

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

12/12/2022

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

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.
Please silence or turn off all electronic devices in Jody Smith Hall

A. CALL MEETING 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 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 Planning & Zoning Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the 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 Commission.
- Please state your name and address when speaking.

E. 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).

F. DIRECTOR'S REPORT

1. Coordination of Calendars

G. CONSENT ITEMS

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

1. Minutes of November 14, 2022: Consider approval of the minutes of the November 14, 2022, Planning and Zoning Commission Regular Session.
2. RC22-0007 – Oakbridge Crossing Phase I: Consider a request for a Record Plat (RC22-0007 – Oakbridge Crossing Phase I) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.

3. RC22-0008 – Oakbridge Crossing Phase II: Consider a request for a Record Plat (RC22-0008 – Oakbridge Crossing Phase II) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
4. RC22-0012 – Oakbridge Crossing Phase III: Consider a request for a Record Plat (RC22-0012 – Oakbridge Crossing Phase III) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
5. RP22-0006 – The Clubhouse at Bridlewood, Lots 3R1 & 3R2, Block 1: Consider a request for a Replat (RP22-0006 – The Clubhouse at Bridlewood, Lots 3R1 & 3R2, Block 1) to subdivide one non-residential lot and create two non-residential lots. The property is generally located north and east of Bridlewood Boulevard and Windsor Drive.

H. NON-DISCRETIONARY ITEMS

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

6. SP22-0011 – Nine Oaks Retail Lot 1, Block A: Consider a request for a Site Plan (SP22-0011 – Nine Oaks Retail Lot 1, Block A) to develop a retail building. The property is generally located northwest corner of Flower Mound Road and Old Orchard Lane.

I. 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.

7. SUP22-0005 – Long Prairie Plaza Daycare: Public Hearing to consider an ordinance granting Specific Use Permit No. 482 (SUP22-0005 – Long Prairie Plaza Daycare) to permit a day care center use. The property is generally located south of Sherri Lane and east of Long Prairie Road.
8. ZPD22-0005 – Roach Addition: Public Hearing to consider an ordinance for rezoning (ZPD22-0005 – Roach Addition) from Agricultural District uses and Interim Holding uses to Planned Development District No. 194 (PD-194) with Agricultural uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Lusk Lane.
9. LDR22-0003 – Development Fees: Public Hearing to consider an ordinance amending the Town's Code of Ordinances (LDR22-0003 – Development Fees) by amending Section 78-201 entitled "Application," Section 90-221 entitled "Inspection Fee," and appendix A entitled "Fee Schedule," to update fees related to land development within the Town.

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. 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: December 8, 2022, at 6:00 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. Additional time limits will be provided to members of the public that need to address the Commission through a translator.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: December 12, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

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

I. BACKGROUND INFORMATION

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

II. ATTACHMENTS

1. Draft Minutes of November 14, 2022

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH
DAY OF NOVEMBER 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121
CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON,
TEXAS AT 6:30 PM**

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

Brad Ruthrauff	Commissioner, Place 1
Jason Hobbs	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
Brady Kilpper	Commissioner, Place 4
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Chris Drew	Commissioner, Place 8

Constituting a quorum with the following members absent:

Greg Wilson	Commissioner, Place 5
Scott Jostes	Commissioner, Place 9

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

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**
None
- E. **FUTURE AGENDA ITEMS**
None
- F. **DIRECTOR'S REPORT**

- 1. Development Update

G. CONSENT ITEMS

1. Minutes of October 24, 2022: Consider approval of the minutes of the October 24, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Wells moved to approve Consent Item 1. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

AYES: Hobbs, Werner, Kilpper, Wells, Gilmore, Drew

NAYS: None

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

H. REGULAR ITEMS

2. **Public Hearing to consider a request for a Replat (RP22-0007 – Red Bud Point, Lots 29R & 30R, Block 5; Lot 31R, Block 6) to abandon a private right-of-way and to relocate lot lines with an exception to lot width to depth ratio pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located west of Red Bud Drive and south of Crooked Lane.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Patrick Lemmel (property owner); present for questions, no presentation

Spoke In Favor

None

Spoke In Opposition

Oleg Kolgushev, 6508 Red Bud Drive

Commission Deliberation

Commissioner Werner moved to recommend approval of RP22-0007 – Red Bud Point, Lots 29R & 30R, Block 5; and Lot 31R, Block 6, as presented. Commissioner Hobbs seconded the motion.

VOTE ON THE MOTION

AYES: Drew, Gilmore, Wells, Kilpper, Werner, Hobbs

NAYS: None

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

I. **ADJOURNMENT – REGULAR SESSION: 7:07 P.M.**

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: December 12, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Record Plat (RC22-0007 – Oakbridge Crossing Phase I) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create 11 buildable, single-family residential lots with a minimum lot size of 15,000 square feet and five x-lots. Phase one contains approximately 13.578 acres.

Oakbridge Crossing is a three-phase, approximately 74.3763-acre residential development. On October 4, 2021, Town Council approved a Master Plan Amendment (MPA21-0006 – Spinks Road Tract) and a Zoning change (ZPD21-0004 - Spinks Road Tract) for the property to change the land-use designation to low-density and the zoning to Planned Development No.182 (PD-182) with Single Family District-15 uses. On May 2, 2022, Town Council approved a development plan depicting 127 buildable, single-family lots and eight x-lots. The proposed development plan is in conformance with the PD-182 conceptual plans and development plan.

The plat depicts necessary easements and setbacks. Access to the lots is provided from Aberdeen Drive, a minor arterial that connects to Long Prairie Road on the west end and curves south around the subject site to meet Spinks Road.

III. ATTACHMENTS

A. Background Information

1. Vicinity & Aerial Map
2. Letter of Intent

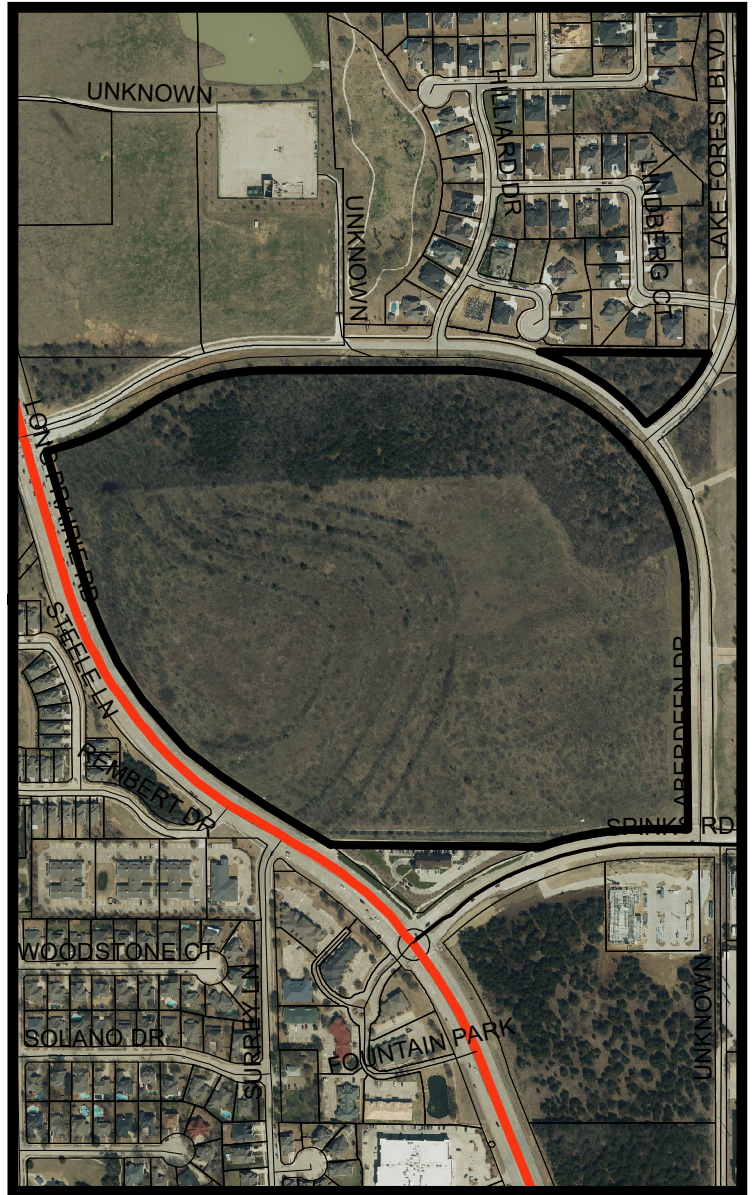
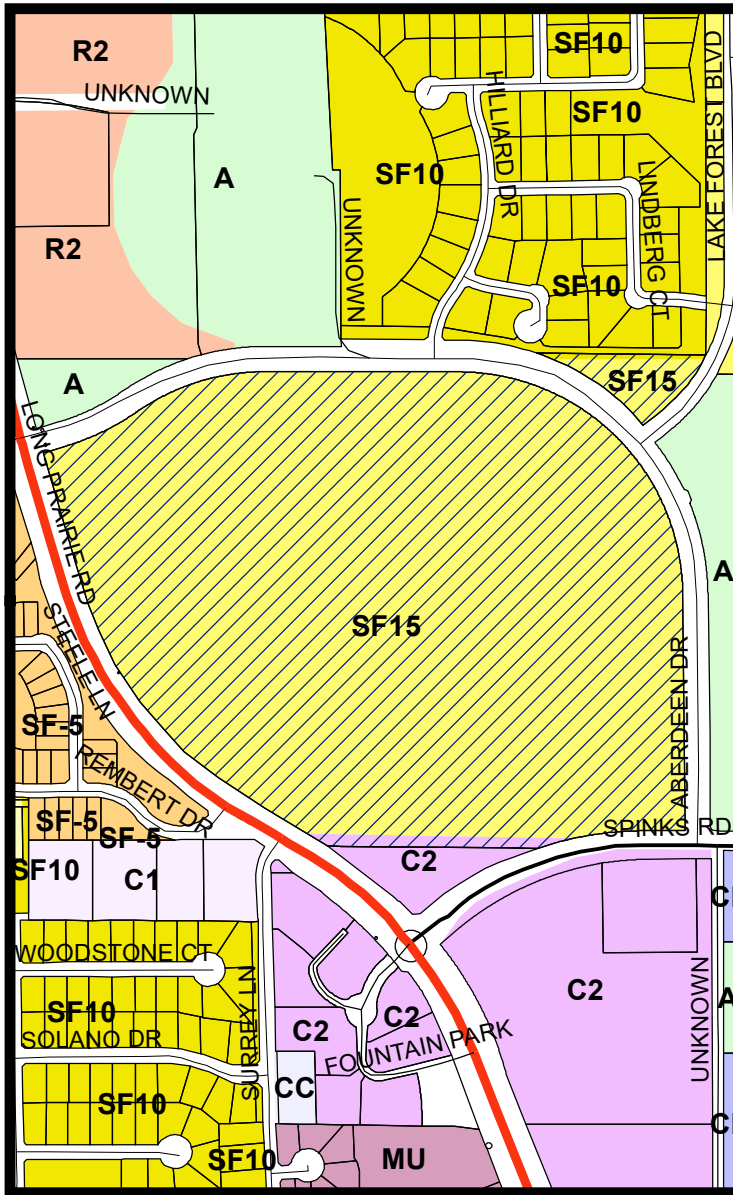
B. Application Details

1. Record Plat Package

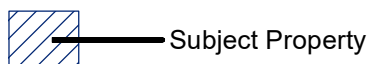
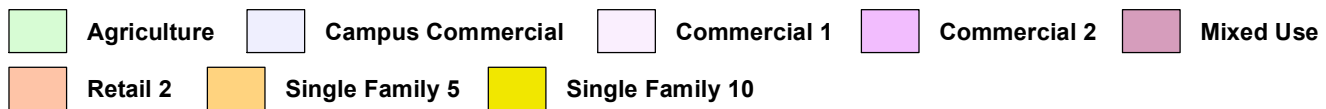


Vicinity Map

Reference Project: RC22-0007, RC22-0008, RC22-0012

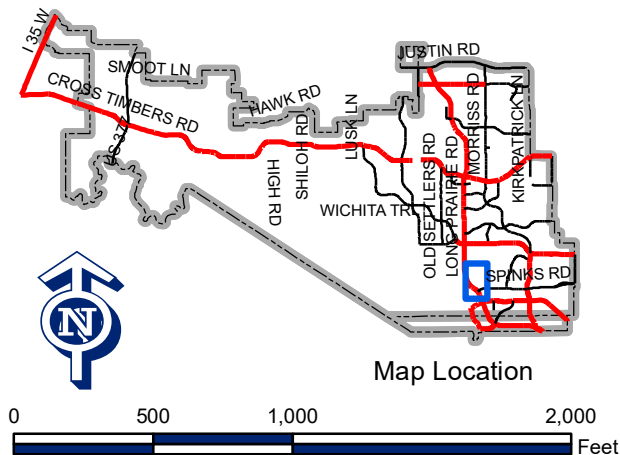


LEGEND



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.





December 7, 2022

Claire Barnes
Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Oakbridge Crossing Phase 1
Record Plat
Letter of Intent**

Ms. Barnes:

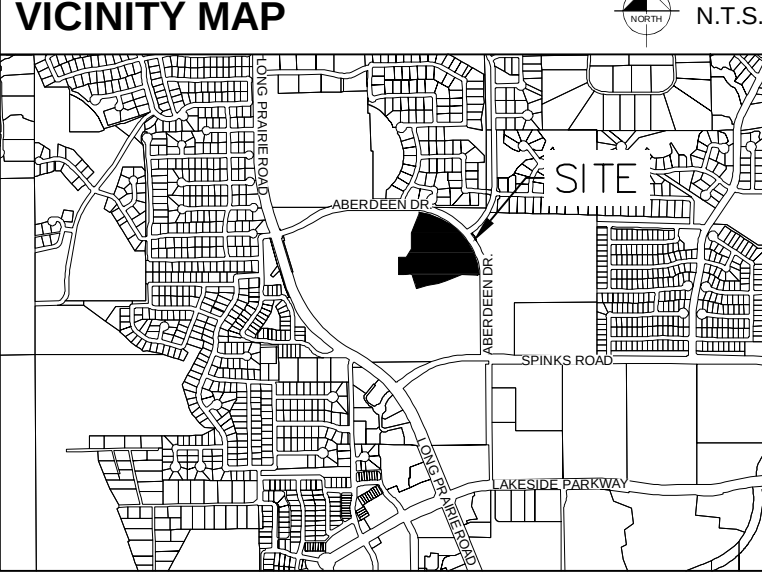
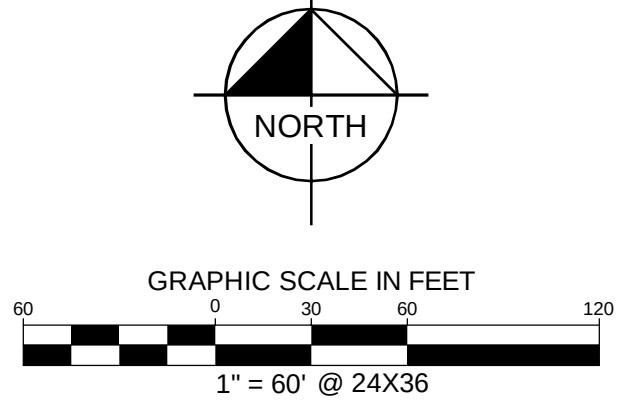
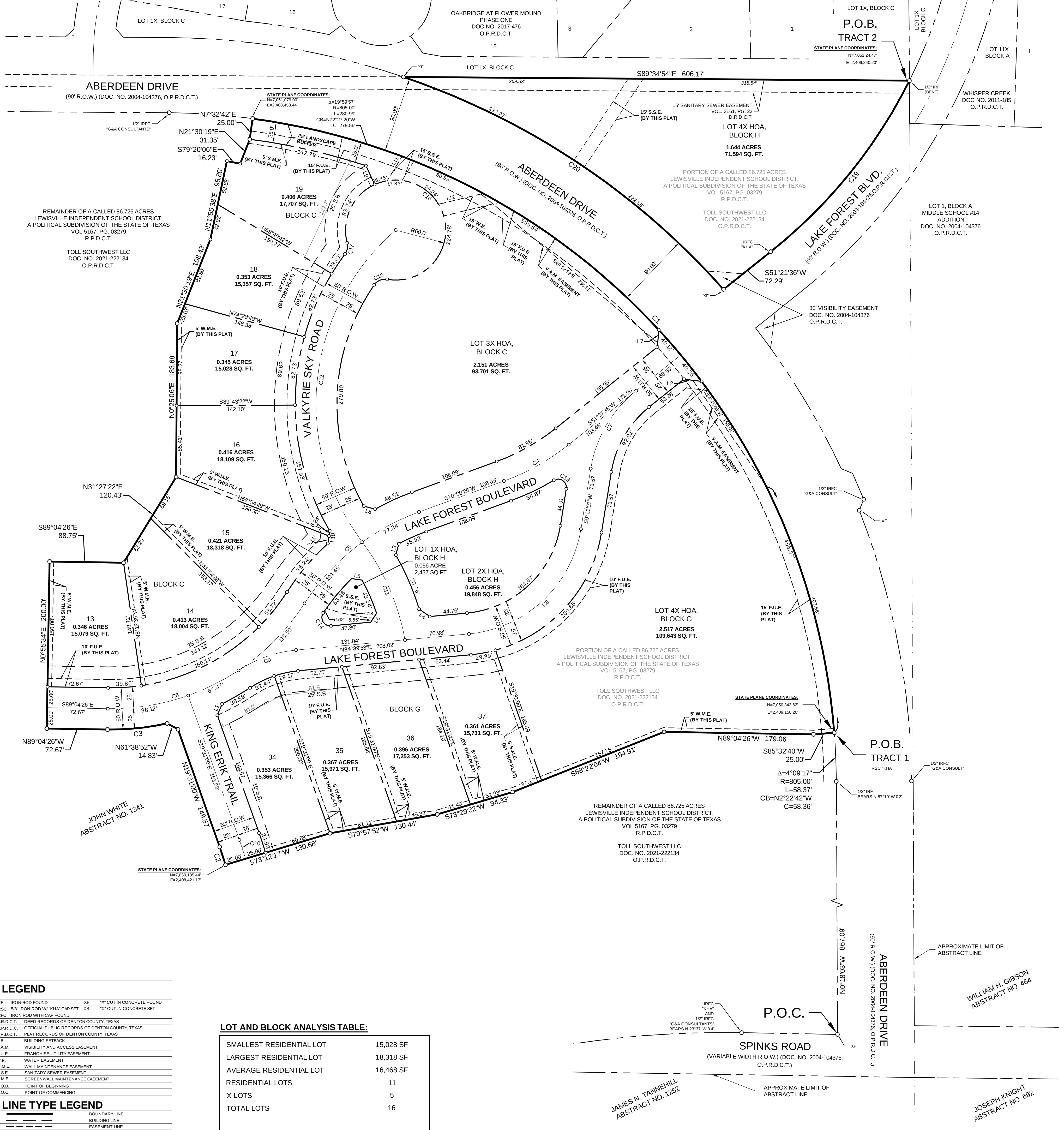
On behalf of Toll Brothers Inc., please accept our Record Plat application for Oakbridge Crossing Phase 1. The existing use on the property is agricultural. A rezoning of the property from Agricultural to Planned Development District No. 182 with Single Family District-15 was approved by Town Council on November 15, 2021. A development plan was approved by the Planning & Zoning Commission on May 2, 2022. This phase of the project is approximately 13.6 acres and will consist of 11 residential lots with 5 open spaces. In total, Oakbridge Crossing construction will consist of three residential phases as well as the expansion of existing Aberdeen Drive.

