONJUGATE CARE	NONE	NONE	11,200	1	34'	23'
C	NURSING /CONJUGATE CARE	NONE	NONE	11,200	1	34'	23'
D	NURSING /CONJUGATE CARE	NONE	NONE	11,200	1	34'	23'
E	OFFICE	NONE	1	1,050	1	19'	14'
TOTALS:	48	1	49	45,800			

ENGINEER
1519 LLC
5054 FRANKLIN AVENUE
STE. A, WACO, TEXAS 76710
CONTACT: CLINT LANNEN P.E.
PHONE: 254-776-1519

DEVELOPER/OWNER
WINDHAWK SENIOR LIVING, LTD
4500 RAFTERS SUITE 115
ADDITION, TEXAS 75001
CONTACT: DAVID GOLDSTEIN
PHONE: 214-244-2945

SURVEYOR
1519 LLC
5054 FRANKLIN AVENUE
STE. A, WACO, TEXAS 76710
CONTACT: DAVID LOSTER P.E./P.L.S.
PHONE: 254-776-1519

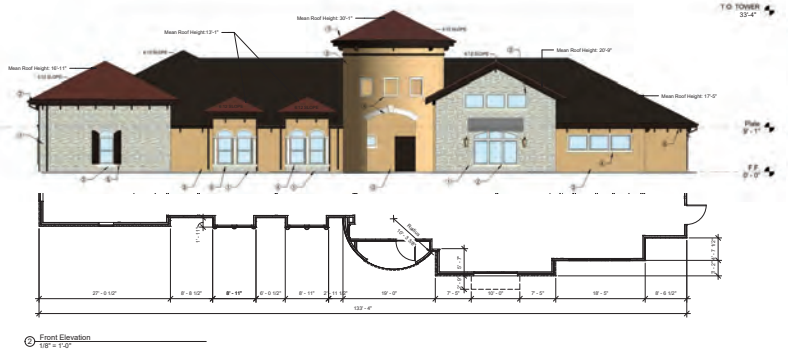
PRELIMINARY PLANS
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CLINT D. LANNEN, PE # 107845
DATE: 01/09/2019



MATERIAL LEGEND	
STONE: SALADO QUARRY "SONOMA CAVE"	
CLAY STONE: STONE LUSHER "WAIN"	
STUCCO: SHERWIN WILLIAMS EXT. PAINT "GOLDEN FLESCY" (SW 608)	
STUCCO: TRIM: BENJAMIN MOORE EXT. PAINT "NAUSEY" (1670)	
WOOD TRIM: SHERWIN WILLIAMS EXT. PAINT "BLACK BEAN"	
SHINGLE ROOF: GUTTAH TILES "CLASSIC SHAHERRIS WOOD"	
TRIM: COTTON ROOF: BORN ROOFING "TEAS ESPANO"	
CONCRETE: METAL: SHERWIN WILLIAMS EXT. PAINT "BLACK BEAN"	
WOOD: FENCE: PAINT "BLACK"	
PRECAST CONCRETE PANEL WITH STONE MOLD PAINTED TO MATCH SALADO QUARRY STONE "SONOMA CAVE"	
WOOD: FENCE: STAINED	

MATERIAL TRANSLATION CHART				
Material	Material	Material	Material	Material
Roofing SF (Shingles of Stone and Windows)	1685	1273	960	965
Stucco and Windows SF	273	188	300	231
Primary Masonry Material (Brick)	1631 SF and 86.6 % of 2	1243 SF and 97.8% of 2	969 SF and 93.2% of 2	960 SF and 90% of 2
Stucco	817 SF and 45.7% of 2	617 SF and 48.5% of 2	808 SF and 78.0% of 2	815 SF and 78.5% of 2
Stucco	75.5 SF and 4.3% of 2	53.5 SF and 4.2% of 2	53.5 SF and 5.1% of 2	53.5 SF and 5.1% of 2
Stucco	11 SF and 0.6% of 2	10 SF and 0.8% of 2	0 SF and 0% of 2	0 SF and 0% of 2
Secondary Masonry				
Stucco (New 20%)	54 SF and 3.2% of 2	40 SF and 3.2% of 2	40 SF and 3.2% of 2	40 SF and 3.2% of 2
Stucco (New 20%)	54 SF and 3.2% of 2	40 SF and 3.2% of 2	40 SF and 3.2% of 2	40 SF and 3.2% of 2

- Notes:
- All retaining/detaining walls, turn-down curbs, base retaining walls shall be clad in a material to match the material of the building.
 - All ground based HVAC shall be screened with live screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
 - All electrical panels and associated components shall be painted/textured to match the color of the building.
 - Complete screening wall requires a separate building permit.
 - Signs require a separate building permit. Any signs depicted on the subject site plan elevations are not approved as part of this review and must comply with all applicable laws/regulations.
 - Reference to directional orientation for each facade for all buildings will be clarified at site plan application.
 - The Conceptual Site Plan provides for four residential buildings. The architecture, design, colors, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



CaCo Architecture, LLC
1412 Main St. Suite 1600
Dallas, TX 75202
Tel: 972.354.7800 Fax: 972.354.7801



Windhaven Senior Living Center

Windhaven Management, LLC
3801 Cross Timbers Rd.
Flower Mound, TX 75028

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Project Number: 1930-001
Drawn By: Author
Issue Date: 02/02/2019
Revised:

Sheet Title: CONCEPTUAL ELEVATIONS- CONGREGATE CARE
Sheet Number: A.2.1



CaCo Architecture, LLC
1412 Main St. Suite 1600
Dallas, TX 75202
Tel: 972.264.7800 Fax: 972.264.7801



MATERIAL LEGEND				
◆	STONE: SAILBO QUARRY "SILVERSTONE"			
◆	CAST STONE: STONE LEGENDS "WHITE"			
◆	STUCCO: SHERMAN WILLIAMS EXT. PAINT "GOLDEN FLECK" (SW 608)			
◆	STUCCO TRIM: BENJAMIN MOORE EXT. PAINT "MILKMAN" (1007)			
◆	WOOD TRIM: LEGENDS: SHERMAN WILLIAMS EXT. PAINT "BLACK BERRY"			
◆	SINGLE ROOF: CERTAIN TEE: "CLASSIC WEATHERED WOOD"			
◆	TERRA COTTA ROOF: BORAL ROOFING "TEJAS ESPANOL"			
◆	CORRUGATED METAL: SHERMAN WILLIAMS EXT. PAINT "BLACK BERRY"			
◆	METAL FENCE: PAINT BLACK			
◆	PRECAST CONCRETE PANEL WITH STONE MOLD: PAINTED TO MATCH SAILBO QUARRY STONE "SILVERSTONE"			
◆	WOOD FENCE: STAINED			

Masonry Fabrication Notes				
Face Elevation	East Side Elevation	South Elevation	West Side Elevation	
Front Facade SF	1585	1275	966	986
Roofing SF (Exclusive of Steps and Staircase)	275	189	302	234
Roofs and Windows SF (Netto Area)	1633 SF and 56.8 SF of 2	1243 SF and 97.8 SF of 2	885 SF and 58.3 SF of 2	946 SF and 58.5 SF of 2
Other Masonry Materials (Netto Area)	1633 SF and 56.8 SF of 2	1243 SF and 97.8 SF of 2	885 SF and 58.3 SF of 2	946 SF and 58.5 SF of 2
Other Masonry (Netto Area)	1633 SF and 56.8 SF of 2	1243 SF and 97.8 SF of 2	885 SF and 58.3 SF of 2	946 SF and 58.5 SF of 2
Other Masonry (Netto Area)	1633 SF and 56.8 SF of 2	1243 SF and 97.8 SF of 2	885 SF and 58.3 SF of 2	946 SF and 58.5 SF of 2

- Note:
- All retaining deterring walls, turn-down curbs, tree retaining walls shall be clad in a material to match the material of the building.
 - All ground based HVAC shall be screened with fine screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
 - All electrical panels and associated components shall be painted/finished to match the color of the building.
 - Computer screening wall requires a separate building permit.
 - Signs require a separate building permit. Any signs depicted on the subject site plan elevations are not represented as part of this review and must comply with all applicable local regulations.
 - Reference to dimensional elevations for each building will be clarified as site plan application.
 - The Conceptual Site Plan provides for four residential buildings. The architecture, design, colors, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



1. Rear Elevation
1/8" = 1'-0"

Windhaven Senior Living Center

Windhaven Management, LLC
3801 Cross Timbers Rd.
Flower Mound, TX 75028

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Project Number:
1830-001
Drawn By:
Author:
Issue Date:
02/07/2019
Revised:

Sheet Title:
CONCEPTUAL ELEVATIONS:
CONGREGATE CARE
Sheet Number:
A.2.2



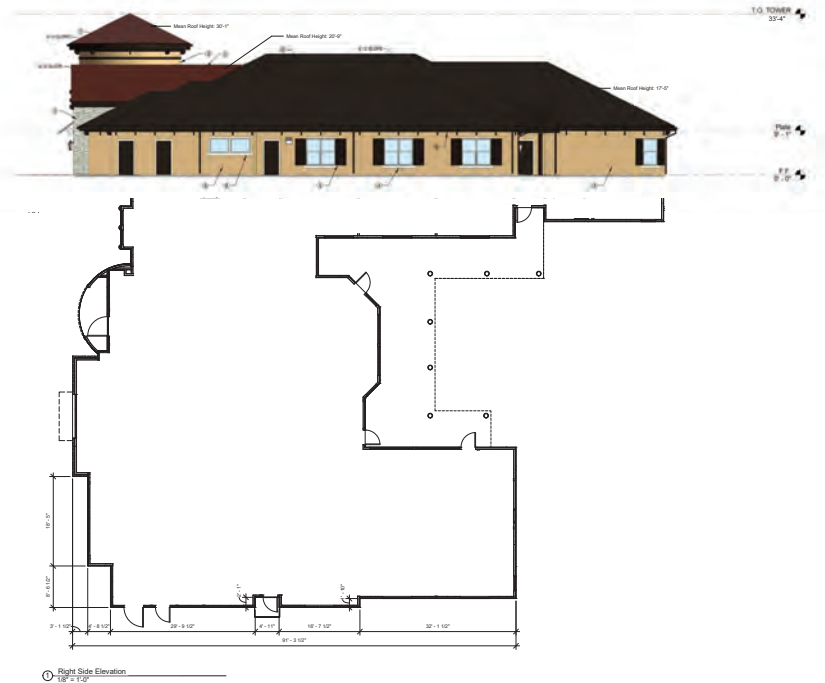
CaCo Architecture, LLC
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Dallas, TX 75202
Tel: 972.264.7800 Fax: 972.934.7801



INTERNAL LEGEND	
◊	STONE: SANDED QUARRY "TOMAMA CHALK"
◊	CHART STONE: STONE LEGGINGS "WHITE"
◊	STUCCO: SHERWIN WILLIAMS EXT. PAINT "GOLDEN FLESCD" (SW 688)
◊	STUCCO TRIM: BENJAMIN MOORE EXT. PAINT "MILK" (1075)
◊	WOOD: TRIM/LEGGINGS: SHERWIN WILLIAMS EXT. PAINT "BLACK BEAM"
◊	SHINGLE ROOF: CERTIFIED "CLASSIC WEATHERED WOOD"
◊	TERRA COTTA ROOF: BONA ROOFING "TELAR ESPANA"
◊	CORRUGATED METAL: SHERWIN WILLIAMS EXT. PAINT "BLACK BEAM"
◊	METAL: FENCE: PAINT: BLACK
◊	PRECAST CONCRETE PANEL WITH STONE MOLD: PAINTED TO MATCH SAND QUARRY STONE "TOMAMA CHALK"
◊	WOOD: FENCE: STAINED

Material Takeoff Sheet				
	North Elevation	East Side Elevation	West Elevation	West Side Elevation
Exterior Walls SF	1555	1273	986	986
Roof and Windows SF	275	104	304	231
Primary Masonry Material (See Note)	1581 SF and 50.5% of 2	1243 SF and 37.2% of 2	897 SF and 32.3% of 2	546 SF and 50% of 2
Secondary Masonry Material (See Note)	15 SF and 0.5% of 2	10 SF and 0.3% of 2	10 SF and 0.3% of 2	10 SF and 0.3% of 2
Roof Material (See Note)	15 SF and 0.5% of 2	10 SF and 0.3% of 2	10 SF and 0.3% of 2	10 SF and 0.3% of 2
Other Material	15 SF and 0.5% of 2	10 SF and 0.3% of 2	10 SF and 0.3% of 2	10 SF and 0.3% of 2

- Note:
1. All retaining retaining walls, turn-down curbs, free retaining walls shall be clad in a material to match the material of the building.
 2. All ground based HVAC shall be screened with free screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
 3. All electrical panels and associated components shall be painted/finished to match the color of the building.
 4. Computer modeling and requires a separate building permit.
 5. Signs require a separate building permit. Any signs depicted on the subject site plan elevations are not improved as part of this review and must comply with all applicable local regulations.
 6. Reference to directional orientation for each building for all buildings will be clarified in site plan application.
 7. The Conceptual Site Plan provides for four residential buildings. The architecture, design, colors, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



Right Side Elevation
1/8" = 1'-0"

Windhaven Senior Living Center

Windhaven Management, LLC
3801 Cross Timbers Rd.
Flower Mound, TX 75028

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Project Number: 1820-001
Drawn By: Author
Issue Date: 06/25/2019
Revised:

Sheet Title: CONCEPTUAL ELEVATIONS- CONGREGATE CARE
Sheet Number: A 2.3

Sheet Title
CONCEPTUAL OFFICE
ELEVATIONS
Sheet Number
A 3.0



 SPECIMEN TREE
TO REMAIN

 SPECIMEN TREE
TO BE REMOVED

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS	REMOVED	MITIGATION
505	26	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA, measured 3' above grade	Yes	52
506	25	American Elm	<i>Ulmus americana</i>	Yes	Specimen, BA	Yes	50
507	31	American Elm	<i>Ulmus americana</i>	Yes	Stressed, in Decline	Yes	62
518	22	Blackjack Oak	<i>Quercus marilandica</i>	Yes	Specimen, BA	Yes	44
956	31	Pine	<i>Pinus taeda</i>	Yes	Specimen, OBA	No	
975	25	American Elm	<i>Ulmus americana</i>	Yes	Specimen, BA	Yes	50
981	30	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA	Yes	60
984	29	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA	Yes	58
2953	24	Post Oak	<i>Quercus stellata</i>	Yes	Specimen, OBA	Yes	48
2968	33	Post Oak	<i>Quercus stellata</i>	Yes	Specimen, OBA	Yes	66
					TOTAL SPECIMEN TREES ON SITE		10
					TOTAL SPECIMENS REMOVED		9
					TOTAL INCHES TO MITIGATE		490

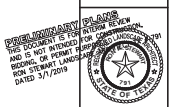


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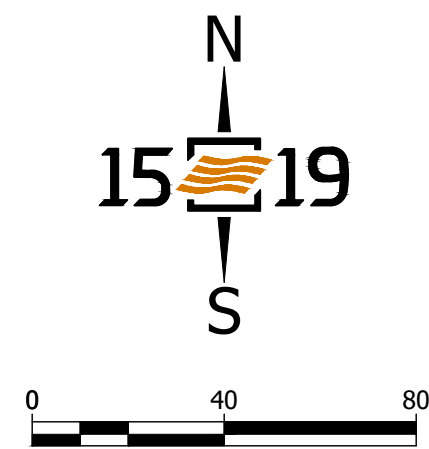


WINDHAVEN ASSISTED LIVING
4.36 ACRES
3901 CROSS TIMBERS RD.
FLOWER MOUND, DENTON COUNTY, TEXAS

SPECIMEN TREE SURVEY



DRAWN: VC
DATE: 03/01/2019
1519 JOB#: 41669
SHEET NO: T1.0



SITE DATA:

PHYSICAL ADDRESS

3801 CROSS TIMBERS RD

GROSS SITE AREA

4.28 ACRES 186,499 S.F.

ZONING:

AGRICULTURAL

CURRENT USE:

MOBILE HOMES

PROPOSED USE:

NURSING OR CONGREGATE CARE FACILITY LOT

COVERAGE DATA:

PROPOSED TOTAL BUILDING COVERAGE:

46,562 S.F.

PROPOSED IMPERVIOUS AREA(INCL. BUILDINGS)

125,177 S.F.

PROPOSED PERVIOUS AREA

57,429 S.F.

PARKING SUMMARY:

OFFICE

REQUIRED:05, PROVIDED:06

NURSING OR CONGREGATE CARE FACILITY

REQUIRED:43, PROVIDED:42

TOTAL PARKING:

REQUIRED:48, PROVIDED:48

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

- NOTES:
1. THIS PROPERTY IS LOCATED WITHIN A FEMA ZONE "X", PER FEMA MAP PANEL 48121C0540G, DATED 04/18/2011.

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

3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING

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

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

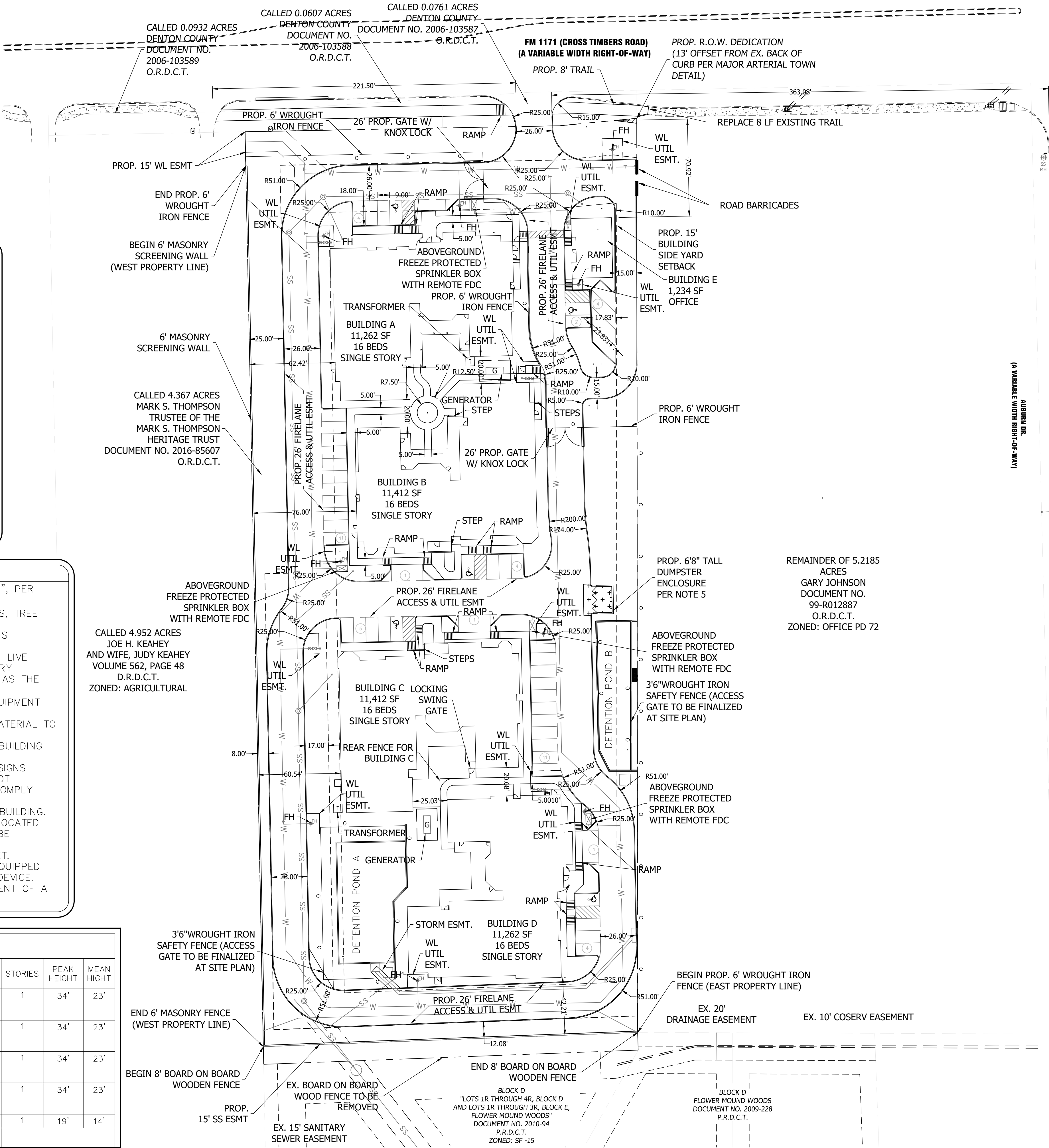
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.

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

8. THE FDC WILL BE LOCATED REMOTELY, NOT ON THE BUILDING. THESE MUST BE WITHIN FIFTY FEET OF A HYDRANT LOCATED ON THE SAME SIDE OF THE FIRE LANE. THESE MAY BE LOCATED IN THE ABOVEGROUND FREEZE PROTECTED ENCLOSURES IF THE SPACING REQUIREMENTS ARE MET.

9. ANY GATE THAT CROSSES THE FIRE LANE WILL BE EQUIPPED WITH AN APPROVED 3M BRAND OPTI-COM OPENING DEVICE. KNOX LOCKS WILL BE PROVIDED FOR USE IN THE EVENT OF A POWER FAILURE

BUILDING DATA								
BUILDING		RESIDENTIAL UNITS	OFFICE UNITS	TOTAL UNITS	TOTAL FLOOR AREA (SF)	STORIES	PEAK HEIGHT	MEAN HEIGHT
A	NURSING /CONGREGATE CARE	16	NONE	16	11,262	1	34'	23'
B	NURSING /CONGREGATE CARE	16	NONE	16	11,412	1	34'	23'
C	NURSING /CONGREGATE CARE	16	NONE	16	11,412	1	34'	23'
D	NURSING /CONGREGATE CARE	16	NONE	16	11,262	1	34'	23'
E	OFFICE	NONE	1	1	1,234	1	19'	14'
TOTALS:		64	1	65	46,582			



LEGEND

ABOVEGROUND FREEZE-PROTECTED SPRINKLER VALVE ENCLOSURES WITH REMOTE FDC

SANITARY SEWER MANHOLE

FIRE HYDRANT

WATER METER

PROP. TRANSFORMER LOCATION

PROP. GENERATOR LOCATION

PAVEMENT LEGEND

DRIVEWAY/FIRELANE PAVEMENT
PROP 6" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.

DUMPSTER HEAVY USE PAVEMENT
PROP 7" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.

LIGHT DUTY PAVEMENT (PARKING)
PROP 5" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.

SIDEWALK PAVEMENT
PROP 4" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W.

NOTES

1. PAVEMENT BASE SHALL BE 6" SCARIFIED AND LIME TREATED @ 7% AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND WITHIN THE RANGE OF 0 TO 4 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. PI ≤ 15.0

2. THE SUBGRADE SHALL BE PER GEOTECH REPORT.

3. THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

The Town of Flower Mound Construction Standards apply, whether indicated on these plans or not.

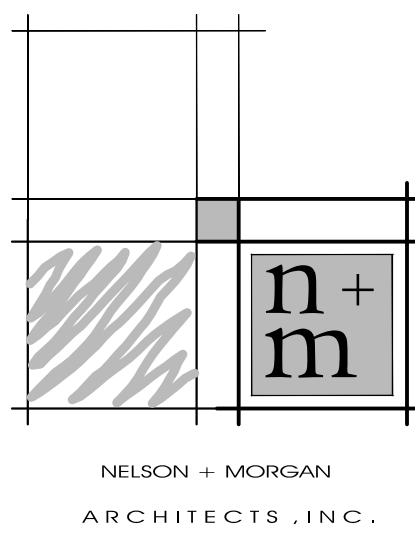
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CLINT LANNEN, P.E.
TEXAS P.E. 107845

RELEASED ON: December 13, 2021



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Planners
Interior Design

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NEW CAMPUS
FOR
WINDHAVEN SENIOR LIVING

FLORIDA MOUND

JOB: NMA19003

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Date: 7/1/2019
Revision:

Issued for: Date:
Review -
Pricing -
Bidding -
Construction -

CONCEPTUAL
SITE PLAN

SHEET

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Windhaven Assisted Living



WINDHAVEN
4.36 Acres
3801 CROSS TIMBERS ROAD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW,
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
791
DATED 1/12/2022



Drawn By: MR
Date: 06/21/2021
Scale: 1"=20'
Revisions:
08/06/2021
01/12/2021

18261

L2.0

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Cross Timbers Rd		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf.	Cross Timbers - 287 L.f.	10 trees (3" cal.)	20 existing trees
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	21,874 s.f. of street yard	15 trees (3" cal.)	20 existing trees and 6 new trees (3" cal.)
COMPATIBILITY BUFFER TREES			
STANDARD (SOUTH PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
1 per 400 s.f. Width = 12 ft	3,328 s.f.	9 trees (3" cal.)	11 new trees (3" cal.)
STANDARD (EAST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
1 per 400 s.f.	325 s.f.	1 tree (3" cal.)	1 tree (3" cal.)
STANDARD (WEST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
1 per 400 s.f. Width varies = 8 to 25 ft	10,492 s.f.	27 trees (3" cal.)	1 existing tree and 30 new trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	47 parking spaces	3,52.5 s.f.	3,207 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	47 parking spaces	5 trees (3" cal.)	10 trees (3" cal.)
**All parking spaces to be located within 50 ft. of parking lot tree.			

