

Planning & Zoning Commission



February 13, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. COORDINATION OF CALENDARS

1. February 27, 2023 Regular Meeting
2. March 13, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Development Update
2. Annual Growth Profile

H. CONSENT ITEM(S)

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 January 23, 2023 - Consider approval of the minutes from January 23, 2023, Planning & Zoning Commission Regular Meeting.

I. REGULAR ITEM(S)

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.

1. MR22-0003 – Twin Cove Estates, Lot 20R, Block B - Consider a request for a Minor Record Plat (MR22-0003 – Twin Cove Estates, Lot 20R, Block B) to create one lot for a private street. The property is generally located south of Wanda Lane and east of Shoreline Road.
2. ZPD22-0002 - Caldwell Court - Public Hearing to consider an ordinance for rezoning (ZPD22-0002 – Caldwell Court) from Agricultural District (A) to Planned Development District No. 193 (PD-193) with Single Family District-10 (SF-10) uses and with an exception to "Depth" pursuant to Section 90-272, Lot depth, lines, and frontage, of the Code of Ordinances and with certain other waivers, exceptions and modifications to the Code of Ordinances. The property is generally located east of Morriss Road and north of Cortadera Street.

J. ADJOURN

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.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the 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 9, 2023, at 03:00p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



PLANNING & ZONING COMMISSION AGENDA H.1. CONSENT ITEM(S)

DATE: February 13, 2023
FROM: LauriAnn Cash, Executive Assistant
ITEM: **Consider approval of the minutes from January 23, 2023, Planning & Zoning Commission Regular Meeting.**

BACKGROUND: The Planning & Zoning Commission held a regular meeting on January 23, 2023.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft Minutes of January 23, 2023

DRAFT MOTION: Move to approve as presented in the agenda caption.

Planning & Zoning Commission



January 23, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the meeting to order at 6:30 p.m. with the following members present:

Brad Ruthrauff, Chair
Kathryn Wells, Vice-Chair
Jason Hobbs, Place 2
Janvier Werner, Place 3
Brady Kilpper, Place 4
Greg Wilson, Place 5
Donald Gilmore, Place 6
Chris Drew, Place 8
Scott Jostes, Place 9

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Tommy Dalton, Assistant Town Manager
Lexin Murphy, Director of Planning Services
Bob Pegg, Assistant Director of Engineering
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first

be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Fred Vincent; 3933 Bordeaux Circle	Environment

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. February 13, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. New Agenda Management Software (Update)

H. CONSENT ITEM(S)

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 January 9, 2023 - Consider approval of the minutes of the January 9, 2023, Planning & Zoning Commission Regular Session.

ACTION: Vice-Chair Wells moved to approve item H.1. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

AYES: Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

2. RC22-0016 – Anglican Church of the Resurrection - Consider a request for a Record Plat (RC22-0016 – Anglican Church of the Resurrection Lot 1, Blk A) to create a one-lot subdivision. The property is generally located north of Cross Timbers Road and west of Lusk Lane.

ACTION: Vice-Chair Wells moved to approve item H.2. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

AYES: Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

I. REGULAR ITEM(S)

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.

1. LDR22-0004 - Mandatory Sewer Connections - Public Hearing to consider an ordinance amending the Town's Code of Ordinances (LDR22-0004 – Mandatory Sewer Connections) by amending Chapter 90 "Subdivisions" and appendix A "Fee Schedule," to provide for an exception for mandatory sewer connections and make corrections to recently approved fee updates.

STAFF PRESENTATION: Tommy Dalton, Assistant Town Manager

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.			Fred Vincent; 3933 Bordeaux Circle

** Indicates person did not wish to speak*

ACTION: Commissioner Wilson moved to recommend approval of item I.1. as presented in the agenda caption. Commissioner Werner seconded the motion.

AYES:	Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells
NAYS:	None
ABSTAIN:	None
RESULT:	6 : 0

J. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:17 p.m.



PLANNING & ZONING COMMISSION AGENDA I.1. REGULAR ITEM(S)

DATE: February 13, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Minor Record Plat (MR22-0003 – Twin Cove Estates, Lot 20R, Block B) to create one lot for a private street. The property is generally located south of Wanda Lane and east of Shoreline Road.**

BACKGROUND:

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 request is to dedicate a private street for access between Wanda Lane and an undeveloped lot located approximately 145 feet to the south. The proposed plat will create a lot containing the private street and associated covenants establishing perpetual access and maintenance.

The applicant plans to construct a single-family home on the lot south of the proposed private street. The only means of accessing the residential lot is through land that is the subject of the proposed plat. The applicant owns both the proposed lot and the lot to the south and will assume all maintenance responsibilities for the private street.

Section 90-371 of the Town Code states:

The town council may allow a subdivision of land into residential lots that do not abut public streets, provided that such subdivision provides access for each lot to and from a public street by means of a private street shown on the plat. The town council may approve private alleys where private streets are allowed.

Therefore, this plat will require final action from Town Council upon receiving a recommendation from the Planning and Zoning Commission.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

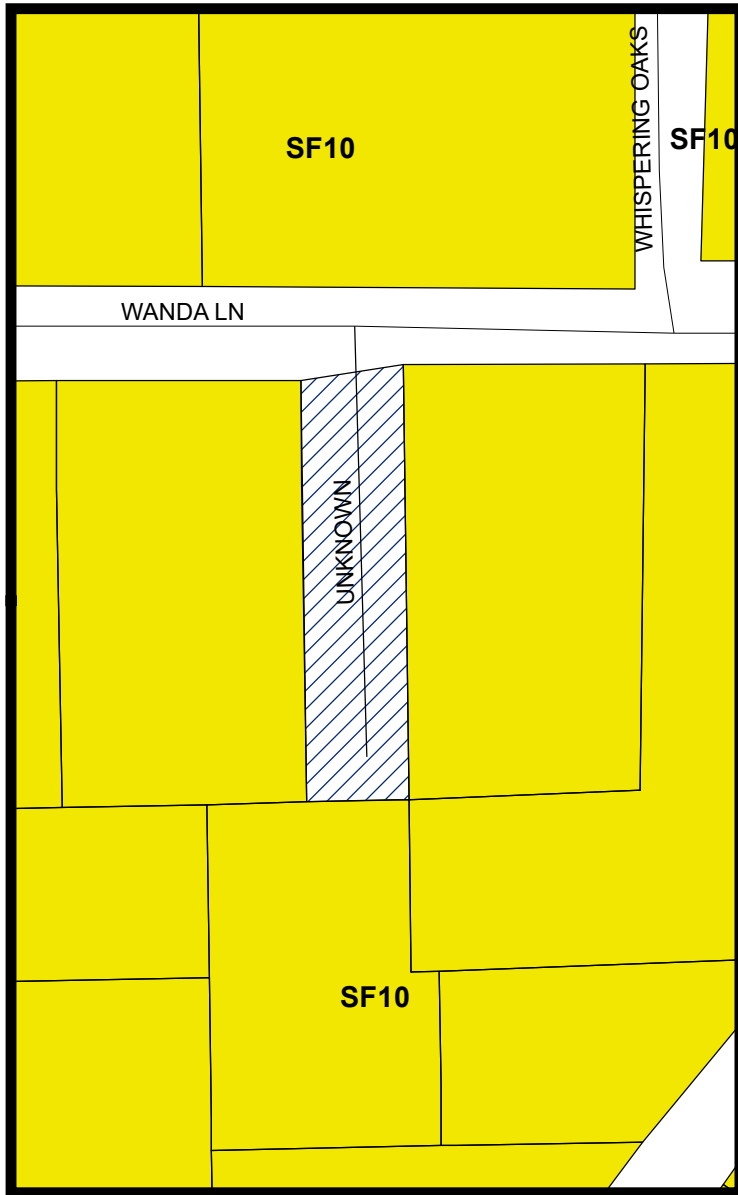
ATTACHMENTS:

1. Vicinity and Aerial Maps
2. Letter of Intent
3. Minor Record Plat Package

DRAFT MOTION: Move to recommend approval as presented in the agenda caption.