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

Sincerely,

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

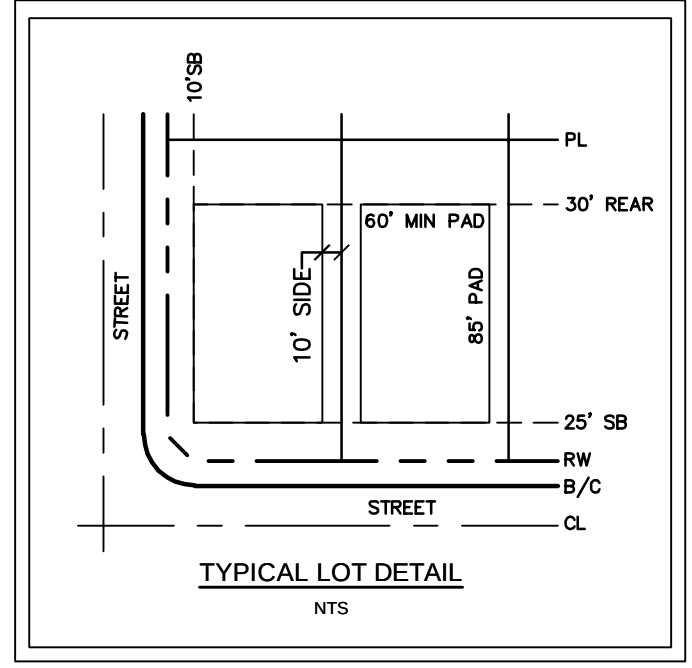
J. Casey Ross, P.E., CFM



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	77°59'58"	805.00	1095.88	S43°27'19"E	1013.20'
C2	2°43'16"	475.00	22.56	N18°09'22"W	22.56'
C3	13°45'10"	300.00	72.01'	S84°02'59"W	71.84'
C4	18°38'50"	275.00	89.50'	N60°41'01"E	89.11'
C5	37°13'43"	275.00	178.69'	S51°23'34"W	175.56'
C6	58°08'51"	275.00	279.09'	N61°51'08"E	267.26'
C7	42°10'34"	150.00	110.42'	S30°16'19"W	107.94'
C8	75°28'51"	150.00	197.61'	N46°55'27"E	183.63'
C9	28°14'20"	150.00	73.93'	S70°32'43"W	73.18'
C10	2°43'16"	500.00	23.75'	N18°09'22"W	23.75'
C11	26°51'09"	275.00	128.88'	N23°35'20"W	127.71'
C12	86°13'11"	275.00	413.82'	S06°05'41"W	375.87'
C13	130°02'20"	10.00	22.70'	S55°50'08"E	18.13'
C14	128°41'59"	10.00	22.46'	N30°59'08"W	18.03'
C15	65°03'13"	15.50	17.60'	N67°19'02"E	16.67'
C16	294°37'18"	60.00	308.53'	N47°28'01"W	64.81'
C17	51°33'49"	15.50	13.95'	N11°00'15"E	13.48'
C18	14°26'39"	228.50	57.61'	S78°05'28"E	57.45'
C19	24°58'36"	610.00	265.91'	S39°02'08"W	263.81'
C20	29°48'05"	895.00	465.52'	N56°26'06"W	460.29'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S22°36'53"W	14.83'
L2	S82°59'39"E	21.32'
L3	N14°51'07"E	13.95'
L4	N55°21'29"W	15.56'
L5	S81°33'01"E	12.70'
L6	S33°24'17"W	12.82'
L7	S04°41'35"W	20.73'
L8	N75°20'50"W	14.17'
L9	N24°48'35"W	25.00'
L10	N08°26'59"E	15.35'
L11	N31°19'18"E	34.18'
L12	N76°19'47"E	55.25'

- NOTES :
- ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999849499.
 - ACCORDING TO MAP NO. 48148121C0540G, AND 48121C0545G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X-UNSHADED", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - LINE AND CURVE TABLE LOCATED ON SHEET 1



LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 3X	2.151	93,701
BLOCK C LOT 13	0.346	15,079
BLOCK C LOT 14	0.413	18,004
BLOCK C LOT 15	0.421	18,318
BLOCK C LOT 16	0.416	18,109
BLOCK C LOT 17	0.345	15,028
BLOCK C LOT 18	0.353	15,357
BLOCK C LOT 19	0.406	17,707
BLOCK G LOT 4X	2.517	109,643
BLOCK G LOT 34	0.353	15,366
BLOCK G LOT 35	0.367	15,971
BLOCK G LOT 36	0.396	17,253
BLOCK G LOT 37	0.361	15,731
BLOCK H LOT 1X	0.056	2,437
BLOCK H LOT 2X	0.456	19,848
BLOCK H LOT 4X	1.644	71,594

A RECORD PLAT OF
LOTS 3X, 13-19, BLOCK C, LOTS 4X, 34-37,
BLOCK G, LOTS 1X, 2X, & 4X, BLOCK H
OAKBRIDGE CROSSING
PHASE 1
BEING 13.578 ACRES SITUATED IN
JOHN WHITE SURVEY, ABSTRACT NO. 13.41
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
OCTOBER 2022
TOWN PROJECT NO. _____

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10153822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	DEC. 2022	068625019	1 OF 2

DEVELOPER / OWNER:
TOLL SOUTHWEST, LLC
2555 SW GRAPEVINE
PARKWAY
GRAPEVINE, TX 76051
TEL: (817) 329-7973
CONTACT: DEMERIUS SEALS

ENGINEER / SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75035
P (972) 335-3580
CONTACT: J. CASEY ROSS, P.E.

LEGEND	
IRF	IRON ROD FOUND
IRSC	1/2" IRF BEARS N 87°10' W 0.3'
IRFC	IRON ROD WITH CAP FOUND
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
S.B.	BUILDING SETBACK
V.A.M.	VISIBILITY AND ACCESS EASEMENT
F.U.E.	FRANCHISE UTILITY EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.M.E.	SCREENWALL MAINTENANCE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE

LOT AND BLOCK ANALYSIS TABLE:

SMALLEST RESIDENTIAL LOT	15,028 SF
LARGEST RESIDENTIAL LOT	18,318 SF
AVERAGE RESIDENTIAL LOT	16,468 SF
RESIDENTIAL LOTS	11
X-LOTS	5
TOTAL LOTS	16

Oakbridge Crossing

Phase 1

Town Of Flower Mound

L a n d s c a p e a n d S c r e e n i n g P l a n s

PROJECT TEAM

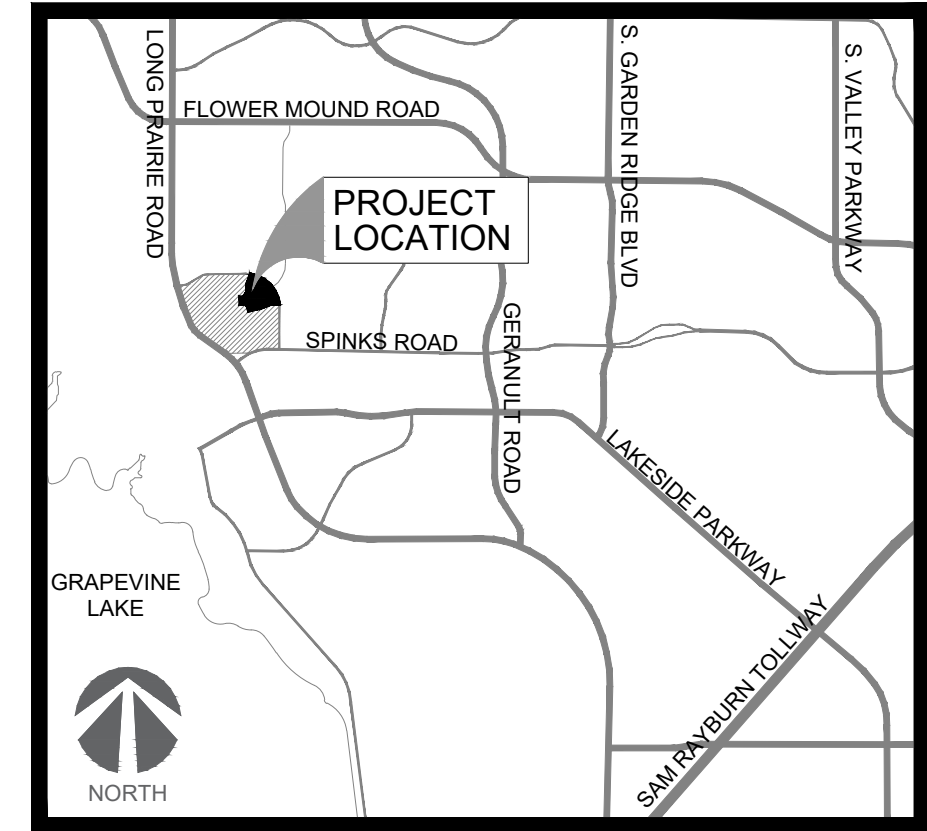
OWNER

Toll Brothers
Contact:
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Texas 76051
817.329.7973

LANDSCAPE ARCHITECT

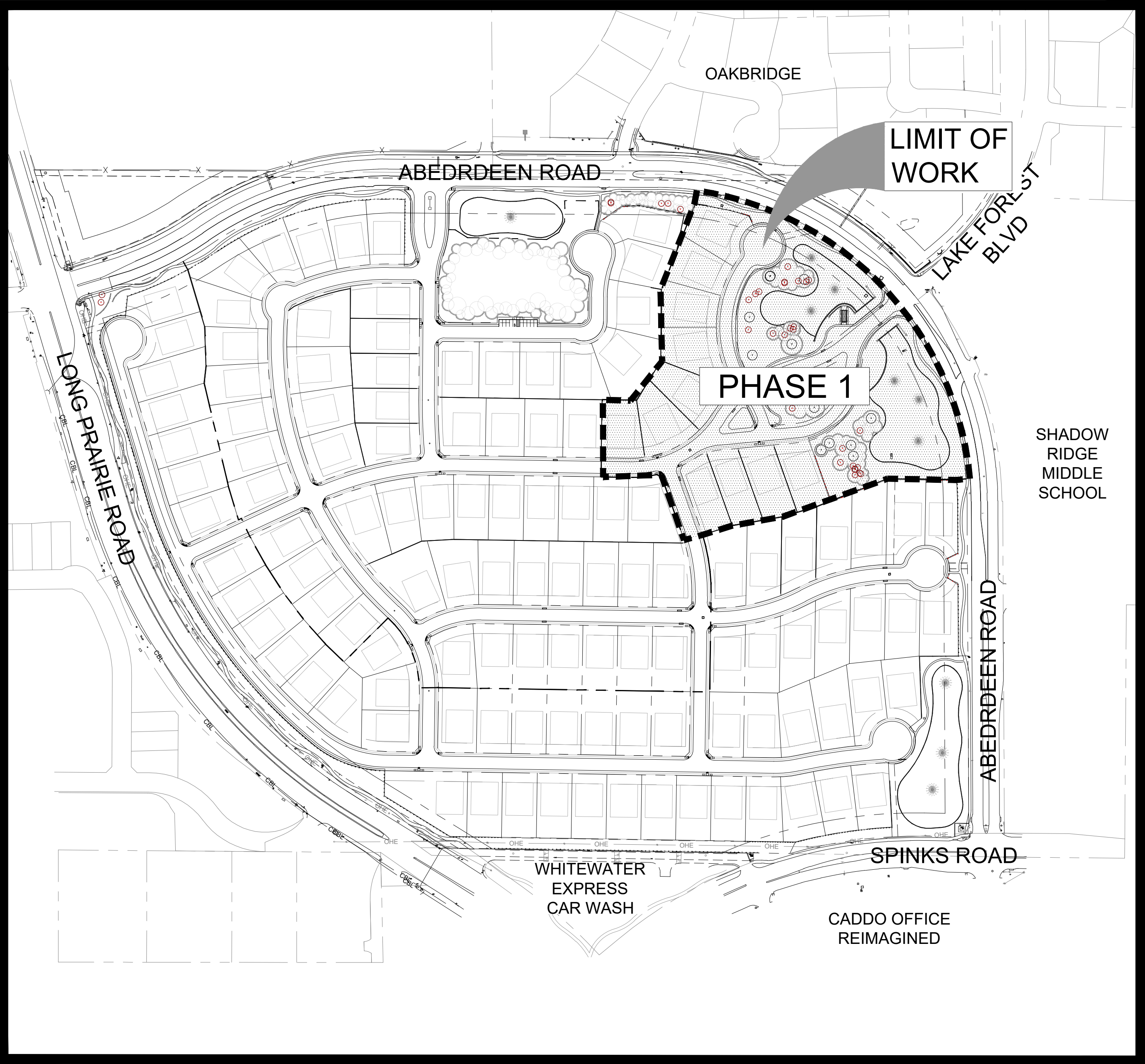


Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
Dallas, TX 75238
O: 972.855.8705



VICINITY MAP

N.T.S.



SITE MAP

NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
12.02.2022

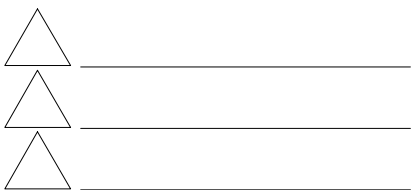
Sheet List Table

Sheet Number	Sheet Title
--	Cover
G-1.01	General Construction Notes
G-1.02	Overall Phasing Map
G-1.03	Overall Screening Plan
G-1.04	Overall Key Plan
L-1.01	Hardscape Layout
L-1.02	Hardscape Layout
L-1.03	Hardscape Layout
L-1.04	Hardscape Layout
L-2.01	Hardscape Details
L-2.02	Hardscape Details
L-2.03	Hardscape Details
L-2.04	Hardscape Details
L-2.05	Hardscape Details
L-3.01	Planting Layout
L-3.02	Planting Layout
L-3.03	Planting Layout
L-3.04	Planting Layout
L-4.01	Planting Details Schedule and Notes
L-4.02	Planting Details Schedule and Notes

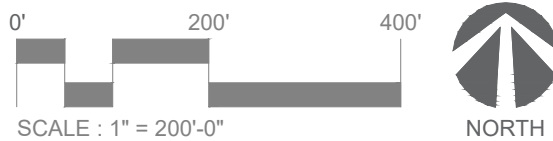
ISSUED

12.02.2022 City Submittal

REVISIONS



PROJECT NO. : 210001
DRW: P.C., F.Y.
RVW: P.C.



green
door
studio

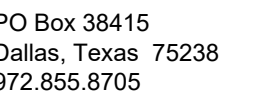
G-1.01

1. Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
2. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
3. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planning and related operations.
4. The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
5. Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
6. Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
7. The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
8. If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
9. Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
10. It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
11. Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
12. Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
13. The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, grades and species of existing condition.
14. All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
15. Warranty: Provide a one-year replacement warranty for all irrigated plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION NOTES

1. The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
2. Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
3. Install existing or decomposed granite trail meets planting bed and where decomposed granite trail meets gravel following manufacturer's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of grading is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
4. Provide matched sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
5. Unless otherwise indicated:
 - a. All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
 - b. All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 - c. Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
 - d. Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
6. All Plant Beds and pit planted plants shall receive a 2" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
7. Planting pits for 1, 3, 8 & 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size.
8. Plants shall be installed to present their best side facing the viewer.
9. Owner's Representative shall have final approval of plant material layout.

1. All work shown shall be field staked or otherwise denoted and subject to field verification, review and approval by the Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
2. To expedite the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
3. The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
4. Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
5. The Contractor is responsible to provide complete in-place systems and a complete project, or any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representative, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
6. Field staked locations for walks, roads, swales, walls, curbs, structures etc. may be requested by the Owner's Representative. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
7. It is the intent and requirement of this contract to provide curvilinear walls, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
8. When indicated on the Drawings, improvements that are to be coordinated on site with the Owner's Representative will be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected. Rejected work must be removed and replaced.