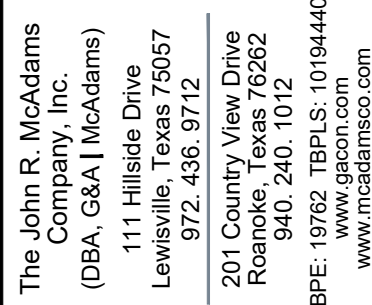
NOTE: ALL BUILDING FOUNDATION LANDSCAPE BEDS WILL CONTAIN GRANITE MULCH.

	(LO) LIVE OAK <i>Quercus virginiana</i>		(CT) CHASTE TREE <i>Vitex agnus-castus</i>		(TY) TWIST LEAF YUCCA <i>Yucca rupicola</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(NRS) NELLIE R. STEVENS <i>Ilex x 'Nellie R. Stevens'</i>		(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(ERC) EASTERN RED CEDAR <i>Juniperus virginiana</i>		(FF) FROG FRUIT <i>Phyla nodiflora</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(BPJ) BLUE POINT JUNIPER <i>Juniperus chinensis 'Blue Point'</i>		SEASONAL COLOR
	(SM) SOUTHERN MAGNOLIA <i>Magnolia grandiflora</i>		(DP) DWARF PALMETTO <i>Sabal minor</i>		BERMUDA SOD
	(BH) BURFORD HOLLY <i>Ilex cornuta 'Burfordii'</i>		(DWM) DWARF WAX MYRTLE <i>Myrica pusilla</i>		BARK MULCH
	(PEC) PECAN <i>Carya illinoensis</i>		(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Bartstar Dwarf'</i>		NOTE: ALL LANDSCAPE BEDS WILL CONTAIN DECOMPOSED GRANITE.
	(LP) LOBLOLLY PINE <i>Pinus taeda</i>		(GM) GULF MUHLY <i>Muhlenbergia capillaris</i>		
			(ART) ARTEMISIA <i>Artemisia schmidtiana 'Silver Mound'</i>		
			(RY) RED YUCCA <i>Hesperaloe parviflora</i>		

NOTE: ALL LANDSCAPE BEDS WILL CONTAIN DECOMPOSED GRANITE.

MATCHLINE - SHEET L2.0
MATCHLINE - SHEET L2.1

File: Z:\2018\18261\Drawings\FP & Const Plans\SHEETS\18261 LS
 Plotted: 1/12/2022 3:40 PM, by Verity Burke, Saved: 1/12/2022 3:37 PM, by wccc



WINDHAVEN
4.36 Acres
3801 CROSS TIMBERS ROAD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
PURPOSED FOR LANDSCAPE ARCHITECTURE
RON K. STEWART
791
REGISTERED PROFESSIONAL
STATE OF TEXAS

Drawn By: MR
Date: 06/21/2021
Scale: 1"=20'
Revisions:
08/06/2021
01/12/2021

18261

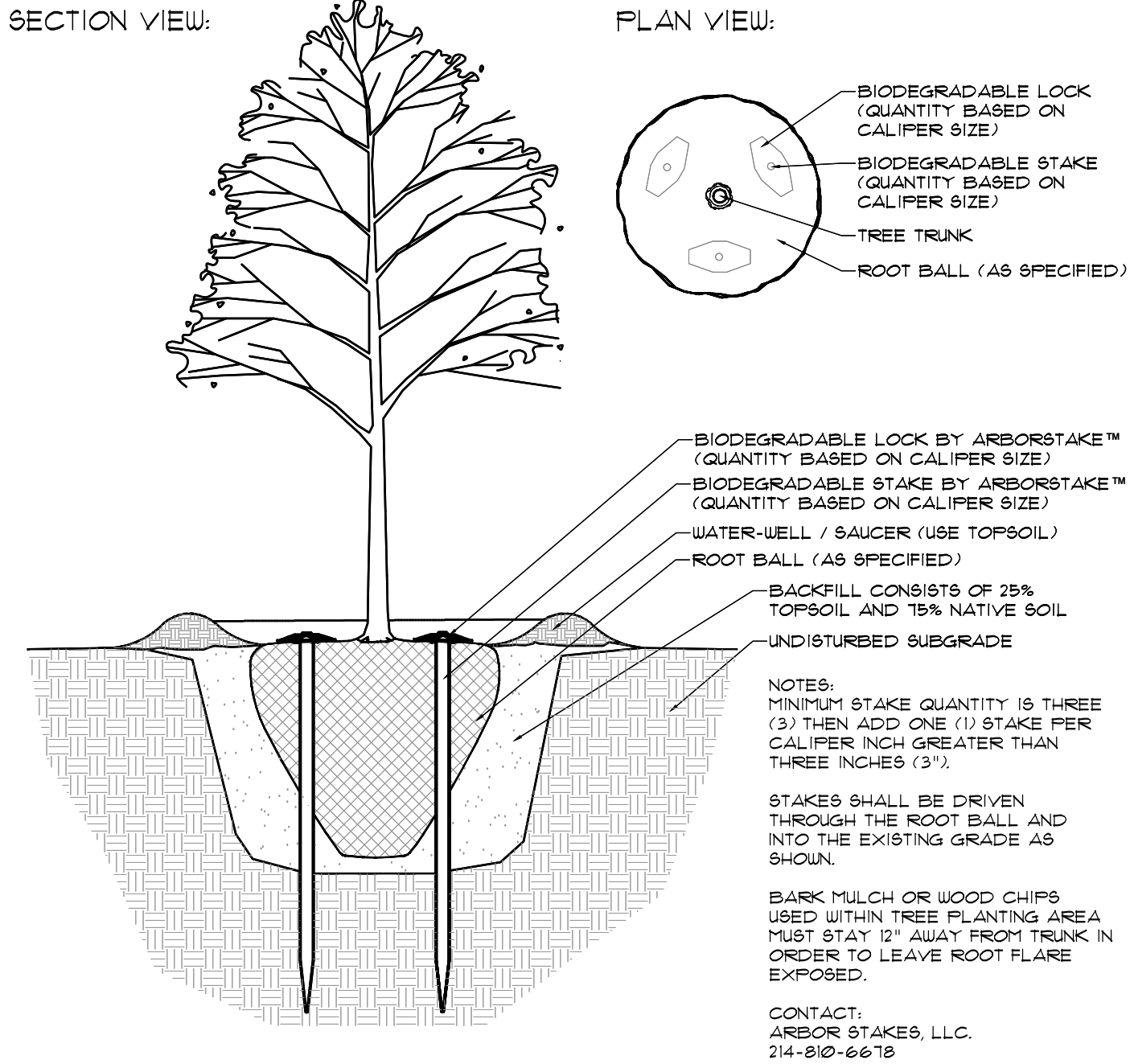
L2.1

	(LO) LIVE OAK <i>Quercus virginiana</i>		(CT) CHASTE TREE <i>Vitex agnus-castus</i>		(TY) TWIST LEAF YUCCA <i>Yucca rupicola</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(NRS) NELLIE R. STEVENS <i>Ilex x Nellie R. Stevens'</i>		(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(ERC) EASTERN RED CEDAR <i>Juniperus virginiana</i>		(FF) FROG FRUIT <i>Phyla nodiflora</i>
	(BPJ) BLUE POINT JUNIPER <i>Juniperus chinensis Blue Point'</i>		(DPJ) DWARF PALMETTO <i>Sabal minor</i>		SEASONAL COLOR
	(BC) BALD CYPRRESS <i>Taxodium distichum</i>		(DB) BURFORD HOLLY <i>Ilex cornuta 'Burfordii'</i>		BERMUDA SOD
	(SM) SOUTHERN MAGNOLIA <i>Magnolia grandiflora</i>		(DUM) DWARF WAX MYRTLE <i>Myrica pauciflora</i>		(GM) GULF MUHLY <i>Muhlenbergia capillaris</i>
	(PEC) PECAN <i>Carya illinoensis</i>		(DT) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Barister Dwarf'</i>		(ART) ARTEMISIA <i>Artemisia schmidtiana 'Silver Mound'</i>
	(LP) LOBLOLLY PINE <i>Pinus taeda</i>		(RY) RED YUCCA <i>Hesperaloe parviflora</i>		BARK MULCH

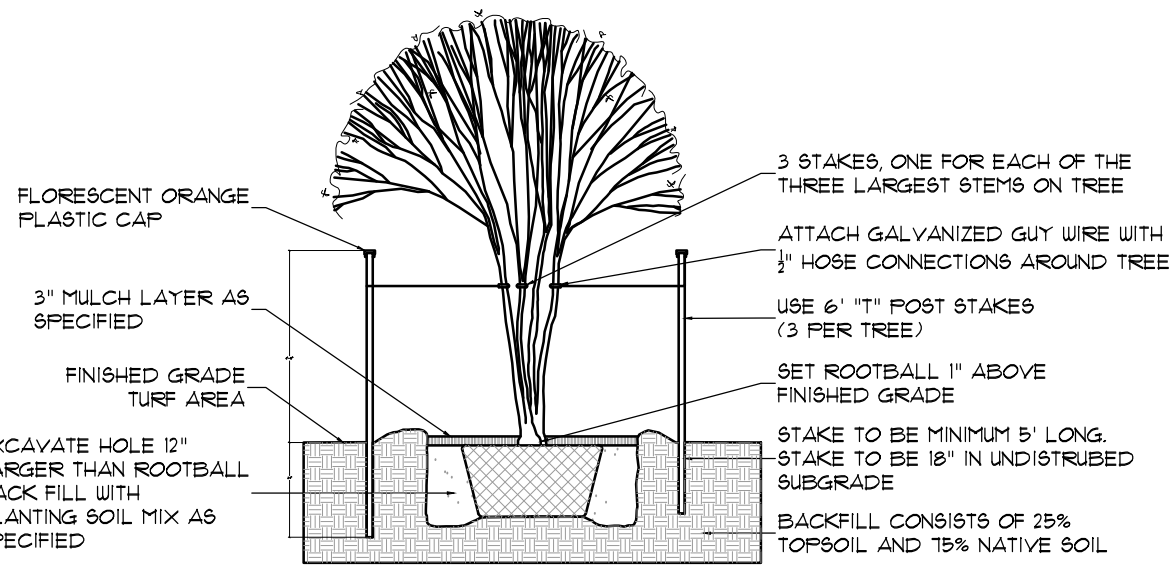
NOTE: ALL LANDSCAPE BEDS WILL CONTAIN DECOMPOSED GRANITE.

NOTE: ALL BUILDING FOUNDATION LANDSCAPE BEDS WILL CONTAIN GRANITE MULCH.

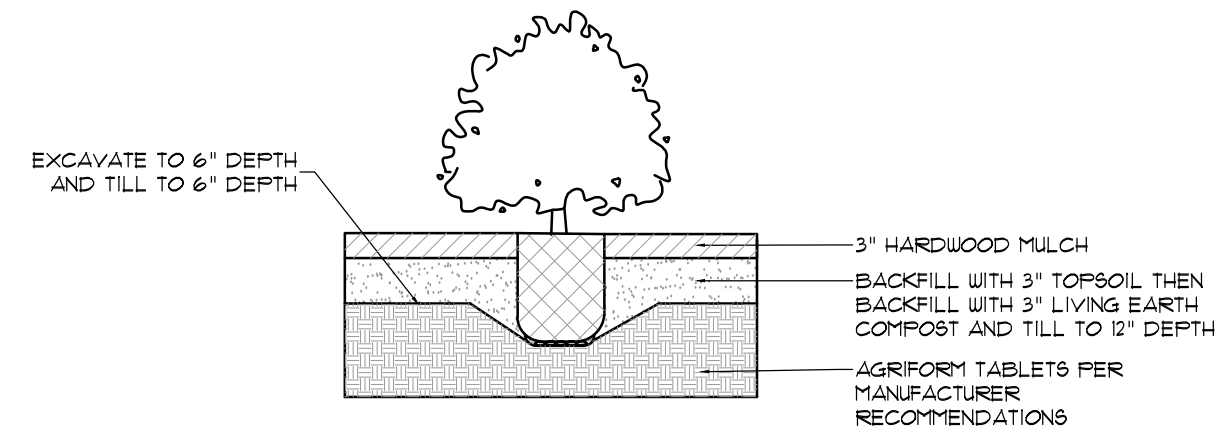
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS	
14%	11	CATHEDRAL LIVE OAK	<i>Quercus virginiana</i> 'Cathedral Oak'	3"	10'-12'	Per Plan	Single Trunk
19%	15	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
19%	15	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
11%	9	BALD CYPRESS	<i>Taxodium distichum</i>	3"	10'-12'	Per Plan	Single Trunk
12%	10	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>	3"	10'-12'	Per Plan	Single Trunk
7%	6	PECAN	<i>Carya illinoensis</i>	3"	10'-12'	Per Plan	Single Trunk
9%	7	LOBLOLLY PINE	<i>Pinus taeda</i>	3"	10'-12'	Per Plan	Single Trunk
10%	8	CHASTE TREE	<i>Vitex agnus-castus</i>	20gal.	3'-4'	Per Plan	Multi Trunk
	52	NELLIE R STEVENS	<i>Ilex</i> x 'Nellie R. Stevens'	20gal.	5'-6'	Per Plan	Full
	28	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	20gal.	5'-6'	Per Plan	Full
	13	BLUE POINT JUNIFER	<i>Juniperus chinensis</i> 'Blue Point'	20gal.	7'-8'	Per Plan	Multi Trunk
	10	DWARF PALMETTO	<i>Sabal texana</i>	15gal.	3'-4'	Per Plan	Full
	4	BURFORD HOLLY	<i>Ilex cornuta</i> 'Burfordii'	5gal.	30"	4'-0"	Full
	41	DWARF WAX MYRTLE	<i>Myrica pusilla</i>	5gal.	24"	4'-0"	Full
	62	PINK MUHLY	<i>Muhlenbergia capillaris</i>	3gal.	18"	3'-0"	Xeri
	63	DWARF TEXAS SAGE	<i>Leucophyllum frutescens</i> 'Bertstar'	3gal.	18"	3'-0"	Xeri
	67	ARTEMISIA	<i>Artemisia schmidtiana</i> 'Silver Mound'	3gal.	18"	3'-0"	Xeri
	22	RED YUCCA	<i>Hesperaloe parviflora</i>	3gal.	12"	3'-0"	Xeri
	83	TwIST LEAF YUCCA	<i>Yucca rupicola</i>	3gal.	18"	2'-0"	Xeri
	163	MEXICAN FEATHER GRASS	<i>Nassella tenuissima</i>	3gal.	12"	2'-0"	Xeri
	552	FROG FRUIT	<i>Phyla nodiflora</i>	4"pot		12" o.c.	Full
	342	SEASONAL COLOR		4"pot		12" o.c.	Full
	42,185	BERMUDA SOD					



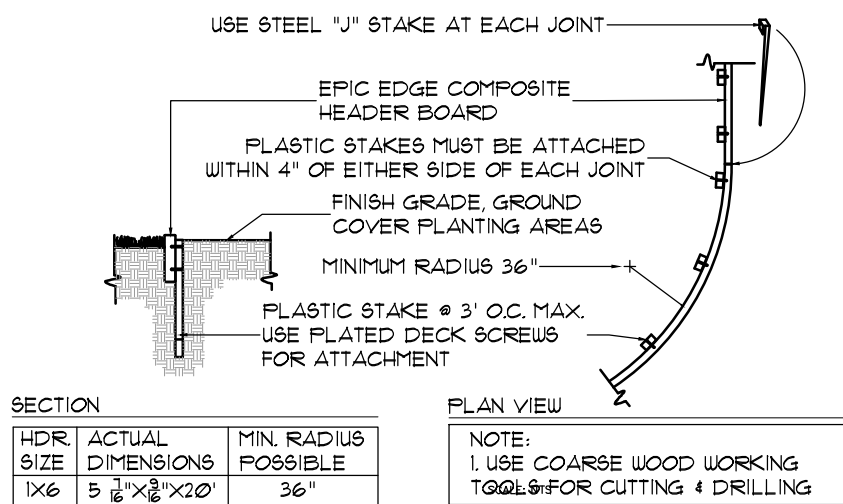
1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



2. MULTI TRUNK TREE STAKING
1/4"=1'

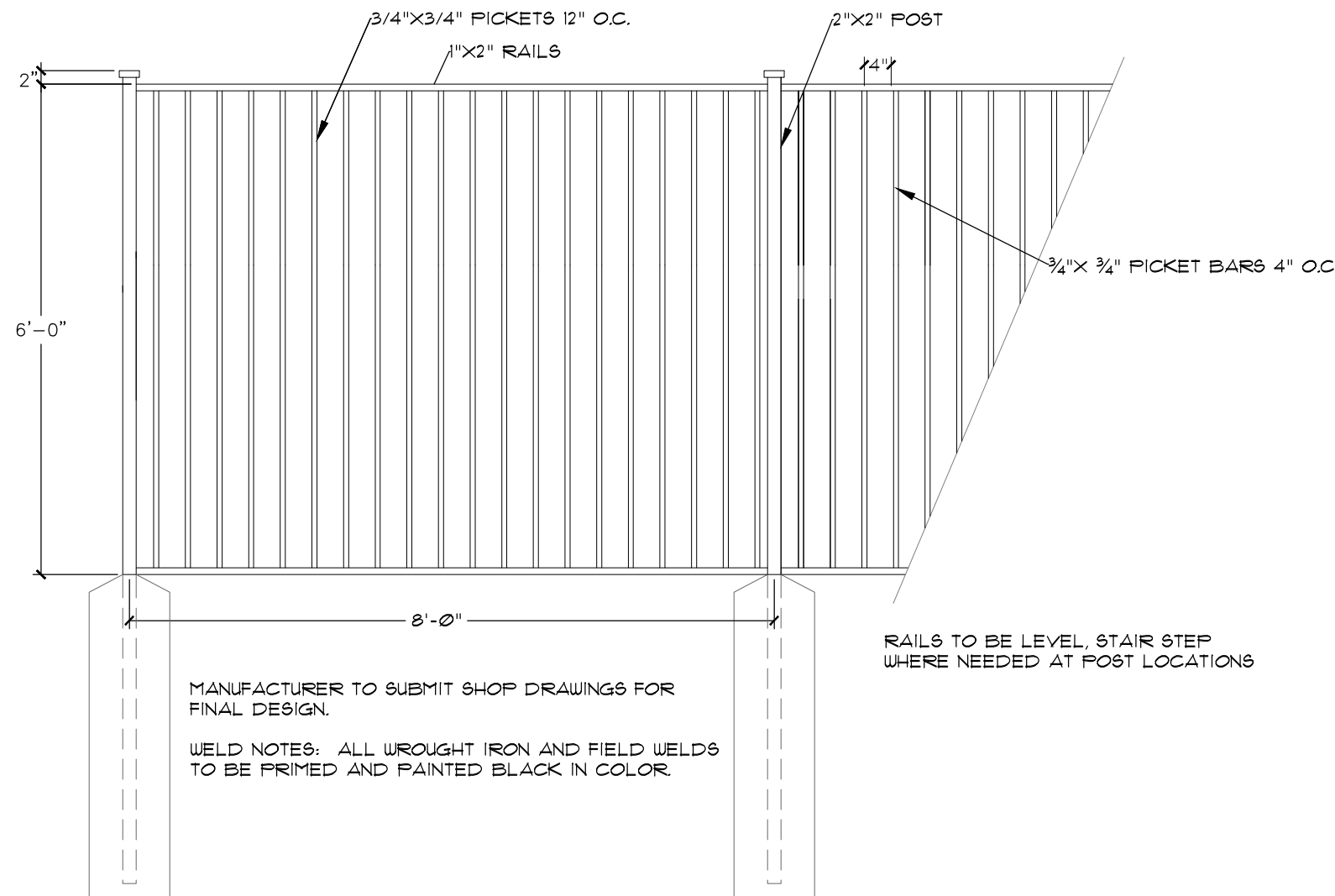


3. SHRUB PLANTING DETAIL
1/2"=1'

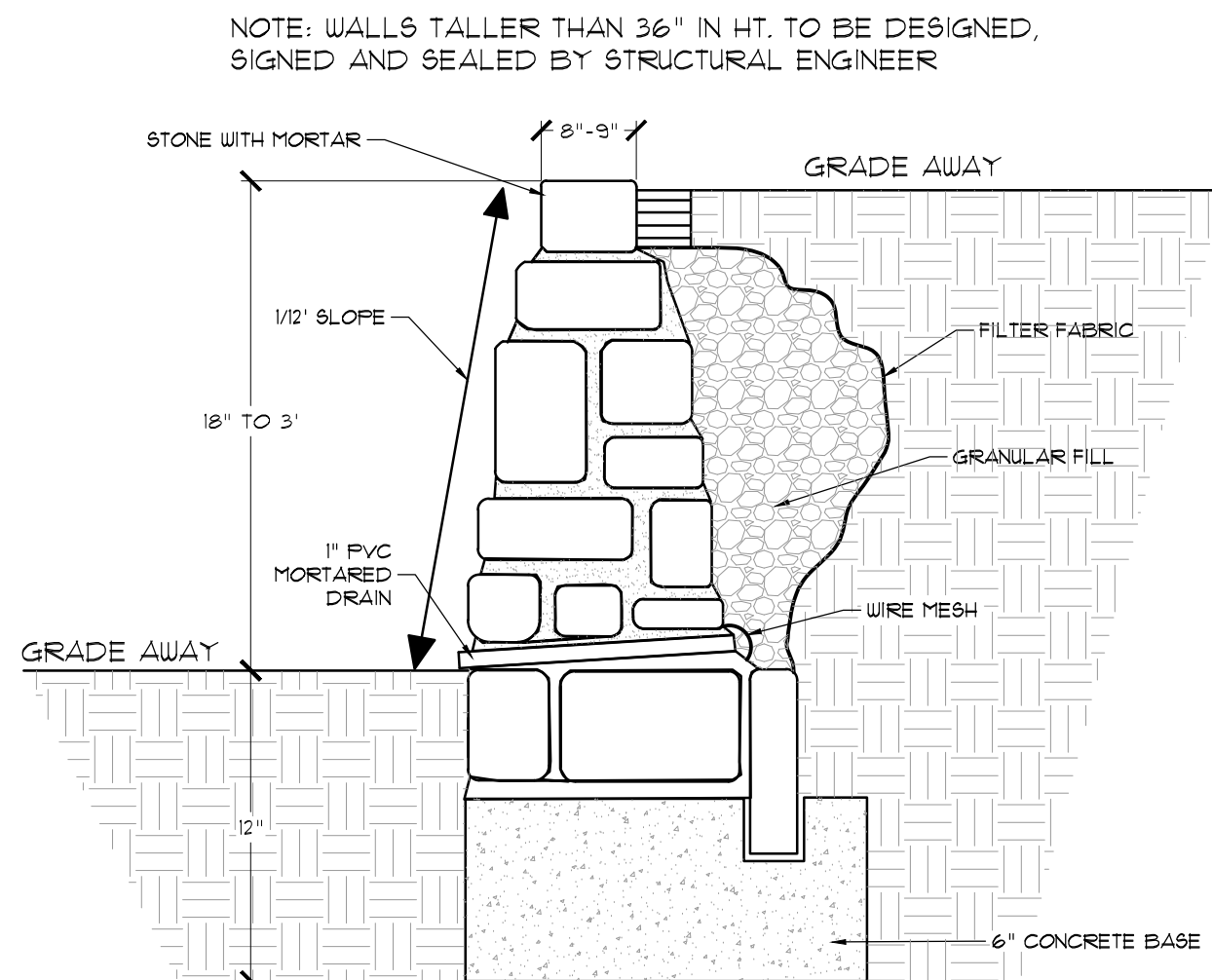


EPIC EDGE CHART
COLOR OPTIONS: CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

4. EPIC EDGE COMPOSITE HEADER BOARD
NTS



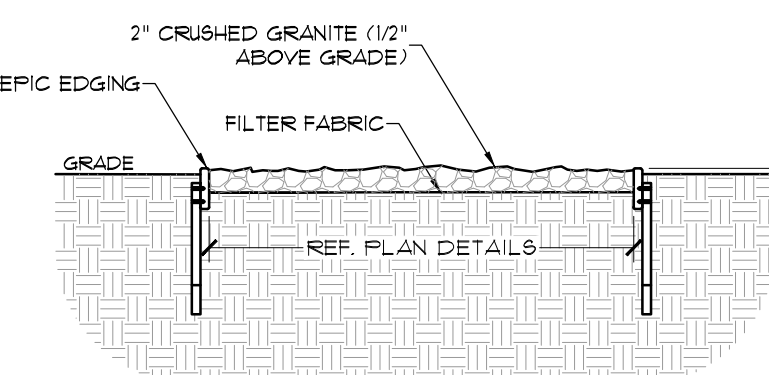
5. 6FT ORNAMENTAL METAL FENCE
1/2"=1'