Vicinity Map

Reference Project: MR22-0003



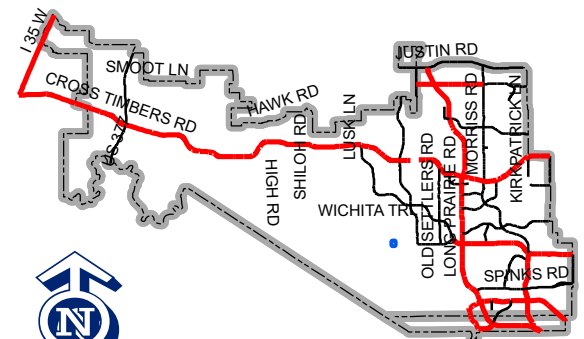
LEGEND

 Single Family 10

 Subject Property

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

0 50 100 200 Feet

LETTER OF INTENT

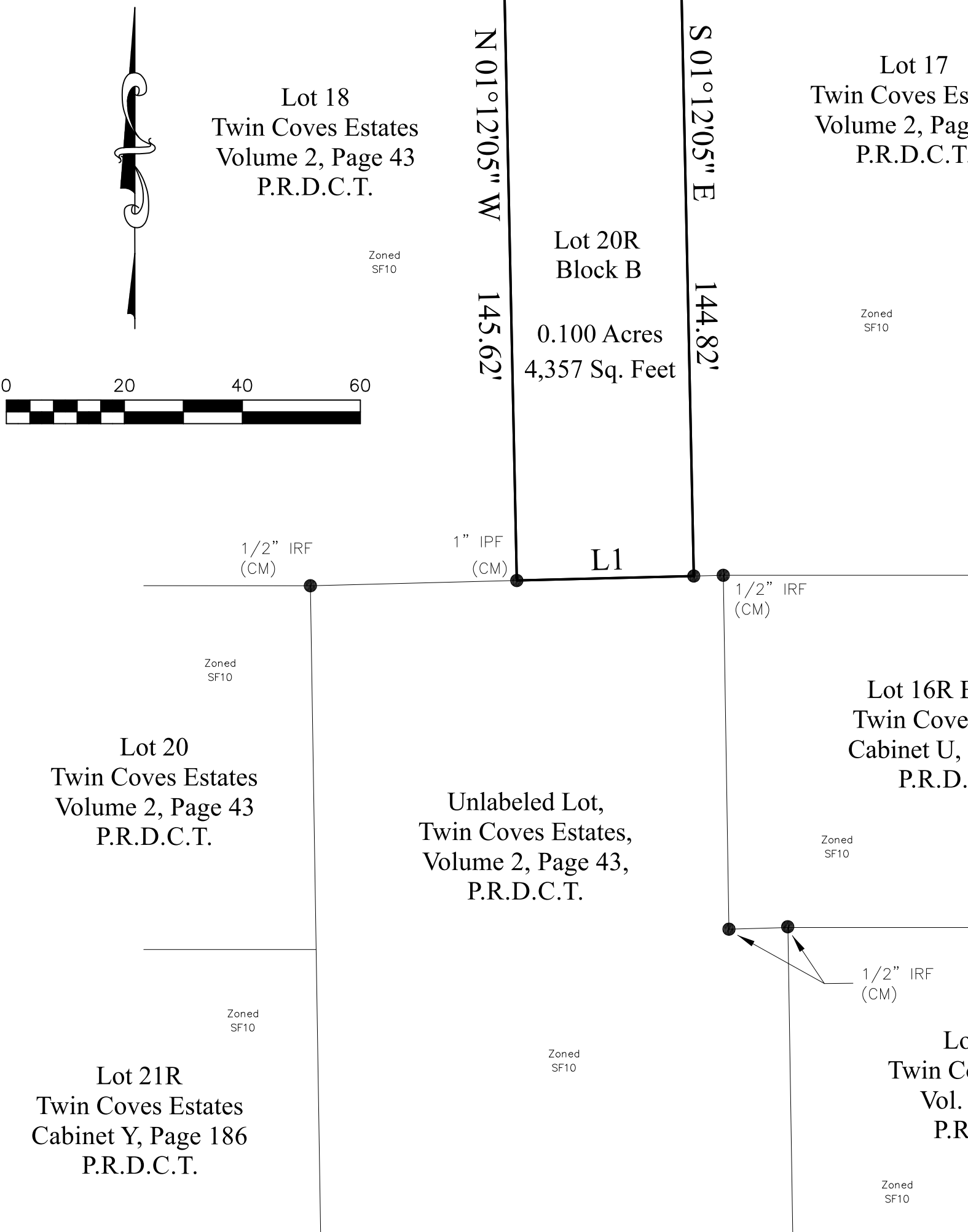
The purpose of this plat is to dedicate a private road for access to a Lot of Record described as "Unlabeled Lot, Twin Coves Estates, Volume 2, Page 43, P.R.D.C.T." in order to build a single family residence.

OWNER: 
DATE: 2-6-23

WANDA LANE
(30' Private Road per Vol. 2, Pg. 43)

P.O.B.
Private Road

J.M. RUIZ SURVEY
ABSTRACT NO. 1064



LEGEND OF SYMBOLS & ABBREVIATIONS		
CIRS	Capped Iron Rod Set	Electric Meter
Water Meter		Electric Control Box
Fire Hydrant		Property Line
Oncor Underground Elec.		Adjoiner Property Line
Light Pole		Iron Fence
Power Pole		Wood Fence
Sanitary Sewer Manhole		Chain Link Fence
Concrete		Barbed Wire Fence
Gas Meter		Overhead Powerline

SURVEYOR:
SANDS SURVEYING CORPORATION
2221 Justin Road, #119-466
Flower Mound, TX 75028
PH: (214) 919-7883
www.ssctx.net

OWNER/DEVELOPER:
Ryan Steckel
3621 Frankford Rd #922
Dallas, TX 75287
PH: 718-419-3720



SandsSurveying
Corporation
Registered. Licensed. Experts.

2221 Justin Road, #119-466 Flower Mound, TX 75028
Texas Firm Registration No. 10014600
PH: (214) 919-7883
www.ssctx.net

OWNER'S CERTIFICATE (PRIVATE STREET)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT RYAN STECKEL, does certify and adopt this plat designated herein as a record plat being a Minor Plat of Lot 20R, Block B, TWIN COVE ESTATES, an addition in the Town of Flower Mound, Denton County, Texas, being 0.100 acres, more or less as described herein ("Lot 20R") and affirmatively states that Lot 20R is a private street that is solely for the use and benefit of the owners of an adjacent lot of record ("Adjacent Lot of Record") described as "Unlabeled Lot, Twin Coves Estates, Volume 2, Page 43, P.R.D.C.T.," and as further depicted on the face of this Minor Plat.

STECKEL dedicates Lot 20R to the Town of Flower Mound as an emergency access easement for the purpose of providing non-exclusive easement and right-of-way on, over, across and through Lot 20R with the free right of access to both Lot 20R and the Adjacent Lot of Record at any and all times and for the purpose of allowing egress and ingress to and from the property for emergency vehicle access. In addition, garbage and rubbish collection agencies and all necessary public and private utilities shall have the right of ingress and egress to and from the property for the purposes of providing and maintaining such services.

STECKEL covenants and agrees that:

- Lot 20R is lawfully seized and possessed by him and he has a good and lawful right to convey said emergency access easement, and that he will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.
- No structures shall be constructed, erected, or placed upon the surface of Lot 20R that would materially impair the normal operation or use of Lot 20R for emergency vehicular purposes.
- No parking of vehicles within Lot 20R shall be permitted on Lot 20R.
- No permanent structures, trees, brush, or perennial shrubs or flowers will be placed or allowed within Lot 20R which would interfere with the use of the same for the purposes stated herein.
- The Town has no responsibility or liability to make any repairs to Lot 20R as long as it is a private street.
- So long as Lot 20R is a private street, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of Lot 20R and maintenance and replacement of the same shall be in conformance with the requirements, standards, and specifications of the Town of Flower Mound, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
- The provisions hereof may be enforced by the Town and the owner of the Adjacent Lot of Record.
- These covenants and restrictions shall run with the land and be binding on the owners of Lot 20R, their successors and assigns, and all parties claiming by, through and under them.
- Invalidation of any word, phrase, sentence, paragraph, covenant or restriction by court judgment or otherwise, shall not affect the validity of the other covenants or restrictions contained herein. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound, Texas.

WITNESS, my hand, this the _____ day of _____, 2023.

RYAN STECKEL

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared RYAN STECKEL, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

BY: _____
Brad Ruthrauff, Chairman
Planning and Zoning Commission

BY: _____
Lexin Murphy, Director of Planning Services
Town of Flower Mound

TOWN OF FLOWER MOUND

BY: _____
Theresa Scott, Town Secretary
Town of Flower Mound

GENERAL NOTES:

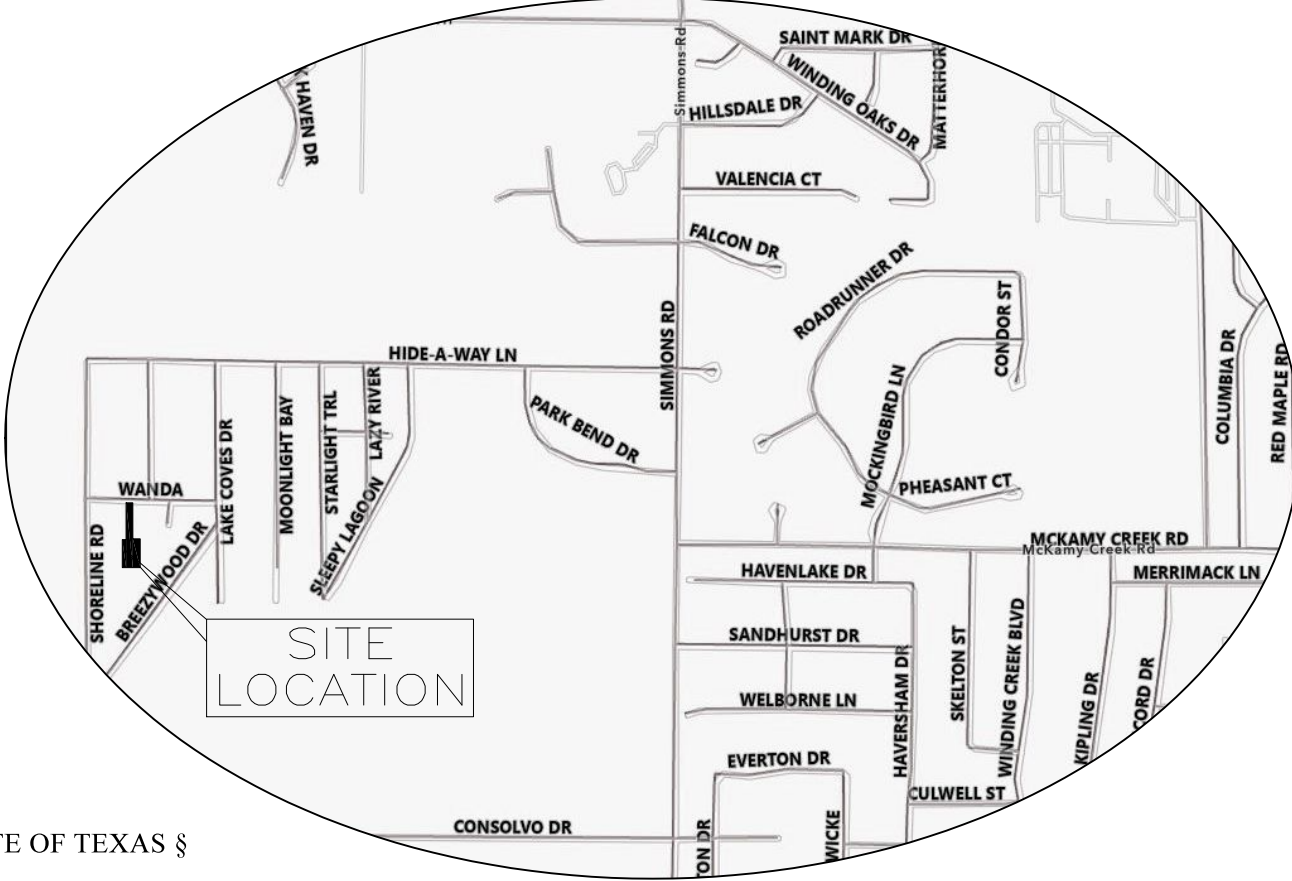
Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.