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12.02.2022

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OAKBRIDGE CROSSING

Phase I
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

12.02.2022 City Submittal

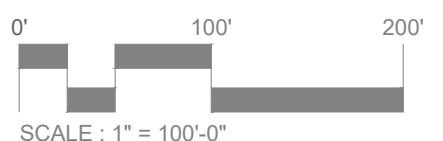
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Overall Phasing Map

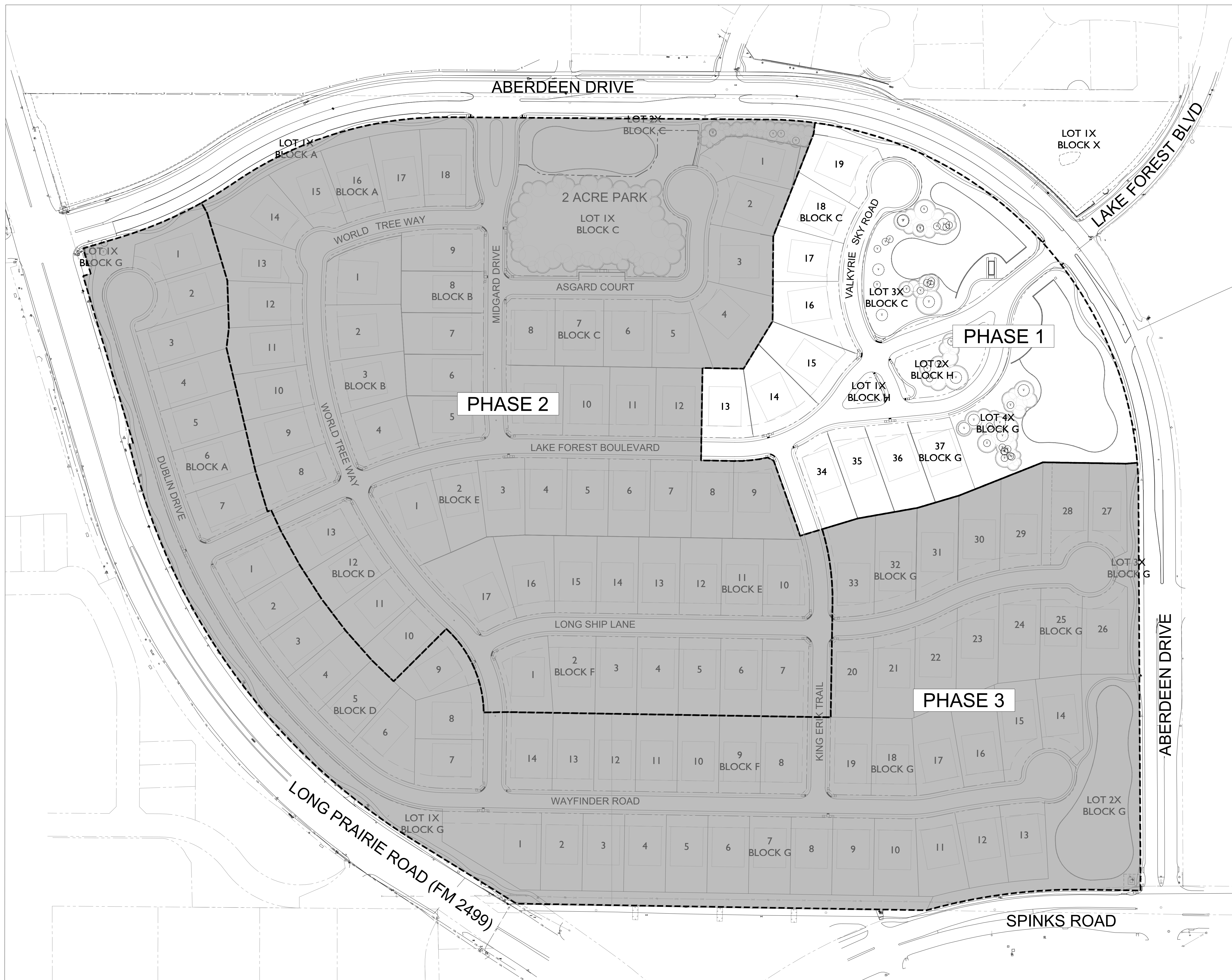
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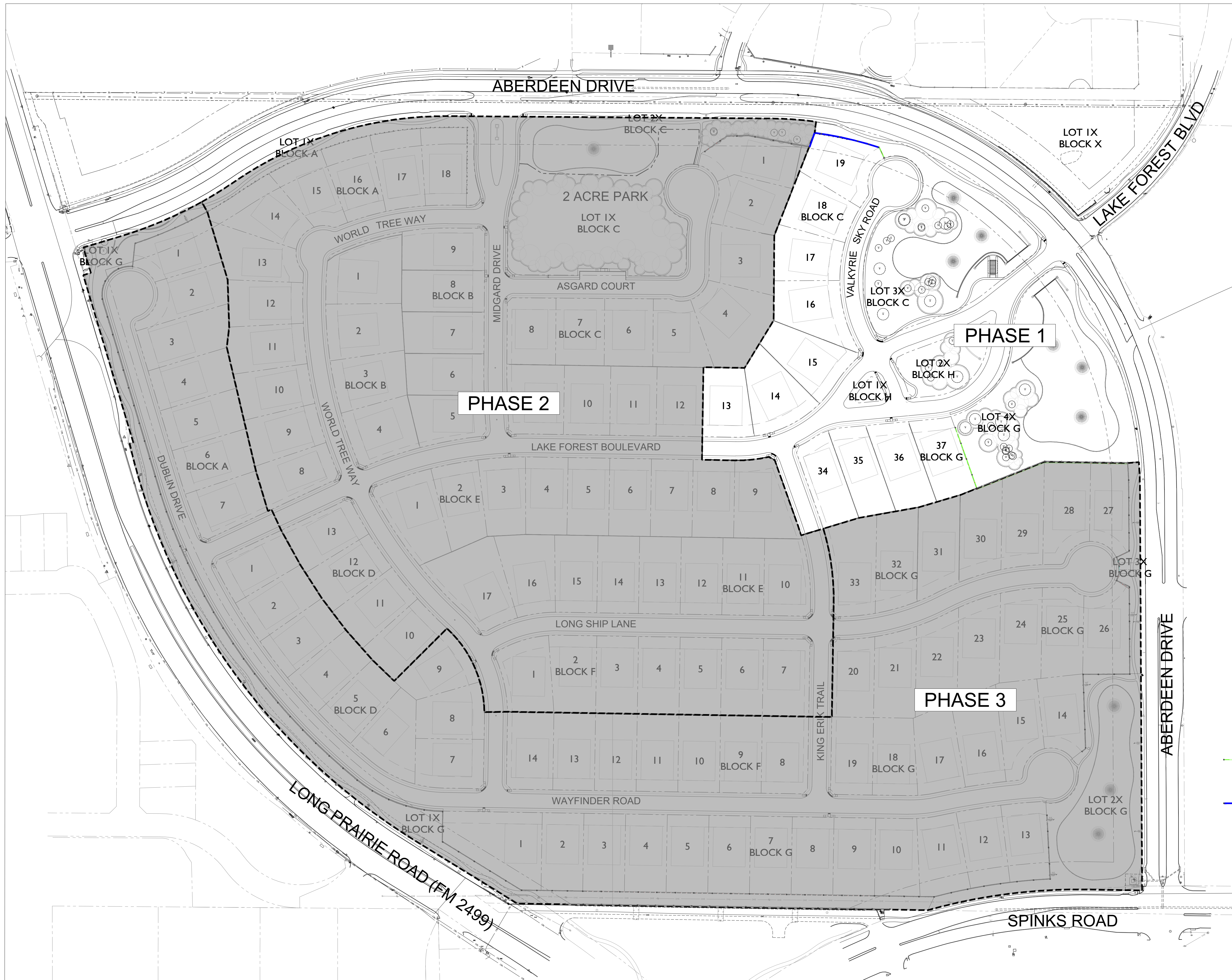
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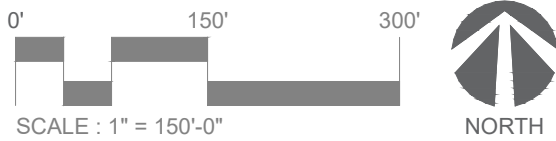
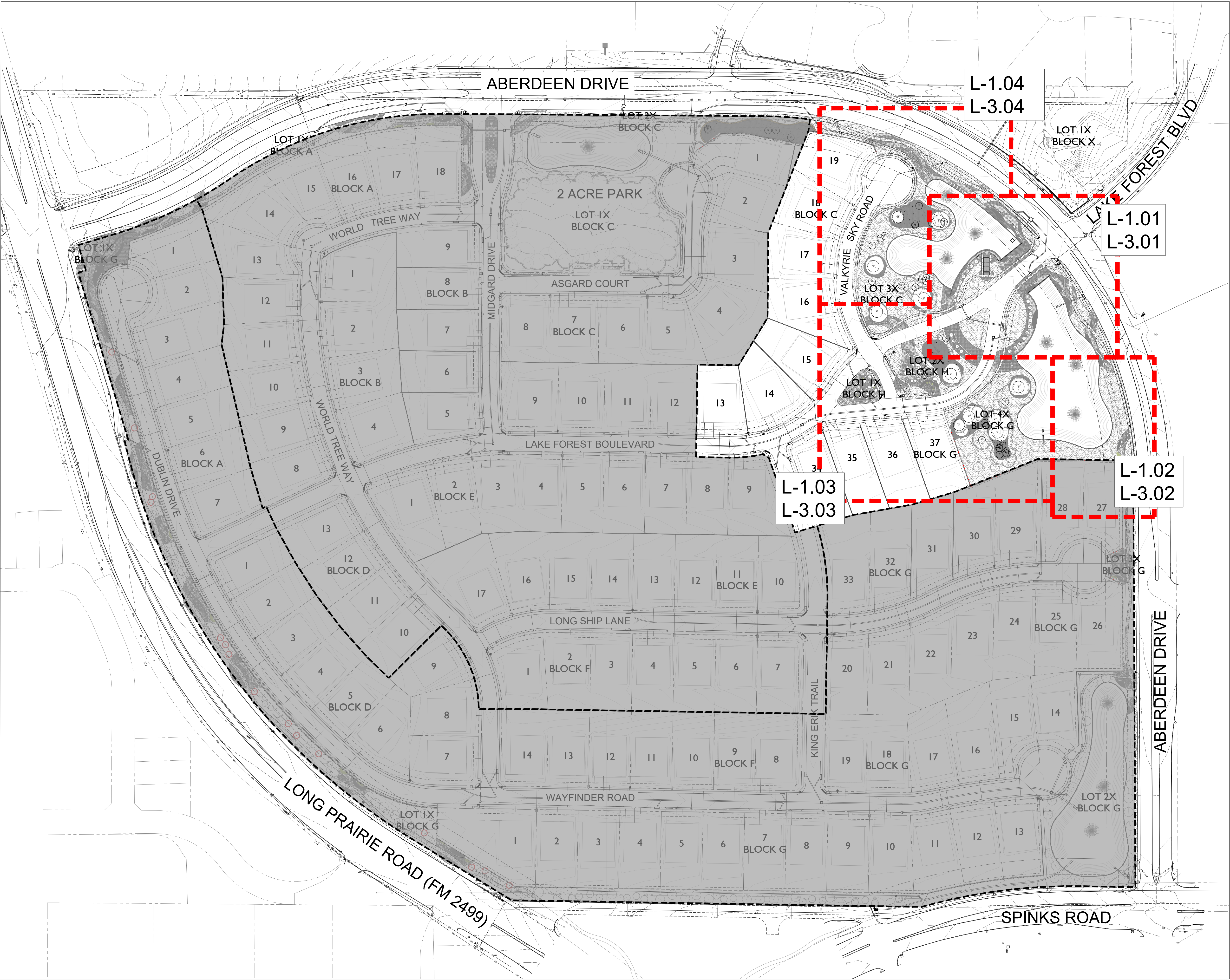
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G-1.02







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OAKBRIDGE CROSSING

Phase 1
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

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Overall Key Plan

project number 210001

date 12.02.2022

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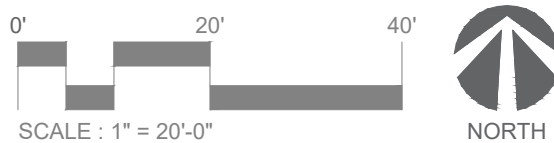
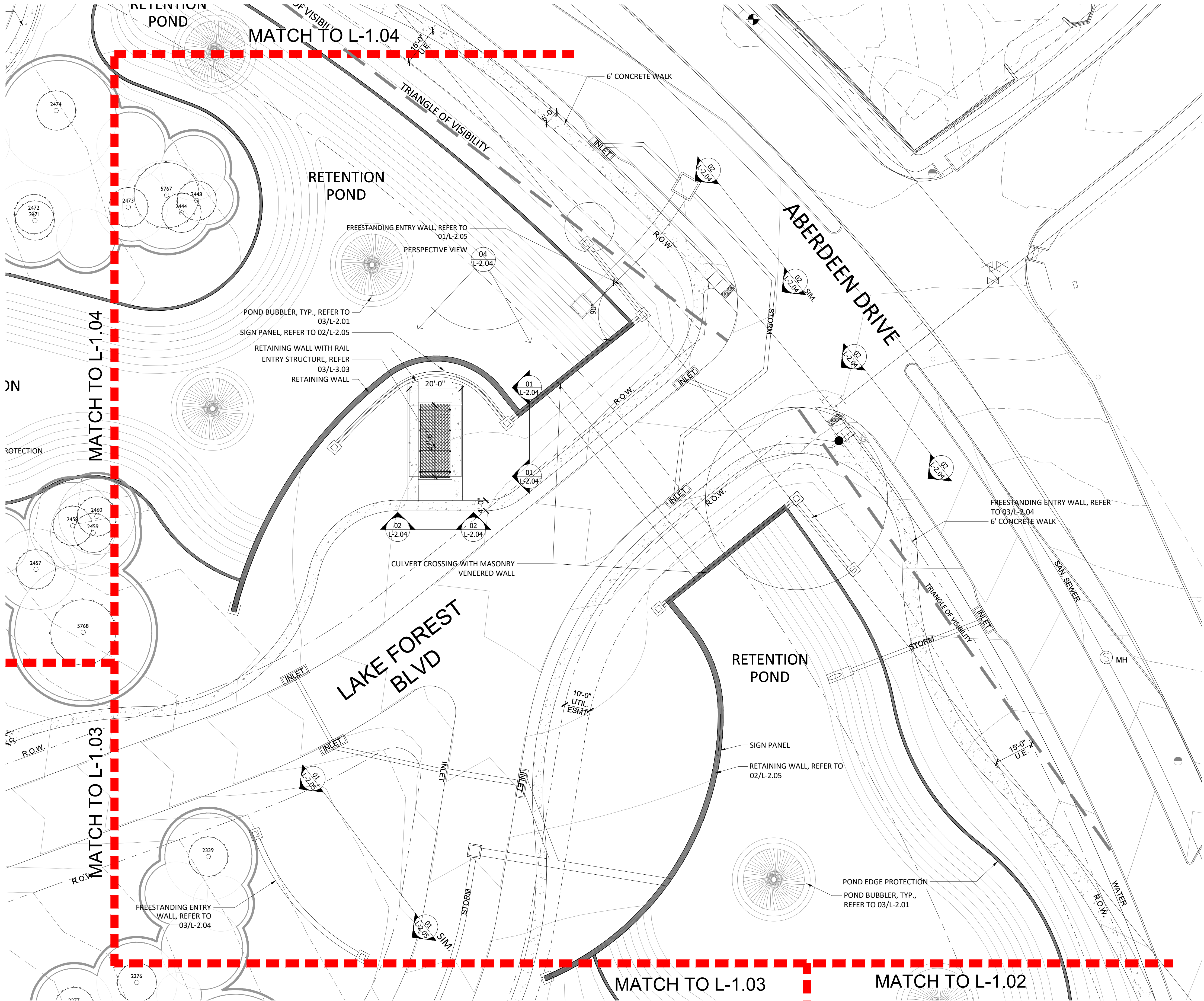
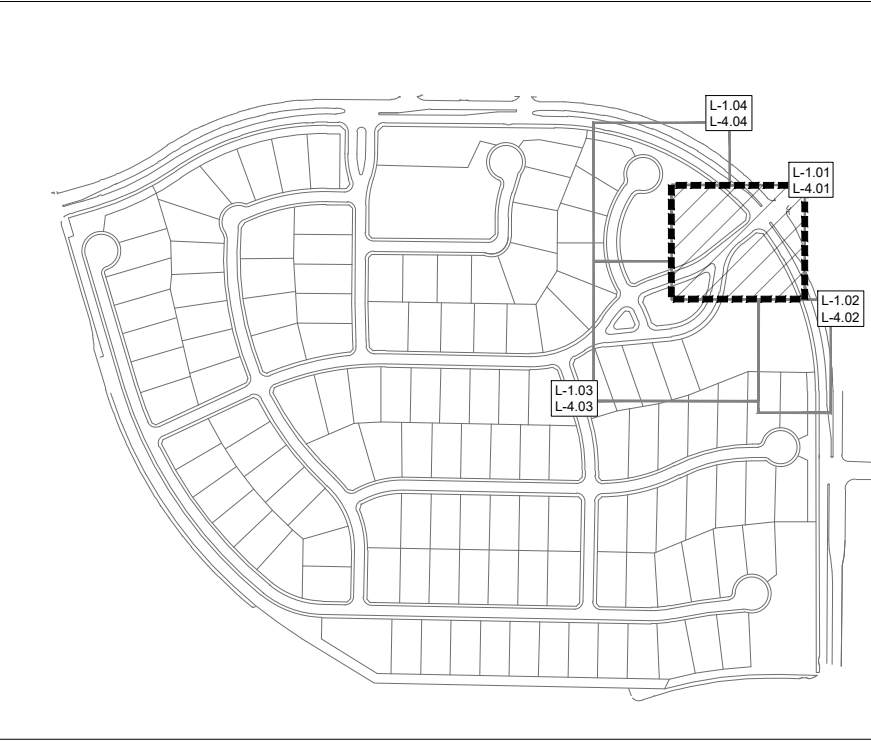
Phase 1
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

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revisions	
title	Hardscape Layout
project number	210001
date	12.02.2022
sheet	