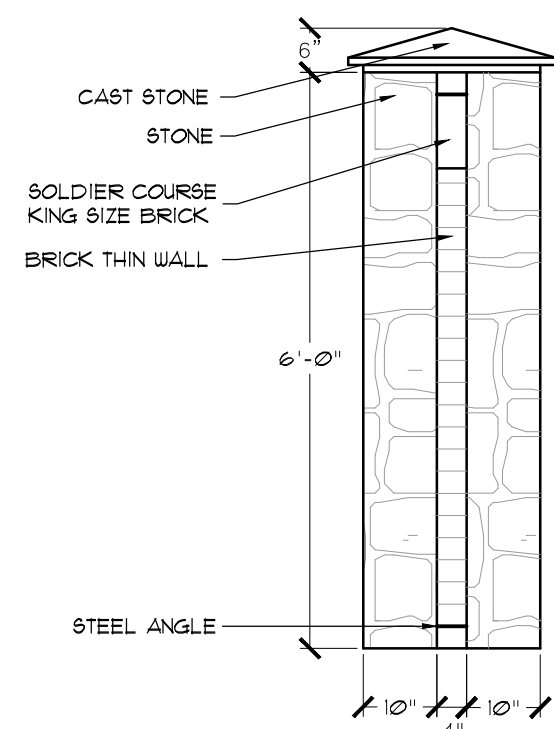
6. STONE RETAINING WALL
1/2"=1'

LANDSCAPE NOTES:
Town of Flower Mound

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

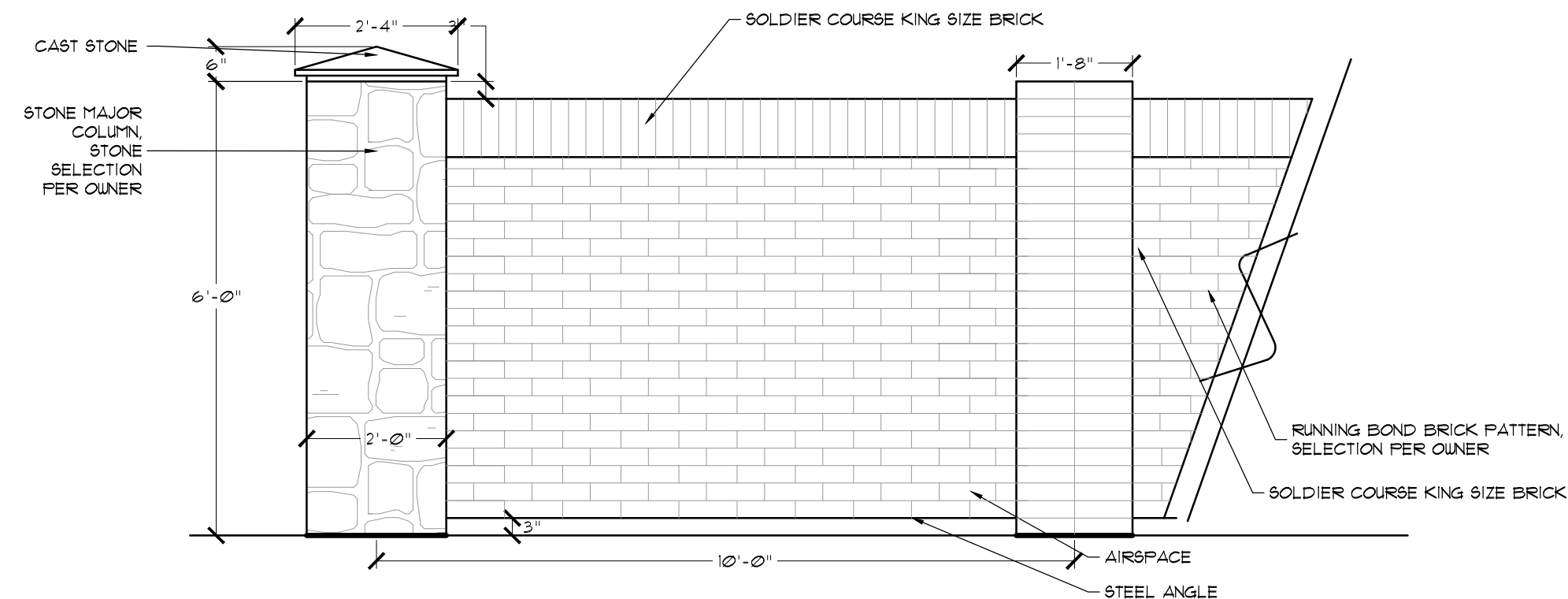


7. GRANITE MULCH DETAIL
3/4"=1'



** TYPICAL SCHEMATIC DETAIL, FINAL FOOTING, AND WALL DESIGN MUST BE SIGNED AND SEALED BY STRUCTURAL ENGINEER

8. TYPICAL THIN WALL
1/2"=1'



The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79337
972.436.9712
201 County View Drive
Reno, TX 76252
940.240.1012
TPE: 1992 TPELS 10194440
www.mcadamsco.com



WINDHAVEN
436 Acres
3801 CROSS TIMBERS ROAD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



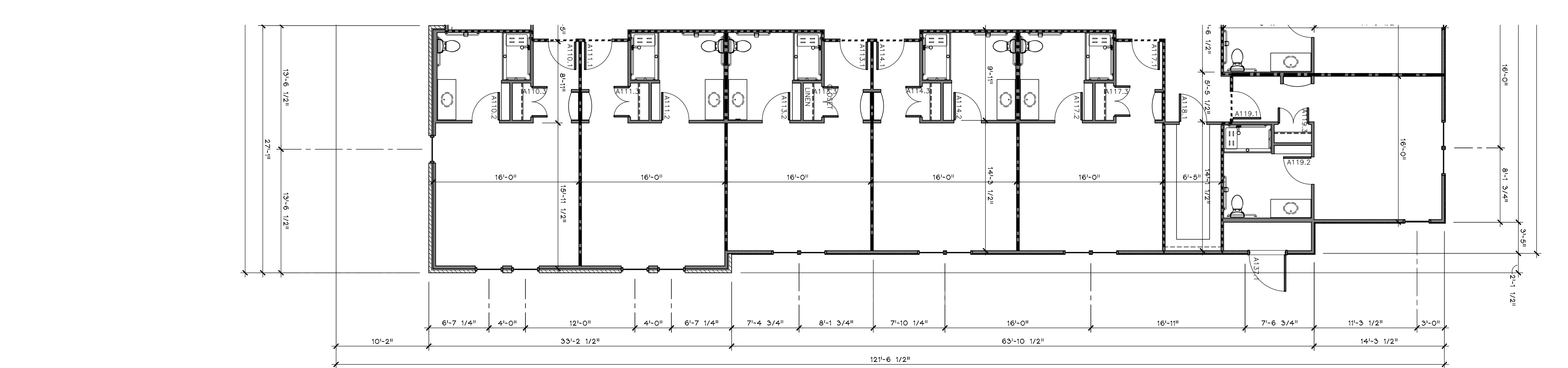
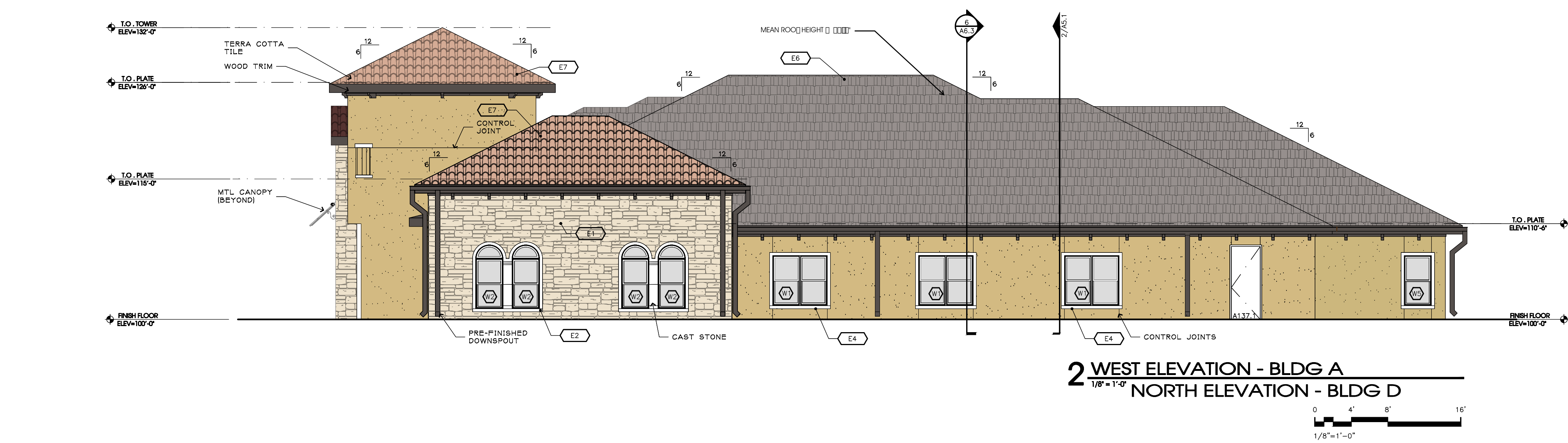
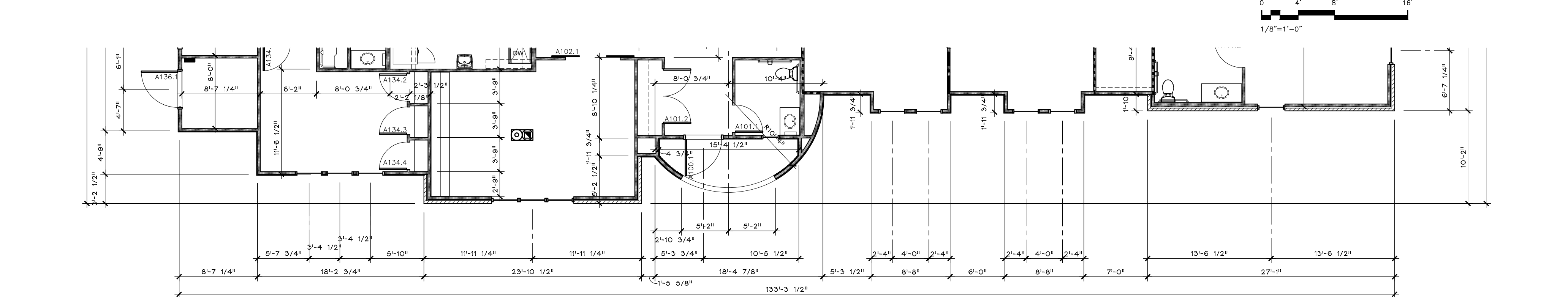
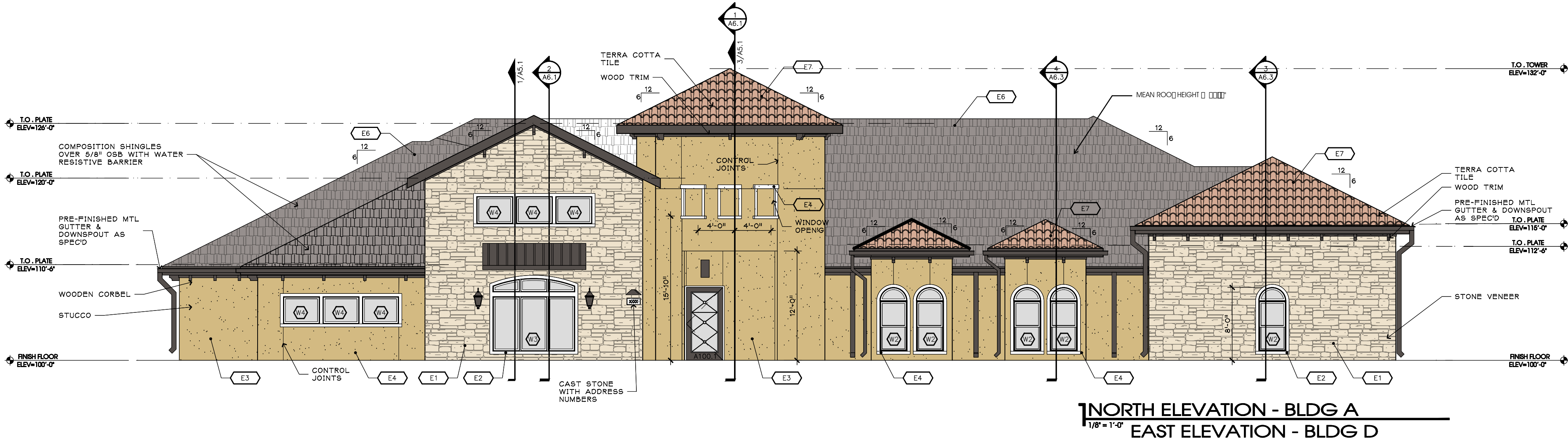
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Revisions:
08/06/2021
01/12/2021

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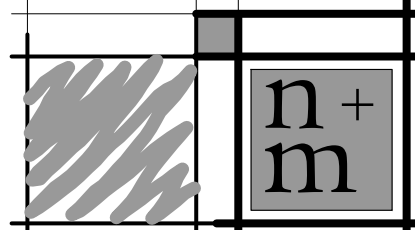
L2.2

WINDHAVEN

EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-



BUILDINGS A&D	North	South	East	West
1. Total Façade S.F.	2,188 s.f.	1,550 s.f.	1,347 s.f.	1,611 s.f.
2. Façade S.F. (exclusive of doors and windows)	1,919 s.f.	1,188 s.f.	1,135 s.f.	1,392 s.f.
3. Doors and Windows S.F.	269 s.f.	362 s.f.	212 s.f.	219 s.f.
4. Primary Masonry totals (Min. 80%)	1,771 s.f. and 92.3% of 2	977 s.f. and 82.2% of 2	1,006 s.f. and 88.6% of 2	1,258 s.f. and 90.4% of 2
• Stone s.f.	759 s.f. and 39.6% of 2	31 s.f. and 2.5% of 2	109 s.f. and 9.6% of 2	344 s.f. and 24.7% of 2
• *Stucco s.f.	978 s.f. and 51% of 2	946 s.f. and 79.6% of 2	897 s.f. and 79% of 2	884 s.f. and 63.5% of 2
• Cast Stone s.f.	34 s.f. and 1.8% of 2	-	-	30 s.f. and 2.2% of 2
5. Secondary Masonry totals (Max. 20%)	-	-	-	-
Other Materials				
Wood Trim	148 s.f.	211 s.f.	129 s.f.	134 s.f.



NELSON + MORGAN
ARCHITECTS, INC.

Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com



NEW CAMPUS FOR
FLOWER MOUND

JOB: NMA19003
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Date: 6/11/2021
Revision:

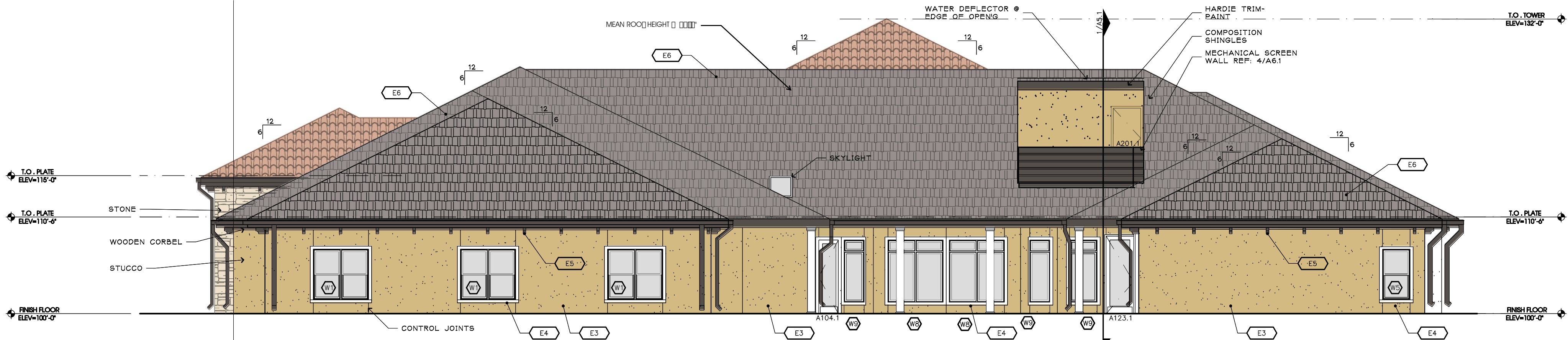
Issued for: Date:
Review: _____
Pricing: _____
Bidding: _____
Construction: _____

EXTERIOR ELEV
- BUILDING A&D

SHEET

A3.1

EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-



BUILDINGS A&D		North	South	East	West
1.	Total Façade S.F.	2,188 s.f.	1,550 s.f.	1,347 s.f.	1,611 s.f.
2.	Façade S.F. (exclusive of doors and windows)	1,919 s.f.	1,188 s.f.	1,135 s.f.	1,392 s.f.
3.	Doors and Windows S.F.	269 s.f.	362 s.f.	212 s.f.	219 s.f.
4.	Primary Masonry totals (Min. 80%)	1,771 s.f. and 92.3% of 2	977 s.f. and 82.2% of 2	1,006 s.f. and 88.6% of 2	1,258 s.f. and 90.4% of 2
	• Stone s.f.	759 s.f. and 39.6% of 2	31 s.f. and 2.5% of 2	109 s.f. and 9.6% of 2	344 s.f. and 24.7% of 2
	• *Stucco s.f.	978 s.f. and 51% of 2	946 s.f. and 79.6% of 2	897 s.f. and 79% of 2	884 s.f. and 63.5% of 2
	• Cast Stone s.f.	34 s.f. and 1.8% of 2	-	-	30 s.f. and 2.2% of 2
5.	Secondary Masonry totals (Max. 20%)	-	-	-	-
	Other Materials				
	Wood Trim	148 s.f.	211 s.f.	129 s.f.	134 s.f.



NEW CAMPUS FOR

FLOWER MOUND

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Date: 6/11/2021
Revisions:

Issued for: Date:
Review -
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Bidding -
Construction -

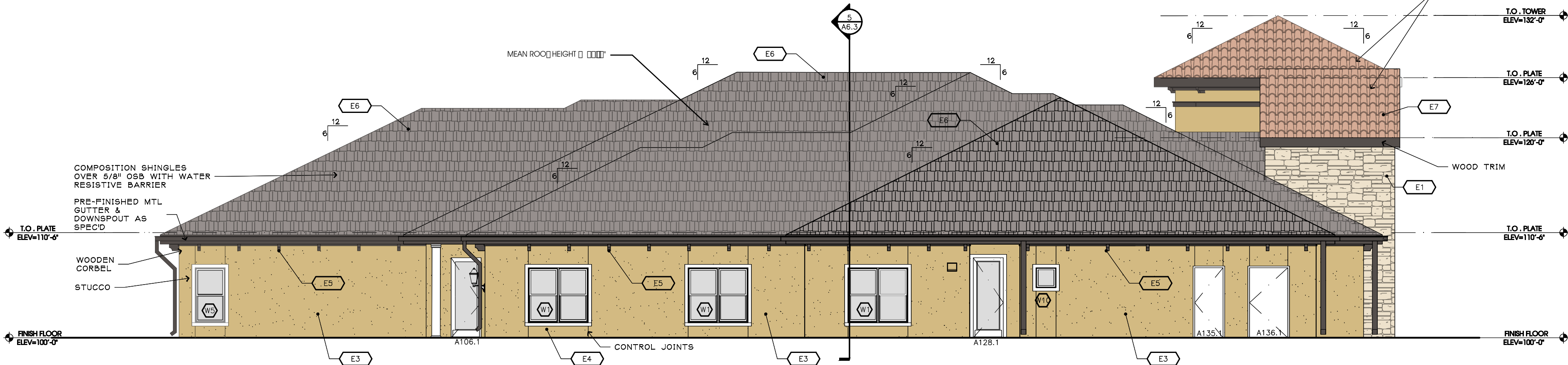
EXTERIOR ELEVS
- BUILDING A&D

SHEET

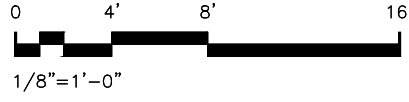
A3.2

TEXAS

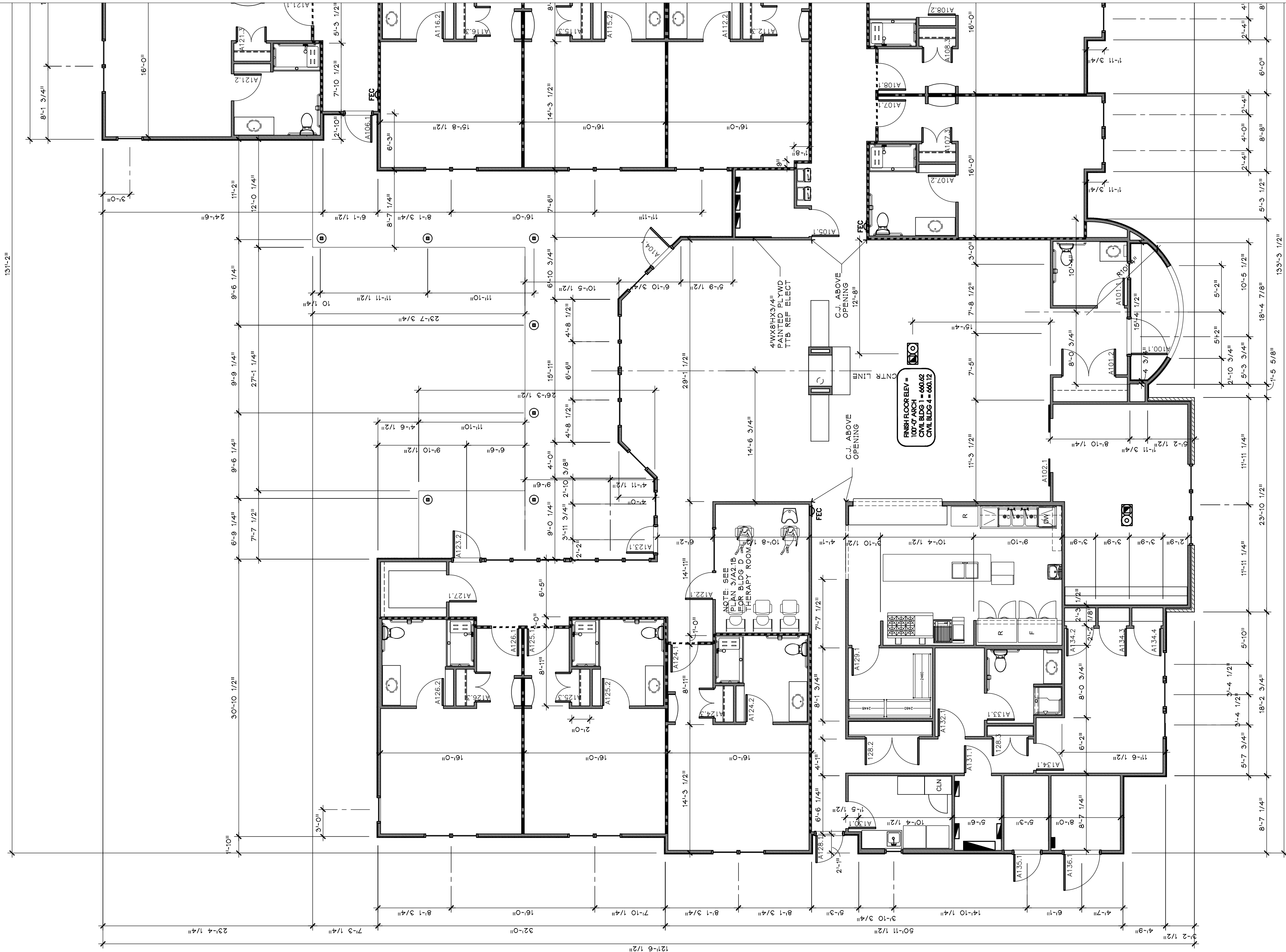
EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-



4 EAST ELEVATION - BLDG A
1/8" = 1'-0"
SOUTH ELEVATION - BLDG D

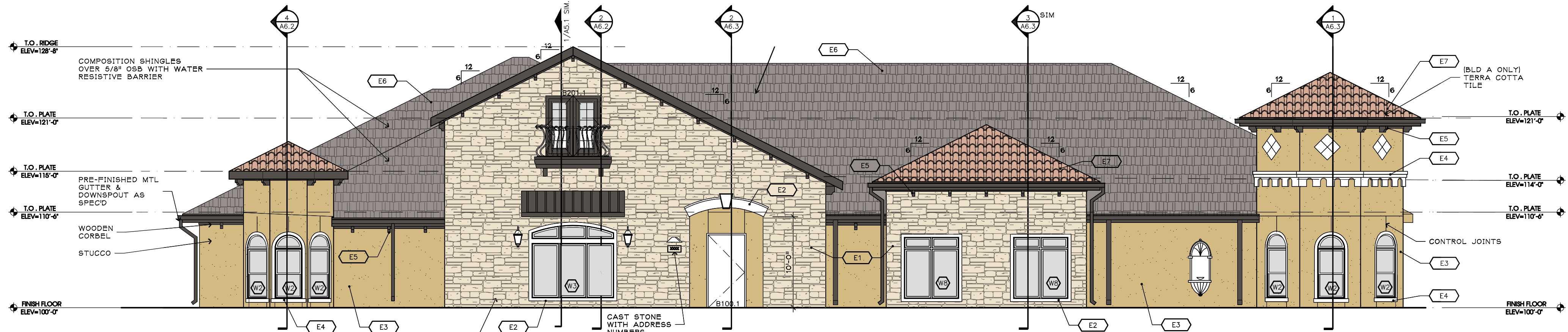


BUILDINGS A&D	North	South	East	West
1. Total Façade S.F.	2,188 s.f.	1,550 s.f.	1,347 s.f.	1,611 s.f.
2. Façade S.F. (exclusive of doors and windows)	1,919 s.f.	1,188 s.f.	1,135 s.f.	1,392 s.f.
3. Doors and Windows S.F.	269 s.f.	362 s.f.	212 s.f.	219 s.f.
4. Primary Masonry totals (Min. 80%)	1,771 s.f. and 92.3% of 2	977 s.f. and 82.2% of 2	1,006 s.f. and 88.6% of 2	1,258 s.f. and 90.4% of 2
• Stone s.f.	759 s.f. and 39.6% of 2	31 s.f. and 2.5% of 2	109 s.f. and 9.6% of 2	344 s.f. and 24.7% of 2
• *Stucco s.f.	978 s.f. and 51% of 2	946 s.f. and 79.6% of 2	897 s.f. and 79% of 2	884 s.f. and 63.5% of 2
• Cast Stone s.f.	34 s.f. and 1.8% of 2	-	-	30 s.f. and 2.2% of 2
5. Secondary Masonry totals (Max. 20%)	-	-	-	-
Other Materials				
Wood Trim	148 s.f.	211 s.f.	129 s.f.	134 s.f.