This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 4807770540G, dated April 18, 2011, via scaled map location and graphic plotting.

Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

The purpose of this plat is to dedicate a private road for access to a Lot of Record described as "Unlabeled Lot, Twin Coves Estates, Volume 2, Page 43, P.R.D.C.T." in order to build a single family residence.

The property is zoned as Single Family District-10 (SF10) and SF-3 Obsolete.



STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Ryan Steckel, is the Sole owner of a tract of land located in the J.M. Ruiz Survey, Abstract No. 1064, in the Town of Flower Mound, Denton County, Texas, according to the deed recorded in Volume 2, Page 43 (A-17), of the Deed Records of Denton County, Texas and more particularly described as follows:

BEING a 0.100 acre tract of land situated in the Town of Flower Mound, Denton County, Texas and being a part of that certain unlabeled lot, tract or parcel of land a part of the Twin Coves Estates Addition to the Town of Flower Mound according to the Amended Plat thereof recorded in Volume 2, Page 43 of the Plat Records of Denton County, Texas, said 0.100 acre tract of land to be more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found for corner in the South line of Wanda Lane a 30 foot wide private Road according to the above referenced Plat, at the Northwest corner of Lot 17 of said Twin Coves Estates according to the Map or Plat thereof recorded in Cabinet U, Page 802 of said plat Records:

THENCE South 01°12'05" East with the East line of said unlabeled Lot and the West line of said Lot 17 a distance of 144.82 feet to a 1/2" iron rod found for corner at the Southeast corner of said unlabeled lot, same being the Southwest corner of said Lot 17 and being an ell corner in the East line of said Lot;

THENCE South 88°32'45" East across said Lot a distance of 30.00 feet to a 1" iron pipe found for corner at an ell corner in the West line of said unlabeled Lot, same being the Southeast corner of Lot 18 of said Twin Coves Estates;

THENCE North 01°12'05" West with the West line of said unlabeled Lot, same being the East line of said Lot 18 a distance of 145.62 feet to a 1/2" iron rod found for corner in the South line of said Wanda Lane, and being at the Northeast corner of said Lot 18;

THENCE South 89°32'45" East with the South line of said Wanda Lane, same being the North line of said unlabeled Lot a distance of 30.01 feet back to the POINT of BEGINNING and CONTAINING 4,357 square feet or 0.100 acres of land, more or less.

STATE OF TEXAS

COUNTY OF DENTON

This is to certify that I, J. Scott Cole, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

J. Scott Cole,
Registered Professional Land Surveyor
State of Texas No. 5411

STATE OF TEXAS

COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

MINOR RECORD PLAT TWIN COVE ESTATES

A record plat being a Minor Plat of
Lot 20R, Block B, Twin Cove Estates,

being

4,357 SF / 0.100 ACRE

situated in the

J.M. Ruiz Survey,

Abstract No. 1054

Town of Flower Mound, Denton County, Texas.



PLANNING & ZONING COMMISSION AGENDA I.2. REGULAR ITEM(S)

DATE: February 13, 2023

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD22-0002 – Caldwell Court) from Agricultural District (A) to Planned Development District No. 193 (PD-193) with Single Family District-10 (SF-10) uses and with an exception to “Depth” pursuant to Section 90-272, Lot depth, lines, and frontage, of the Code of Ordinances and with certain other waivers, exceptions and modifications to the Code of Ordinances. The property is generally located east of Morriss Road and north of Cortadera Street.**

BACKGROUND:

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 and modification 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 application is to rezone an approximately 5.395-acre parcel from Agricultural District (A) uses to Planned Development District No. 193 (PD-193) with Single Family District-10 uses to allow for the proposed development. The proposed zoning is consistent with the Town's Master Plan designation of Medium Density for the property, which is defined as single family detached residential development with minimum 10,000 square foot lots or greater. The existing Agricultural zoning permits residential lots containing a minimum of two acres in size. This site was also identified in the Infill Site Inventory booklet Council discussed at the 2021 Strategic Planning Session.

As part of the request, the applicant has asked for certain exceptions and modifications to the Code of Ordinances, the modifications are listed in Section III of the staff report below and more detail about the exceptions is included in Section IV.

Exceptions:

- An exception to “Depth” pursuant to Section 90-272, Lot depth, lines, and frontage, of the Code of Ordinances.

To the north, south and east, properties are zoned Planned Development No. 1 with single-family detached uses. To the west (across Morriss Road), properties are zoned Central Business District as part of the River Walk development.

The accompanying conceptual site plan [Attachment 3] provides for a single phase residential development consisting of 15 single-family, detached dwellings and 4 non-buildable x-lots. The development will provide for one point of ingress/egress along the east side of Morriss Road. This access point aligns with the existing median cut along Morriss Road. The proposed development is in compliance with the Town's landscaping standards. If the subject rezoning request is approved by Town Council, the applicant will be bringing forward applications for a development plan and record plat in the future.

III. REQUESTED MODIFICATIONS

The applicant has requested the following modifications to the lot dimensions:

- Minimum lot width reduced from 70 feet to 60 feet
- Minimum side yard reduced from 10 feet to 6 feet
- Minimum side yard from arterial reduced from 35 feet to 31 feet for Lot 18 only
- Minimum lot width for cul-de-sacs reduced from 40 feet at the front street line to 29 feet at the front street line
- Minimum lot width for cul-de-sacs reduced from 70 feet at the building line to 40 feet at the building line.

The applicant has also requested to modify the fences adjacent to parkland. The ordinance requires fencing adjacent to a park to be a minimum of four feet tall and constructed of either tubular steel or wrought iron. The applicant is proposing for wood fencing along Lot 13 to allow the lot's southern fencing to be consistent.

IV. EXCEPTIONS

A. Exception to "Depth" pursuant to Section 90-272, Lot depth, lines, and frontage, of the Code of Ordinances

Section 90-272 states that lot depth shall not exceed two and one-half times the lot width. Based on the current concept plan [see attachment 3], the applicant is requesting this exception for Lots 3, 4, 5, 6, 12, 13, 14, 15, 16, 17, and 18.

V. TOWN COUNCIL

On November 15, 2021, the Town Council considered an ordinance amending the zoning on the subject property (Z21-0006 – Caldwell Court) from Agricultural District (A) uses to Single Family District-10 (SF-10) uses. The Council denied and remanded the item back to the Planning and Zoning Commission by a vote of 3 to 2 for consideration as a Planned Development District. The November 15, 2021, Town Council meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/11162021-800/17/>

BOARD REVIEW/CITIZEN FEEDBACK:

I. PARKS BOARD

On October 7, 2021, the Parks Board voted to recommend acceptance of cash in the amount of \$90,720.00 in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$20,820.00 with credit towards the Park Development Fees of a 6' sidewalk connecting Caldwell Park to Cortadera Park. The October 7, 2021, Parks Board meeting can be viewed here: <https://flowermoundtx.swagit.com/play/10072021-720/11/>

II. ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On February 7, 2023, the ECC reviewed and recommended approval of the removal of 12 specimen trees on the site and recommended denial of a permit to remove 3 specimen trees on the site. The trees that were recommended for denial are a 25-inch caliper Water Oak tree depicted as tree #3656, a 25-inch caliper Water Oak tree depicted as tree #3647, and a 25-inch caliper American Elm tree depicted as tree #3659 [See Attachment 3]. The February 7, 2023, ECC meeting can be viewed here: <https://flowermoundtx.swagit.com/play/02082023-752/6/>

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 Amendment requests. Project No. ZPD22-0002 had a total of 118 Property Owner Notifications mailed. At the time this report was written, the Town had received no items of correspondence in support or opposition to the request.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