L-1.01

KEYMAP





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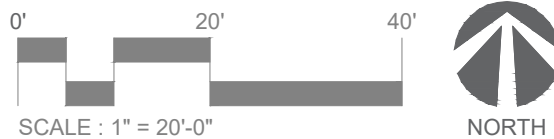
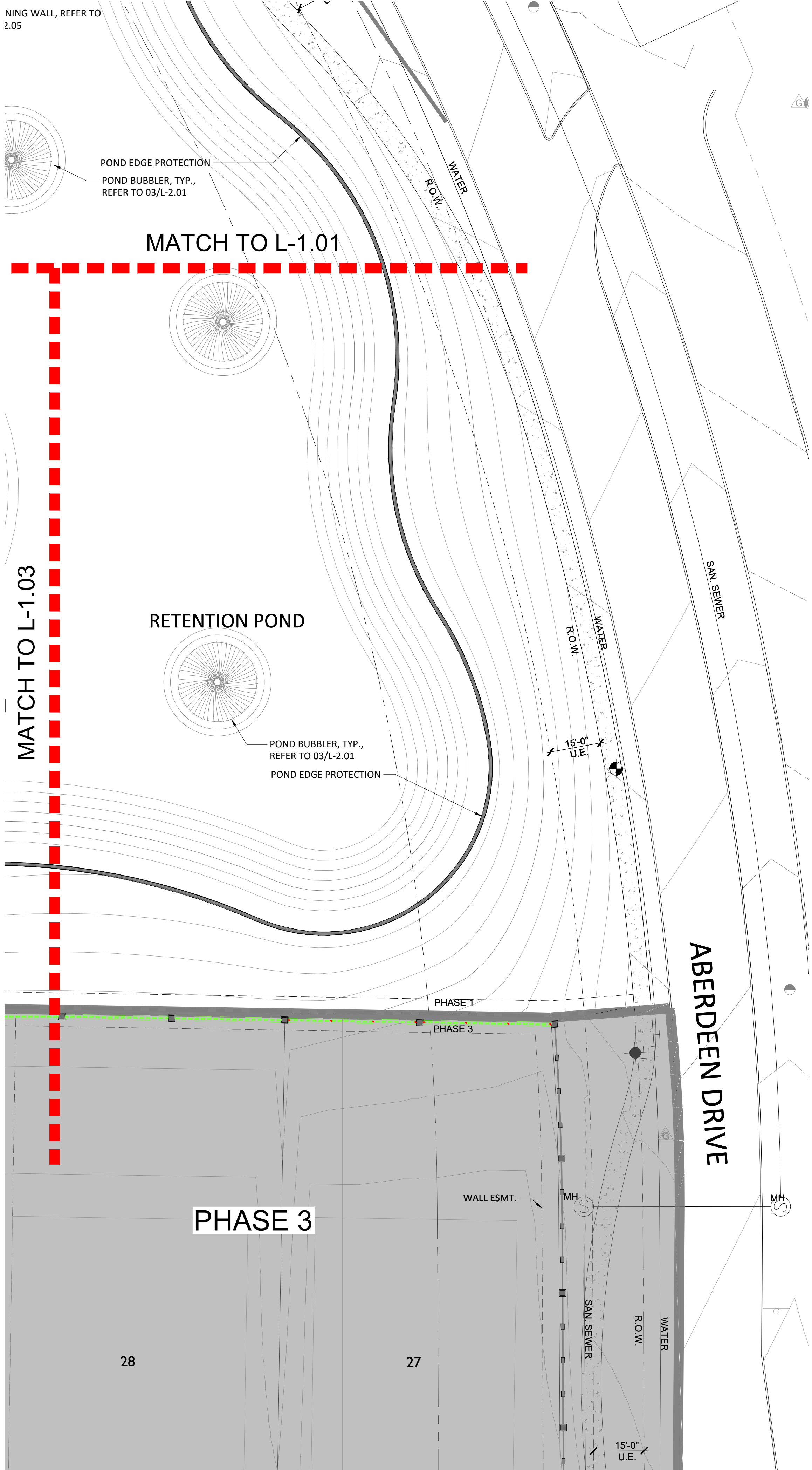
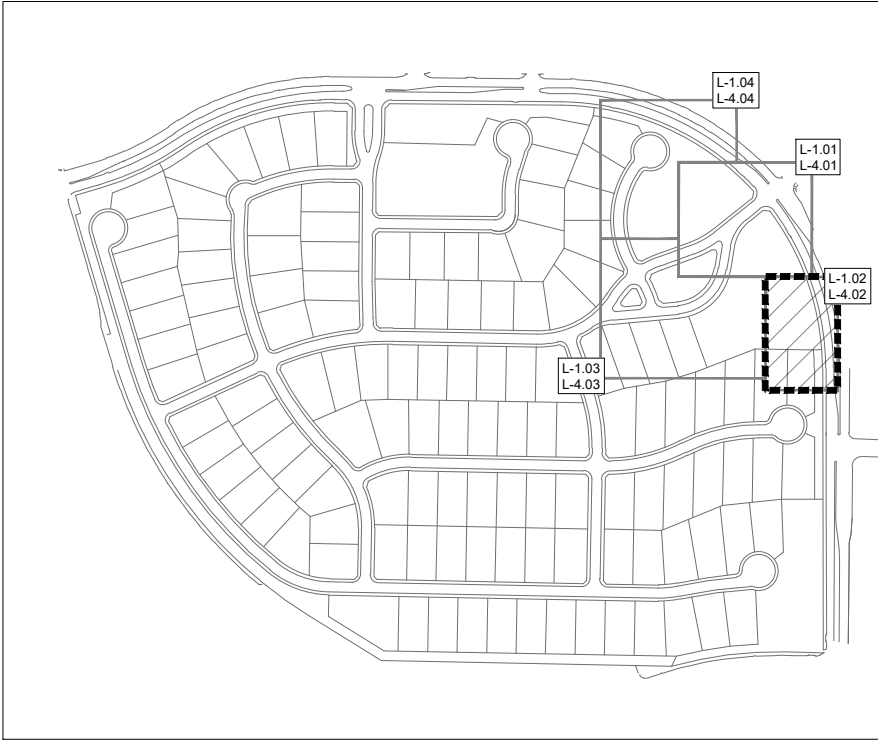
OAKBRIDGE CROSSING
Phase 1
Town Of Flower Mound
Denton County, Tx
Landscape and Screening Plans

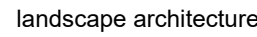
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revisions	
title	Hardcape Layout

project number 210001
date 12.02.2022
sheet

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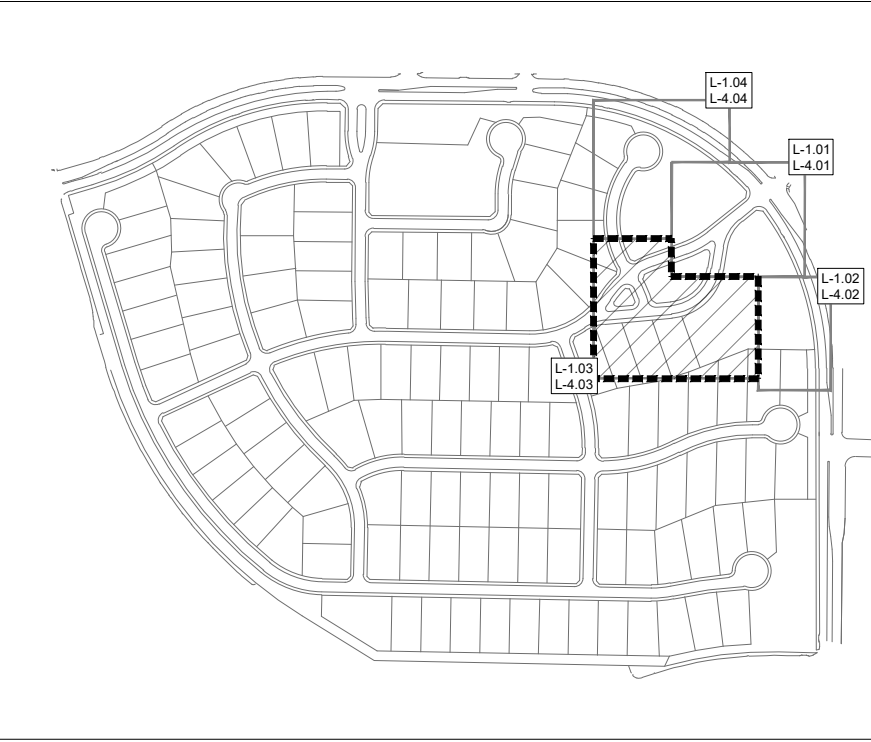
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Phase 1
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Denton County, Tx

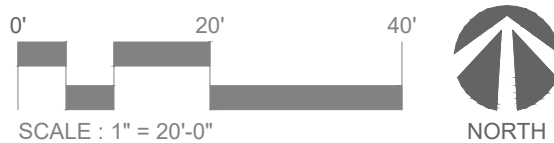
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Hardscape Layout

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L-1.03





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title

Hardscape
Details

project number 210001

date 12.02.2022

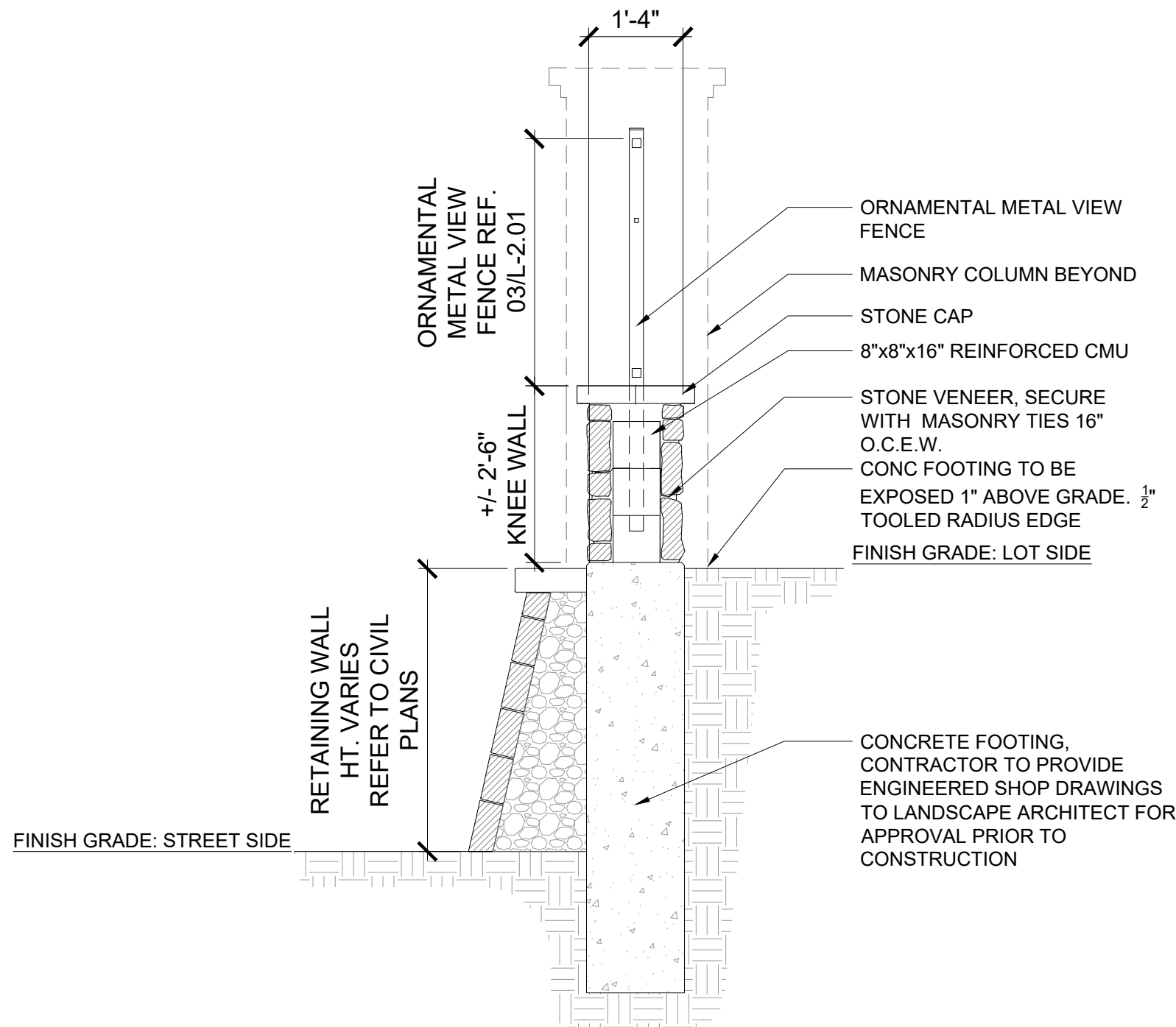
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L-2.01

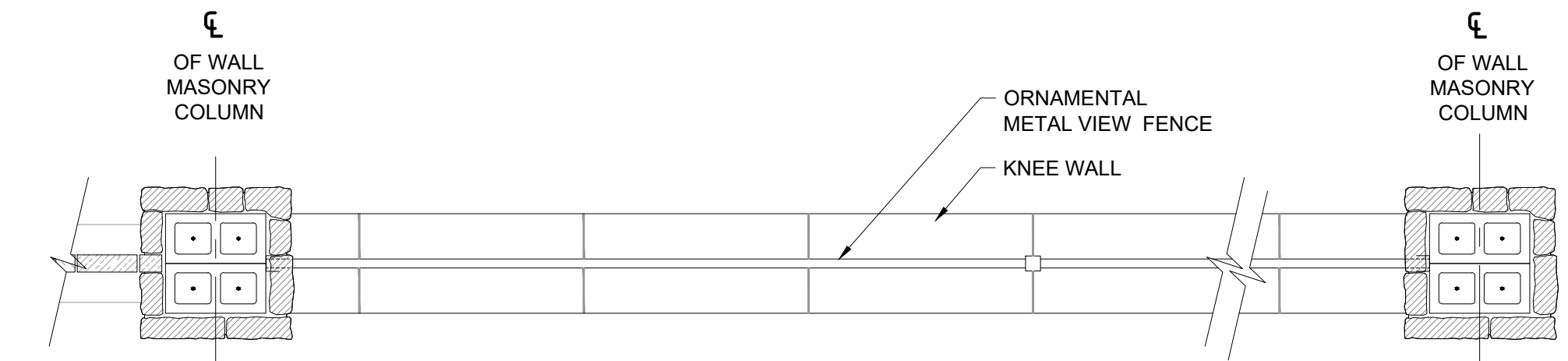
QTY	ITEM	DESCRIPTION	MANUFACTURE / SUPPLIER	MODEL	FINISH / COLOR	CONTACT	REMARKS / SUBMITTAL
6	Pond Bubblers	Sunburst	Otterbine	Sunmburst			Install per manuf. recommendation

03 PRODUCT & FURNISHING SCHEDULE

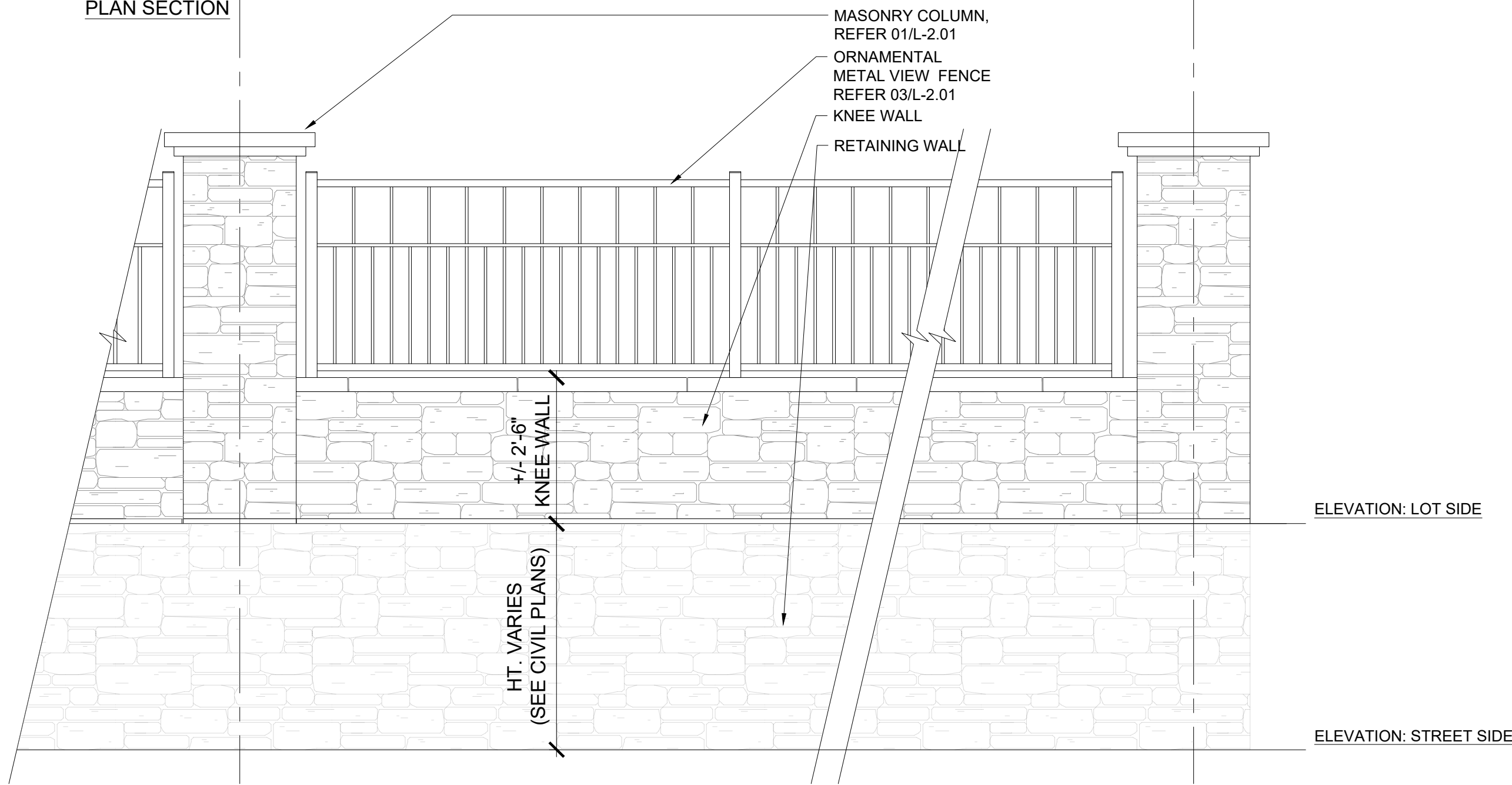
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SECTION