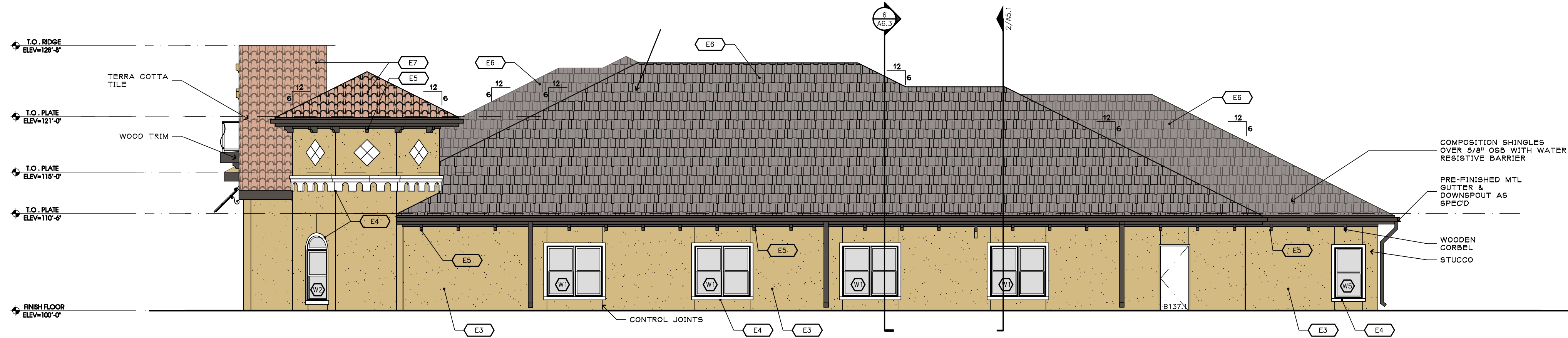
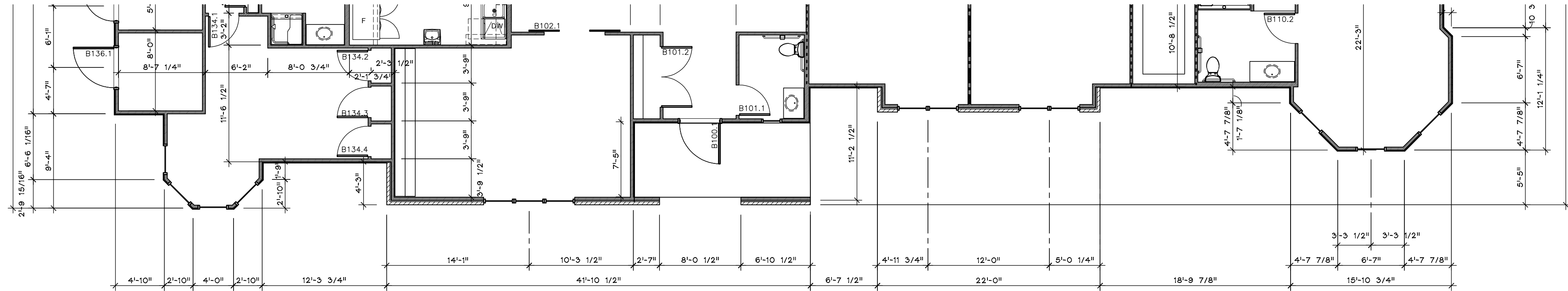


EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

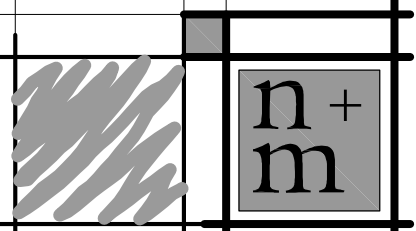
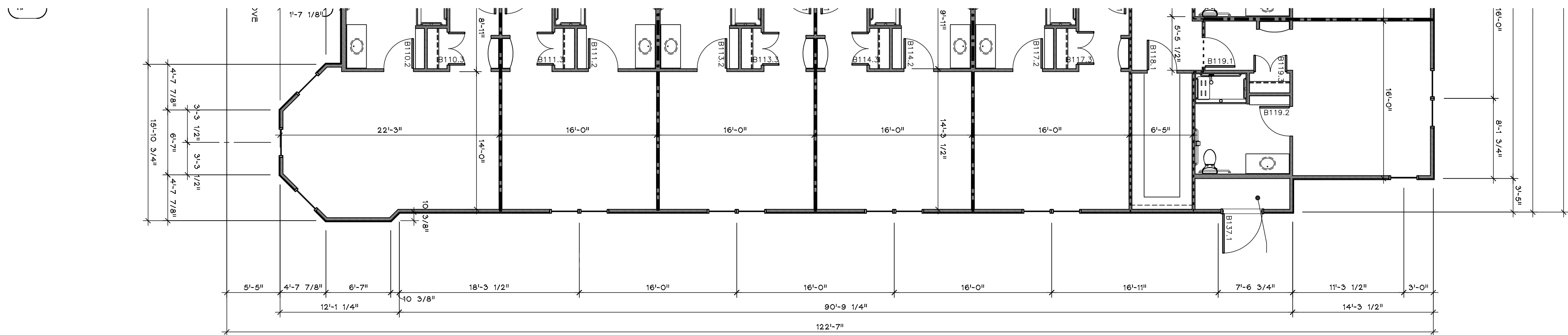
BUILDINGS B&C	North	South	East	West
1. Total Façade S.F.	1,602 s.f.	2,192 s.f.	1,447 s.f.	1,318 s.f.
2. Façade S.F. (exclusive of doors and windows)	1,283 s.f.	1,887 s.f.	1,255 s.f.	1,063 s.f.
3. Doors and Windows S.F.	319 s.f.	305 s.f.	192 s.f.	255 s.f.
4. Primary Masonry totals (Min. 80%)	1,066 s.f. and 83% of 2	1,751 s.f. and 92.8% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
• Stone s.f.	-	686 s.f. and 36.4% of 2	-	-
• Stucco s.f.	1,066 s.f. and 83% of 2	1,038 s.f. and 55% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
• Cast Stone s.f.	-	27 s.f. and 1.4% of 2	-	-
5. Secondary Masonry totals (Max. 20%)	-	-	-	-
Other Materials				
Wood Trim	217 s.f.	136 s.f.	131 s.f.	122 s.f.



1 SOUTH ELEVATION - BLDG B
1/8" = 1'-0"
NORTH ELEVATION - BLDG C



3 EAST ELEVATION - BLDG B-TYPE B
1/8" = 1'-0"
WEST ELEVATION - BLDG C



NELSON + MORGAN
ARCHITECTS, INC.

Architects
Planners
Interior Design

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Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com



NEW CAMPUS FOR

FLOWER MOUND

JOB: NMA19003

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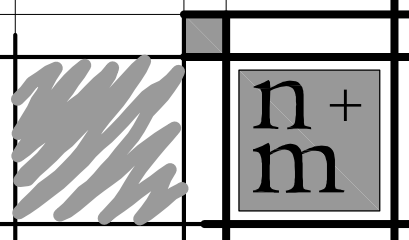
Date: 6/11/2021
Revised:

Issued for: Date:
Review -
Pricing -
Bidding -
Construction -

EXTERIOR ELEVATIONS
- BUILDING B&C

SHEET

A3.4



NELSON + MORGAN
ARCHITECTS, INC.

Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com

TEXAS



NEW CAMPUS FOR
FLOWER MOUND

JOB: NMA19003

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Date: 6/11/2021
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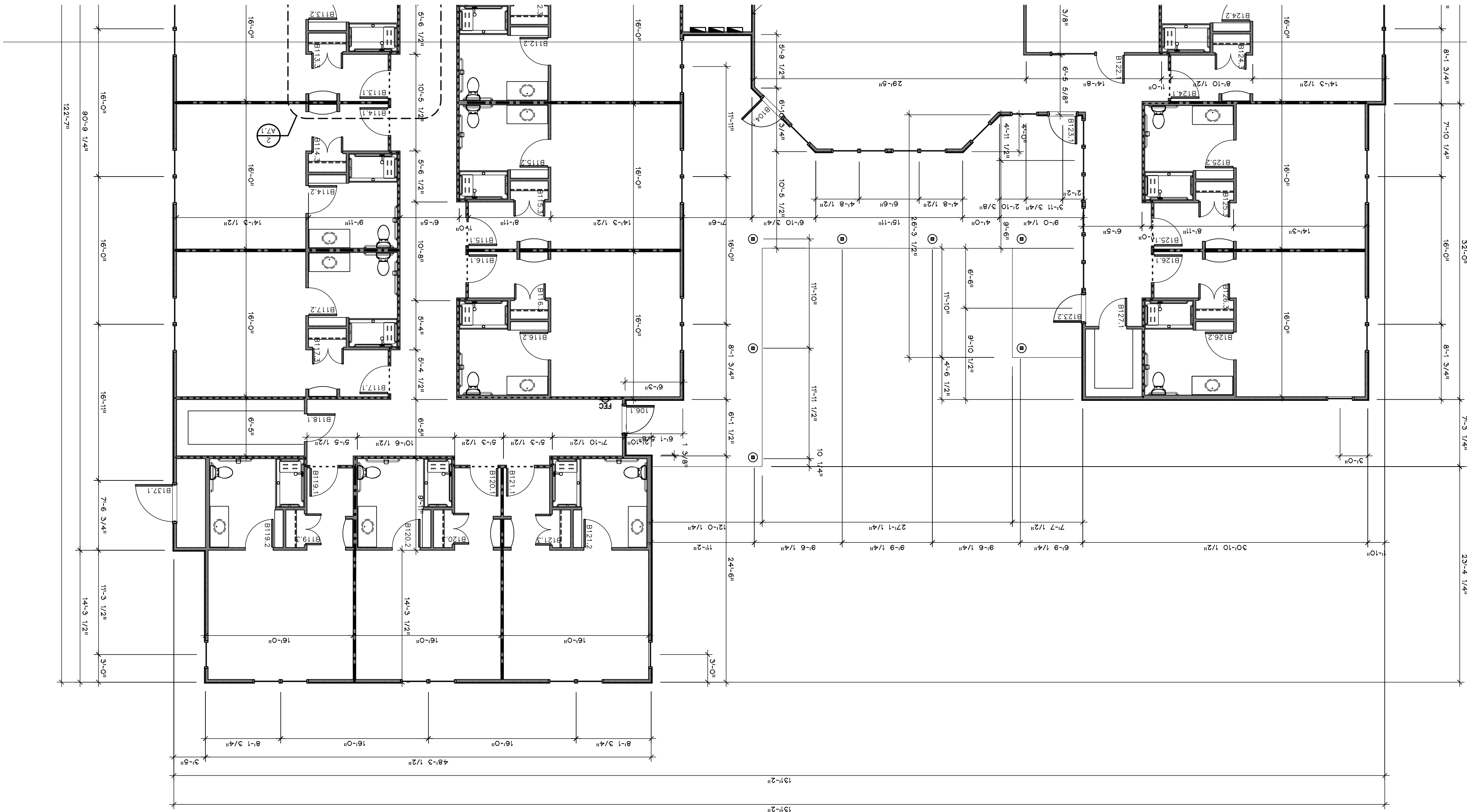
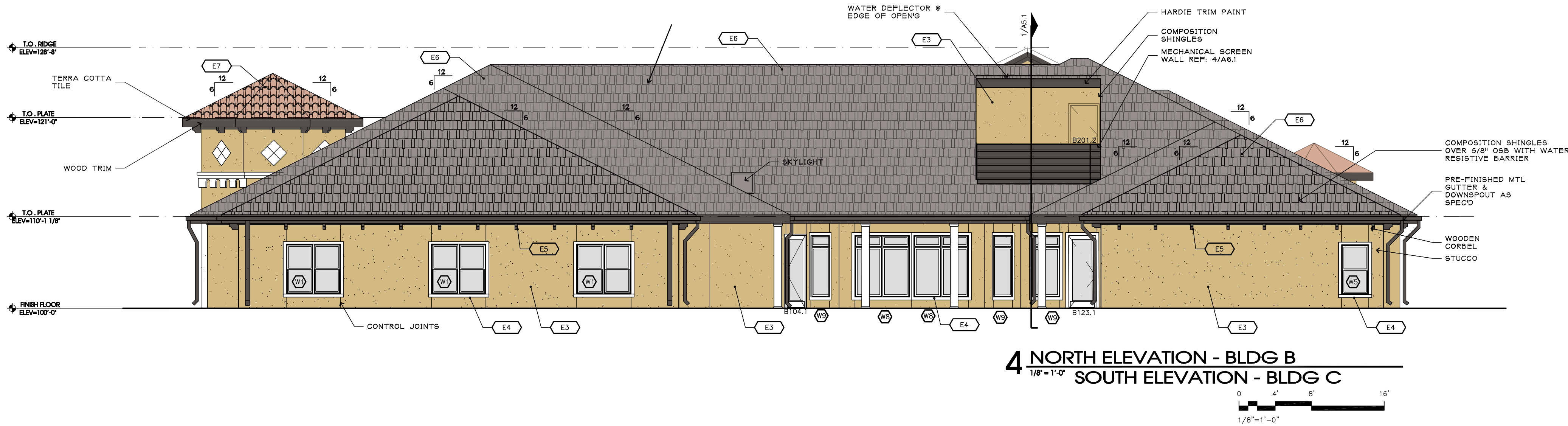
EXTERIOR ELEV
- BUILDING B&C

SHEET

A3.5

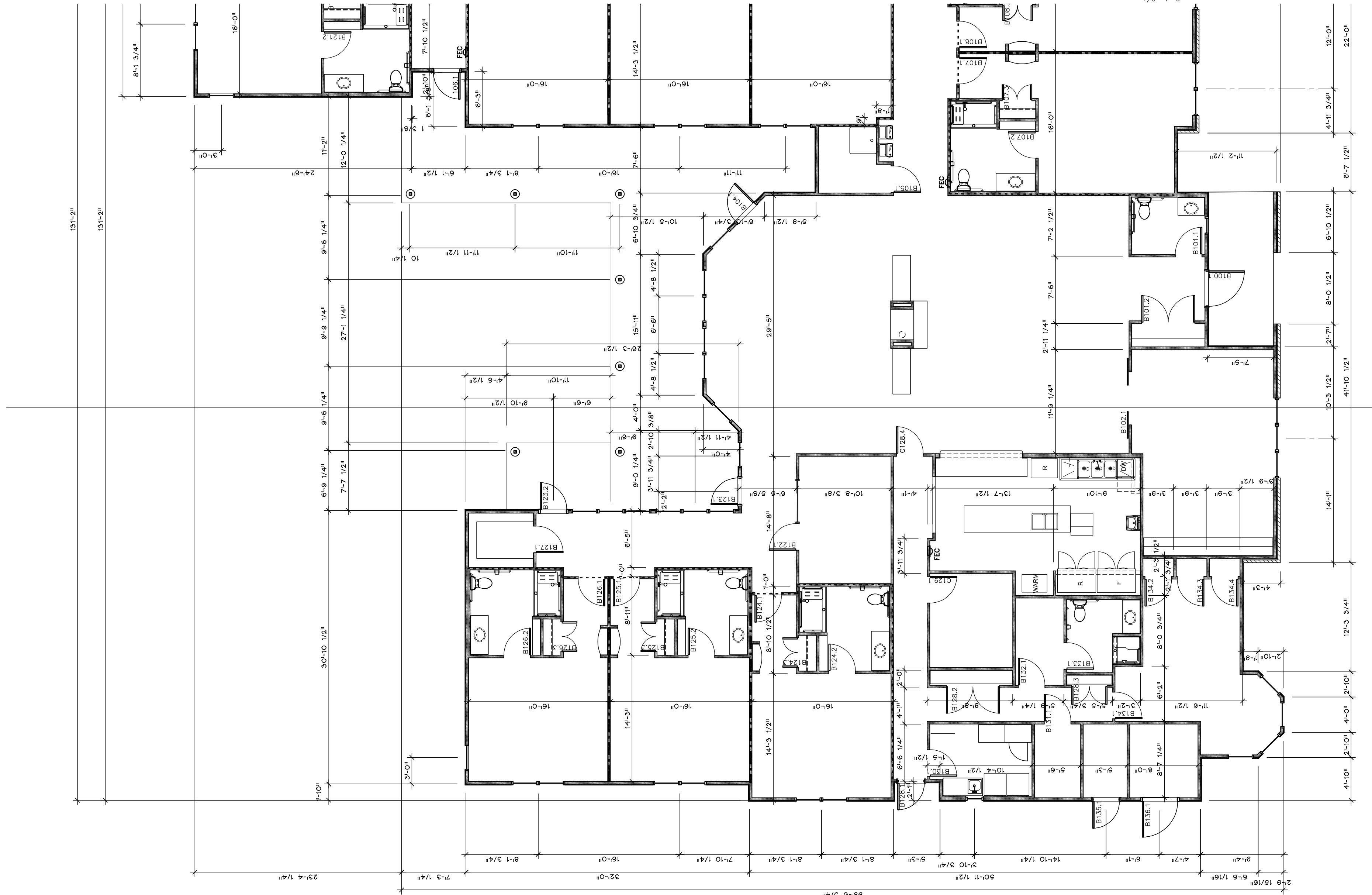
EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

BUILDINGS B&C	North	South	East	West
1. Total Façade S.F.	1,602 s.f.	2,192 s.f.	1,447 s.f.	1,318 s.f.
2. Façade S.F. (exclusive of doors and windows)	1,283 s.f.	1,887 s.f.	1,255 s.f.	1,063 s.f.
3. Doors and Windows S.F.	319 s.f.	305 s.f.	192 s.f.	255 s.f.
4. Primary Masonry totals (Min. 80%)	1,066 s.f. and 83% of 2	1,751 s.f. and 92.8% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
• Stone s.f.	-	686 s.f. and 36.4% of 2	-	-
• *Stucco s.f.	1,066 s.f. and 83% of 2	1,038 s.f. and 55% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
• Cast Stone s.f.	-	27 s.f. and 1.4% of 2	-	-
5. Secondary Masonry totals (Max. 20%)	-	-	-	-
Other Materials				
Wood Trim	217 s.f.	136 s.f.	131 s.f.	122 s.f.

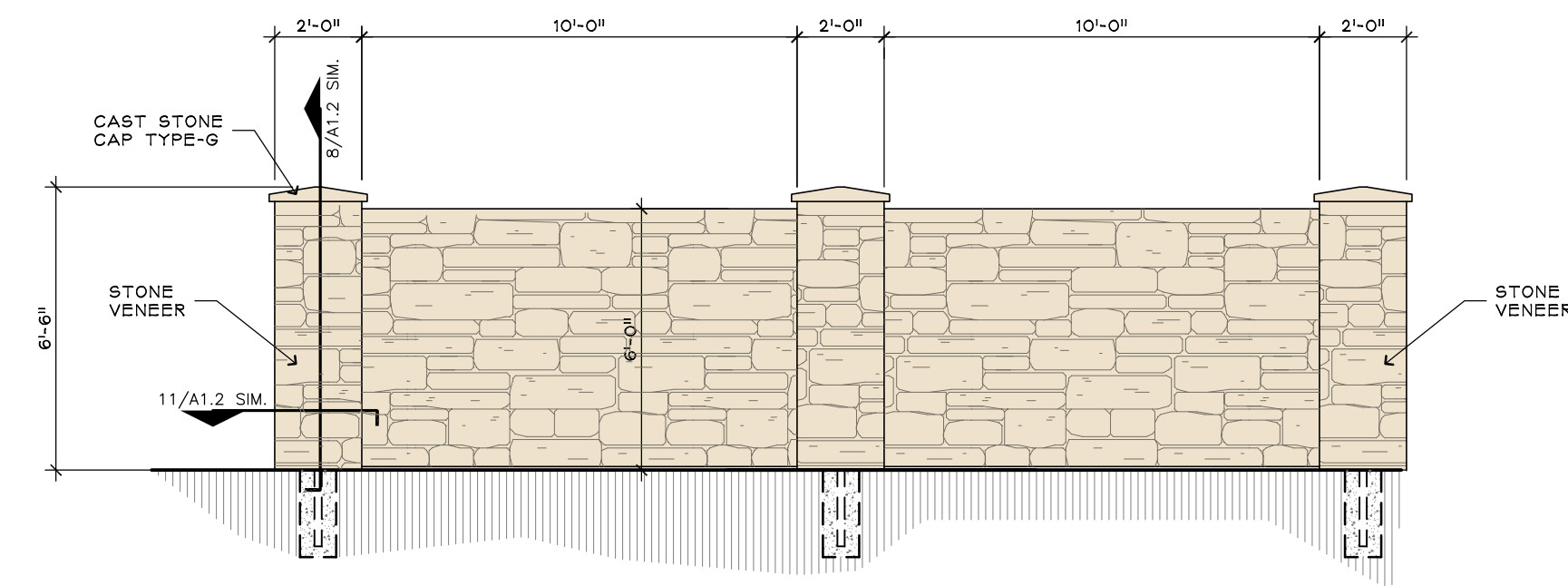
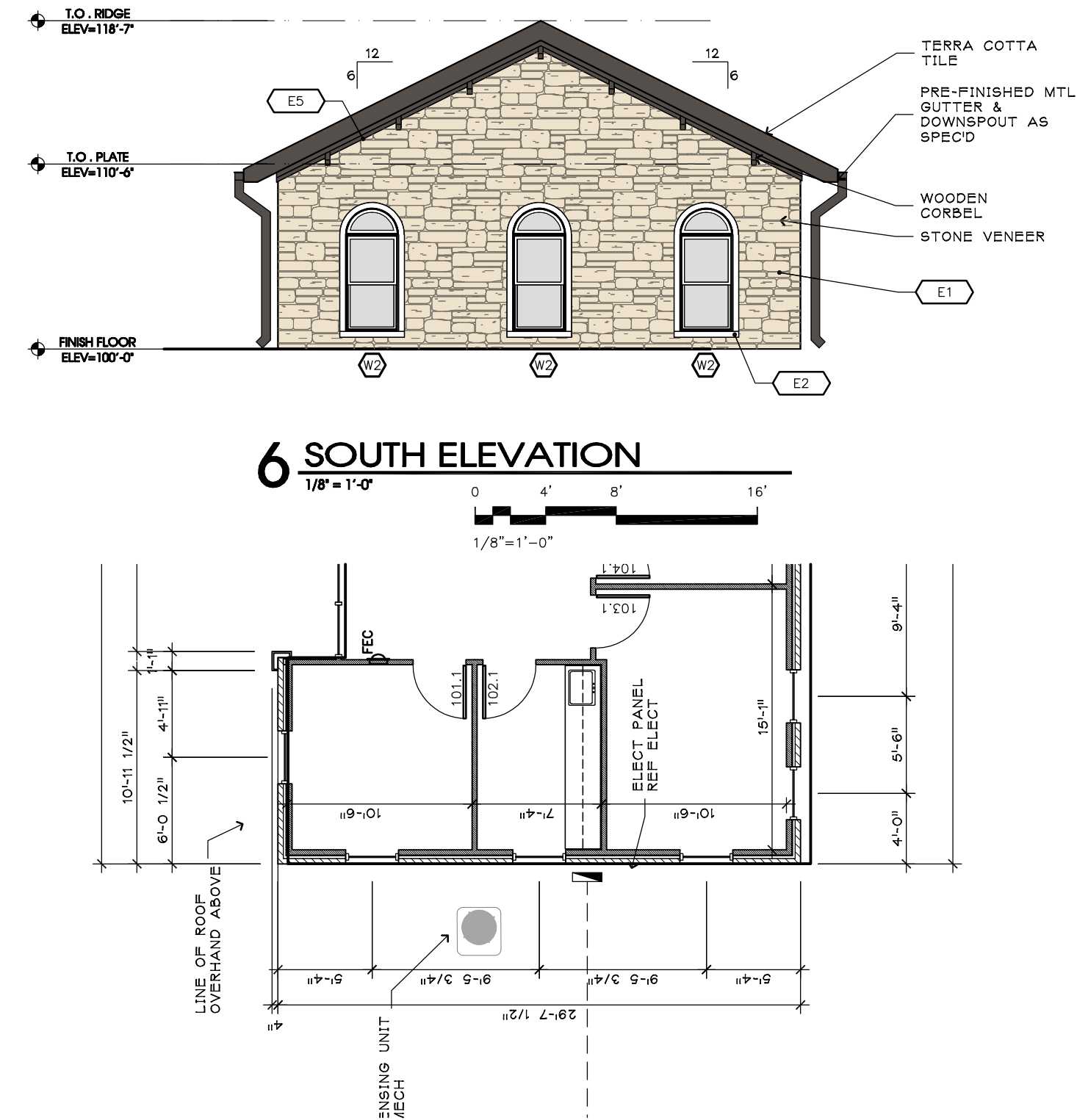
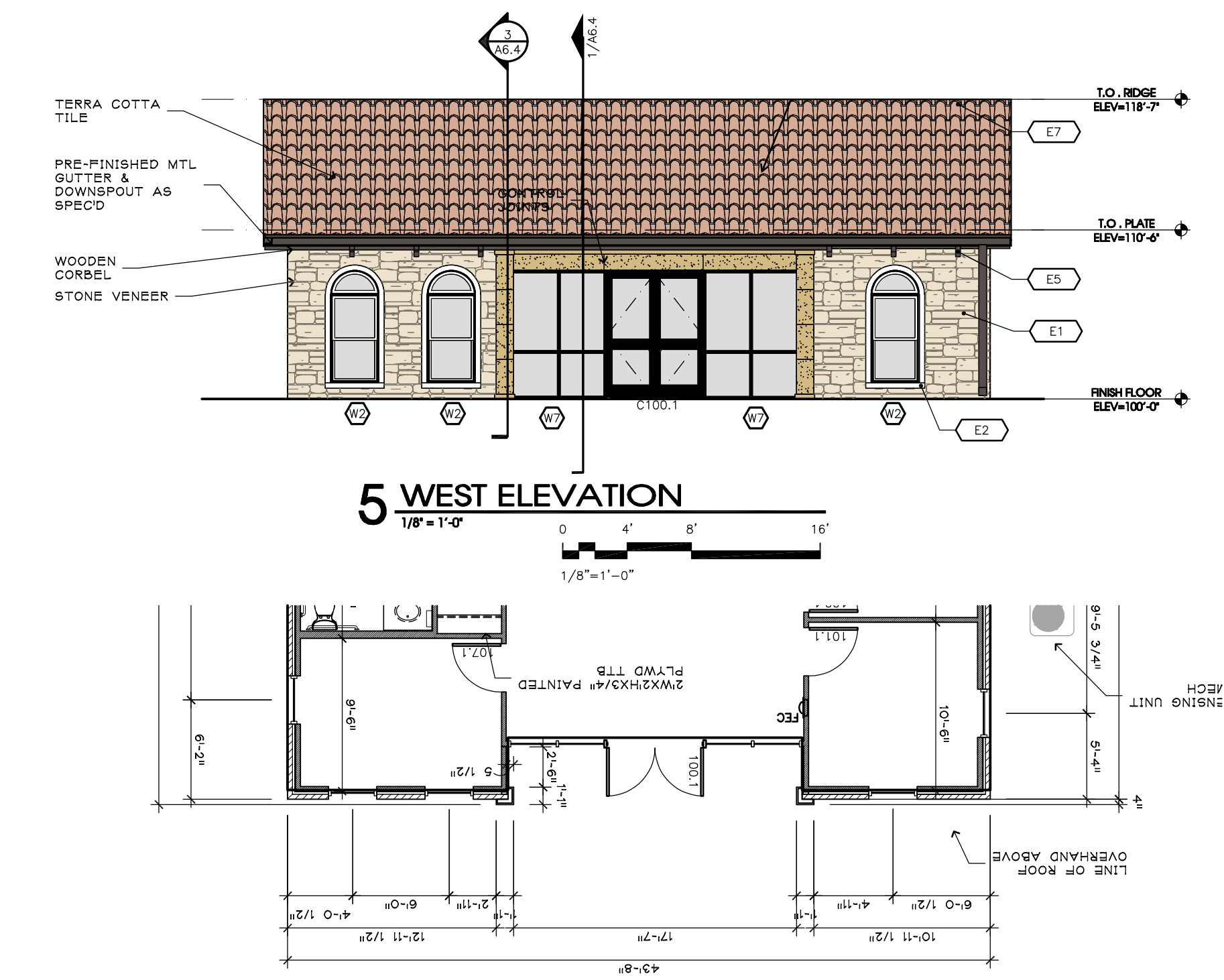


EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

BUILDINGS B&C		North	South	East	West
1.	Total Façade S.F.	1,602 s.f.	2,192 s.f.	1,447 s.f.	1,318 s.f.
2.	Façade S.F. (exclusive of doors and windows)	1,283 s.f.	1,887 s.f.	1,255 s.f.	1,063 s.f.
3.	Doors and Windows S.F.	319 s.f.	305 s.f.	192 s.f.	255 s.f.
4.	Primary Masonry totals (Min. 80%)	1,066 s.f. and 83% of 2	1,751 s.f. and 92.8% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
	• Stone s.f.	-	686 s.f. and 36.4% of 2	-	-
	• *Stucco s.f.	1,066 s.f. and 83% of 2	1,038 s.f. and 55% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
	• Cast Stone s.f.	-	27 s.f. and 1.4% of 2	-	-
5.	Secondary Masonry totals (Max. 20%)	-	-	-	-
	Other Materials				
	Wood Trim	217 s.f.	136 s.f.	131 s.f.	122 s.f.

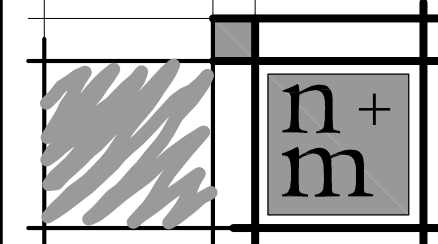


EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-



	OFFICE	North	South	East	West
1.	Total Façade S.F.	447 s.f.	447 s.f.	447 s.f.	447 s.f.
2.	Façade S.F. (exclusive of doors and windows)	407 s.f.	387 s.f.	306 s.f.	241 s.f.
3.	Doors and Windows S.F.	40 s.f.	60 s.f.	141 s.f.	206 s.f.
4.	Primary Masonry totals (Min. 80%)	353 s.f. and 86.7% of 2	333 s.f. and 86% of 2	262 s.f. and 85.6% of 2	197 s.f. and 81.7% of 2
	• Stone s.f.	339 s.f. and 83.3% of 2	312 s.f. and 80.6% of 2	226 s.f. and 73.9% of 2	141 s.f. and 58.5% of 2
	• *Stucco s.f.	-	-	-	35 s.f. and 14.5% of 2
	• Cast Stone s.f.	14 s.f. and 3.4% of 2	21 s.f. and 5.4% of 2	36 s.f. and 11.8% of 2	21 s.f. and 8.7% of 2
5.	Secondary Masonry totals (Max. 20%)	-	-	-	-
	Other Materials				
	Wood Trim	54 s.f.	54 s.f.	44 s.f.	44 s.f.

1. All retaining/detaining walls, turn down curbs, tree retaining walls shall be clad in a material to match the material of the building.
2. All ground-based HVAC shall be screened with live screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
3. All electrical panels and associated components shall be painted/textured to match the color of the building.
4. Dumpster screening wall requires a separate building permit
5. Signs require a separate building permit. Any signs depicted on the subject site plan / elevations are not approved as part of this review and must comply with all applicable town regulations
6. The conceptual Site Plan provides for four residential buildings. The architecture, design, colors, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



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info@nelsonmorgan.com

TEXAS



NEW CAMPUS FOR

FLOWER MOUND

JOB: NMA19003

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EXTERIOR ELEVATIONS
- OFFICE

SHEET

A3.7



PLANNING AND ZONING COMMISSION

AGENDA ITEM: 6

REGULAR ITEM

DATE: February 28, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R) from Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Single Family District-15 (SF-15) uses. The property is generally located north and west of Nan Lane and Alberta Lane.**

I. ITEM SUMMARY

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

The project has a companion application, Zoning Planned Development (ZPD21-0012), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On May 20, 2019, the Town Council approved Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility. After the approval of PD-173, the developer continued working with two single family residential property owners to the south of the Windhaven project regarding adjusting the property line between Windhaven and the residential lots. The adjustment will provide larger rear yards for these two residents and provide more space around an existing specimen tree located on one of the residential lots.

The Windhaven developer has agreed to deed an approximately 13-foot-wide strip of land to the two residential owners, which will decrease the size of PD-173 and increase the size of the two residential lots to the south by approximately 3,537 square feet. The boundary shift necessitates removing the strip of land from PD-173 and rezoning it to match the existing zoning on the residential lots (Single Family District-15 (SF-15) uses).

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. Z22-0001 had a total of 19 Property Owner Notifications mailed. At the time this report was written, staff had

received one item of correspondence in support to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map

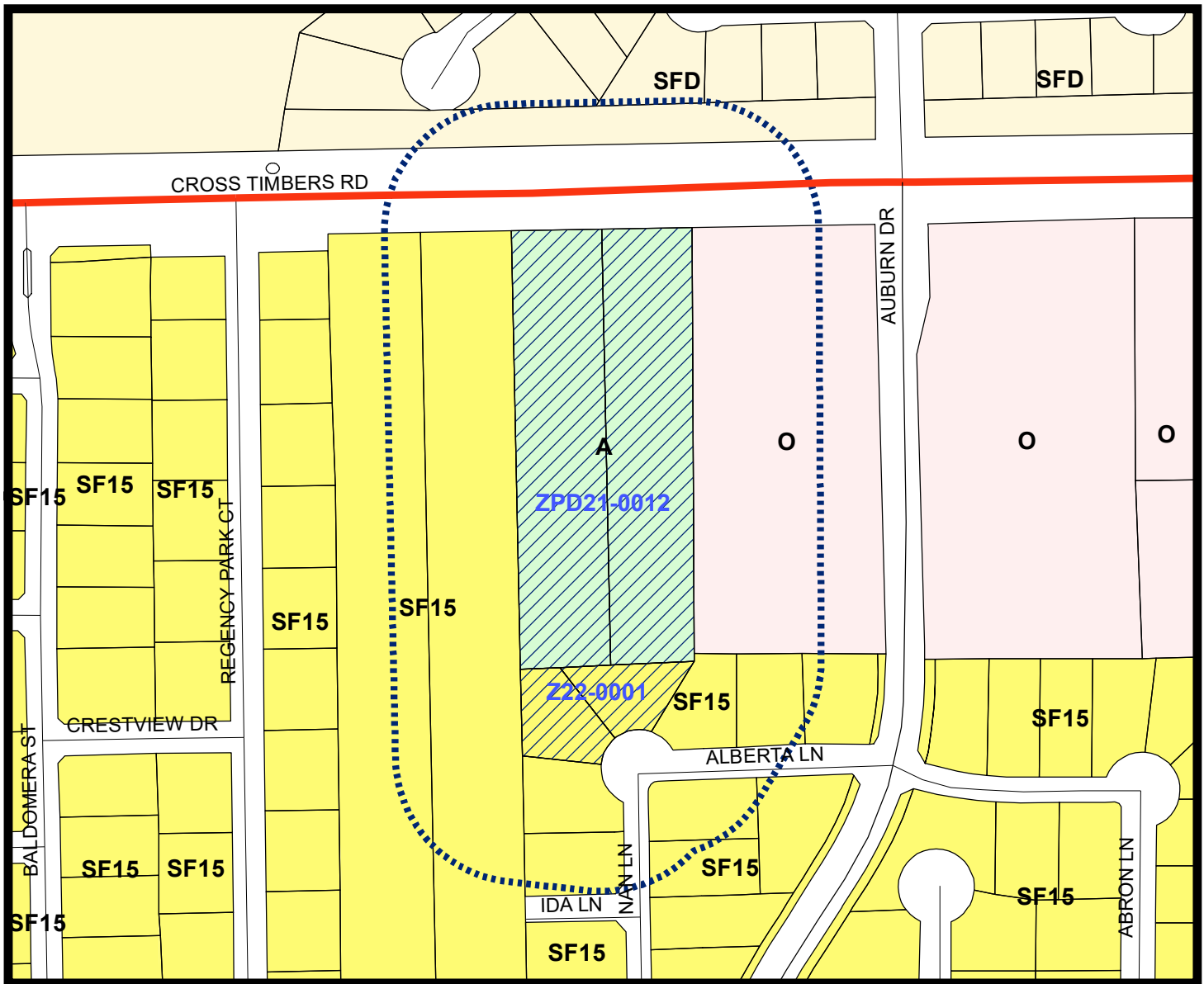
B. Application Details

1. Zoning Exhibit Package

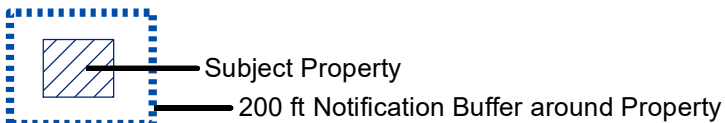


Vicinity Map

Reference Project: ZPD21-0012 & Z22-0001

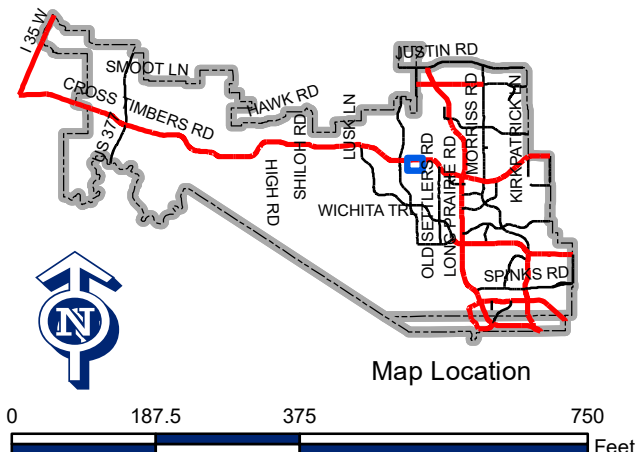


LEGEND



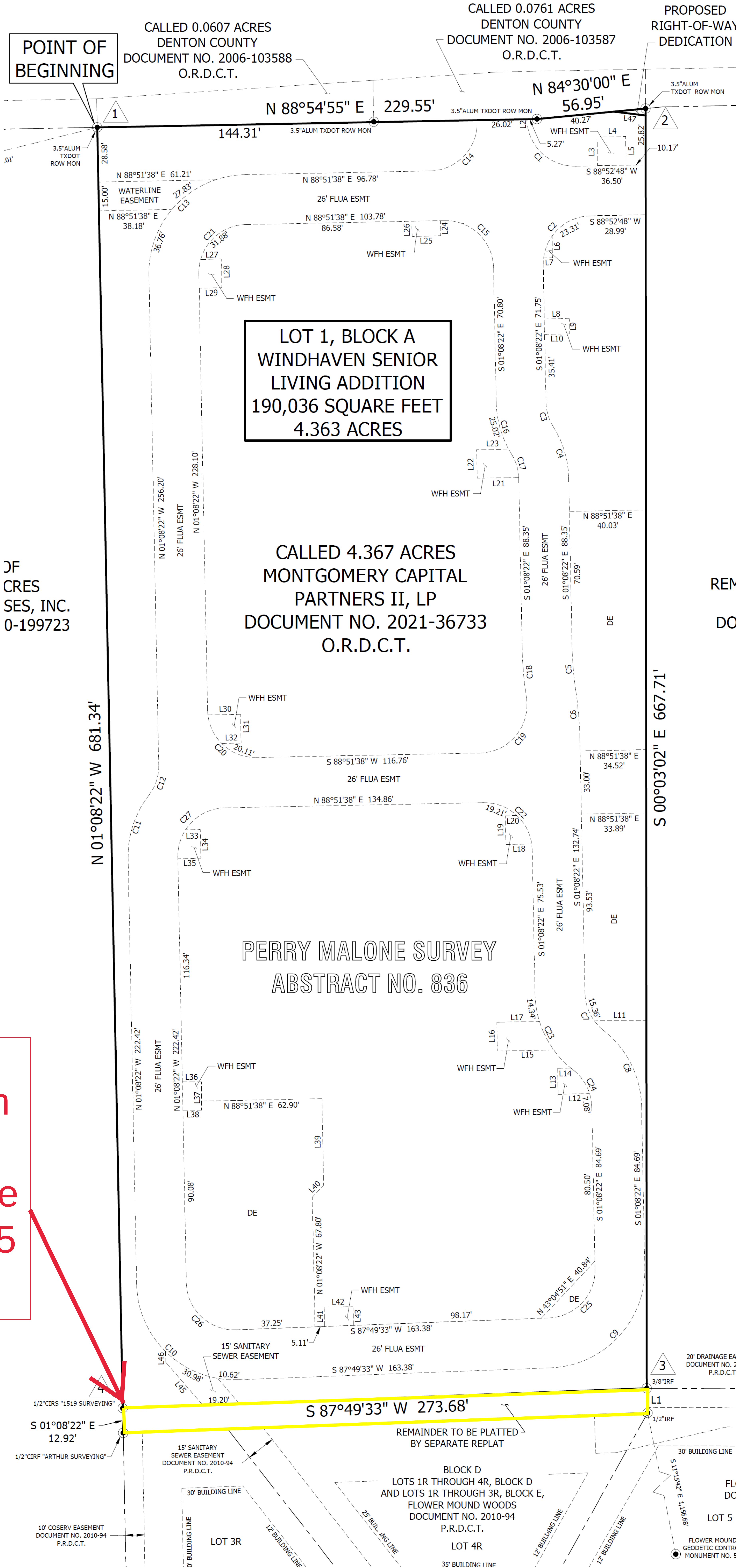
Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



FM 1171 (Cross Timbers Road)

(Variable Width Right-of-Way)



Area in yellow to be removed from PD-173 and rezoned to Single Family District-15 (SF-15)



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: February 28, 2022

FROM: Lexin Murphy, Director of Planning Services

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z21-0009-Flower Mound Ranch Prairie Vista) from Interim Holding (IH) uses to Single Family-Estate (SF-E) uses. The property is generally located north of Cross Timbers Road and east of U.S. Hwy. 377.**

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 Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to zone approximately 543.816 acres of land, going from Interim Holding (IH) uses to Single Family-Estate (SF-E) uses to allow the development of property under the SF-E regulations. The proposed SF-E zoning is consistent with the Town's Master Plan designation of Estate Residential for the property. The proposed development will have access from U.S. Hwy. 377.

(Note that "IH" zoning is the *default zoning* automatically attributed to property at the time that property has been annexed into the Town. Pursuant to state law, this property is not considered to be "zoned" in accordance with state law. As a result, strictly speaking, this is not an application for "rezoning" but instead an application for *original zoning*. The references to "rezoning" in the legal notices and caption are for convenience purposes only and are not intended to serve as a legal characterization of the application. However, this fact alone does not change the Planning and Zoning's purview over this application and the Commission's procedural consideration of this application is identical to an application for rezoning.)

The subject site is adjacent to Bartonville ETJ (Extra-Territorial Jurisdiction) to the north, property master planned for Mixed-Use development to the south, and Montalcino Estates, a conservation development to the east. If approved, the project will require a development plan and record plat prior to obtaining building permits.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. Z21-0009 had a total of 47 Property

Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

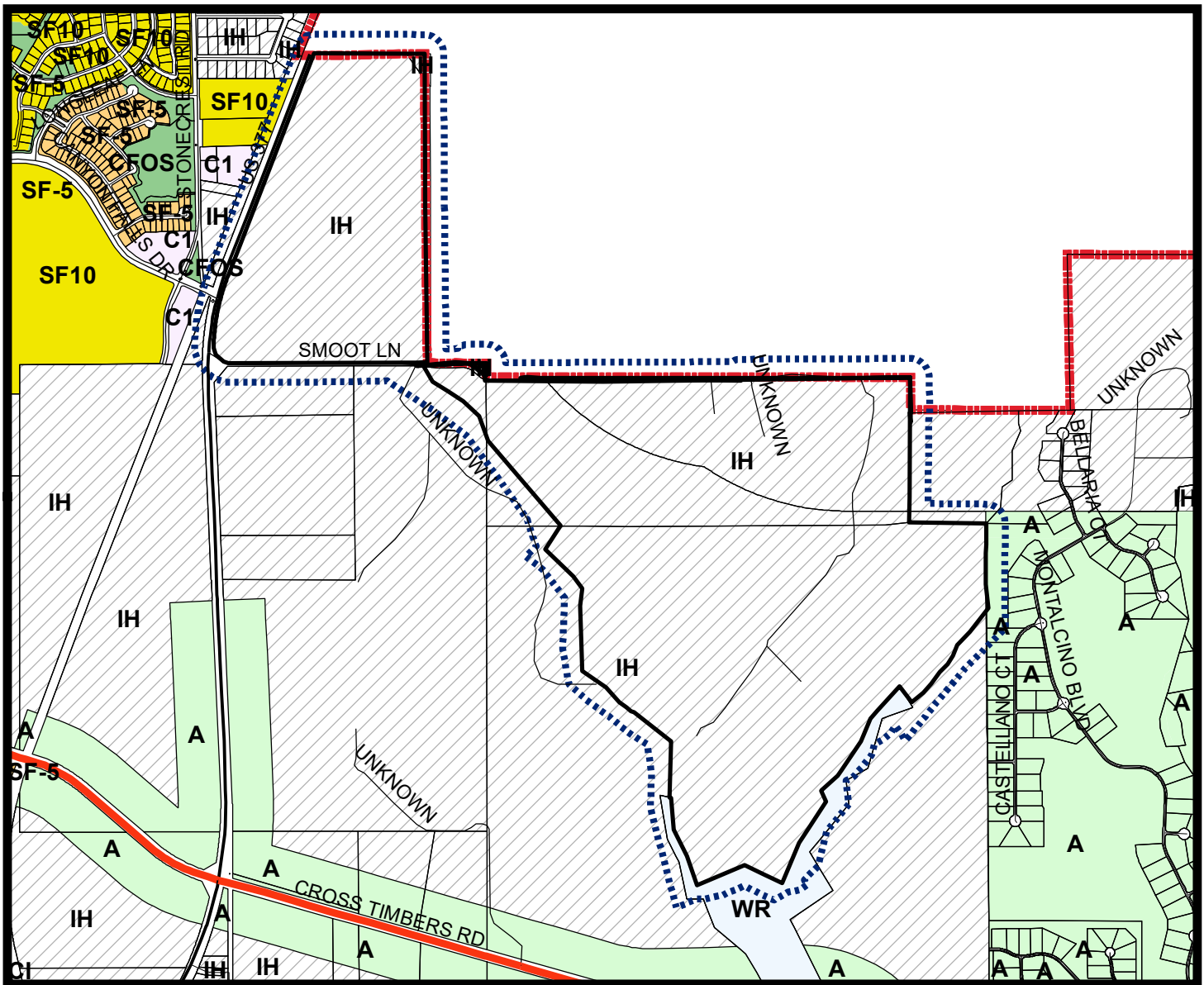
B. Application Details

1. Zoning Exhibit Package

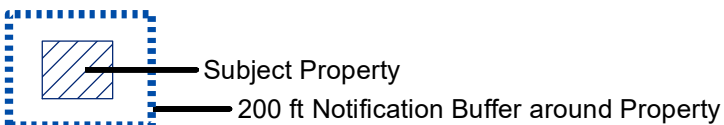


Vicinity Map

Reference Project: Z21-0009

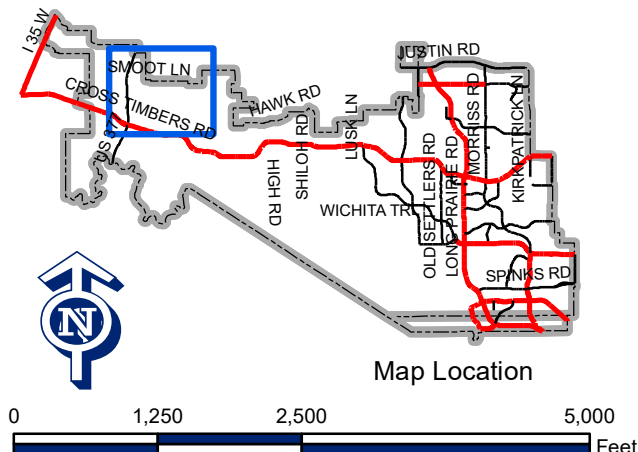


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



SHUPE VENTURA, PLLC
Attorneys and Counselors
9406 Biscayne Boulevard | Dallas, TX 75218

January 21, 2022

Town of Flower Mound
Attn: Bryn Meredith, Town Attorney
Taylor, Olson, Adkins, Sralla & Elam L.L.P.
6000 Western Place, Suite 200
Fort Worth, Texas 76107

Misty Ventura
214.328.1101
misty.ventura@svlandlaw.com

Re: Flower Mound Ranch– Zoning Application Letter of Intent (Single Family Estate)

Dear Mr. Meredith:

On behalf of the landowners, I am submitting this Letter of Intent in connection with the Single Family Estate (SFE) zoning of 543.81 acres within the Flower Mound Ranch project, as described in the enclosed application (the "Property"), consistent with the existing Prairie Vista Master Plan designation on that acreage. The applicant requests that the Town Council consider this zoning application at the same Town Council meeting as the companion zoning application for Mixed Use zoning that covers the remainder of the 1,586.3 acre Flower Mound Ranch project ("Flower Mound Ranch").