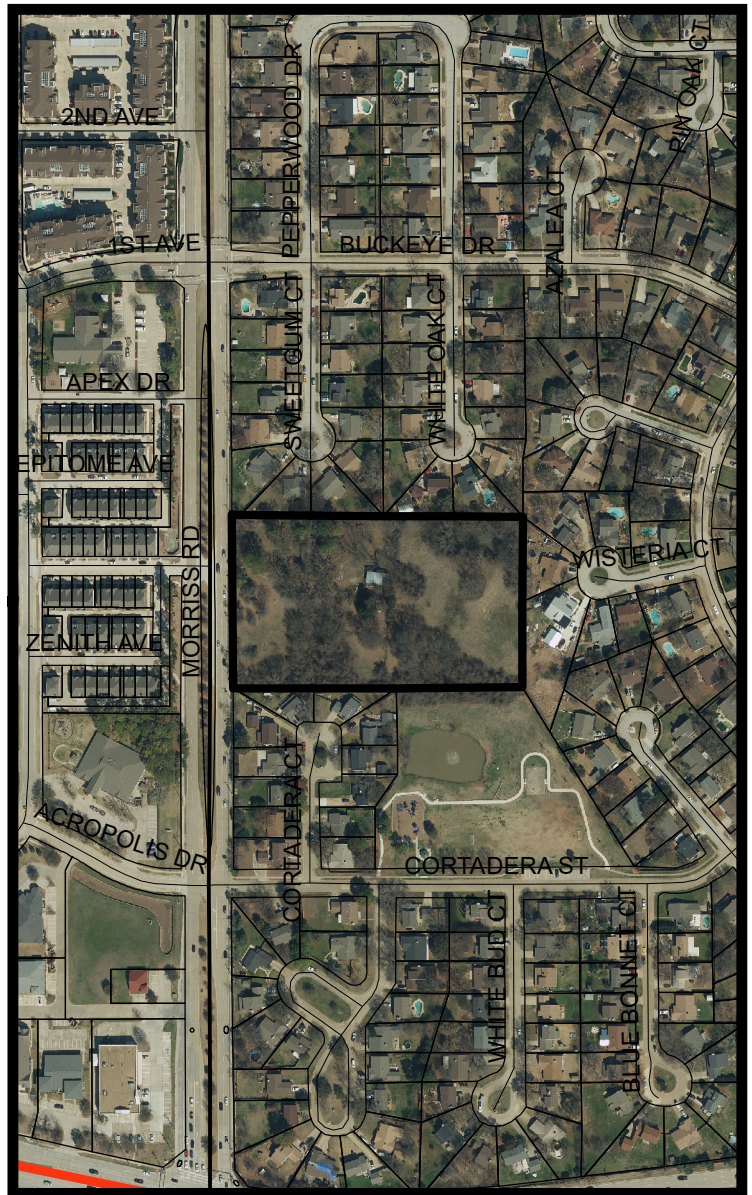
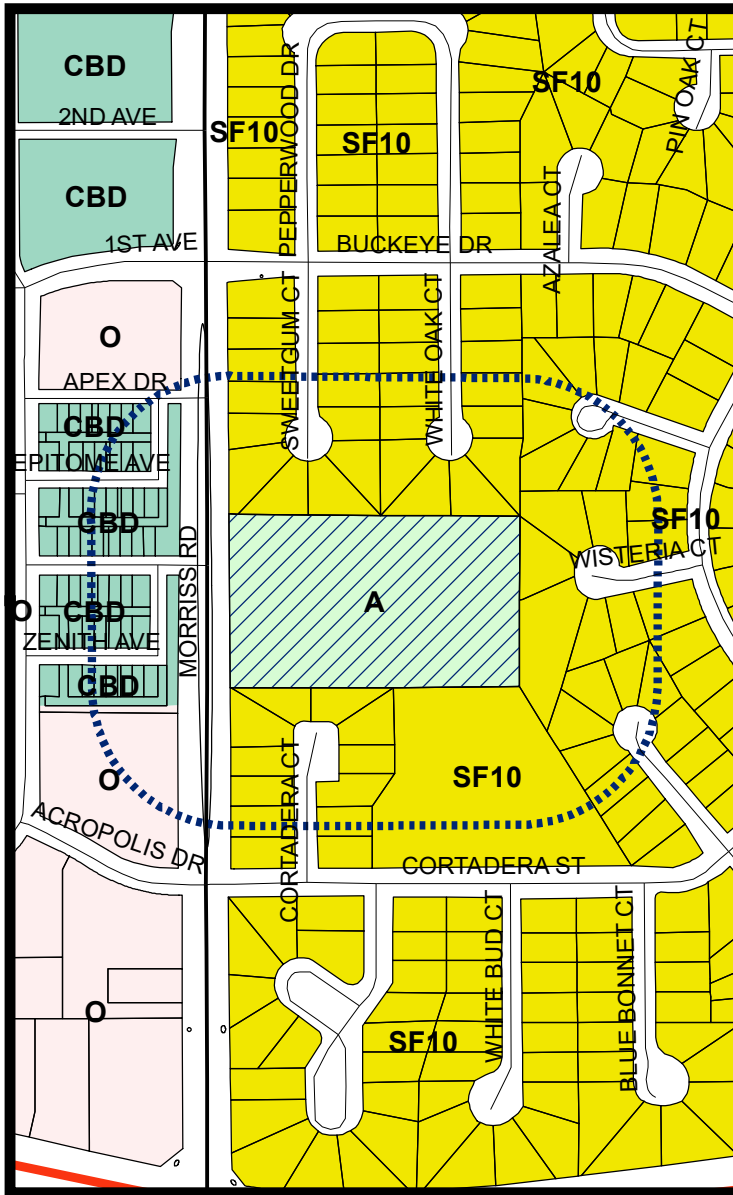
ATTACHMENTS:

1. Vicinity and Aerial Maps
2. Letter of Intent
3. Zoning Planned Development Package
4. Draft Development Standards

DRAFT MOTION: Move to recommend approval as presented in the agenda caption.

Vicinity Map

Reference Project: ZPD22-0002



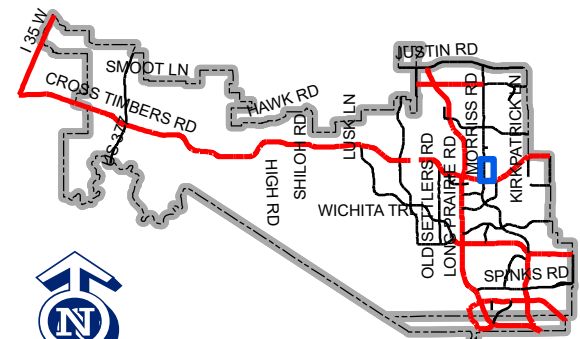
LEGEND

- Agriculture
- Central Business District
- Office
- Single Family 10

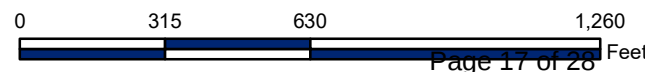
- Subject Property
- 200 ft Notification Buffer around Property

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





February 6, 2023

Development Services
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

RE: Caldwell Court Zoning Change Submittal

To Whom It May Concern,

The intent of this zoning change submittal is to change the existing zoning from Agricultural (A) to Planned Development (PD) with a base zoning of SF-10. The subject property consists of 5.395 acres and is surrounded by existing SF-10 zoning on the north, east and south boundaries. Morriss Road, an urban minor arterial, is located on the west side of the property. The site will be served by an existing 20-inch water line located on the east side of Morriss Road. In addition, the site will be served by an existing 8-inch sanitary sewer line located on the north side of Cortadera Street. In order to access the existing sewer line, the proposed sewer line will need to cross the east side of the existing Cortadera Park. A proposed retention pond with fountain will be provided in the northeast corner of the property to regulate stormwater flows in accordance with town standards.

When developing infill lots, it is not uncommon to request variances to the development requirements due to the location, size or configuration of the property. As part of the proposed development there are several variances being requested to the current development requirements.

- The first variance is associated with the lot width. In SF-10 districts, the minimum lot width is 70 feet. The minimum lot width as proposed is 60 feet.
- The second variance is associated with the side yard setbacks. In SF-10 districts, the minimum side yard setback is 10 feet. The minimum side yard setback as proposed is 6 feet.
- The third variance is associated with the side yard setbacks from Morriss Road. The minimum side yard setback from Morris Road is 35 feet. The minimum side yard setback as proposed is 31 feet for Lot 18.
- The fourth variance is associated with the minimum lot width on a cul-de-sac. In SF-10 districts, the minimum lot width is 40 feet at the property line and 70 feet at the building line. The proposed width at the right-of-way line is 29 feet and 40 feet at the building line.
- The fifth variance is associated with the maximum lot depths. The requirement for lot depths shall be 2.5 times the lot width. Due to the requirement to align Caldwell Court with the existing median opening on Morriss Road, the proposed depth is approximately 4.0 times the depth.

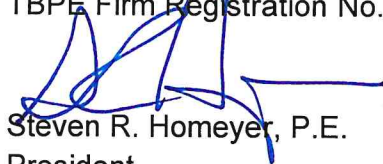
- The final variance request is to allow for a proposed six (6') wooden fence on approximately thirty-one (31) feet of Lot 13 where it abuts Cortadera Park. As proposed, this lot shares its rear lot line with the park as well as approximately thirty-two (32) feet of Lot 368, Timber Creek Community Development Area Five. This variance would allow the proposed lot to have one fence material along the rear lot line.

Should you have any questions regarding this submittal, please feel free to contact me at shomeyer@hei.us.com or 972-906-9985