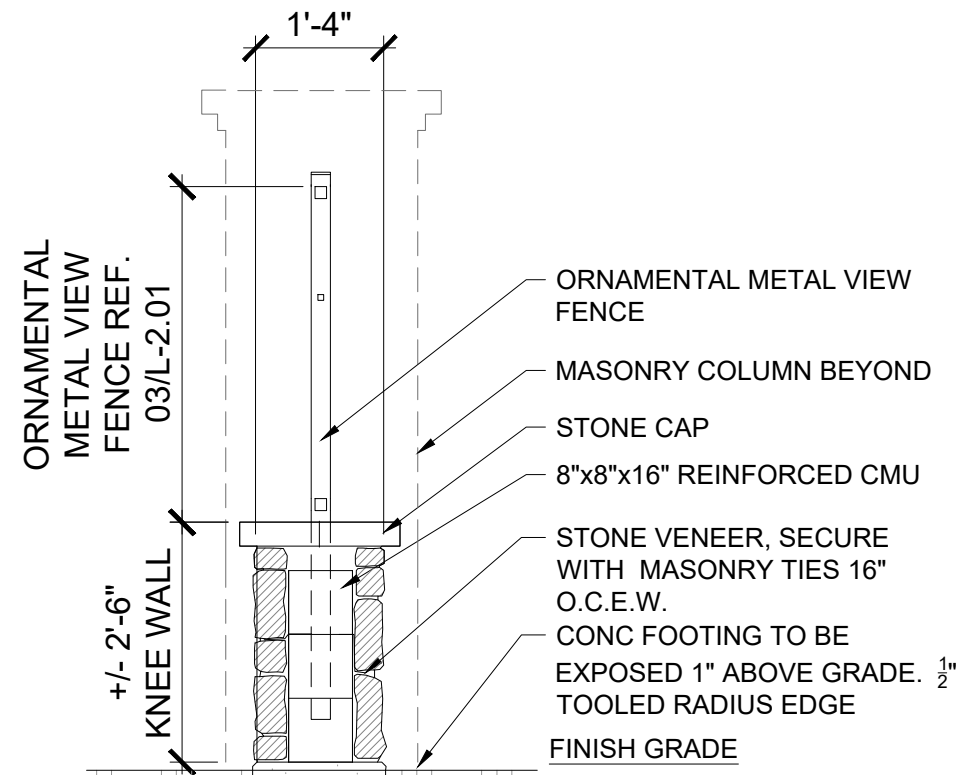


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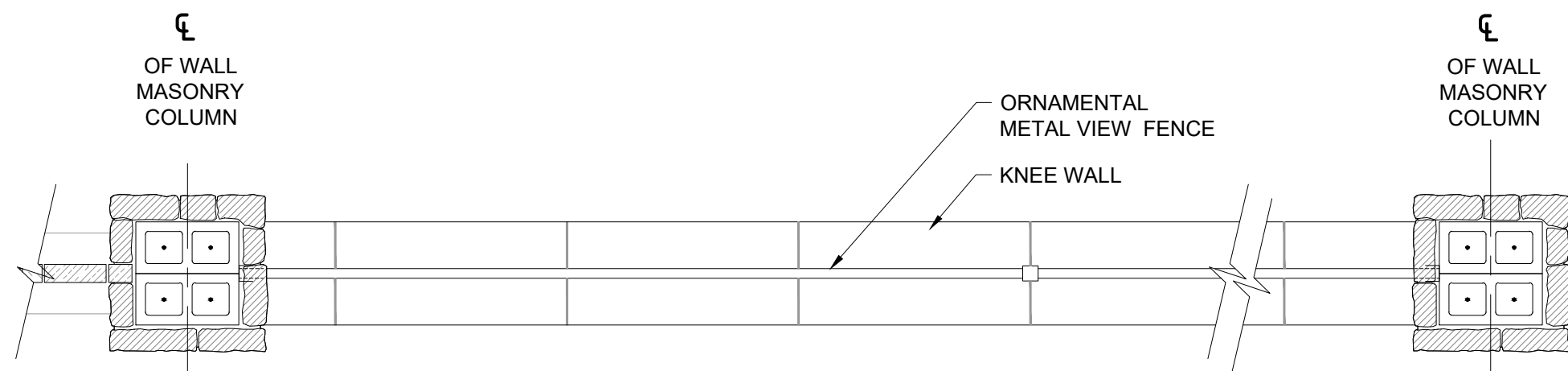


02 MASONRY KNEE WALL WITH ORNAMENTAL METAL VIEW FENCE AT RETAINING WALL

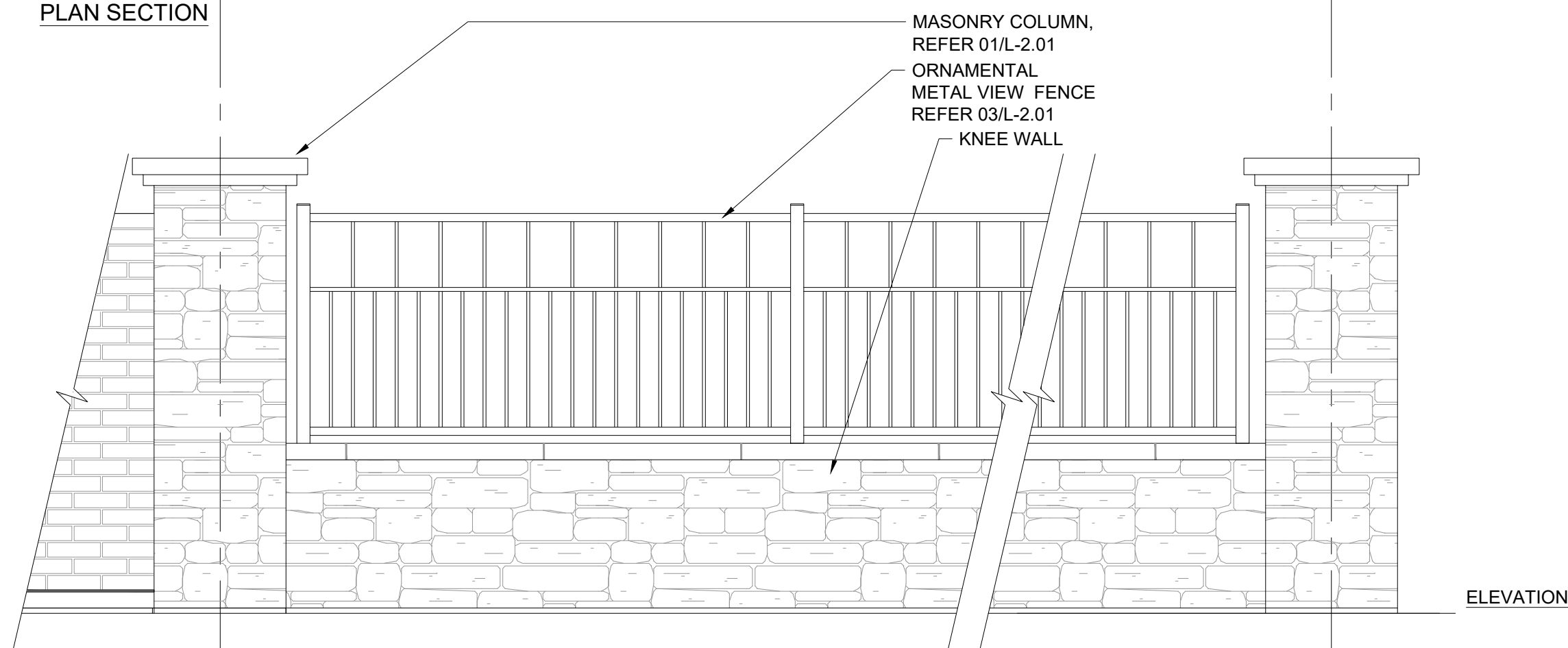
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SECTION



PLAN SECTION



01 MASONRY KNEE WALL WITH ORNAMENTAL METAL VIEW FENCE

SCALE: NTS



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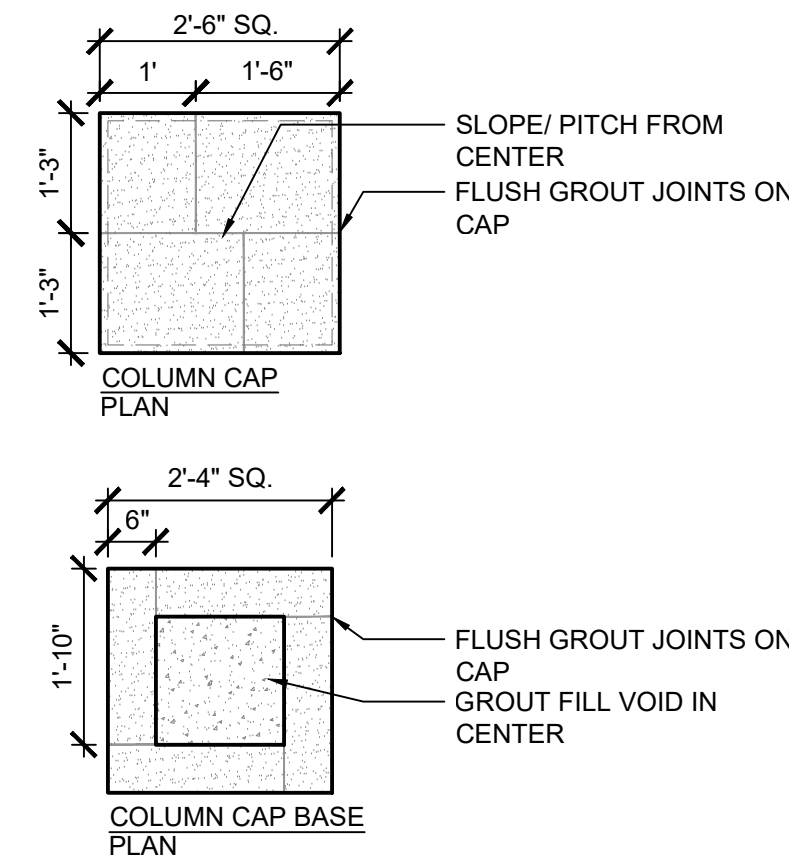
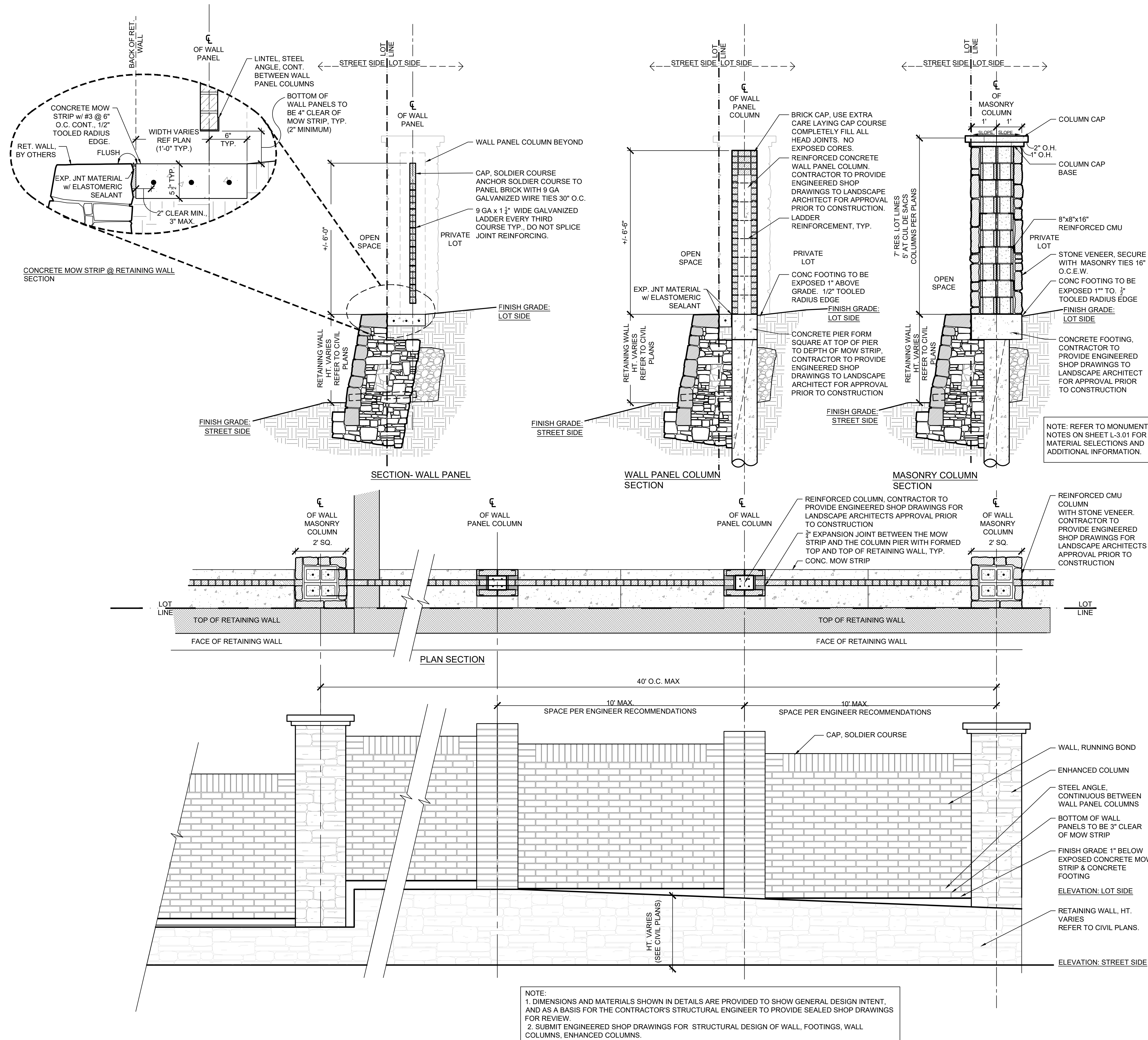
Hardscape
Details