Site Information

Flower Mound Ranch surrounds all four corners of the intersection of US 377 and Cross Timbers Road and has extensive frontage on both US 377 and Cross Timbers Road. Cross Timbers Road has been widened, and US 377 is planned for future expansion. Sewer service is available through the existing Trinity River Authority line that parallels the railroad, which is the western boundary of the Property. Large water transmission lines that will serve the Property exist along both US 377 and Cross Timbers Road. All of the existing gas wells on the Property have been plugged, and the land has been restored. With the exception of the existing residential structures within Flower Mound Ranch, which are reflected in DCAD records, all of the Flower Mound Ranch property has been in continuous agricultural use and subject to an agricultural tax exemption since prior to the Town's annexation of Flower Mound Ranch.

History of Vested Rights

In 2005, Orric Freeman and J. Charles Haynes filed a lawsuit against the Town of Flower Mound (the "Town") seeking the disannexation of 5,044 acres (the "Annexed Area") due to the Town's failure to provide full municipal services to the Annexed Area, which included the portion of Flower Mound Ranch located within the town limits of Flower Mound. In November of 2006, the parties to the lawsuit entered into a Rule 11 Agreement to abate the lawsuit (the "Rule 11 Agreement"). As part of the Rule 11 Agreement, the Town agreed to amend the Master

Plan to transfer the area shown on Exhibit 1 to the Rule 11 Agreement into Area Plan 5 (West) – White's Branch to US 377 (also known as Specific Plan Area 8). The Town subsequently amended its Master Plan to designate the majority of Flower Mound Ranch for future "mixed use" with the remainder designated as "Prairie Vista."

A copy of Exhibit 1 to the Rule 11 Agreement is attached. The Rule 11 Agreement provides that Exhibit 1 shall be deemed a development plan pursuant to Section 245.002 of the Texas Local Government Code.

In addition to the Rule 11 Agreement, on June 16, 2008, the Town entered into a Wastewater Impact Fee Prepayment Agreement (the "Prepayment Agreement") with Jack Furst addressing wastewater obligations for Flower Mound Ranch. Pursuant to Chapter 245, the Prepayment Agreement is a permit that vests rights to the planned single family estate development project for the Property. The Prepayment Agreement contemplates that Flower Mound Ranch will develop in accordance with the Rule 11 Agreement, including the plan for development. Pursuant to the Prepayment Agreement, Jack Furst prepaid \$1,310,000 in wastewater impact fees to ensure that wastewater services would be available when Flower Mound Ranch is developed. This prepayment was for a portion of the 2008 costs incurred by the Town in connection with sewer line improvements necessary to serve property on the west side of Flower Mound, including Flower Mound Ranch. This prepayment entitles Jack Furst to 1,036 wastewater service units, which do not expire and may be assigned to a developer. The number of wastewater units support a portion of the residential density planned for Flower Mound Ranch. Wastewater impact fees for development of Flower Mound Ranch in excess of 1,036 wastewater service units will be paid as development occurs in accordance with applicable regulations.

Above Ground Utilities

Town staff has asked the applicant to confirm in this letter whether above ground utilities will be buried along Highway 377. The applicant has confirmed that the overhead utilities located along Highway 377 are within property owned in fee by the Texas Department of Transportation. As such, the applicant requests that the Town contact TxDOT about burying such lines.

Zoning Application

The enclosed zoning application is consistent with the Rule 11 Agreement, the Prepayment Agreement, and the Master Plan designation for the Property. No preliminary utility plan is included in the application based on the Town staff's comment that a preliminary utility plan is not required for a straight zoning application.

Pursuant to Chapter 245, the property owner is a permit holder entitled to rely on vested rights for estate residential development. But for the vested rights provided by the Rule 11 Agreement and the Prepayment Agreement, there would have been no dismissal of the disannexation lawsuit or prepayment of impact fees. These provisions were part of the consideration for the plaintiff's agreement to dismiss the disannexation lawsuit, and the enclosed zoning application is consistent with these vested rights. The landowner anticipates that the

Town will provide full municipal services for the estate residential development contemplated by the enclosed zoning application consistent with the project's vested rights and the Town's obligations under applicable annexation laws.

In anticipation of developing the Property consistent with the project's vested rights, the applicant respectfully requests that the Town place this application on the February 14, 2022 Planning and Zoning Commission agenda for a public hearing and recommendation to the Town Council.

Respectfully,



Misty Ventura

Exhibit 1 to Rule 11 Agreement

Exhibit 1

Master Plan Update

Town of Flower Mound

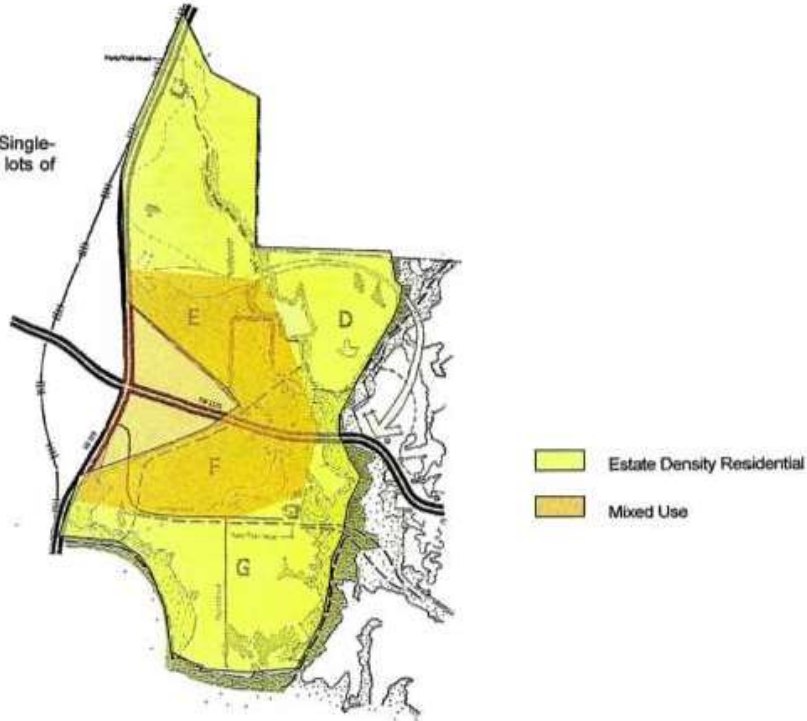


Attachment 2

2.0 AREA PLANS

Area Plan 5 (West) - White's Branch to US 377

Estate Density Residential – Single-family detached development on lots of one acre or larger.

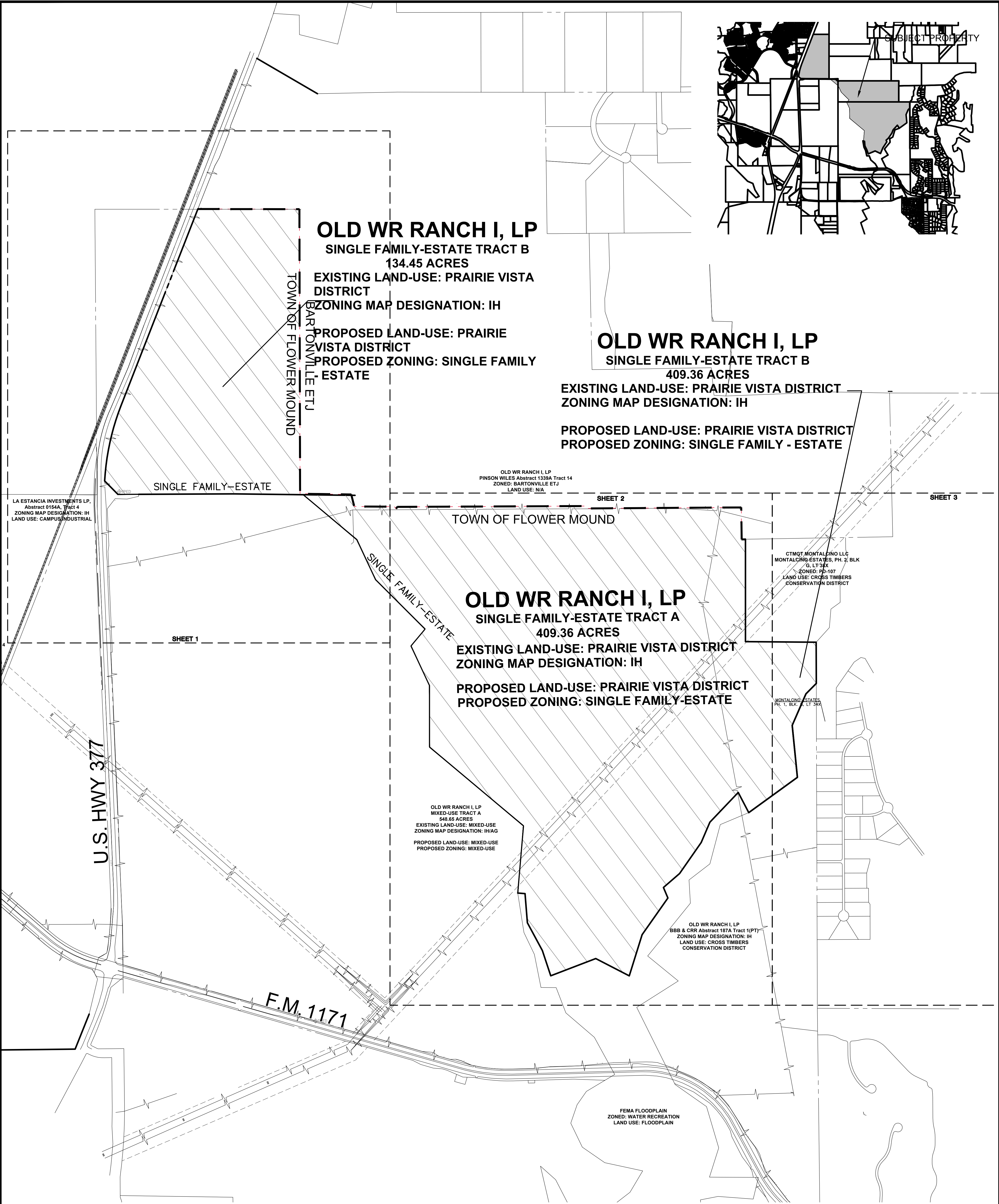


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Flower Mound Master Plan 2001

09/29/06

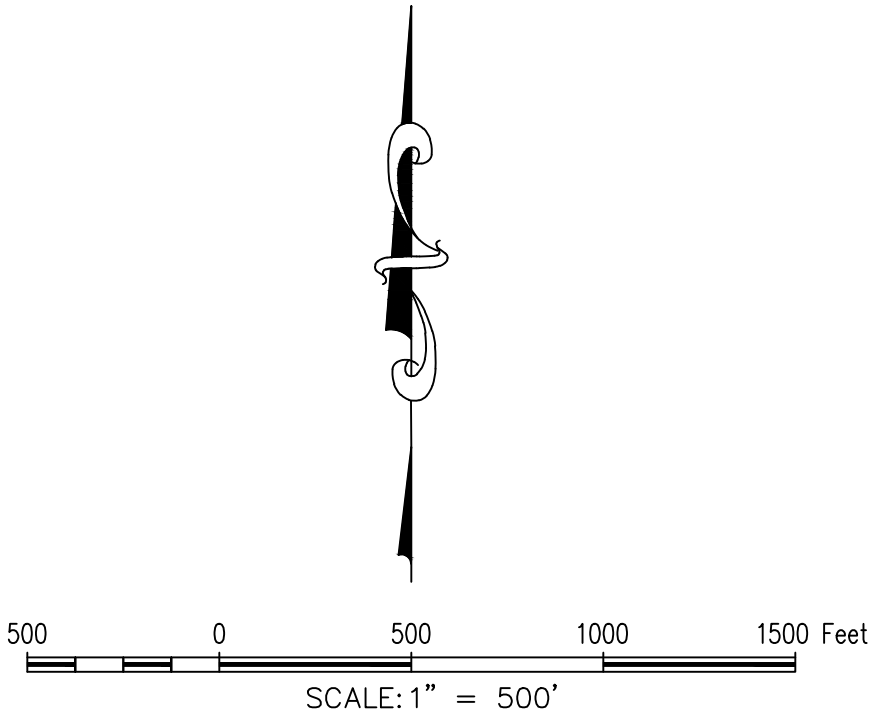
25



Zoning Standards	Zoning Map Designation: Interim Holding (Agricultural)	Single Family Estate 543.8 Acres	Master Plan Features	
			Land Use Plan	Prairie Vista District
Minimum Lot Area	87,120 sf	43,560 sf or 15,000 sf w/ Conservation Development Option	Urban Design Plan	N/A
			Parks and Trail	Proposed Multi-Use Trails
			Thoroughfare Plan	US HWY 377 - Major Arterial & FM 1171 - Major Arterial
			Water Plan	Existing 30" W/L along US HWY 377 & Existing 20" W/L along FM 1171
			Wastewater Plan	Existing 18" wastewater line along a portion of US HWY 377
			* Proposed zoning is consistent with the Rule 11 Agreement, dated November 29, 2006.	
Minimum Lot Width	200 ft	150 ft	THE PROPOSED ZONING IS CONSISTENT WITH THE RULE 11 AGREEMENT DATED NOVEMBER 29, 2006.	
Minimum Front Yard	40 ft	40 ft		
Minimum Side Yard	25 ft	20 ft		
Minimum Rear Yard	20 ft	20 ft		
Maximum Lot Coverage	25%	25%		
Max Height (stories/ft.)	3 stories/35'	3 stories/35'		
Maximum Floor: Area Ratio	N/A	N/A		

Minimum Lot Width	200 ft	150 ft
Minimum Front Yard	40 ft	40 ft
Minimum Side Yard	25 ft	20 ft
Minimum Rear Yard	20 ft	20 ft
Maximum Lot Coverage	25%	25%
Max Height (stories/ft.)	3 stories/35'	3 stories/35'
Maximum Floor: Area Ratio	N/A	N/A

THE PROPOSED ZONING IS CONSISTENT WITH THE RULE 11 AGREEMENT DATED NOVEMBER 29, 2006.



ZE

18329

Drawn By:AM
Date: AUGUST 26, 2021
Scale: 1"=500'
Revisions:
December 22, 2021

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
ROBERT JOHN DOLLAH, JR., P.E. #86898
DATE 12/22/2021

OWNER/DEVELOPER
JACK FURST
Old WR Ranch I, LP,
2591 Lakeside Pkwy, Ste 100, Flower Mound TX 75022
Phone: 972-982-8250

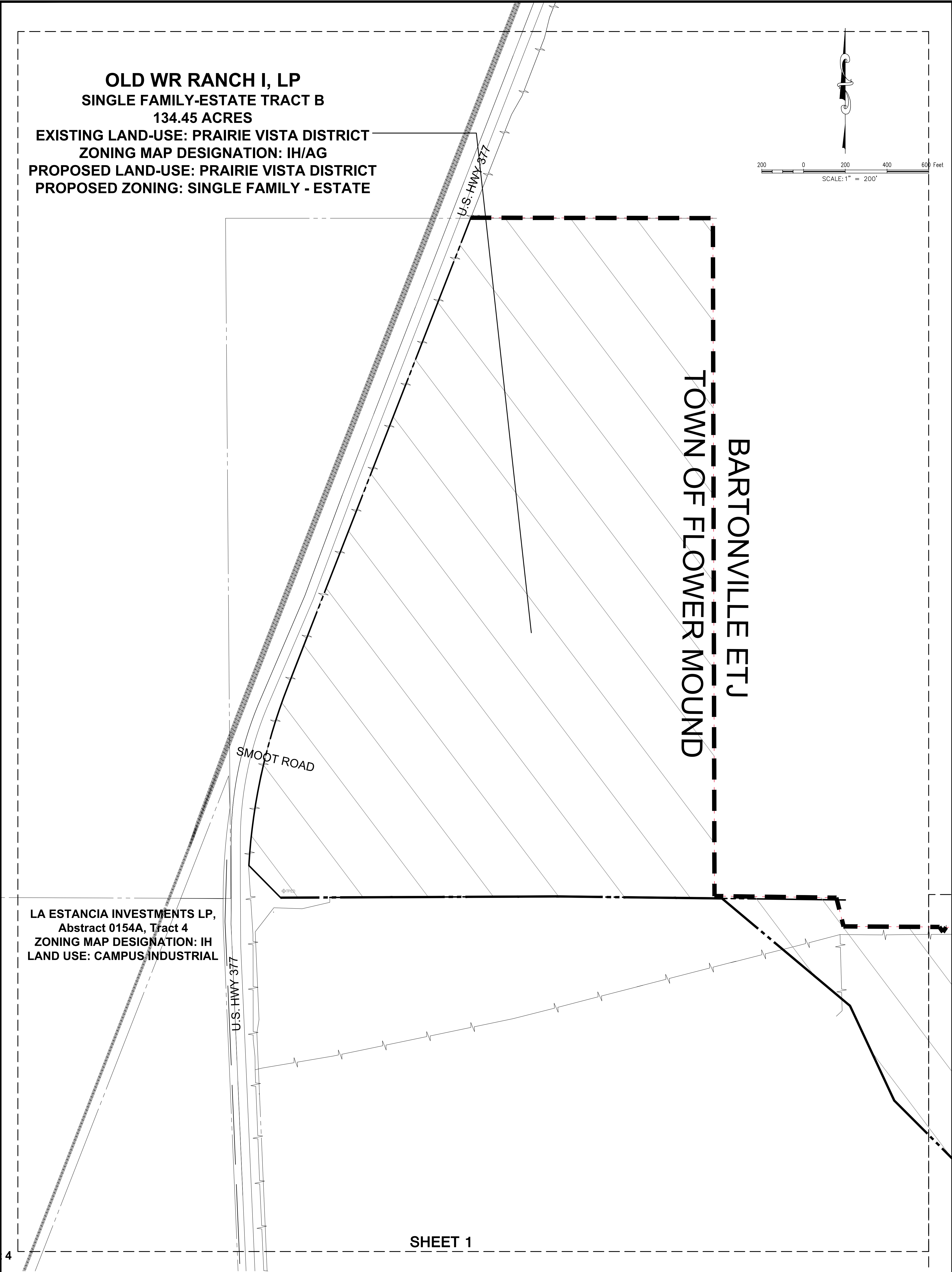
ZONING EXHIBIT

Flower Mound Ranch
543.80 Acres
in the
A.B. DANKS SURVEY, ABST. 368A
BURRESS SURVEY, ABST. 38A
BBB & CRR SURVEY, ABSTRACT NO. 154A & 187A
BRUCE WHEELER SURVEY, ABST. 1805A
CASPARY SURVEY, ABST. 277A
RUTH ALLEN SURVEY, ABST. 15A
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 75262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacoin.com
www.mcadamsco.com

File: E:\2020\18329\Drawings\Zoning\Zoning 2.0\Zoning Exhibit\Zoning Exhibit\2021.08.25 Final Revise 2.0 - Zoning Exhibit
Printed: 12/22/2021 8:35 AM, by Andrew Miller, Saved: 9/2/2021 1:48 PM, by gacoin

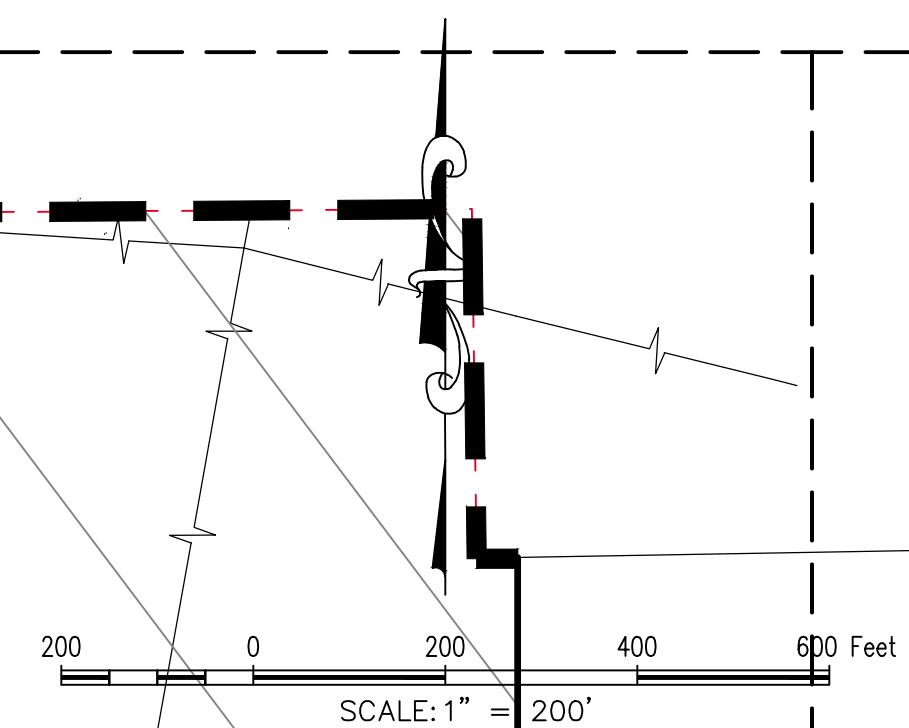


File: Z:\2021\8329\Drawings\Zoning\20\Zoning C&D Files\Zoning Exhibit\2021.08.25 Final Revamp 2.0 - Zoning Exhibit
 Printed: 12/22/2021 8:17 AM, by: Arthur Miller, Scale: 9/12/2021 1:48 PM, by: drcan

ZE 18329	Drawn By:AM Date: AUGUST 26, 2021 Scale: 1"=200' Revisions:	PRELIMINARY PLANS THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 ROBERT JOHN DOLLAH, JR., P.E. #86898 DATE 12/22/2021	OWNER/DEVELOPER JACK FURST Old WR Ranch I, LP, 2591 Lakeside Pkwy, Ste 100, Flower Mound TX 75022 Phone: 972-982-8250	ZONING EXHIBIT	Flower Mound Ranch 543.80 Acres in the A.B. DANKS SURVEY, ABST. 368A BURRESS SURVEY, ABST. 38A BBB & CRR SURVEY, ABSTRACT NO. 154A & 187A BRUCE WHEELER SURVEY, ABST. 1805A CASPARY SURVEY, ABST. 277A RUTH ALLEN SURVEY, ABST. 15A TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS	The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712 201 Country View Drive Roanoke, Texas 75262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.gacoin.com www.mcadamsco.com

SHEET 2

TOWN OF FLOWER MOUND



OLD WR RANCH I, LP
SINGLE FAMILY - ESTATES TRACT A
409.36 ACRES

EXISTING LAND-USE: PRAIRIE VISTA DISTRICT
ZONING MAP DESIGNATION: IH/AG

PROPOSED LAND-USE: PRAIRIE VISTA DISTRICT
PROPOSED ZONING: SINGLE FAMILY-ESTATE

**OLD WR RANCH I, LP
BBB & CRR Abstract 187A Tract 1(PT)
ZONING MAP DESIGNATION: IH
LAND USE: CROSS TIMBERS
CONSERVATION DISTRICT**

ZE

18329

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P.E. #86898
DATE 12/22/2021

OWNER/DEVELOPER
JACK FURST
Old WR Ranch I, LP,
2591 Lakeside Pkwy, Ste
100, Flower Mound TX
75022
Phone: 972-982-8250

ZONING EXHIBIT

Flower Mound Ranch
543.80 Acres

in the
A.B. DANKS SURVEY, ABST. 368A
BURRESS SURVEY, ABST. 33A,
BBB & CRR SURVEY, ABSTRACT NO. 154A & 187A
BRUCE WHEELER SURVEY, ABST. 1605A
CASPARY SURVEY, ABST. 277A
RUTH ALLEN SURVEY, ABST. 15A
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
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Roanoke, Texas 76262
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www.mcadamsco.com

A graphic scale bar is located at the bottom of the page. It is a horizontal line with tick marks at 200, 0, 200, 400, and 600 feet. Below the bar, the text "SCALE: 1" = 200'" is printed. Above the bar, a north arrow points upwards, with the letter "N" at its tip.

**CTMG MONTALCINO LLC
MONTALCINO ESTATES, PH. 2, BLK
G, LT 38X
ZONED: PD-107
LAND USE: CROSS TIMBERS
CONSERVATION DISTRICT**

**OLD WR RANCH I, LP
SINGLE FAMILY-ESTATE TRACT A
409.36 ACRES**

—EXISTING LAND-USE: PRAIRIE VISTA DISTRICT
ZONING MAP DESIGNATION: IH/AG
PROPOSED LAND-USE: PRAIRIE VISTA DISTRICT
PROPOSED ZONING: SINGLE FAMILY - ESTATE

~~MONTALCINO ESTATES,
PH. 1, BLK. G, LT 34X~~

ZE

18329

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ROBERT JOHN DOLLAH, J
P.E. #86898
DATE 12/22/2021

OWNER/DEVELOPER
JACK FURST
Old WR Ranch I, LP,
2591 Lakeside Pkwy, Ste
100, Flower Mound TX
75022
Phone: 972-982-8250

ZONING EXHIBIT

Flower Mound Ranch
543.80 Acres

in the
A.B. DANKS SURVEY, ABST. 368A
BURRESS SURVEY, ABST. 33A
BBB & CRR SURVEY, ABSTRACT NO. 154A & 187A
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TBPE: 19762 TBPLs: 1014440
www.mcadamsco.com

Flower Mound Ranch
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P.E. #86898
DATE 9/3/2021

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18329

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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 8

REGULAR ITEM

DATE: February 28, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (MU21-0003 – Lakeside Village) to amend Mixed Use District-1 (MU-1) to amend certain development standards related to Character Zone Standards, Open Space Standards, Parking Standards, Architectural and Building Standards, and Signage Standards in the Lakeside Village Development Code. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this zoning amendment request is to modify certain development standards within the Lakeside DFW/Village Code related to the MU-TEN (Mixed Use-Transition to Environmental Area), MU-C3 (Mixed Used-Commercial 3), and MU-TMR(1) (Mixed Use-Transition or Major Roadway) subzones.