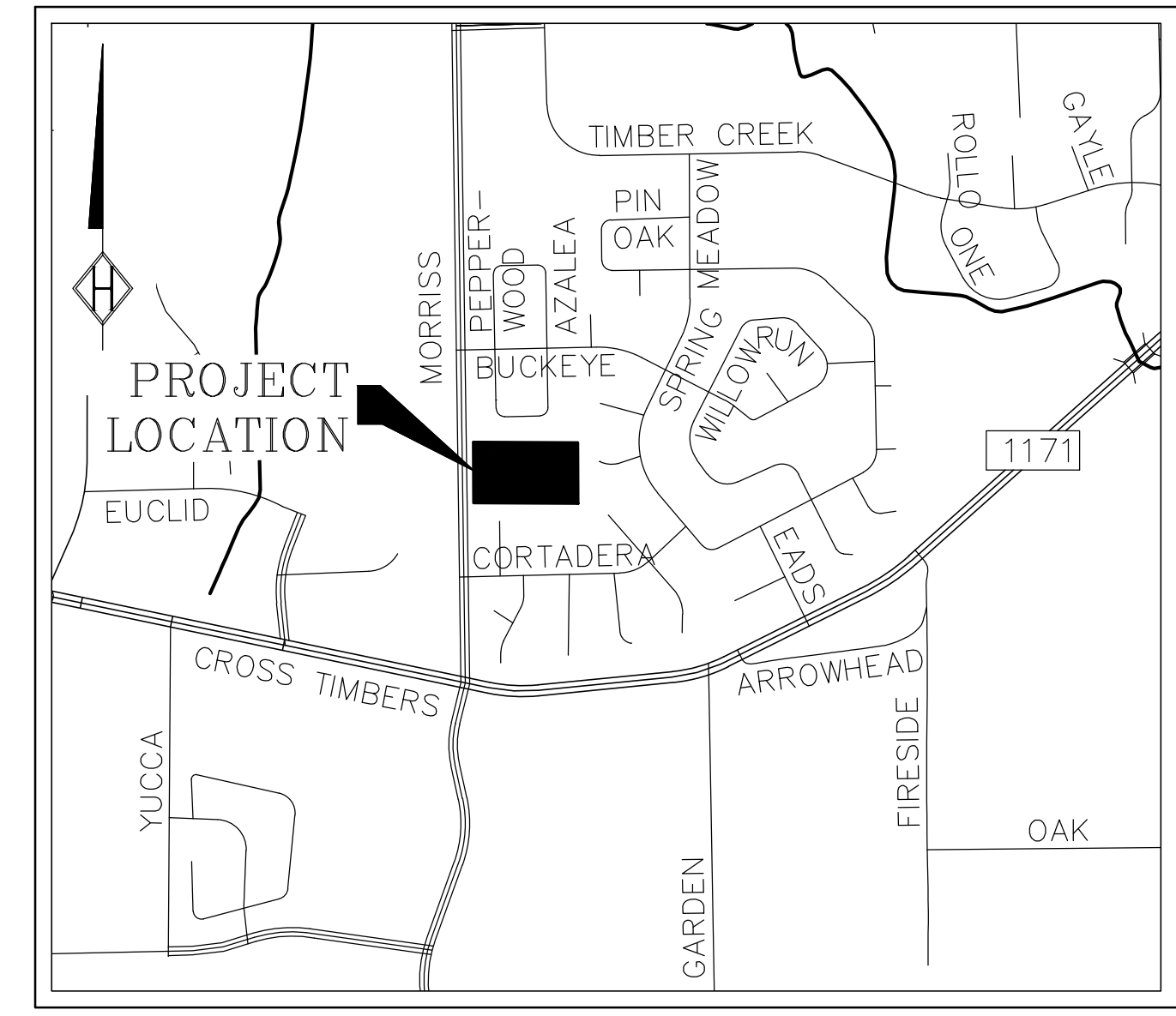
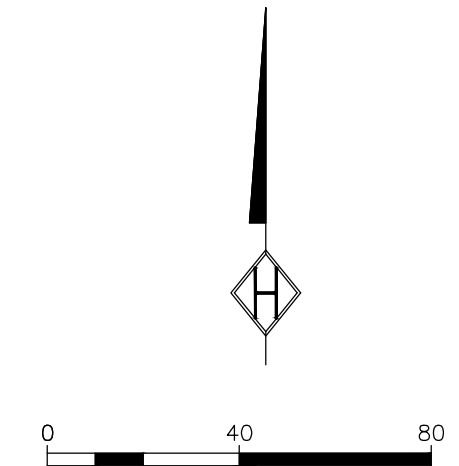
Sincerely,

HOMEYER ENGINEERING, INC.

TBPE Firm Registration No. F-8440



Steven R. Homeyer, P.E.
President



VICINITY MAP
SCALE: 1"=1000'

LEGAL DESCRIPTION

BEING A 5.395 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE JESSE EADS SURVEY, ABSTRACT NUMBER 391 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 29.98 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CALDWELL LIVING TRUST, RECORDED IN DOCUMENT NUMBER 96-R0035820 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 14 OF TIMBER CREEK COMMUNITY DEVELOPMENT AREA TEN, AN ADDITION TO THE TOWN OF FLOWER MOUND, RECORDED IN CABINET B, PAGE 30 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING IN THE NORTH LINE OF TIMBER CREEK COMMUNITY DEVELOPMENT AREA FIVE AN ADDITION TO THE TOWN OF FLOWER MOUND, RECORDED IN CABINET K, PAGE 33 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89°41'53" WEST, WITH THE NORTH LINE OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA FIVE, A DISTANCE OF 635.04 FEET TO A CAPPED 1/2" IRON ROD STAMPED "EAGLE SURVEYING" SET AT THE NORTHWEST CORNER OF LOT 367 OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA FIVE AND BEING IN THE EAST RIGHT-OF-WAY OF MORRIS ROAD;

THENCE NORTH 00°18'16" WEST, WITH THE EAST RIGHT-OF-WAY OF SAID MORRIS ROAD, A DISTANCE OF 370.25 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 11 OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA TEN;

THENCE SOUTH 89°40'32" EAST, WITH THE SOUTH LINE OF BLOCK 11 AND BLOCK 12 OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA TEN, A DISTANCE OF 634.97 FEET TO A 2" METAL FENCE POST FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 12;

THENCE SOUTH 00°18'57" EAST, WITH THE WEST LINE OF SAID BLOCK 14, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.395 ACRES OF LAND MORE OR LESS.

MASTER PLAN FEATURES	
LAND USE PLAN	SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL
URBAN DESIGN PLAN	DOES NOT APPLY
PARKS AND TRAILS	EXISTING MULTIUSE TRAIL IN MORRISS ROAD RIGHT-OF-WAY
OPEN SPACE PLAN	NOT IN A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	MORRISS ROAD – URBAN MINOR ARTERIAL
WATER PLAN	20 INCH WATER LINE LOCATED ON THE EAST SIDE OF MORRISS ROAD
WASTEWATER PLAN	8 INCH SANITARY SEWER LINE LOCATED ON THE NORTH SIDE OF CORTADERA STREET

ZONING TABLE		
EXISTING ZONING: AGRICULTURAL (A)		
PROPOSED ZONING: PLANNED DEVELOPMENT W/ SINGLE FAMILY 10 (SF-10) BASE		
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	10,000 SF
MINIMUM LOT WIDTH:	70 FT	60 FT
MINIMUM CUL-DE-SAC LOT WIDTH:	40 FT	29 FT
MINIMUM CUL-DE-SAC LOT WIDTH AT BUILDING LINE:	70 FT	47 FT
MINIMUM FRONT YARD:	25 FT	25 FT
MINIMUM SIDE YARD:	10 FT	6 FT
MINIMUM REAR YARD:	25 FT	25 FT
MAXIMUM LOT COVERAGE:	40%	40%
MINIMUM FLOOR AREA:	1,800 SF	1,800 SF
MAXIMUM HEIGHT:	3 STORIES OR 35 FT	3 STORIES OR 35 FT

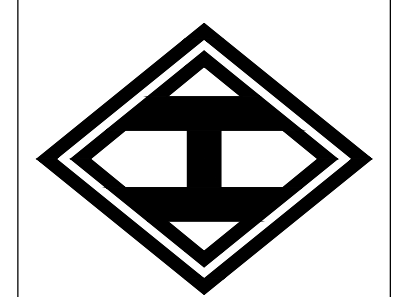
PROPERTY OWNER
KINDER-GARDEN FOUR DEVELOPMENT, LP
PO BOX 270058
FLOWER MOUND, TEXAS 75027
CONTACT: PETER EDWARDS
PHONE: 469-569-1991

ENGINEER
HOMEYER ENGINEERING, INC
PO BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMEYER, PE
PHONE: 972-906-9985

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 02/07/2023

HOMER
ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 750
972-906-9985 PHONE • 972-906-9987 FAX
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CALDWELL COURT
5.395 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