project number 210001

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L-2.03





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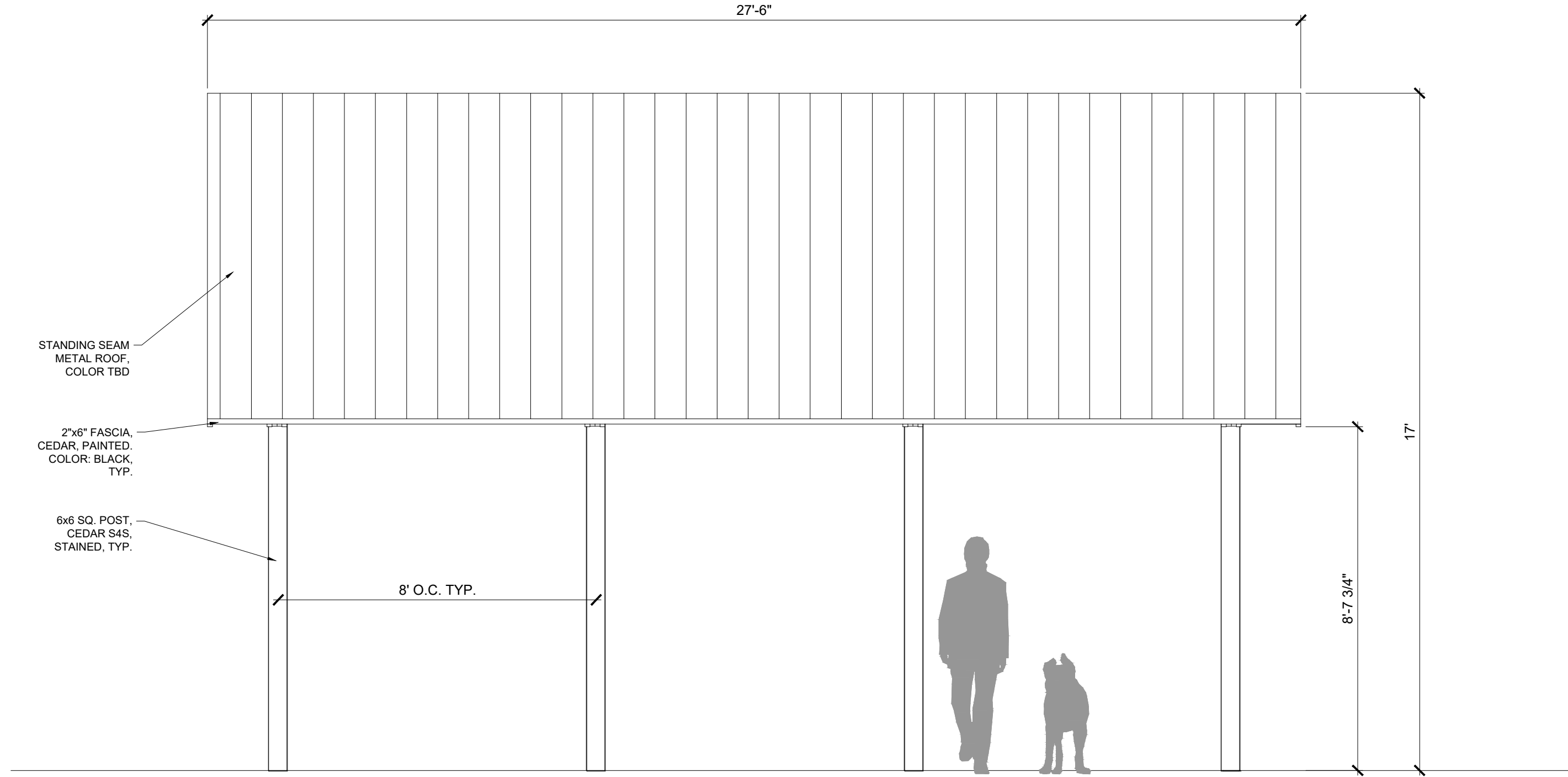
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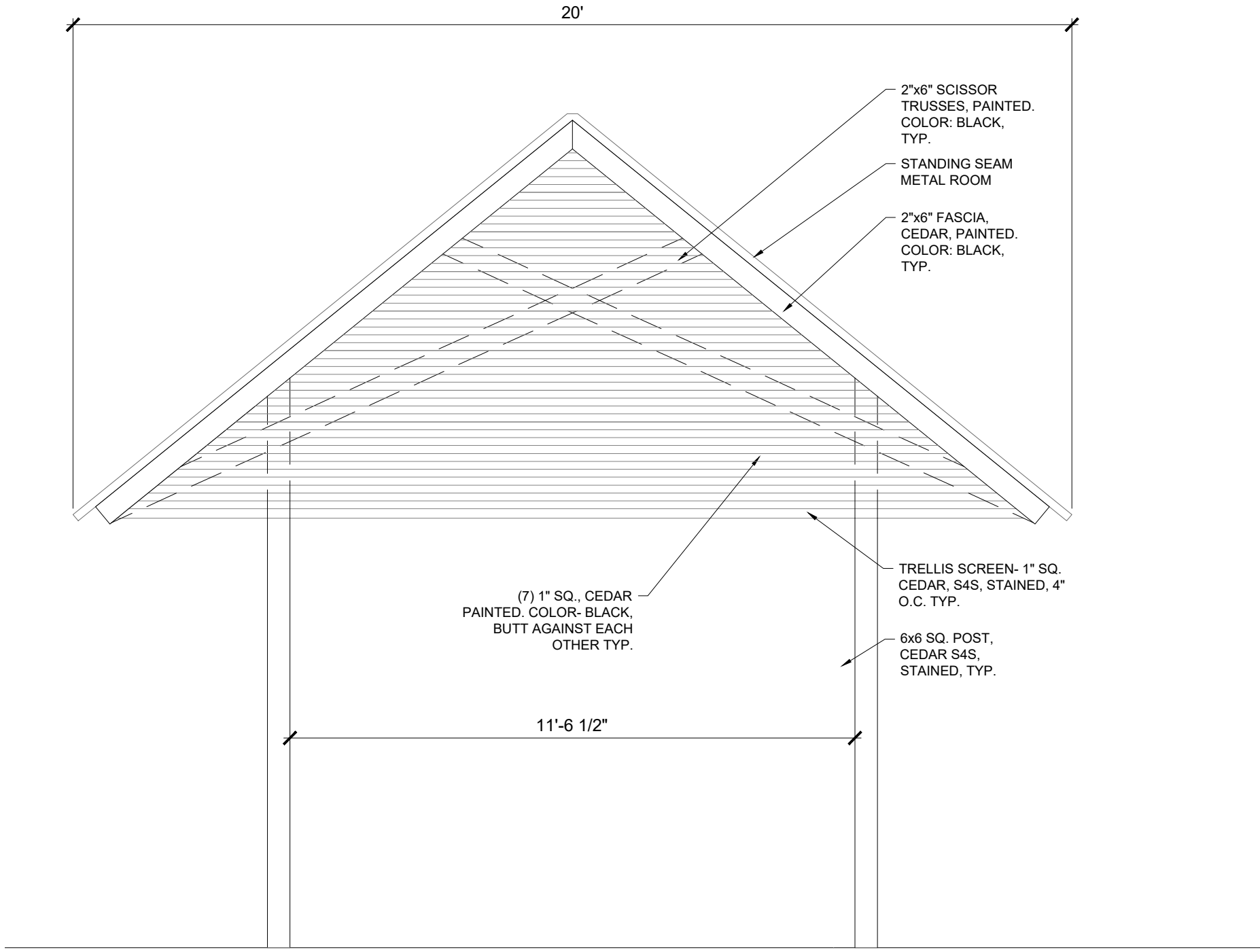
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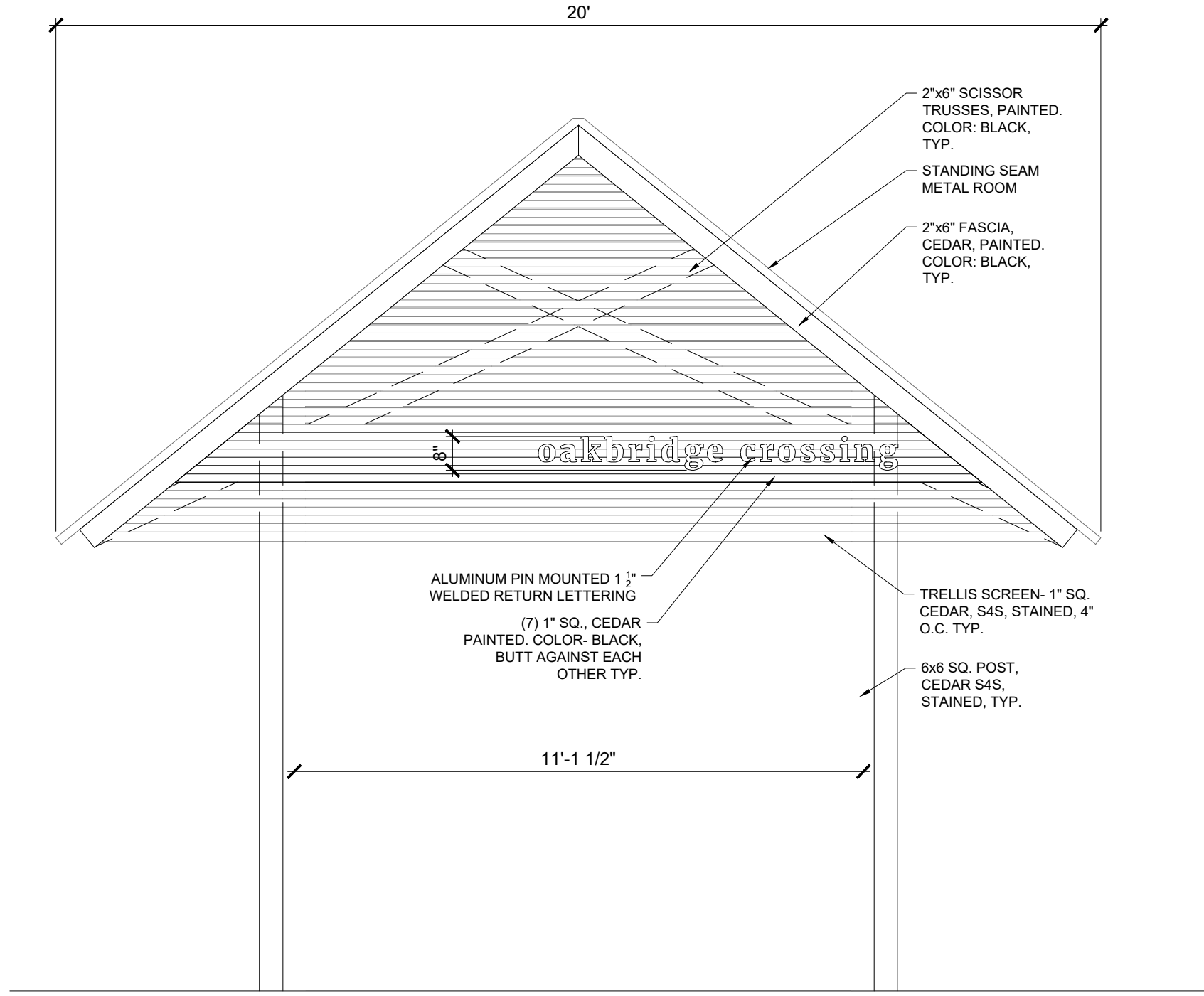
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04 ABERDEEN + LAKE FOREST ENTRY STRUCTURE: EAST SIDE ELEVATION
SCALE: 3/8" = 1'-0"

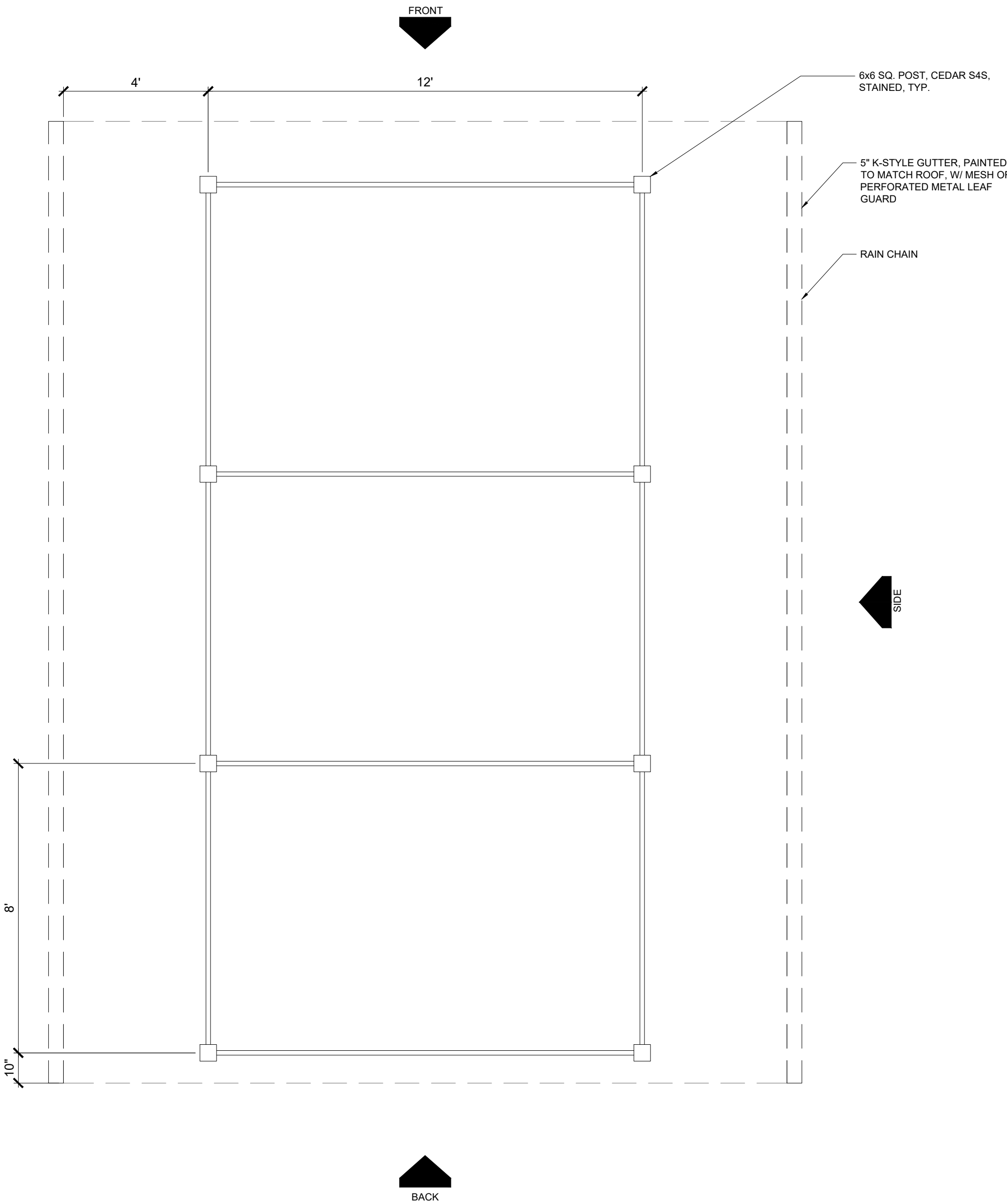


02 ABERDEEN + LAKE FOREST ENTRY STRUCTURE: BACK VIEW ELEVATION
SCALE: 3/8" = 1'-0"



01 ABERDEEN + LAKE FOREST ENTRY STRUCTURE: SOUTH VIEW ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT,
AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS
FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL
COLUMNS, ENHANCED COLUMNS.



03 ABERDEEN + LAKE FOREST ENTRY STRUCTURE: FRAMING PLAN
SCALE: 3/8" = 1'-0"



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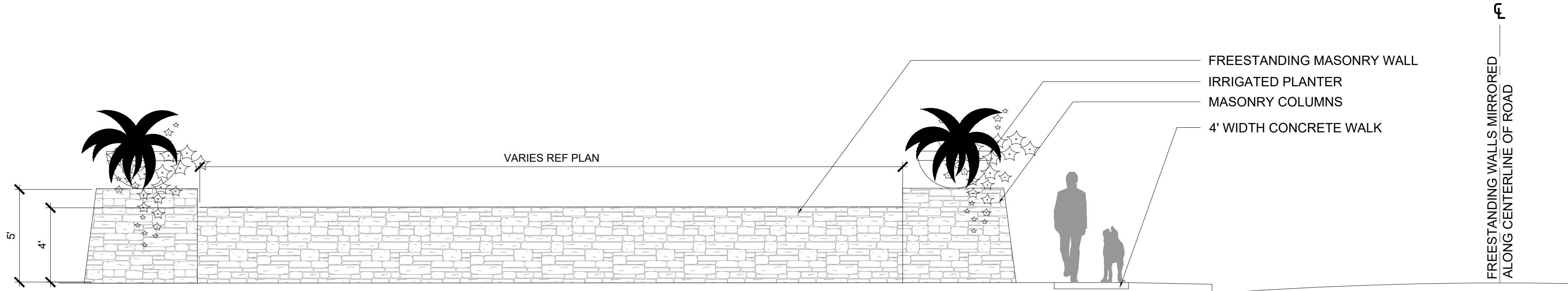
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date 12.02.2022

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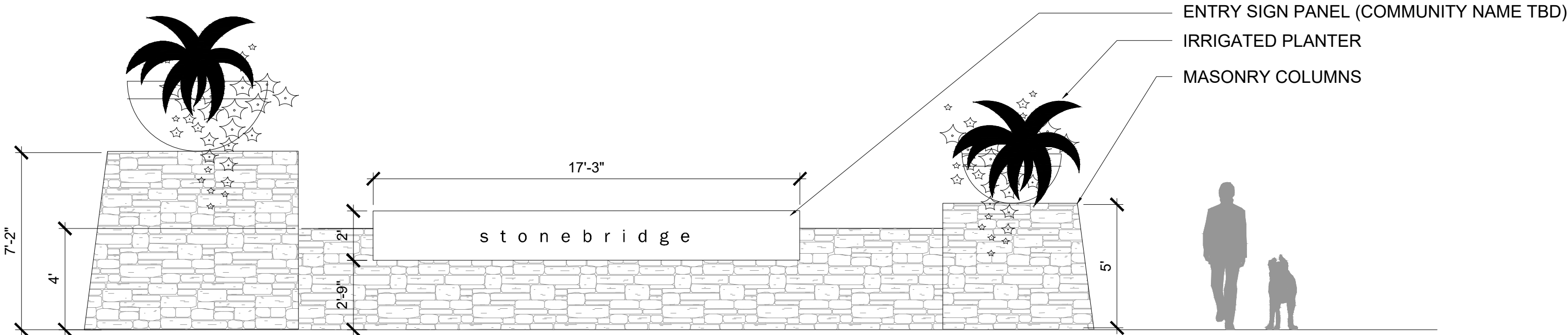
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NOTE:
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2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL COLUMNS, ENHANCED COLUMNS.

01 ABERDEEN DR. + LAKE FOREST BLVD. FREESTANDING WALLS

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



02 ENTRY SIGN WITH SIGN PANEL

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

MONUMENT NOTES

1. STRUCTURAL REQUIREMENTS

- Contractor shall provide full engineered shop drawings for Landscape Architect's review, comment and approval.
- Engineered shop drawings shall include all structural components of Primary and Secondary Monuments including but not limited to:
 - Concrete footings, foundations, drilled piers and related reinforcing
 - Stone walls, stone columns, freestanding walls and stone retaining walls and related cmu core and reinforcing.
 - Drainage gravel backfill and related components (gravel size, fabric, pipe, etc)
 - Metal Signs/ Sign Panels including connection to stone walls and columns
- Engineer shall be registered and licensed to practice in the State of Texas
- Contractor shall provide engineered structural drawings as a deferred submittal to city for review and approval, if required.
- Contractor's engineer and/or steel fabricator shall meet with Landscape Architect to discuss design intent prior to shop drawing submittal.
- Notify Landscape Architect during shop drawing submittal process of changes necessary to fulfill structural requirements.

2. STONE

- Type
 - Stone Veneer
 - Random lengths X 3"- 4" Width X 2"- 6" height coursed random ashlar stone. DO NOT MATCH RANDOM ASHLAR STONE PATTERN OF EXISTING COMMUNITY.
 - Sizes shall be irregular as indicated within elevation drawings.
 - Stone color intended to match existing stone within existing Oakbridge Community. See representative photo.
 - Submit sample for review and approval.
 - Stone Caps + Accent bands
 - Stone caps- to be 2'-3' lengths X widths per plan X 3" height, sawn all sides. Stone color TBD, but is to be within in the same family of the stone veneer. At column caps, a 2" height layer of stone matching the cap stone color and finish to be included.
 - Accent band stone- stone to match the stone caps finish and color.

b. Joints

- Size varies $\frac{1}{4}$ " - $\frac{3}{4}$ ". Mortar color to match lightest portion of selected stone. Submit sample of mortar color for approval.
- Vertical joints shall be deeply raked/ hidden so as to appear to be dry stacked
- Joints for cap stone shall be flush with stone. Neatly transition to hidden joint for vertical face.

c. Weeps

- Provide weeps at 32" O.C. all exposed surfaces of stone. Weep depth shall reach cmu core.

d. Submit stone/ masonry ties for review and approval.

e. Mockup

- Provide 3'-6" tall x 3' wide representative mockup including vertical and cap stone components. Mockup shall demonstrate how stone will wrap at corners.