The Mixed Use zoning for Lakeside DFW was originally approved by the Town Council on November 19, 2012 for approximately 155 acres. Since the approval of this ordinance, the Town Council has approved several zoning amendments to modify certain sections of the development standards with a major amendment being approved on April 16, 2018 which added acreage to this development and replaced the original Lakeside DFW Code with a new [Code](#).

The following changes indicated in red text are being requested to MU-TEN and/or MU-C3 subzones:

1. Section 5 – Civil/Open Space and Landscape Standards

This section of the code outlines standards for various types of parks and open space to be developed as a part of the overall lakeside DFW project. The applicant is request certain changes to the Sunset Green Amphitheater requirements as detailed below.

Item		Standards	Req'd
#6	Sidewalks/Hardscape	The seating tiers shall be hard edges, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete or TREX or TREX like material that has minimum 10 year warranty.	Yes
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination. Tree lighting is permitted to satisfy these requirements.	Yes

2. Section 6 – Parking Standards

The applicant is proposing to amend the language for Parking Structures (parking garage) to allow excess parking over the 20% as currently permitted by the Town's code of ordinances.

On February 3, 2020, the Town Council approved an amendment to the parking section to allow off-site parking for uses if the parking is located within 1,500 feet of the use being served. This amendment will allow the excess parking within the parking garages to be utilized for other uses within the MU-TEN subzone.

Subsection 6.4.

D. Parking Structures. The dimensions of parking spaces located in the parking structures shall be as follows: Nine feet by eighteen feet except in automated parking structures, where each vehicles storage space, shall be counted as a parking space for the purposes of these Development Standards, provided that such spaces accommodates a vehicle. Parking Structures shall be permitted to exceed the limit of 20% excess parking as provided in Section 82-73 (1) of the Town ordinance.

3. Section 7 – Architecture and Building Standards

The applicant is requesting a few modifications to the architectural standards

- a. The applicant is requesting to reduce the minimum requirement for glass on the ground floor commercial buildings from 60% to 50%. This is applicable mostly to smaller office building where the intent is to match the custom single-family homes in the area. The applicant has indicated that they have run into a few issues where this glass requirement prevents the overall intent for smaller office buildings. The applicant has provided Attachment A2(b) comparing the front façade of buildings using current and proposed standards.

Table 7.1	Window/Door Area Req'd	MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FACADE	MIN	60%	60%	60% 50%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FACADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

- b. 7.1 B (1): Building Facades

Unrestricted Material: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile. Exception: within Subzones MU-TEN and MU-C(3), EIFS shall be an Unrestricted Material for 2nd floor and above.

The developer has received similar exception in the past to allow the use of EIFS as an unrestricted material only applicable to the existing Condo Tower. The applicant has provided information comparing Stucco and EIFS.

c. 7.4 B (1) Upper Floors

Balconies, Doors: Swinging doors required, sliding doors prohibited. **Exception: within MU-TEN, swinging doors and sliding glass doors shall be permitted.**

d. 7.6 Commercial Lot Standards

Mixed Use Commercial/Residential

Buildings designed to accommodate retail or office occupancy on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (see Parks and Open Spaces). **In subzone MU-TEN, the primary facade wall shall be placed within 8' of the frontage property line.**

This amendment mostly impacts the five non-residential lots that were created with a recent replat that was approved by the Planning and Zoning Commission on February 14, 2022. The plat dedicated a 4-foot private drainage easement along the front property line. In order to allow some flexibility in design of the front building façade with articulations for these lots, the applicant is requesting the minimum building setback for commercial buildings be increased from 5 feet to 8 feet.



As a part of this amendment, the applicant is correcting a typo within the Signage Section (Ordinance No. 14-15) within the MU-TMR(1) subzone.

1. Section 8 – Signage

Sec 86-67 Ground Signs; Item (16) shall be deleted and replaced with:

(16) There shall be no more than **three two** ground signs on Lot 1, Block C, Lakeside DFW; no more than **two three** ground signs on Lot 1, Block B, Lakeside DFW; no more than two ground signs on Lot 2, Block A, Moviehouse Addition; no more than one ground sign per street frontage on Lot 1, Block A Moviehouse Addition; and no more than three ground signs along the frontage of FM 2499 and no more than two ground signs along the frontage of Lakeside Parkway on

Subzone MU-TMR (2); all other lots shall be limited in quantity per Chapter 86 of the Town of Flower Mound code.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. MU21-0003 had a total of 158 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

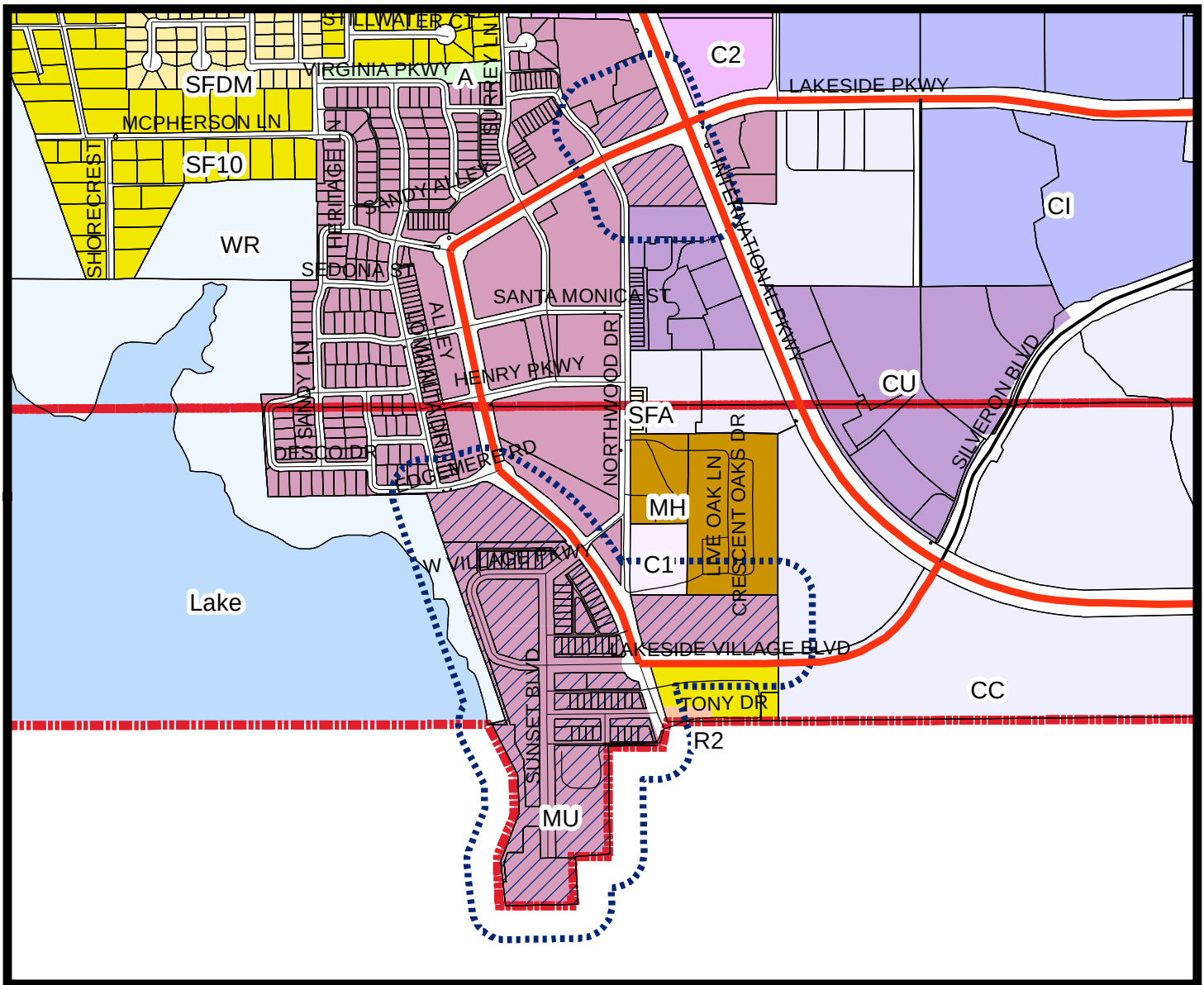
B. Application Details

1. Draft PD Text Amendment
2. Supporting Documents
 - a. Amphitheater Rendering and TREX Product Specifications
 - b. Office Façade Exhibit with 60% vs 50% Glass
 - c. EIFS vs Stucco Product Comparison
 - d. Signage Exhibits

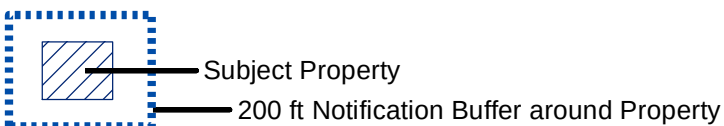
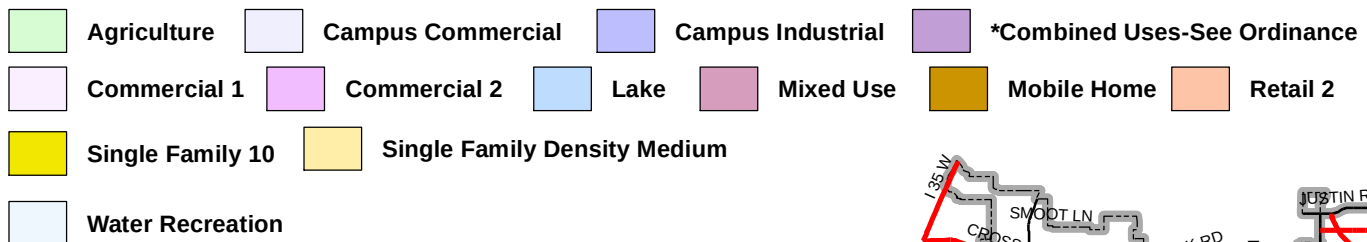


Vicinity Map

Reference Project: MU21-0003

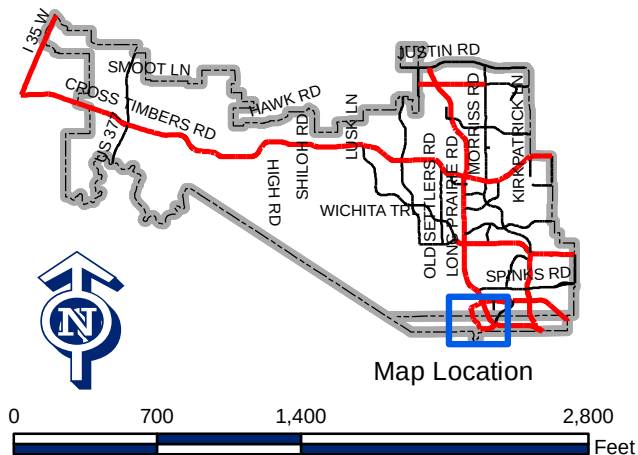


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



February 17, 2022

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75208

RE: Consent to the Rezoning of Proposed Subzones MU-TEN, MU-C(3), and MU-TMR(1)

To Whom It May Concern,

Sunset Legacy is requesting a zoning amendment to the MU-TEN, MU-C(3) and MU-TMR(1) tracts for the following purposes:

1. Sunset Green Amphitheater (Page 69)

- a. Change of amphitheater stage from concrete to Trex or Trex-like material. Trex will provide a wood-like, natural look compared to an unnatural concrete stage. In addition, the Trex material is a superior product with a 10-year commercial warranty. It will provide for more flexibility in designing the stage within the topography. In addition, we intend to build the stage around existing trees. This material allows better flexibility to do so, as seen in the picture below.



- b. Tree lighting can be used to satisfy the lighting requirements. This will provide a more natural look compared to large light poles.
2. Excess Parking (Page 82)
- a. To protect the natural beauty of the site, the development team's maximize parking provided in structures, rather than surface parking. Therefore, there will be projects that share parking within one structure that is within close proximity

to both projects. Excess parking may be provided on a site plan application for one project, but is intended to be used for parking in a future project.

3. EIFS (Page 91)
 - a. 7.1.B.1 - The request to add EIFS as an Unrestricted Material (starting on level 2 and up) will allow EIFS to be used as the primary building façade material on high-rise developments within the MUTEN and MU-C(3) subzones. EIFS is a lighter weight material than stucco and has lower structural requirements than stucco. Also, there are no thermal breaks in exterior insulation which can reduce air infiltration by 55% over standard exterior cladding systems. The application will be similar to that done on Lakeside Tower.
4. Balconies (Page 94)
 - a. 7.4.B.1 – Allowing for sliding glass balcony doors in lieu of swinging balcony doors will allow residents to better enjoy the natural elements and amenities provided by Grapevine Lake and the surrounding area. The sliding glass balcony doors should have an equal to or better aesthetic to swinging balcony doors. In addition, architects and engineers highly recommend sliding glass doors on high rises are the best choice due to the higher wind loads on tall buildings. The application will be similar to that done on Lakeside Tower.
5. Signage (Page 106)
 - a. This change is to update an error found in the original signage code.
6. Mixed Use Setback (Page 96)
 - a. Due to utility easements in the front of certain mixed-use lots, the primary façade is not able to be placed within 5' of the property line without removal of esthetical articulations that prevent a flat façade. The language has been updated to allow the primary façade to be within 8' of the property line.
7. Office Ground Floor Glazing Requirement (Page 87)
 - a. The original glazing requirements were meant to be used for retail storefronts. This has been updated to allow for ground floor office buildings to have a more typical, reduced 50% glazing minimum.

Thank You,

Rebecca Everitt
 Development Partner
 Realty Capital Management
 reveritt@realtycapital.com
 469-533-4144



LAKE SIDE DFW
DEVELOPMENT CODE
AMENDED

ORDINANCE 09-18
MU17-0002

SUBZONE MU-TEN
LAKE SIDE VILLAGE:
REVISING MU-TEN(1) AND MU-TEN(2)
AND ADDING APPROXIMATELY 9 ACRES

Flower Mound, TX

February 16, 2022

A DEVELOPMENT BY
Realty Capital Management, LLC
909 Lake Carolyn Parkway Suite 150
Irving, TX 75039
James W. Archie, Managing Director
469.533.4131

PLANNING BY
Roaring Brook Development Co.
3058 Lakeside Parkway
Flower Mound, TX 75022
Dan Quinto
817.706.8353

**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
OS3: SUNSET GREEN AMPHITHEATER**

ITEM	STANDARD	REQ'D
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	0.7 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the west. Accessible from Street I sidewalk.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tier treads should be primarily turf, tier risers may be stone or concrete.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete or TREX or TREX like material with 10 or more years of product warranty.
#7	Trail Connectivity	The Lakeside Trail System trail type T-6 shall connect to the Amphitheater. Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-3.
#8	Location requirements	Must be bounded by Lake Grapevine ACOE property to the west.
#9	Topography	Existing grade may be re-graded to achieve an optimal seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate at least 125 people seated.
#12	Furnishings	
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination. Tree lighting is permitted to satisfy these requirements.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	

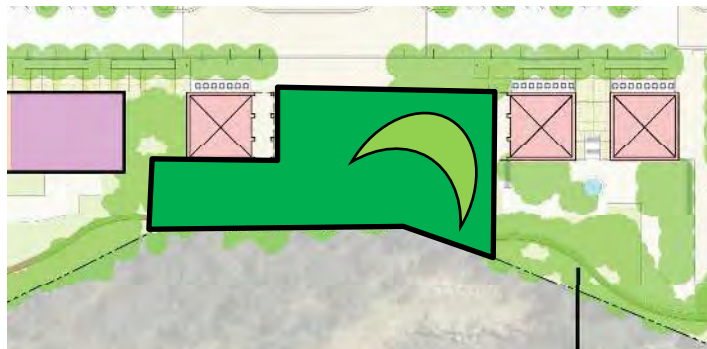


TABLE 6.1: SCHEDULE OF REQUIRED PARKING

Use Type	Parking
General Office or Retail	1 space per 250 sq ft (1/250 sq ft)
Restaurant	1 space per 100 sq ft (1/75 sq ft)
Hotel	1 space per lodging room
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Residential other than multifamily	
Less than or 1600 sq ft in area	1 space
More than 1600 sq ft in area	2 spaces
Nonresidential uses other than those listed above	Sixty five percent (65%) of the number of spaces that would be required under the Code of Ordinances

- D. Parking Structures. The dimensions of parking spaces located in parking structures shall be as follows: Nine feet by eighteen feet except in automated parking structures, where each vehicle storage space, shall be counted as a parking space for purposes of these Development Standards, provided that such space accommodates a vehicle. **Parking Structures shall be permitted to exceed the limit of 20% excess parking as provided in Section 82-73 (1) of the Town ordinance.**
- E. On-Street Parking. The dimensions of parallel parking spaces located on streets shall be 8 feet by 20 feet unless otherwise indicated.
- F. Parking Access Aisles. Parking access aisles that are not also fire lanes shall have these widths:
1. two (2) lanes (two-way traffic) a minimum width of twelve feet (12') each for ninety degree (90°) parking configurations; and
 2. not less than a minimum width of twelve feet (12') for one-way or angled parking.

GROUND FLOOR COMMERCIAL STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows complying with these standards; See Section 7.2.A
3. Entry doors at grade complying with these standards; See Section 7.2.C
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band complying with these standards; See Section 7.2.C
6. Awning or canopy on all street level windows; See Section 7.2.D



Figure 7.2: Ground floor built to commercial standards

TABLE 7.1 WINDOW/DOOR AREA REQ		MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	60%	50%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%
RESIDENTIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	40%	40%	40%
	MAX	75%	60%	60%	60%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

WINDOW AREA REQUIREMENTS

1. The façade area shall be measured between 3 feet and 9 feet above each finished floor. The percentage shall be the glass area divided by the total façade area.
2. Facades fronting Type 'B' Streets may reduce the glass area by 25%.
3. Facades facing alley or parking lots have no glass area requirements.

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.

Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -

A. FACADES ELEMENTS

1. **Facade:** The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. **Proportions:** The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. **Pilasters and Columns:** Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. .
4. **Entry Conditions:** The major entry is required to be placed on the public ROW façade and requires at least one entry into the building for each 100 feet of frontage on the property line.
5. **Maximum Façade Length:** One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. **Transition A to B Facades:** An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Façade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. **Unrestricted Materials:** These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile. **Exception: within Subzones MU-TEN and MU-C(3), EIFS shall be an Unrestricted Material for the 2nd floor and above**
2. **Limited Façade Materials:** The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above.
3. **Prohibited Materials:** The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or corrugated metal siding.
4. **Color:** Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.



-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the façade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or planters.
2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS

1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.
2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.
3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jambs: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.
2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited. **Exception: within MUTEN, swinging doors and sliding glass doors shall be permitted.**
2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.

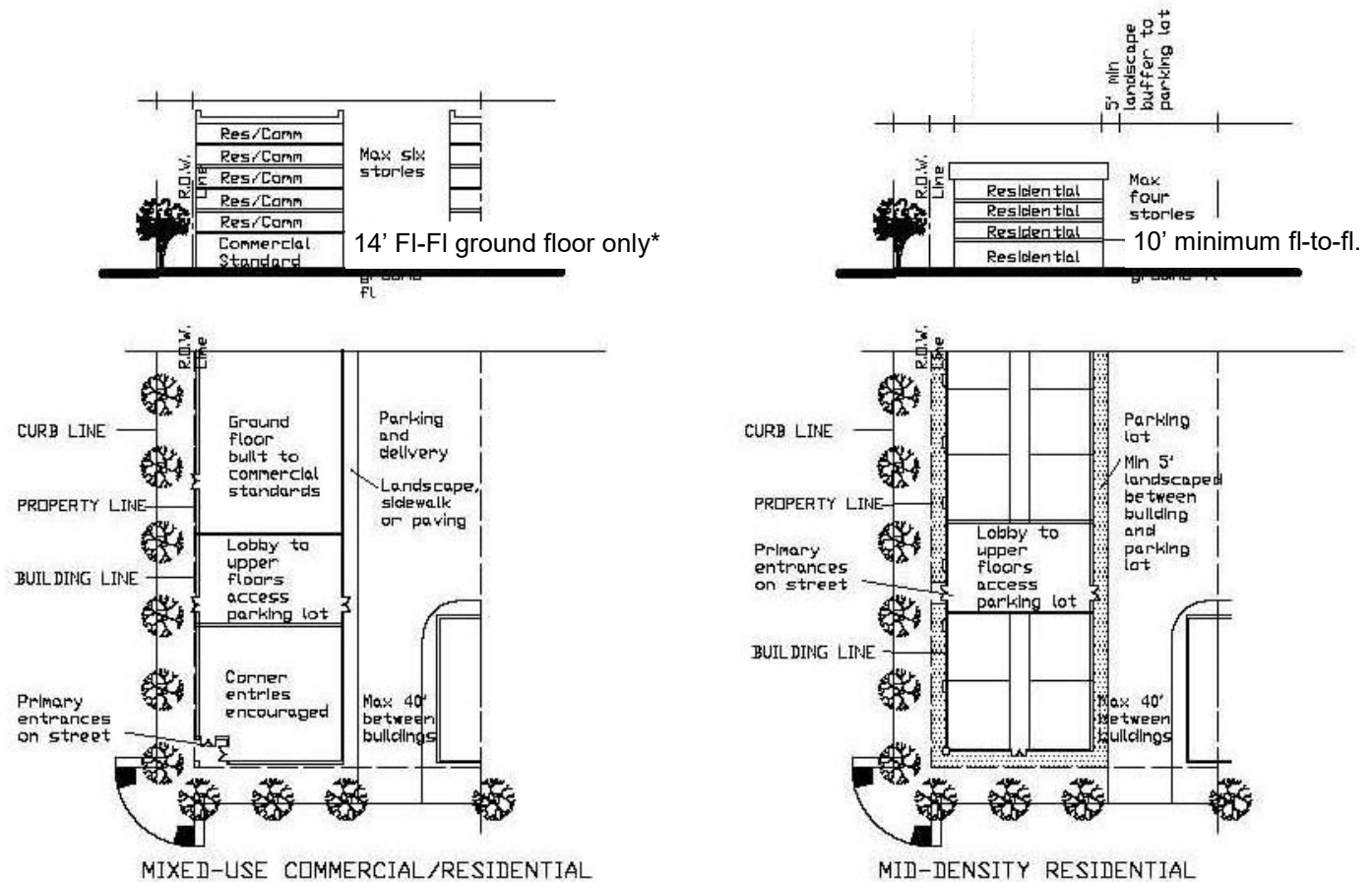


4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide.

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

D. ROOF

FIGURE 7.6 COMMERCIAL LOT STANDARDS

* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces). **In Subzone MUTEN, the primary façade wall shall be placed within 8' of the frontage property line.**

2. MID-DENSITY RESIDENTIAL

Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

SIGNAGE

EXHIBIT A OF ORDINANCE 14-15 AMENDING ORDINANCE 63-12 LAKESIDE DFW MIXED USE DEVELOPMENT CODE AS AMENDED SHALL BE AMENDED FOR SUBZONE MU-TMR(1) AS FOLLOWS.

Sec 86-67 Ground Signs; Item (16) shall be deleted and replaced with:

(16) There shall be no more than **two** ground signs on Lot 1, Block C, Lakeside DFW; no more than **three** ground signs on Lot 1, Block B, Lakeside DFW; no more than two ground signs on Lot 2, Block A, Moviehouse Addition; no more than one ground sign per street frontage on Lot 1, Block A Moviehouse Addition; and no more than three ground signs along the frontage of FM 2499 and no more than two ground signs along the frontage of Lakeside Parkway on Subzone MU-TMR (2); all other lots shall be limited in quantity per Chapter 86 of the Town of Flower Mound code.





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WINCHESTER, VIRGINIA, USA 22602
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QUESTION@TREX.COM

COMPOSITE DECKING – TREX TRANSCEND AND TREX ENHANCE

Part 1 General

1.1 Section Includes

- A. Composite Decking (Trex Transcend and Trex Enhance)

1.2 Related Sections

- A. Section 06-1100 – Wood Framing

1.3 References

- A. ASTM D-7032-04: Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails), ASTM International.
- B. ASTM D-7031-04: Standard Guide for Evaluating Mechanical and Physical Properties of Wood-Plastic Composite Products, ASTM International
- C. ASTM E-84-01: Test Method for Surface Burning Characteristics of Building Materials, ASTM International.
- D. ASTM D 570: Water Absorption of Plastics
- E. ASTM D 1761: Mechanical Fasteners in Wood
- F. ASTM D -1413-99: Test method for Wood Preservatives by Laboratory Soil-block Cultures
- G. ASTM C177: Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus

1.4 Design/Performance Requirements

- A. Structural Performance:
 - a. Deck: Uniform Load – 100lb/sq.ft.
 - b. Tread of Stairs: Concentrated Load: 750 lb/sq.ft., and 1/8” max. deflection with a concentrated load of 300 lbf on area of 4 sq. in.
- B. Fire-Test Response Characteristics per ASTM E-84.