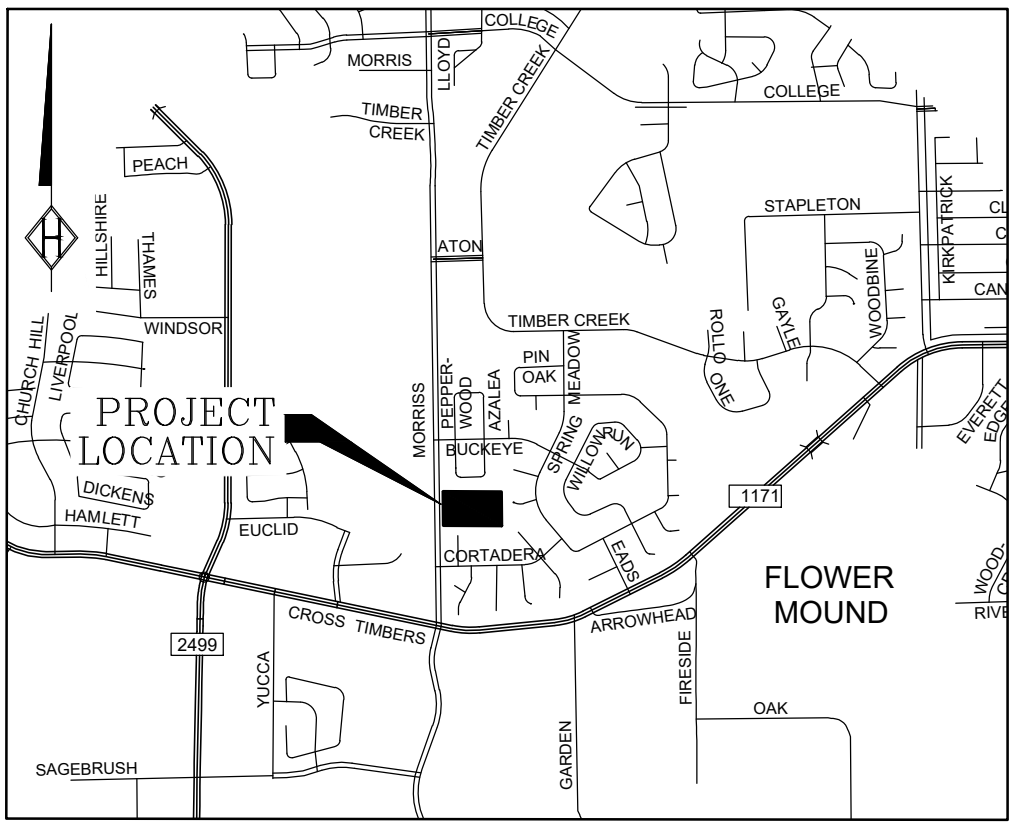
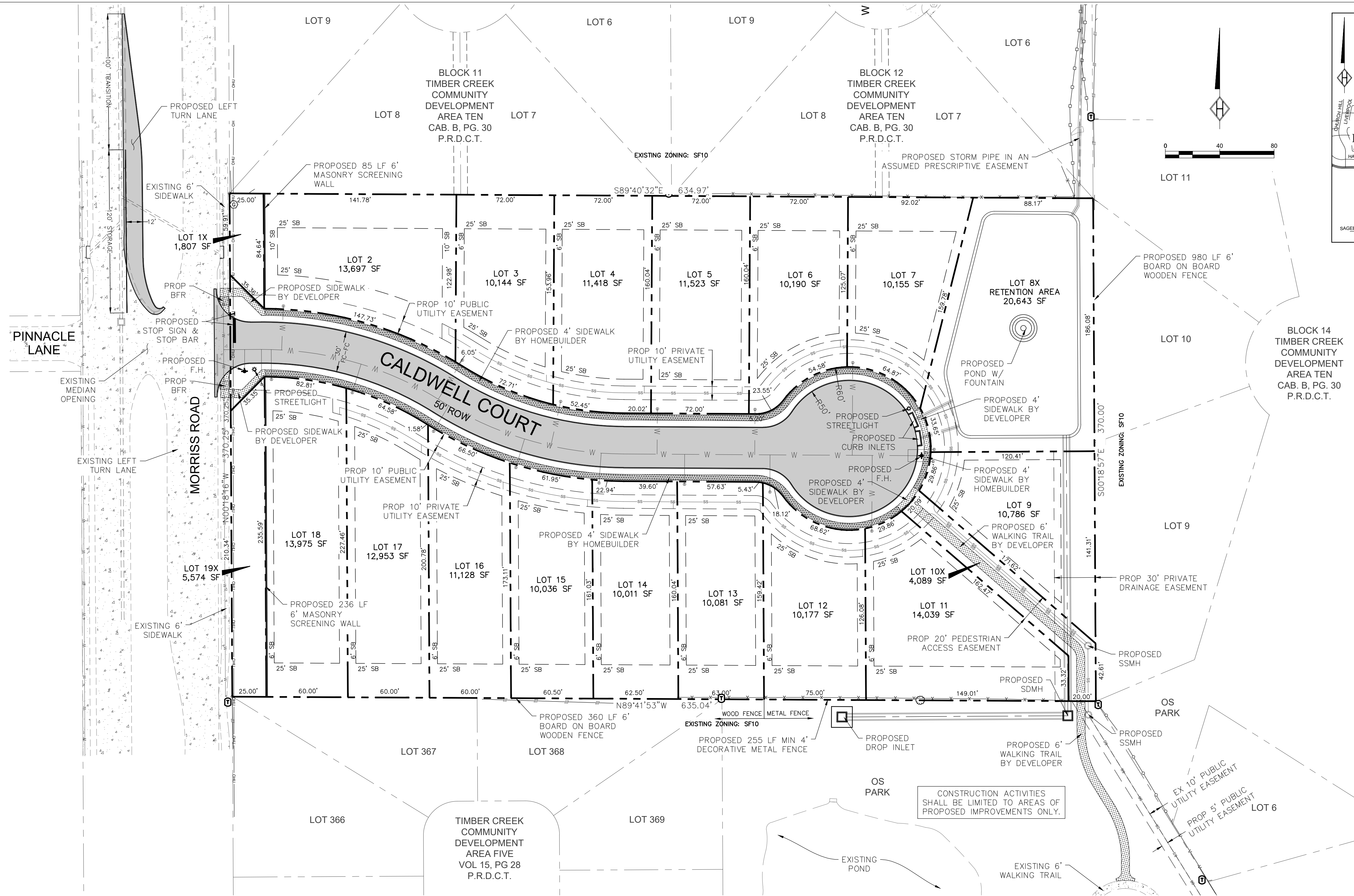
ZONING EXHIBIT

DRAWN: SRH

DATE: 10/10/19

HEI #: 19-1001

SHEET NO:
C1



VICINITY MAP
SCALE 1"=2000'

LOT TABLE

LOT	AREA (SF)	AREA (AC)
1X	1,807	0.04
2	13,697	0.31
3	10,144	0.23
4	11,418	0.26
5	11,523	0.26
6	10,190	0.23
7	10,155	0.23
8X	20,643	0.47
9	10,786	0.25
10X	4,089	0.09
11	14,039	0.32
12	10,177	0.23
13	10,081	0.23
14	10,011	0.23
15	10,036	0.23
16	11,128	0.26
17	12,953	0.30
18	13,975	0.32
19X	5,574	0.13

PROPERTY OWNER
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HOMER ENGINEERING, INC
PO BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMER, PE
PHONE: 972-906-9985

SITE INFORMATION

EXISTING ZONING: AGRICULTURAL (A)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
PROPOSED NO. LOTS:
15 RESIDENTIAL LOTS
4 COMMON AREA LOTS
PROPOSED LOT AREA REQUIREMENTS:
MINIMUM LOT AREA: 10,036 SF
MINIMUM LOT WIDTH: 60 FT
MINIMUM LOT WIDTH IN CUL-DE-SAC: 29.86 FT
MINIMUM FRONT YARD: 25 FT
MINIMUM SIDE YARD: 6 FT
MINIMUM REAR YARD: 25 FT
MAXIMUM LOT COVERAGE: 40%
MINIMUM FLOOR AREA: 1,800 SF
MAXIMUM HEIGHT: 3 STORIES OR 35 FT

LEGEND

I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊗ WM	WATER METER

NOTES:

- THIS CONCEPTUAL LOT LAYOUT IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
- THIS PROPERTY WILL REQUIRE THE TOWN OF FLOWER MOUND APPROVAL PRIOR TO SITE DEVELOPMENT.
- THE PROPOSED RETENTION AREA IS APPROXIMATE. THE FINAL SIZE SHALL BE DETERMINED AT THE TIME OF PLAT APPROVAL.

CALDWELL COURT

5.395 ACRES

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

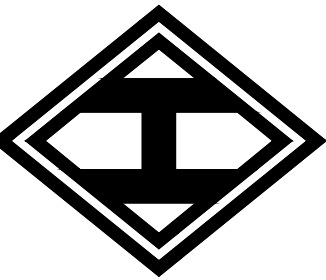
CONCEPT
PLAN

DRAWN: SRH

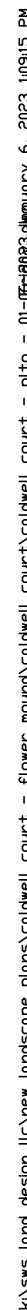
DATE: 10/10/19

HEI #: 19-1001

SHEET NO:
C2



HOMER
ENGINEERING, INC.
TBP FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
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STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
MORRISS RD	25 FT	25 FT	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
1 PER 30 LF	320 LF	11 TREES	11 TREES 4 PROPOSED 7 EXISTING

AFTER ALL PLANTING IS COMPLETE, UNLESS NOTED OTHERWISE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GEOTECHNICAL REPORT IS THE SOLE AUTHORITY FOR ANY EXISTING VARIATIONS (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
4. BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
5. b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE OF APPROXIMATELY 1% AWAY FROM THE STRUCTURES. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
6. c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL, WILL BE NEEDED, TAKING INTO ACCOUNT THE TYPE OF GRADES, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
7. d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 16" AWAY FROM THE SURFACE.
8. e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 16" AWAY FROM THE SURFACE.
9. f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
10. g. ALL PLANT LOCATIONS AND PLANT SPECIES, ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
11. h. THE LANDSCAPE CONTRACTOR SHALL RESPONSIBLY REPORT PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
12. i. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING VIA PROPER CHANNELS.
13. j. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE A PHOTO LIBRARY OF ALL PLANTS, SPECIES, AND VARIETIES, FOR THE OWNER TO APPROVE OR REJECT. ALL PLANTS DELIVERED TO THE JOBSITE, REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
14. k. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
15. l. THE CONTRACTOR SHALL MODIFY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE PROPOSED PLANTINGS & ENSURE FULL FUNCTIONALITY OF SYSTEM.
16. m. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
17. n. SITE PREPARED BY: SUEBROS SCHEMATIC FOR REGULATORY APPROVAL. CONTACT (866) 284-1780 FOR ADDITIONAL PRODUCT INFORMATION.
18. o. UNDERSTORY TREES SHALL BE MAINTAINED TO PROVIDE A CONTINUOUS DENSE 6" SCREEN.

TREES		CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	ET	Existing Tree to Remain		exist.		
	QV	Southern Live Oak / <i>Quercus virginiana</i> street buffer tree (LB)	CONT	3" Cal / min. 10' ht.	2	
	UC	Cedar Elm / <i>Ulmus crassifolia</i> street buffer tree (LB)	CONT.	3" Cal / min. 10' ht.	2	
SHRUBS		CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	IX	Nellie R. Stevens Holly / <i>Ilex</i> x 'Nellie R. Stevens' min. 24" ht; 54" o.c.	5 gal.		68	
GROUND COVERS		CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / <i>Cynodon dactylon</i> 'tif 419'	sod		5,562 sf	
NOTE: PER CODE MAXIMUM HEIGHT WALL / FENCE IS 8".						

NOTE: PER CODE MAXIMUM HEIGHT WALL / FENCE IS 8'

SHEET NO:
LP-1

Page 22 of 28

PLANTING SPECIFICATIONS

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 THE OWNER 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 OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. 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.
 2. 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.
 3. 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.