3. METAL

a. Steel

- Main Entry Sign Panel - 3/8" Steel Plate continous sheet, no seams.
- Secondary Sign Panel 3/8" Steel Plate continous sheet, no seams.
- Weld plate - Corten, size as indicated on the drawings
- All steel shall be ASTM A-588
- All exposed edges shall be lightly eased to eliminate sharp edges.
- Steel shall be lightly sandblasted to remove scale and manufacturing irregularities
- Painted finish using USE SHERWIN WILLIAMS DTM ALKYD ENAMEL (SEMI GLOSS)

Color- To be decided

b. Aluminum

- Finish shall be brushed
- Pin mounted channel letters at Main Entry Sign, to be height as shown in elevation with 1 $\frac{1}{2}$ " welded return
- Pin mounted channel letters at Secondary Monument Sign, to be height as shown in elevation with 1 $\frac{1}{2}$ " welded return
- All exposed edges shall be lightly eased to eliminate sharp edges.
- Connection of pin mounted letters and logo to sign panel or stone column shall not be visible. Fasteners shall be aluminum. Protect aluminum against galvanic reaction by use of neoprene washers and bolt sleeves.

4. DIGITAL FILES

Landscape Architect to provide digital file of logo upon contractor's request.

REPRESENTATIVE PHOTO
Photo shows color of stone only,
reference notes for stone pattern.



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OAKBRIDGE CROSSING

Phase 1
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

issue
12.02.2022 City Submittal

revisions

title

Planting Layout

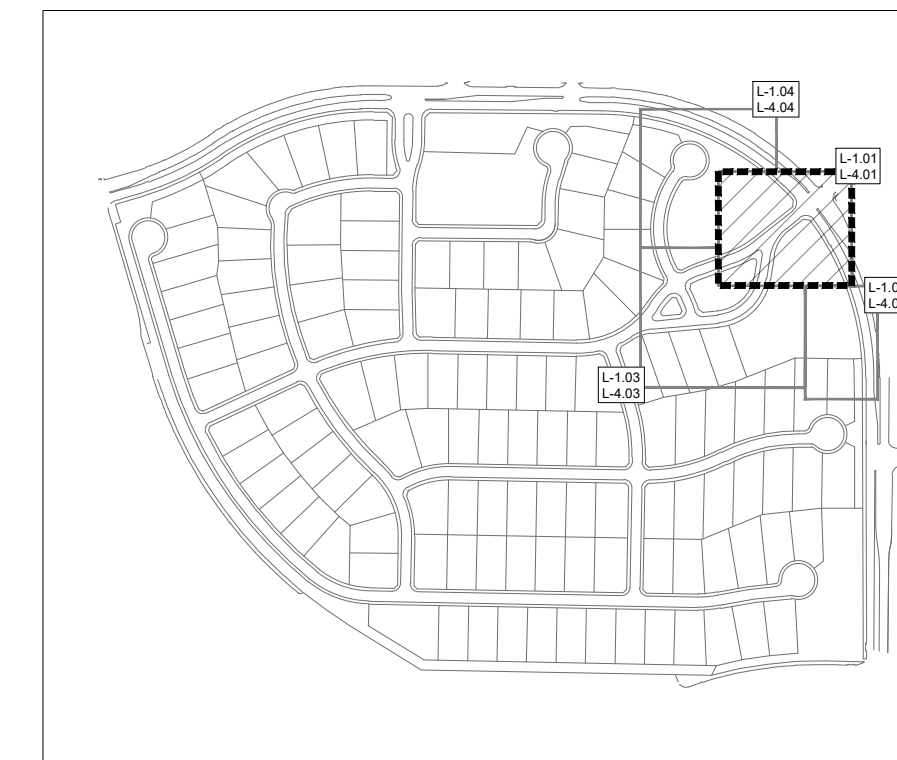
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date 12.02.2022

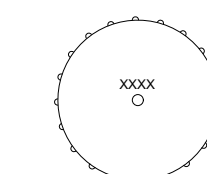
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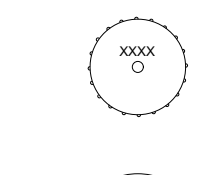
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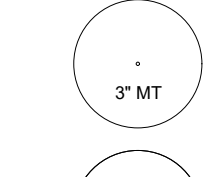
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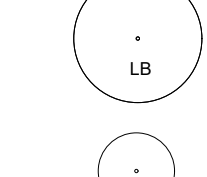
EXISTING SPECIMEN TREE TO REMAIN



EXISTING PROTECTED TREE TO REMAIN

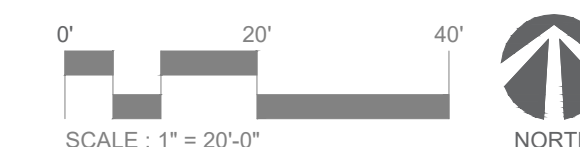


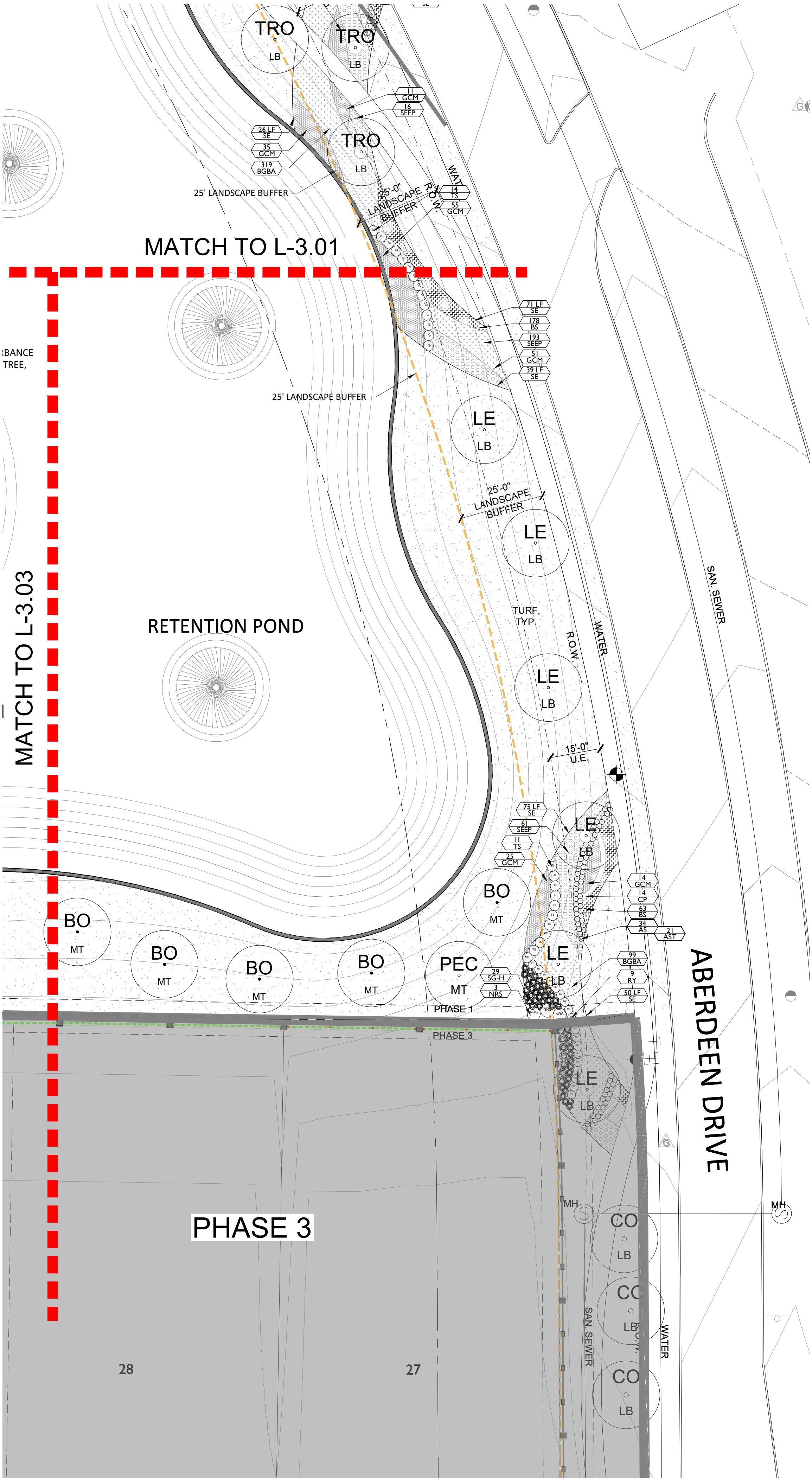
REQUIRED 3" MITIGATION TREE



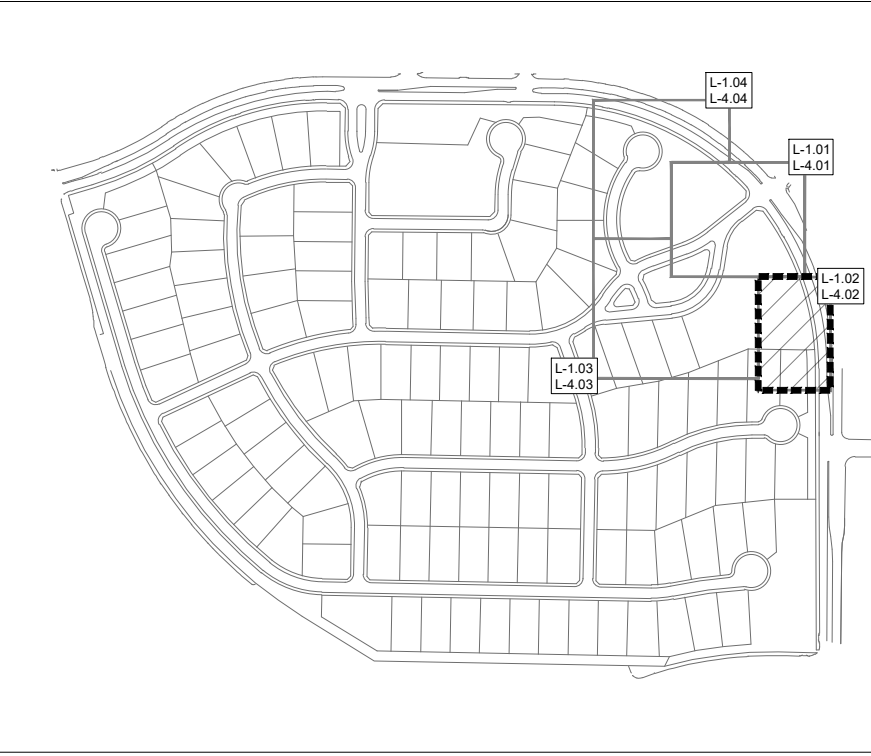
REQUIRED LANDSCAPE BUFFER -
SHADE TREE

REQUIRED LANDSCAPE BUFFER-
ORNAMENTAL TREE





KEYMAP



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title

Planting Layout

project number 210001

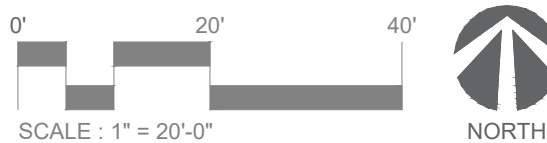
date 12.02.2022

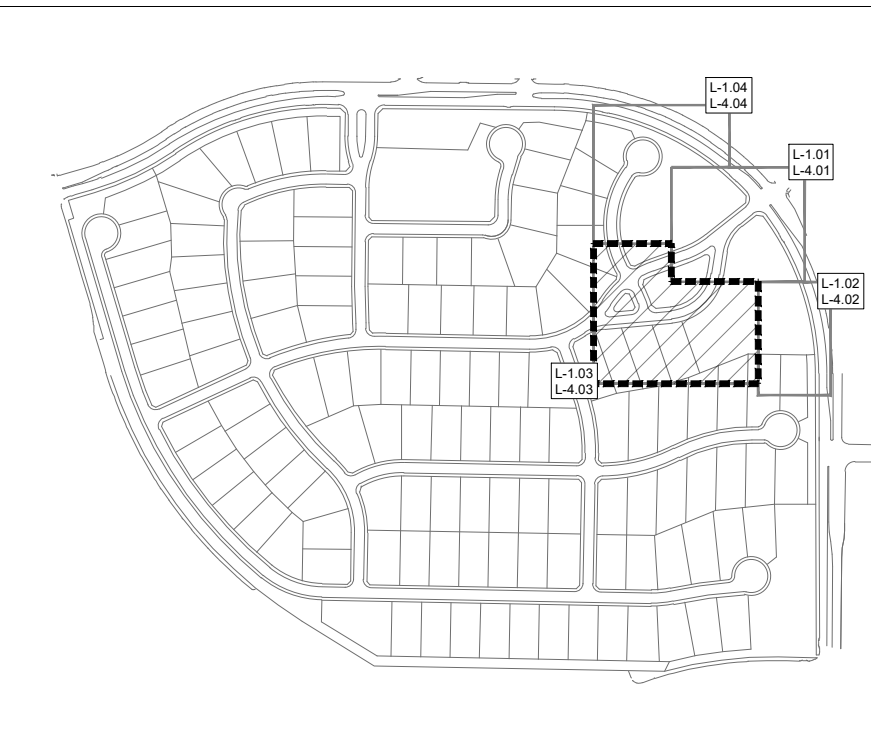
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L-3.02

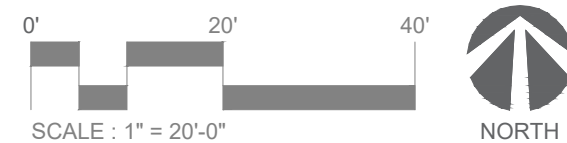
LEGEND

- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING PROTECTED TREE TO REMAIN
- REQUIRED 3" MITIGATION TREE
- REQUIRED LANDSCAPE BUFFER - SHADE TREE
- REQUIRED LANDSCAPE BUFFER- ORNAMENTAL TREE





L-3.03





landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
12.02.2022

client
Toll Brothers
Mike Boswell
2555 SW Grapevine Pkwy.,
Suite 100
Grapevine, Texas 76051

OAKBRIDGE CROSSING

Phase 1
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

issue
12.02.2022 City Submittal

revisions
△

title
Planting Details
Schedule and
Notes

project number 210001

date 12.02.2022

sheet

L-4.01

PLANTING SCHEDULE

	QTY	Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	Mitigation Quantity	Landscape Buffer Quantity
SHADE TREES										
PEC	8	Carya illinoensis/ Native Pecan		3"				Full & Matched, Straight Central Leader	8	0
CAN	6	Quercus canbyi/ Canby Oak		3"					6	0
BO	6	Quercus marcoparpa / Bur Oak		3"					6	0
CO	2	Quercus muehlenbergii/ Chinquapin Oak		3"					0	2
SH	4	Quercus shumardi / Shumard Oak		3"					4	0
TRO	6	Quercus texana / Texas Red Oak		3"					0	6
BC	1	Taxodium distichum / Bald Cypress		3"					1	0
CE	10	Ulmus crassifolia / Cedar Elm		3"					5	5
LE	5	Ulmus paviolia / Lacebark Elm		3"					0	5
TOTAL:	48								30	18
ORNAMENTAL TREES										
EH	24	Ilex x attenuata 'Eagleston' / Eagleston Holly	45 gal	3"	9'	5'		full to ground, full, matched	-	0
TOTAL:	24								0	0
SHRUBS										
CP	14	Berberis thunbergii 'Crimson pygmy' / Crimson Pygmy Barberry	3		12"-14"	12"-14"	18"			
DWM	21	Myrica pusilla / Dwarf Southern Wax Myrtle	3		15"-18"	14"-16"	30"			
NRS	6	Illex x 'Nellie R. Stevens Holly' / Nellie R. Stevens Holly	30		6'-7'	3'-4'	48"	full to ground, full, matched		
RY	44	Hesperaloe parviflora / Red Yucca	3		20"-24"	20"-24"	30"			
TS	25	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage	3		20"-24"	20"-24"	36"			
YPL	112	Yucca pallida / Pale Leaf Yucca	3		14"-16"	14"-16"	24"			
GRASSES										
BGBA	5,243	Bouteloua gracilis 'Blonde Ambiton" / Blonde Ambition Blue Grama Grass	1		14"	12"	18"			
BM	15	Muhlenbergia lindheimeri / Bigh Muhly	1		16"	12"	30"			
GCM	728	Muhlenbergia capillaris / Gulf Coast Muhly	1		18"	12"	24"			
SEEP	1,839	Muhlenbergia reverchonii/ Seep Muhly	1		12"	12"	24"			
SG-H	615	Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass	1		14"-16"	14"-16"	24"			
PERENNIALS										
AS	143	Salvia greggii 'Red' / Autumn Sage Red	1		16"	12"	18"			
AST	77	Symphotrichum Oblongifolium / Fall Aster	1		16"	12"	18"			
BES	29	Rudbeckia fulgida var. fulgida/ Black Eyed Susan	1		16"	12"	18"			
COR	29	Coreopsis spp / Coreopsis Mix Early Sunrise	1		16"	12"	18"			
GAU	728	Guara lindheimeri 'Belleza Dark Pink' Belleza Dark Pink Guara	1		10"	10"	18"			
ISS	101	Salvia x 'Indigo Spires'/ Indigo Spires Salvia	1		10"	10"	24"			
LIA	27	Liatris Spicata / Gayfeather	1				18"			
MF	19	Conoclinium coelestium / Mist Flower	1		10"	10"	18"			
GROUNDCOVERS										
BS	8,046	Carex divulsa / Berkley Sedge	1				15"			
SC	389	Seasonal Color	4"				12"			
WC	290	Euonymus fortunei 'Colorata' / Purple-leaf Wintercreeper	1				18"			
SOD/SEED										
	100,000 SF	Cynodon dactylon 'Tif 419' / Tif 419 Bermuda Grass	Sod		N/A	N/A				
MISC.										
SE	2,111 SF	Steel Edge								
	29	Landscape Boulders								
MULCH	12,409 SF							No bed prep, existing trees to remain area		
Notes										
1. NO MORE THAN 20% OF THE SAME SPECIES OF SHADE TREES MAY BE USED ON THIS PROJECT										
2. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS TAKE PRECEDENCE. CONTRACTOR TO VERIFY ALL QUANTITIES										

NOTE: All landscape buffer trees, and mitigation trees to be selected from the approved Town of Flower Mound tree list.