1.5 Submittals

- A. Product Data Indicate sizes, profiles, surface style, and performance characteristics
- B. Samples: For each product specified, one sample representing actual product color, size, and finish.

1.6 Delivery, Storage, and Handling

- A. Store Trex products on a flat and level surface. Adjust support blocks accordingly
- B. Support Trex bundles on supplied dunnage
- C. When stacking Trex bundles, supports should start approximately 8" from each end and be spaced approximately 2ft on center. Supports should line up vertically/perpendicular to the decking product.
- D. Do not stack Trex Select decking more than 14 bundles.
- E. Keep material covered using the provided bundle cover until time of installation.
- F. See [www. Trex.com](http://www.Trex.com) for detailed storage recommendations;
 - a. <http://s7d4.scene7.com/is/content/Trex/Installation%20Guide%202013pdf>

1.7 Warranty

- A. Provide manufactures warranty against rot, decay, splitting, checking, splintering, fungal damage, and termite damage for a period of 25 years for a residential installation and 10 years for a commercial installation. In addition provide the Trex Transcend and Trex Enhance Fade and Stain Warranty against food staining and fading beyond 5 Delta E (CIE units) for a period of 25 years for a residential installation and 10 years for a commercial installation. Specific terms for warranties can be found at; www.Trex.com

Part 2 Products

2.1 Manufacturers

- A. Contract Documents are based on products supplied by; Trex Company, Inc., 160 Exeter Dr., Winchester, VA 22603.
- B. Substitutions: Not permitted under Division 01

2.2 Applications/Scope

- A. Wood-Plastic Composite Lumber;
 - a. Material Description: Composite Decking consisting of recycled Linear Low Density Polyethylene (LLDPE) and recycled wood. The product is extruded into shapes and sizes as follows:
 - i. Trex Transcend and Trex Enhance Decking Boards; 1 x 5.5".
 - ii. Lengths – 12, 16, and 20 feet
 - iii. Color – To be specified by owner from Trex' standard list of colors.

b. Physical and Mechanical Properties as follows:

Test	Test Method	Value	
Flame spread	ASTM E 84	60(Transcend) / 85(Enhance)	
Thermal Expansion	ASTM D 1037	1.9 x 10 ⁻⁵ inch/inch/degreeF	
Moisture Absorption	ASTM D 1037	< 1%	
Screw Withdrawal	ASTM D1761	558 lbs/in	
Fungus Resistance	ASTM D1413	Rating - no decay	
Termite Resistance	AWPAE1-72	Rating = 9.6	
		Ultimate (Typical)Values *	Design Values
Compression Parallel	ASTM D198	1588 psi	540 psi
Compression Perpendicular	ASTM D143	1437 psi	540 psi
Bending Strength	ASTM D198	3280 psi	500 psi
Shear Strength	ASTM D143	1761 psi	360 psi
Modulus of Elasticity	ASTM D4761	412,000psi	200,000 psi
Modulus of Rupture	ASTM D4761	3280 psi	500 psi

* Ultimate strength values are not meant for design analysis. Design values are for temperatures up to 130F (54C)

2.2 Accessories

A. Fasteners:

a. Trex Universal Hideaway Hidden Fasteners

b. Screws; See -

<http://s7d4.scene7.com/is/content/Trex/Installation%20Guide%202013pdf>

for the updated recommendations on fasteners.

Part 3 Execution

3.1 Installation

A. Install according to Trex installation guidelines.

<http://s7d4.scene7.com/is/content/Trex/Installation%20Guide%202013pdf>

B. Cut, drill, and rout using carbide tipped blades

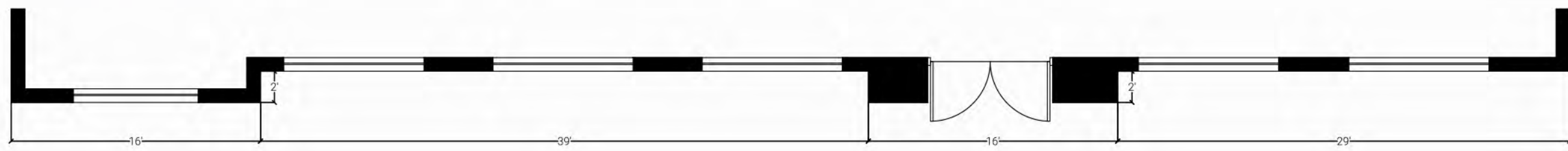
C. Do not use composite wood material for structural applications

3.2 Cleaning

A. Following cleaning recommendations as found in Trex installation guide at;

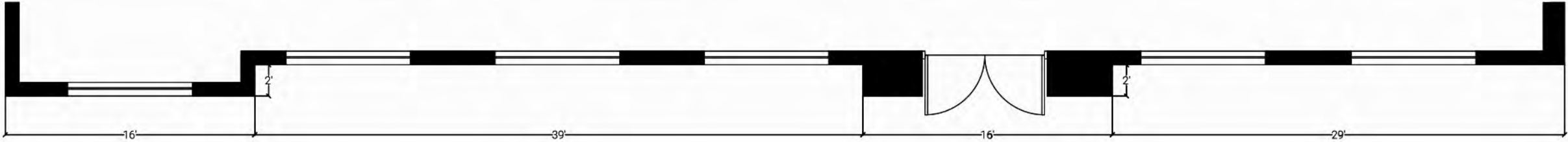
<http://s7d4.scene7.com/is/content/Trex/Installation%20Guide%202013pdf>

North Elevation Ground Floor Facade
61% glazing



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

North Elevation Ground Floor Facade
56% glazing



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



EIFS and Stucco Consultant and Inspector to the Design, Construction & Legal Professions
 4600 Hickox Road • Rowlett, Texas 75089 • Phone: 214-437-9421 • Fax: 972-475-3982
mike@mboydconsulting.com www.mboydconsulting.com

TO WHOM IT MAY CONCERN:

In response to requests, I have created a table that outlines my analysis and opinions of the properties of an Exterior Insulated Finish System (EIFS) and a metal lath and cement-based stucco (STUCCO) system with rigid insulation.

The addition of a layer of foam insulation between the stucco and the sheathing to meet IECC (CI) requirements presents additional problems for the stucco system not outlined herein.

The purpose is to provide the decision makers of this project with information they may consider when trying to make a decision of what material to select for the exterior wall cladding on the above referenced project.

PROPERTY	EIFS	STUCCO
Design Criteria	Deflection: L/240 Weight: 3 lbs/sf Insulation Value: R=4 per inch EPS Savings associated with lighter structural requirements and lighter gage framing materials are available.	Deflection: L/360 Weight: 12 lbs/sf Insulation Value: R = .15 per inch Requires addition of foam-based insulation to meet IECC (CI) requirements.
Energy Efficiency	No thermal breaks in exterior insulation, which can reduce air infiltration by 55% over standard claddings.	Stucco cladding does not provide thermal properties or reduce air infiltration. Use of rigid insulation required to delete thermal breaks.
Design Flexibility	Design friendly, adaptive to multiple shapes, forms, colors, and textures.	Cement base material that does not readily conform to design shapes, forms. Cement based stucco finishes not true colors.
Water Resistance	Liquid secondary moisture barrier that creates secondary moisture barrier without seams and joints. Adhesive application of EPS does not put holes in the secondary moisture barrier.	Secondary moisture barrier is some type of sheet good that has multiple vertical and horizontal joints. Metal lath attached at 7" o.c. along stud framing at 16" o.c. that punctures holes in the secondary moisture barrier.

Impact Resistance	Impact resistance rating desired can be achieved by the use of layers of different weights of the fiberglass reinforcing mesh.	Compressive strength ranges from 1500 psi to 2800 psi
Cracking	EIFS is a flexible cladding that generally does not develop cracking as long as proper framing, sheathing and installation techniques are followed.	Stucco is limited in its ability to withstand stresses that put the product in tension. Most stucco can be expected to have some cracking which does not reflect a defective installation. <u>With a layer of rigid insulation between the stucco and sheathing the weight of the stucco is further cantilevered from the framing system. This system does not have a long –term history to determine its performance over many environmental cycles.</u>
Flashing and Caulking	Flashing and caulking are not a part of an EIFS but are critical to the water resistance and long-term performance of the cladding.	Flashing and caulking are not a part of STUCCO but are critical to the water resistance and long-term performance of the cladding.
Ease of Installation	There are four major steps in the installation of an EIFS. 1. Secondary Moisture Barrier 2. Install EPS Foam 3. Install Reinforced Base Coat 4. Install Finish Coat	There are six major steps in the installation of STUCCO. 1. Secondary Moisture Barrier 2. Install Rigid Insulation 3. Install Metal Lath 4. Install Trim Accessories 5. Scratch 6. Brown 7. Finish If an acrylic finish is used over cement base coats, a leveling coat on the brown coat might be used.
Expansion Joints	The EIFS must break at building expansion joints, deflection floor joints; change of substrate material.	The Stucco must break at building expansion joints, deflection floor joints; change of substrate material.
Control Joints	Control joints are not required. Aesthetic joints that do not break the system may be installed at any location per the requirements of the design team.	Control joints are required every 144sf; every 18 lineal feet; and so as not to create panels greater than 2½-to-1 ratio of length to width. <u>Control joints are breaks in the cladding system.</u>
Aesthetic Reveals	EIFS can be cut into any pattern or shape to create the design intent. Aesthetic reveal do not extend through the EIFS.	Aesthetic reveals must be created using some type of metal trim shape and the profile is controlled by the manufacturer availability. Aesthetic reveals break the cladding system and are not considered control joints. Control joints will still be required as outlined above.

Single Source Responsibility	All of the components of an EIFS are manufactured and/or supplied by the manufacturer of the selected system.	Components come from various manufacturers. No responsible party in case of a problem with the cladding.
Warranty	A minimum of five year and up to ten-year system warranty offered from the manufacturer. Installer should match the length of the material warranty with labor warranty.	A one year defective materials and labor warranty offered by the installer.
Training Program	Nationally recognized training program for EIFS contractors and applicators.	No structured training program. Installation controlled by ASTM standards that may or may not be adaptive to today's materials and procedures.
Government Study	Department of Energy recently concluded study and determined that EIFS is the best wall cladding when it comes to moisture resistance and thermal properties. EIFS are 84% more energy efficient.	Stucco was a type of cladding included in the Department of Energy study.
Labor	Training of EIFS installers does not require the length or expertise that stucco does.	The labor steps involved in metal lath and stucco installation requires considerable training and expertise.
Forensic Testing	If there is an issue with an exterior wall with an EIFS cladding, there are tools and methods to detect the location and extent of the issue without destructive testing in most cases.	Destructive testing to find an issue in an exterior wall with STUCCO cladding is generally required.
Maintenance	Unless an EIFS is physically damaged, the need for maintenance is limited. Repairs are easily made. Caulking is not a part of an EIFS and must be maintained regardless of the type of cladding.	Stucco is subject to cracking. Physical damage is more costly to repair. Cement-based finishes are subject to discoloration and staining unless acrylic finishes are used. Caulking is not a part of an EIFS and must be maintained regardless of the type of cladding.
LEED Program	EIFS may be able to qualify as a part of LEED program. EIFS are considered GREEN products and may qualify for energy tax credits.	I know of no LEED, GREEN or tax credits programs with a STUCCO cladding.
CONTINUOUS INSULATION	EIFS is Continuous Insulation and has been tested and performed as an energy efficient installation since 1970.	The placement of foam to serve as Continuous Insulation is relatively new with no history of performance. No one is exactly sure how a cement plaster wall weighing 12 lbs/sf will perform suspended on an elongated screw fastener through the Continuous Insulation over an extended period of time. Results to date have been mixed.

CLOSING REMARKS:

I know that it may appear that I have no respect for a STUCCO cladding. The exact opposite is true. My family made a living for over fifty years with STUCCO as one of our products and stucco still has its place in exterior wall construction based upon usage.

However as plaster contractors, we recognized EIFS as a superior cladding material. I know all-to-well the difficulty of installing STUCCO and today's labor force is not as trained in the lathing and plastering skills as union trained workers were in the 1960's and 1970's. As a contractor, I know that issues with cracking and color problems are always associated with a STUCCO installation. Lack of support by multiple manufacturers required to produce STUCCO is a legitimate problem.

As someone who has lived his whole life in the lath and plaster industry, it is hard for me to understand how and why an EIFS cladding is held to a different standard from other exterior wall claddings. It has been proven and documented over and over that moisture intrusion does not occur through an EIFS cladding. EIFS does not trap or wick water.

The problems associated with exterior walls clad with EIFS have been identified as the failure or lack of performance of the windows, flashing and caulking. The advantage that brick, stone, stucco, wood, marble, etc had over EIFS was the presence of a secondary moisture barrier. EIFS now has a liquid applied secondary moisture barrier that is required by code.

The Department of Energy has now proven that an EIFS cladding is the best. Most knowledgeable lath and plaster contractors know that they can provide a better exterior wall cladding using EIFS as opposed to STUCCO. I encourage you to take a good, long look at the two claddings. I will be glad to discuss this in detail and answer any questions you may have.

Yours very truly,

Mike Boyd

Mike Boyd

EIFS 101 – THE BASICS

Presented by Mike Boyd



boyd consulting group

EIFS, Stucco & Waterproofing Consultant / Inspector to the Design, Construction & Legal Professions

on behalf of
Lakeside Tower & Realty Capital

EIFS

- Exterior Insulated Finish System (EIFS) is a SYSTEM.
- Since 2009 EIFS is in the ICC Codes, Commercial (IBC) and Residential (IRC).
- U.S. Dept. of Energy Oak Ridge National Laboratory testing proved EIFS is the BEST!
- EIFS = CONTINUOUS INSULATION
- EIFS = EFFECTIVE AIR & MOISTURE BARRIER
- EIFS = LONG-TERM PERFORMANCE

Reasons To Choose EIFS

CONTINUOUS INSULATION

Best cladding system to meet current and upcoming requirements of the International Energy Conservation Code (IECC).

Reasons To Choose EIFS

EFFECTIVE AIR & WATER BARRIER

No fastener penetrations or thermal breaks make the EIFS continuous air and water barrier system up to 55% more efficient than other cladding systems.

Reasons To Choose EIFS

LEED CERTIFIED

LEED (Leadership in Energy and Environmental Design). LEED provides an industry standard framework to create healthy, highly efficient green buildings. These buildings are resource efficient.

EIFS are LEED CERTIFIED.

Reasons To Choose EIFS

EIFS w/DRAINAGE
properly installed makes
moisture-intrusion a
thing of the past.

FLASHINGS

Regardless of the type of cladding system installed the design, installation and performance of the flashings to direct incidental moisture out of the wall cavity is critical.

CAULKING / SEALANTS

- Caulking is CRITICAL to all claddings.
- Select caulking material compatible with EIFS and adjacent materials.
- Use CLOSED CELL backer rod only.
- Apply caulking to base coat only unless written approval provided by manufacturer.

Reasons To Choose EIFS

EIFS is SAFE & DURABLE

Testing of EIFS systems is extensive and ongoing including moisture intrusion, fire testing, abrasion testing, salt-water spray testing, impact resistance, etc.

- MOST TESTED CLADDING

Reasons To Choose EIFS

WARRANTY

SYSTEM WARRANTY PROVIDED BY THE MANUFACTURER OF THE EIFS PRODUCT ON THE BUILDING.

SINGLE-SOURCE FOR COMPLETE CLADDING.

MINIMUM 5-YEAR AND UP TO 10-YEAR AVAILABLE PER PROJECT.

Reasons To Choose EIFS

FLEXIBLE - HIGHLY CRACK RESISTANT

RARELY NEEDS PAINTING

**FINISH HAS EXCELLENT RESISTANCE TO DIRT,
MILDEW AND MOLD**

**EIFS PASSED THE STRINGENT MIAMI-DADE
COUNTY HURRICANE TEST.**

Reasons To Choose EIFS

EIFS DOING-IT-RIGHT

AWCI PROVIDES NATIONALLY
RECOGNIZED TRAINING PROGRAM
FOR MECHANICS AND
CONTRACTORS.

EIFS IS THE BEST

National Exposure Test Facility conducted by the Department of Energy at Oak Ridge National Laboratory by Dr. Achilles Karagiozis.

ORNL conducted field testing on a variety of wall systems to determine their thermal, air leakage, and moisture control performance in real world conditions.

EIFS IS THE BEST

CONCLUSIONS

- Brick and cementitious siding systems tend to accumulate and retain the most moisture. Stucco is next!
- Insulation is more beneficial when placed toward the exterior of the wall envelope.

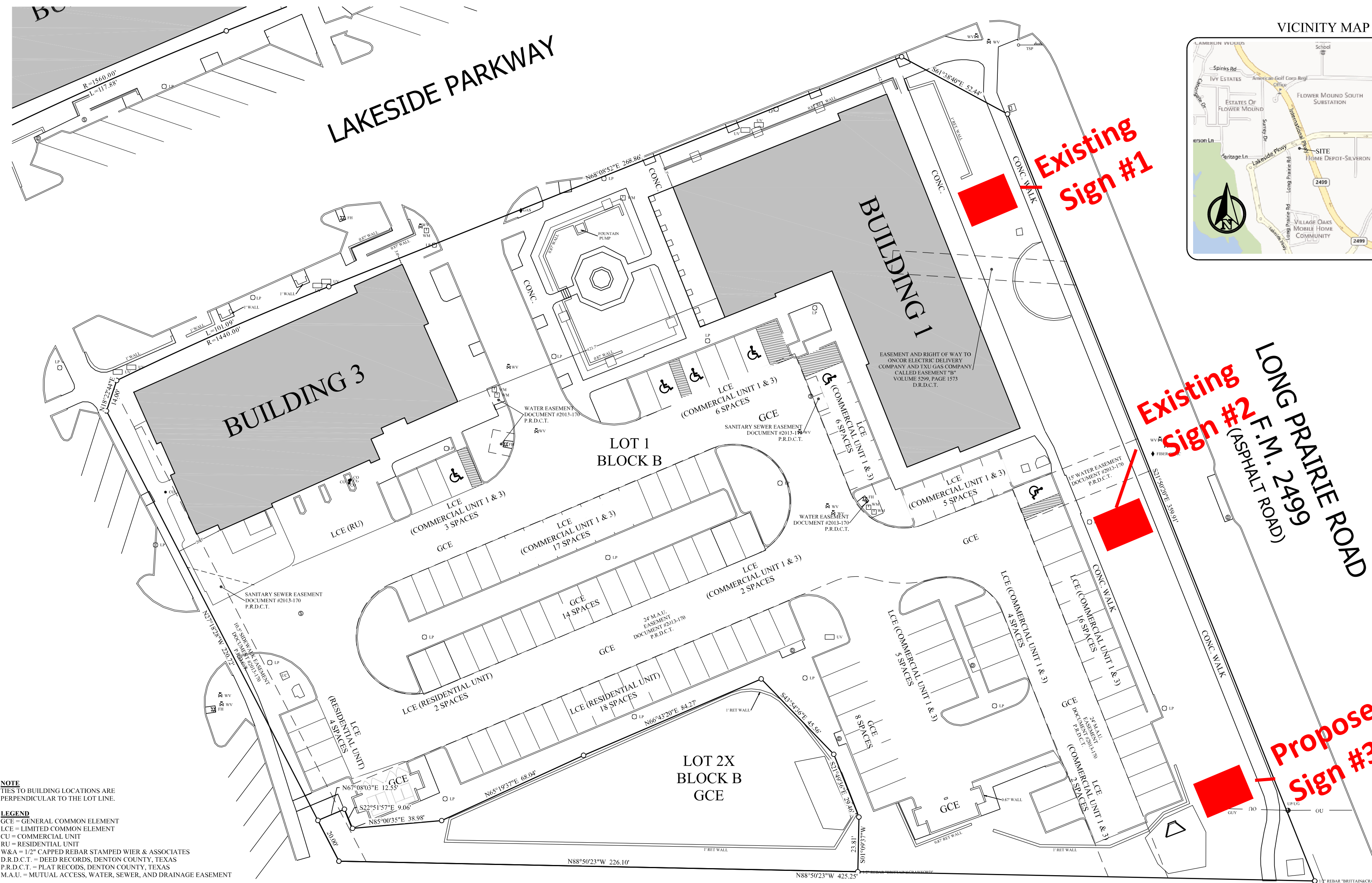
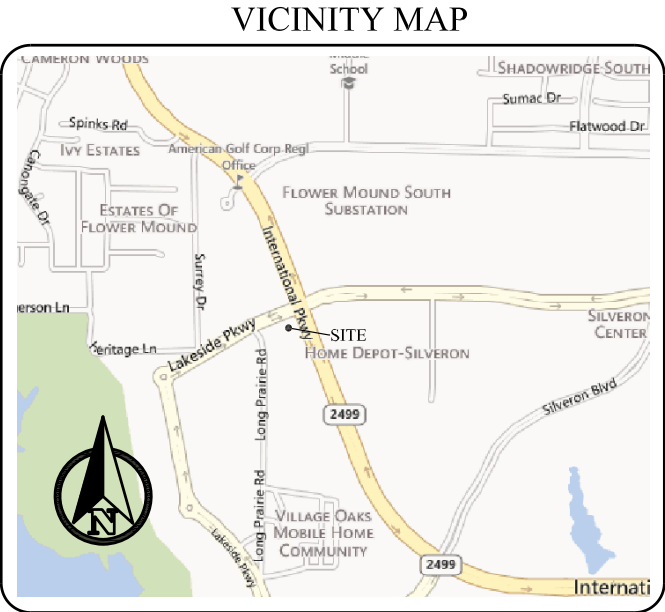
EIFS IS THE BEST

CONCLUSIONS

- The water-resistive barrier (WRB) coatings used in EIFS systems performed significantly better than claddings using building paper or spun-bonded polyolefin membranes.
- EIFS drainage assemblies, using vertical ribbons of adhesive, provide a drainage path and performed better than other claddings tested that included brick, stucco and cementitious siding.

LEGEND OF SYMBOLS	
	air conditioner
	borehole
	cable tv
	electric meter
	fence or handrail
	fire dept. connection
	fire hydrant
	guard rail
	grease trap
	bollard
	grate inlet
	gas meter
	utility pole anchor
	irrigation valve
	landscape or tree line
	light pole
	mailbox
	monitoring well
	overhead utility lines
	pool equipment
	road sign
	silt fence
	spot elevation
	sanitary sewer manhole
	storm water manhole
	telephone manhole
	traffic signal pole
	telephone riser
	utility clean out
	utility cabinet
	utility vault
	utility markings (line color = color of markings)
	utility pole
	utility pole with riser
	utility sign
	water shutoff
	water valve
	water manhole
	water meter
	well
	one-foot contour lines (NAVD 1988)
	tree
	diameter in inches at breast height
	crapemyrtle

(note - symbol may or may not be part of this survey)



NOTE
TIES TO BUILDING LOCATIONS ARE PERPENDICULAR TO THE LOT LINE.

LEGEND
GCE = GENERAL COMMON ELEMENT
LCE = LIMITED COMMON ELEMENT
CU = COMMERCIAL UNIT
RU = RESIDENTIAL UNIT
W&A = 1/2" CAPPED REBAR STAMPED WIER & ASSOCIATES
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
M.A.U. = MUTUAL ACCESS, WATER, SEWER, AND DRAINAGE EASEMENT

- GENERAL NOTES**
- 1.) AS PROVIDED IN THAT CERTAIN DEVELOPMENT AREA DECLARATION OF CONDOMINIUM REGIME FOR THE LAKESIDE DFW MASTER CONDOMINIUMS (THE "MASTER CONDOMINIUM DECLARATION"), DECLARANT HAS RESERVED THE RIGHT TO SUBDIVIDE MASTER UNITS INTO SUB-UNITS BY THE FILING OF A SUBORDINATE DECLARATION. THE PLAT AND PLANS INCLUDED HEREWITH DESCRIBE THE MASTER UNITS AND COMMON ELEMENTS OF THE REGIME, ALL AS ESTABLISHED BY THE MASTER CONDOMINIUM DECLARATION.
 - 2.) OWNERSHIP AND USE OF MASTER UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE MASTER CONDOMINIUM DECLARATION.
 - 3.) EACH MASTER UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT ESTABLISHED BY THE MASTER CONDOMINIUM DECLARATION IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN THE MASTER CONDOMINIUM DECLARATION.

SURVEYOR'S CERTIFICATION

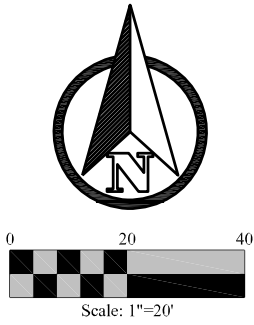
I, Jewel Chadd, a Registered Professional Land Surveyor of the State of Texas, do hereby state to the best of my knowledge and belief, that the above Condominium Plat, substantially complies with the Texas Property Code, Title 7 (Condominiums), Chapter 82 (Uniform Condominium Act), Section 82.059 (Plats And Plans), Subsection (b).

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com

DATE: March 31, 2015



JPH Job No.
2013.004.001 Condo Verification.dwg
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807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #100195-00



CONDOMINIUM VERIFICATION LAKESIDE DFW MASTER CONDOMINIUMS

LOT 1 & LOT 2X, BLOCK B
LAKESIDE DFW
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
DOCUMENT NUMBER 2013-171
PLAT RECORDS OF DENTON COUNTY, TEXAS

Existing Sign #1



Existing Sign #2