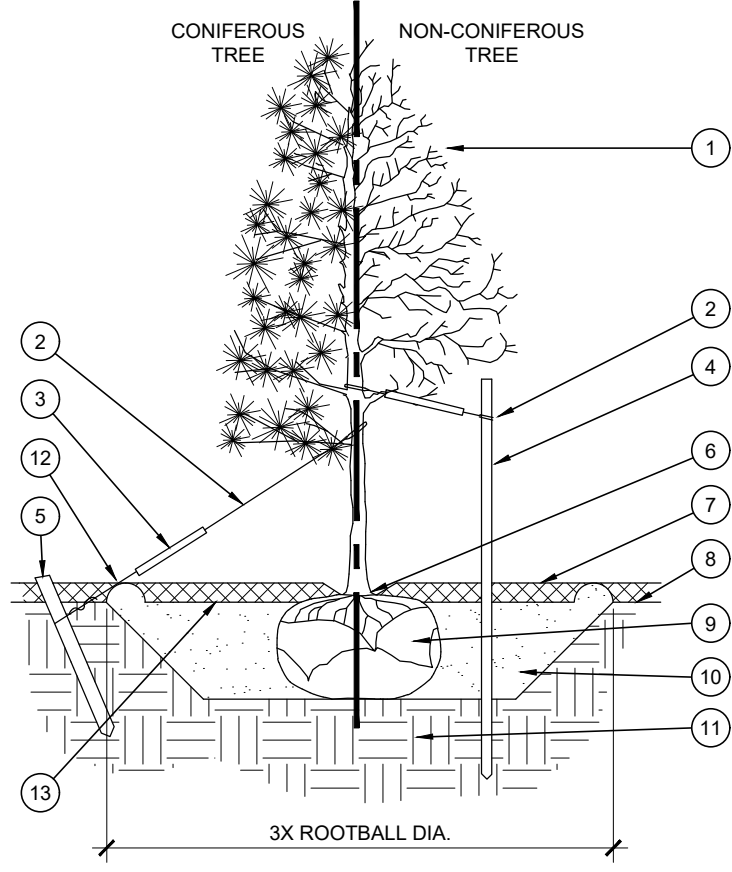
PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. 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.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. 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.
 5. 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.
 6. 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.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. 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, ONE 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 LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 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 DECEMSENIM; 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. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- J. STEEL EDGING: PROFESSIONAL STEEL, EDGING: 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- K. 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
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.2" 1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR 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.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - 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 (OR SIMILAR, ORGANIC, SLOW RELEASED) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADE TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 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.

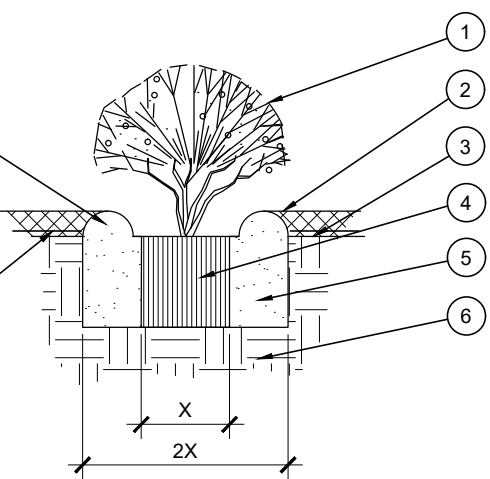
- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. 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.
- D. 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 TO FOUR 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 AND BOX 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 FOUR INCHES ABOVE FINISH 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, USE STORED TOPSOIL FROM ON-SITE OR IMPORTED SOIL BEYOND THE MINIMUMS LISTED BELOW. NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, 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. 1-2" TREES TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS 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 MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER 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. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. 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. STAKE JOINTS 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.
- G. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. UNHULLED BERMUDA SEED
 - iii. ANNUAL RYE SEED
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. HULLED BERMUDA SEED
 - c. 15-15-15 WATER SOLUBLE FERTILIZER
 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SEED RATE PER LEGEND
- H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT EXCEED 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.
- I. 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.
- J. 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.
- K. 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, RESETTING 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 PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING OCCURRANCES 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 RESEDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 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.
- M. 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.



- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.), BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2'-4" ABOVE FINISH GRADE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, PACKING MATERIAL, REMOVED AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



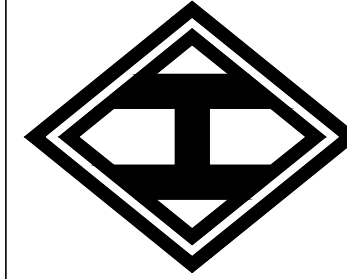
- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

C STEEL EDGING
SCALE: NOT TO SCALE

- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



01/06/2023

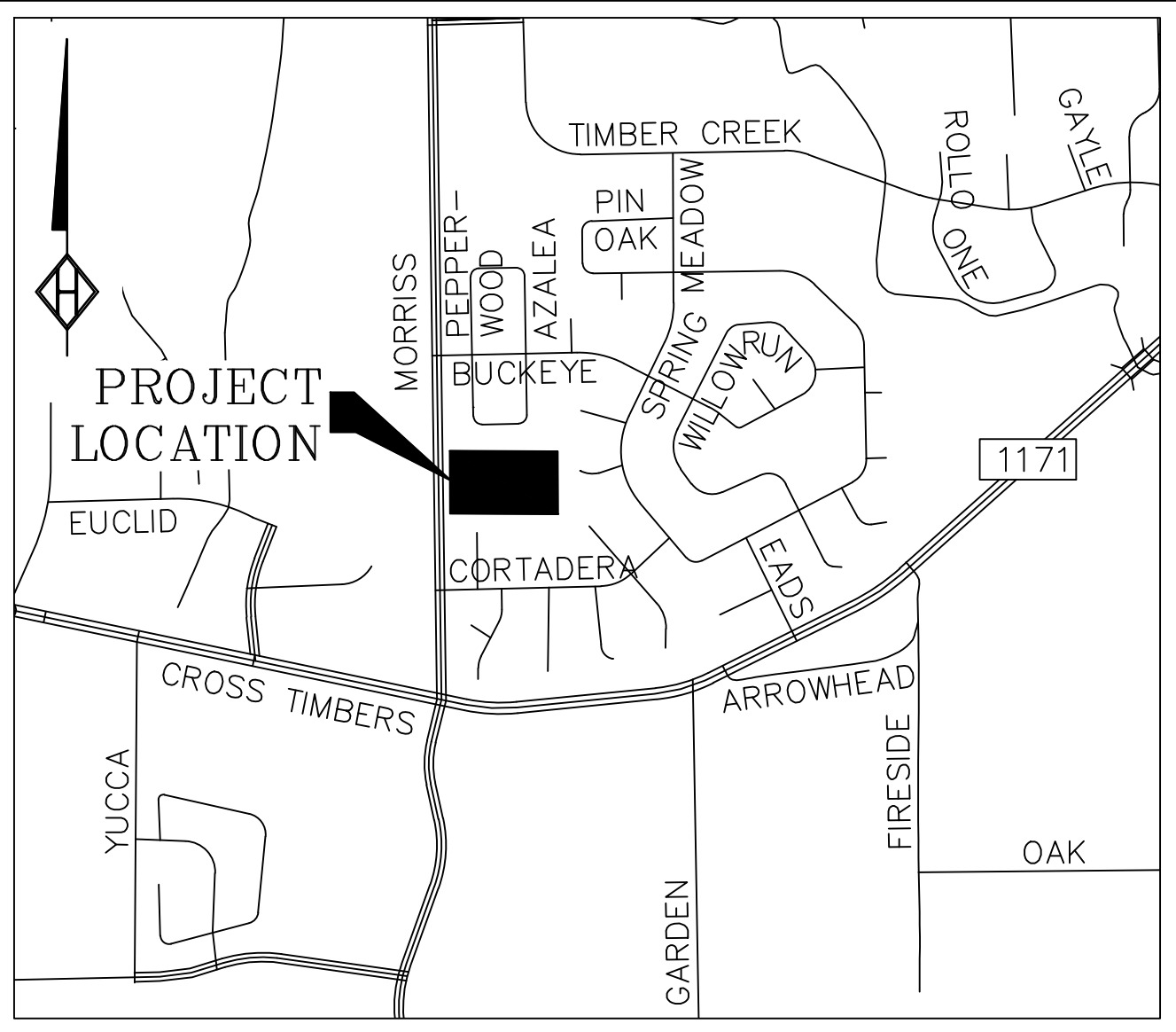
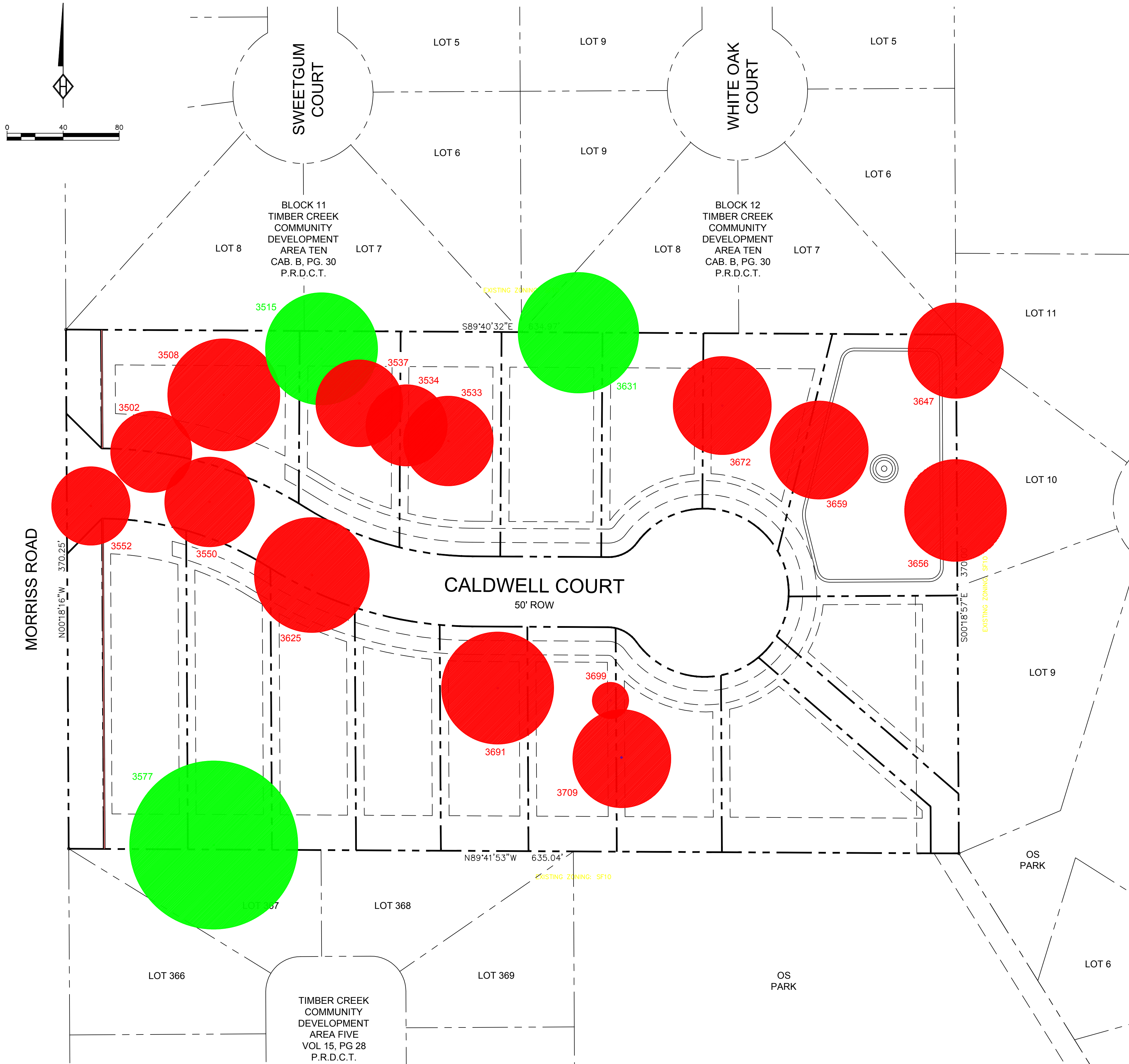
DRAWN: SRH

DATE: 10/10/19

HEI #: 19-1001

SHEET NO:
LP-2

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VICINITY MAP
SCALE: 1"=1000'

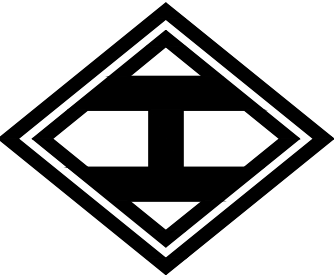
NUMBER OF PROTECTED TREES: 137
NUMBER OF SPECIMEN TREES: 18
TOTAL NUMBER OF PROTECTED AND SPECIMEN TREES: 155

TREE LEGEND

- TREE TO REMAIN (3)
- TREE TO BE REMOVED (15)

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 01/09/2023



HOMEYER
ENGINEERING, INC.
TBP# FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE 972-906-9987 FAX
WWW.HEI.US.COM

CALDWELL COURT
5.395 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SPECIMEN
TREE SURVEY
CONCEPT PLAN

DRAWN: SRH

DATE: 10/10/19

HEI #: 19-1001

SHEET NO:
TSC1

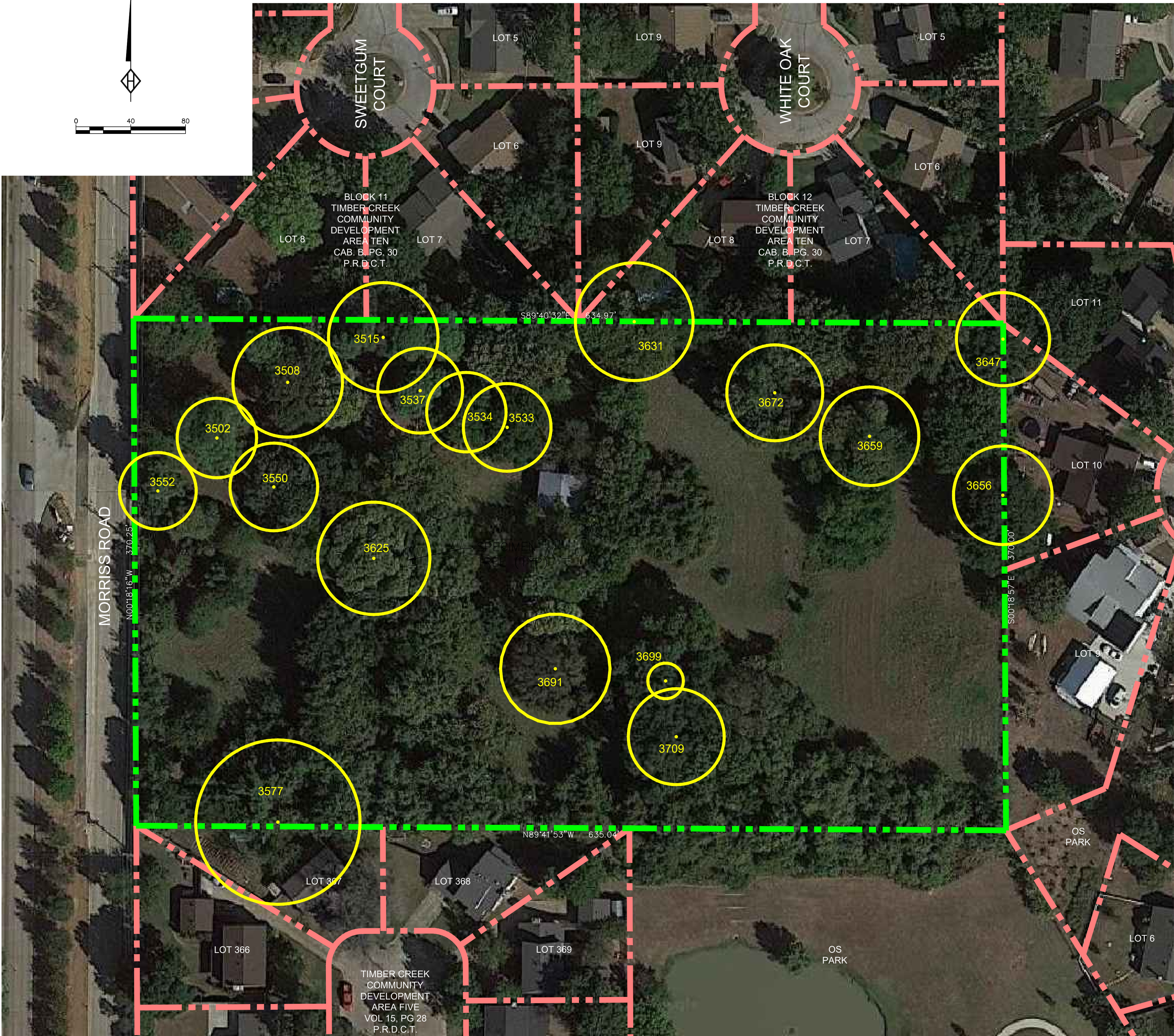


Exhibit “B”

Development Standards

Planned Development District No. 193 (PD-193) Caldwell Court

The development on the Property comprising approximately 5.395 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-193 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.

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan.
2. Exhibit D: Conceptual Landscape Plan.

B. Uses.

1. Development of Caldwell Court, comprising approximately 5.395 acres of land, shall comply with all regulations applicable to the SF-10 Single-Family Residential District-10 contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

C. Minimum and Maximum Dimensions.

1. The dimensional regulations listed in the SF-10 Single-Family District-10 in the Town’s Zoning Ordinance shall be required for this Planned Development as shown on Exhibit “C” except as modified below:
 - a) Minimum lot width shall be 60 feet, subject to section 98-1024.
 - b) Minimum lot width at property line for cul-de-sac lots shall be 29 feet at the property line and 40 feet at the building line, subject to section 98-1024.
 - c) Minimum side yard. The minimum side yard shall be six (6) feet, subject to section 98-1027. The minimum side yard setback from Morriss Road shall be 35 feet except for Lot 18, which shall have a minimum side yard setback of 31 feet from Morriss Road as shown on Exhibit “C.”

D. Landscape Standards.

1. Landscaping shall be in accordance with the Town’s landscape ordinance as amended as shown on the Conceptual Landscape Plan, Exhibit “D”.

E. Supplemental Standards.

1. Maximum number of buildable lots shall be 15.
2. Development shall include all of the improvements as depicted on Exhibit "C." Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.
3. Lot 13, as shown on the Conceptual Site Plan, may have a minimum six foot (6') board on board wood fence adjacent to Town parkland in lieu of the required decorative metal fence. Vertical posts and backer rails for wood fences shall not be visible from Town parkland. All other properties adjacent to Town parkland must comply with the Town's ordinance, as amended.
4. At the time of first record plat/replat application, Lot 10x shall be dedicated as a 20-foot pedestrian access to include a six-foot sidewalk in order to provide access to the Town parkland.

F. Exceptions. This PD-193 shall be granted an exception from compliance with the following Town Ordinance(s):

1. An exception to "Depth" pursuant to Section 90-272, Lot depth, lines, and frontage, of the Code of Ordinances as depicted on Exhibit "C."