All proposed landscape areas to be fully irrigated

MITIGATION SUMMARY								
Required MitigationTrees	Required Trees (inches)	Provided Trees	Provided Trees (inches)	Provided Trees			Excess / (Shortage)	Escrow Fee
				PHASE 1	PHASE 2	PHASE 3		
199 - 3" Caliper Trees	597 inches	73- 3" Caliper Trees	219 inches	30 - 3" Caliper Trees	11 - 3" Caliper Trees	32 - 3" Caliper Trees	(126 - 3" Caliper Trees 378 inches)	\$47,250

NOTE: Due to the preliminary nature of these drawings, trees provided for mitigation of removed trees is subject to change.

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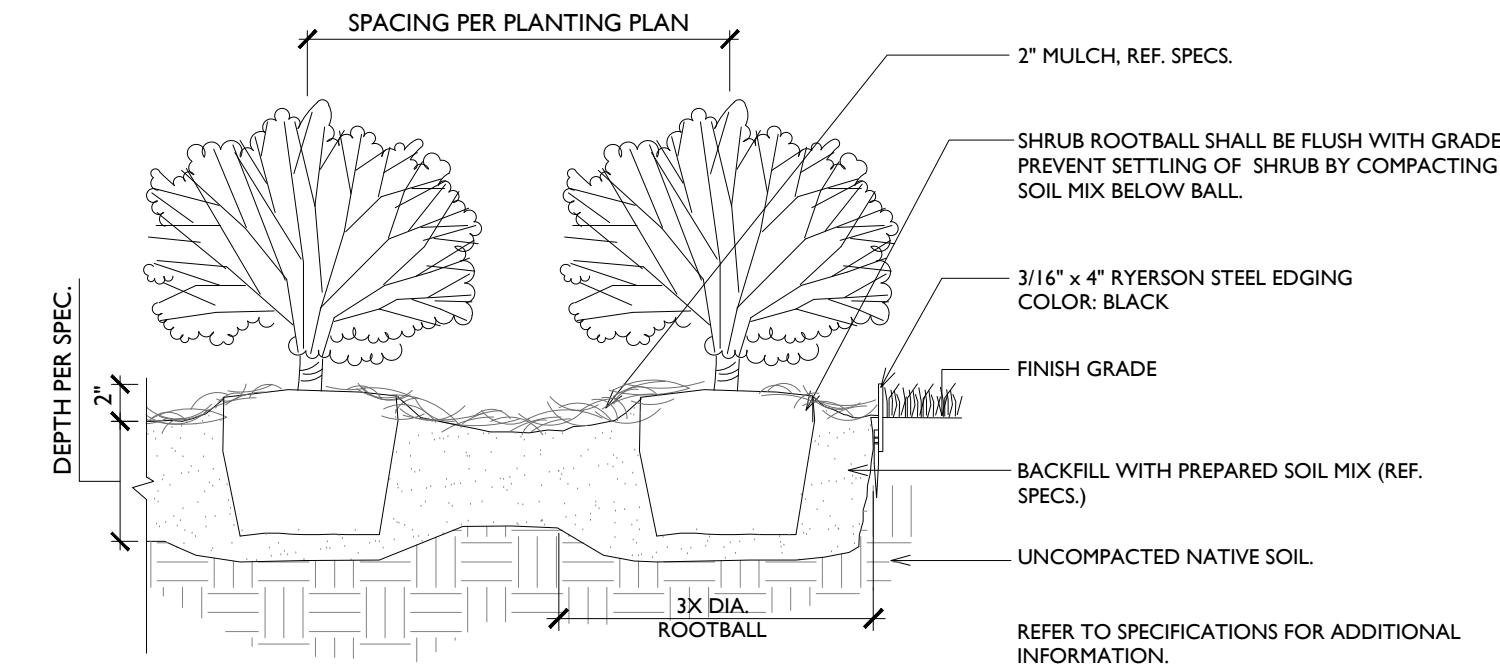
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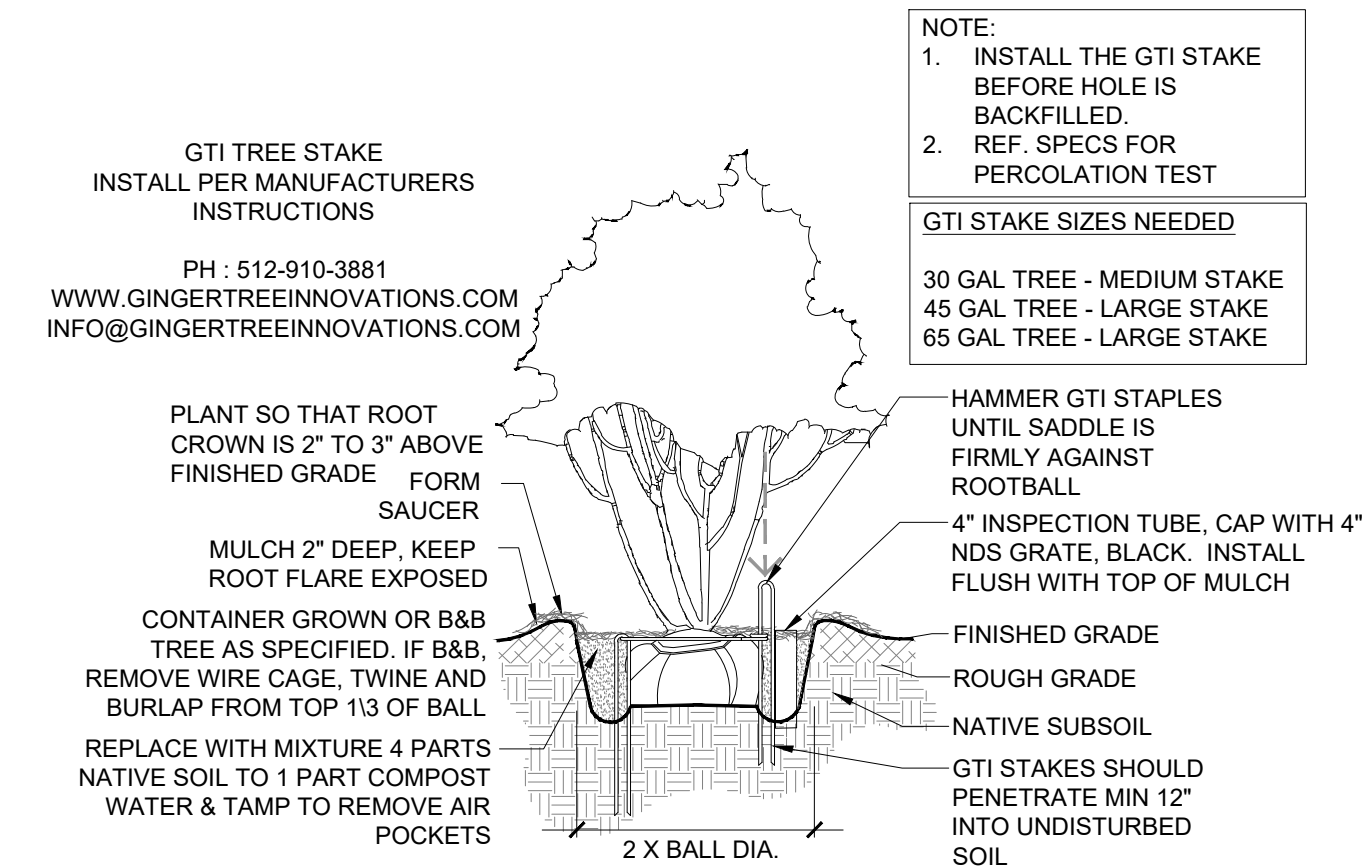
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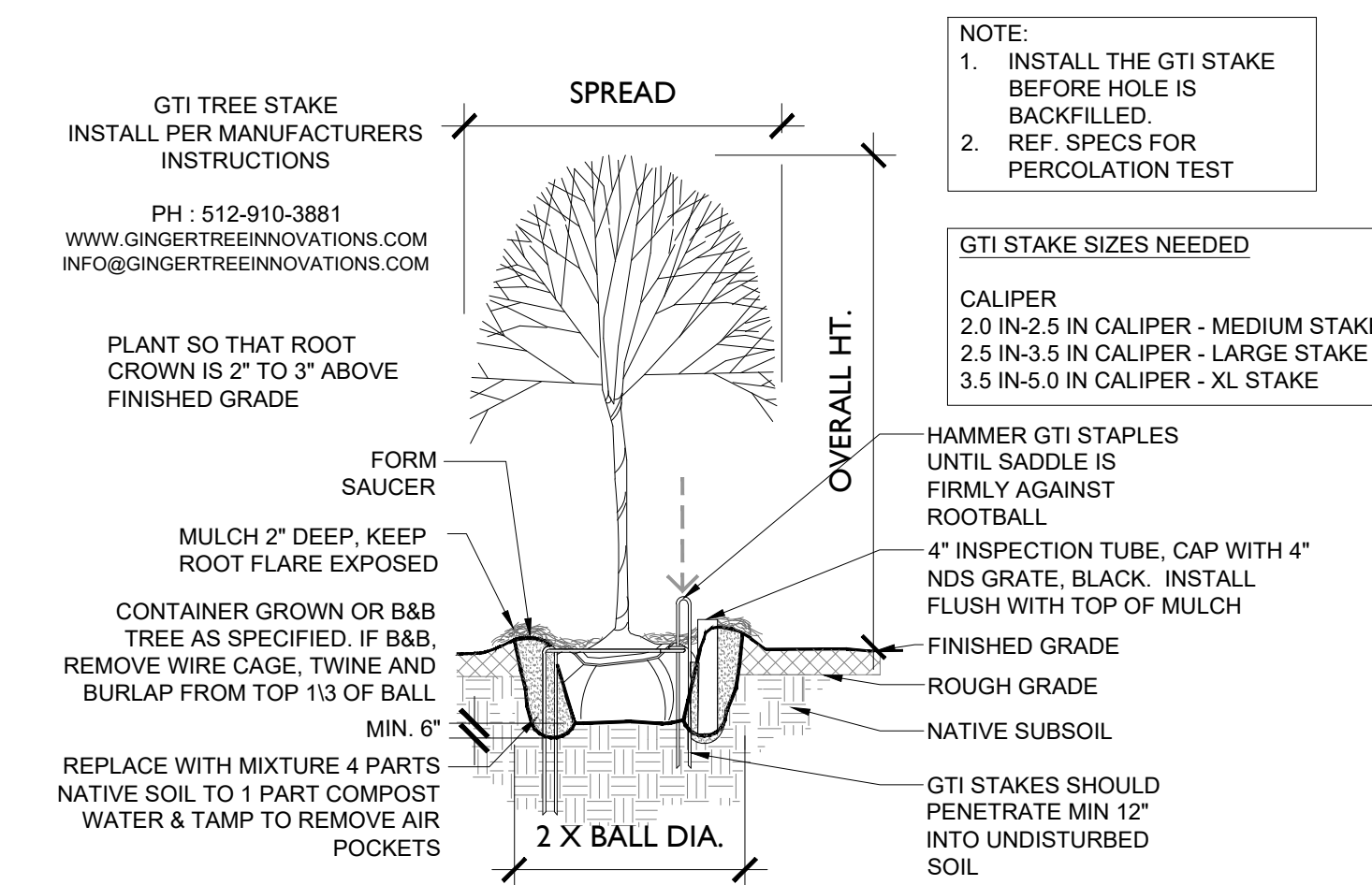
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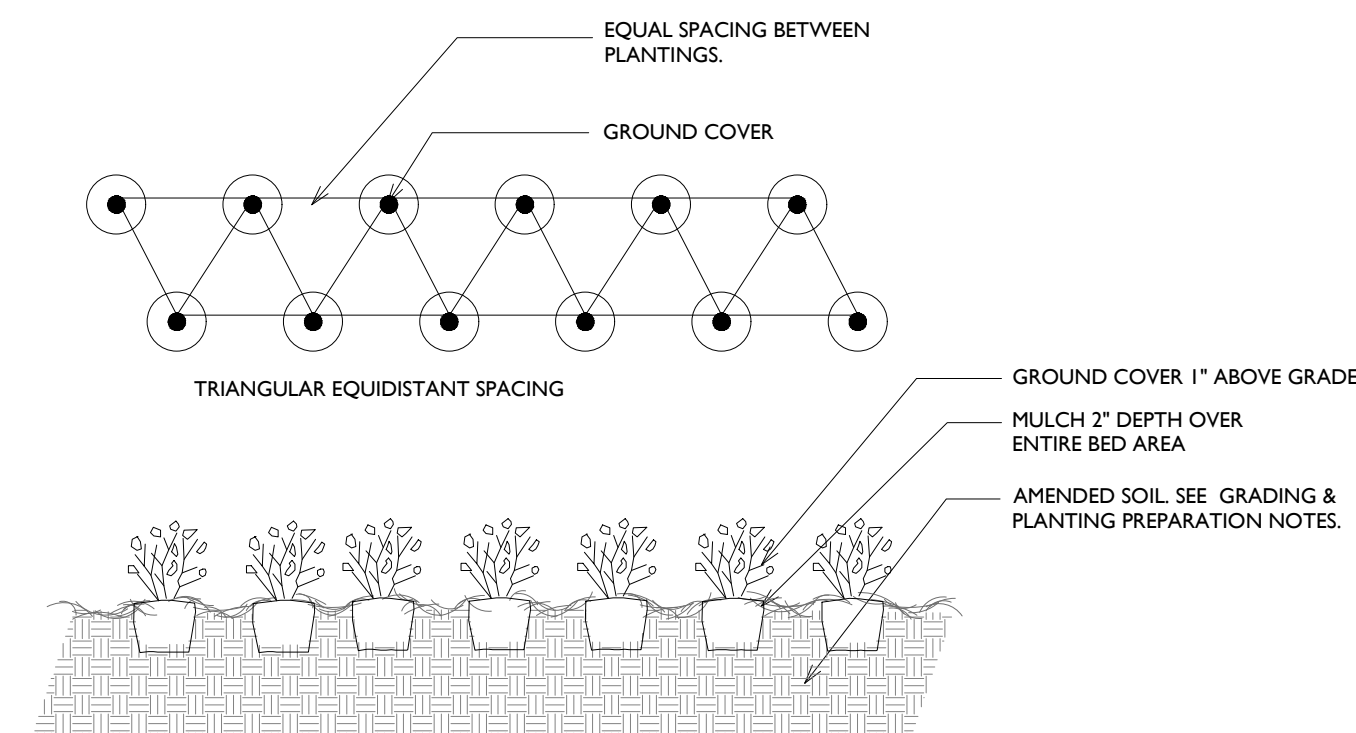
04 SHRUB & PERENNIAL BED PLANTING
N.T.S.



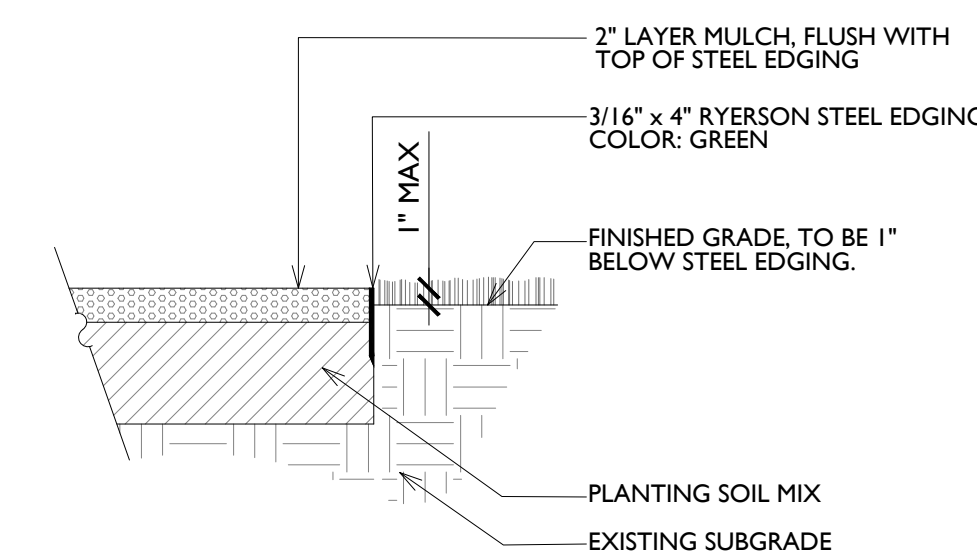
03 ORNAMENTAL TREE PLANTING
N.T.S.



02 CANOPY TREE PLANTING
N.T.S.



05 GROUNDCOVER PLANTING
N.T.S.



01 STEEL EDGE
N.T.S.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

CONSENT ITEM

DATE: December 12, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Record Plat (RC22-0008 – Oakbridge Crossing Phase II) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create 60 buildable, single-family residential lots with a minimum lot size of 15,000 square feet and four x-lots, including a 2.009-acre park dedicated to the Town. Phase two contains approximately 31.999 acres.

Oakbridge Crossing is a three-phase, approximately 74.3763-acre residential development. On October 4, 2021, Town Council approved a Master Plan Amendment (MPA21-0006 – Spinks Road Tract) and a Zoning change (ZPD21-0004 - Spinks Road Tract) for the property to change the land-use designation to low-density and the zoning to Planned Development No.182 (PD-182) with Single Family District-15 uses. On May 2, 2022, Town Council approved a development plan depicting 127 buildable, single-family lots and eight x-lots. The proposed development plan is in conformance with the PD-182 conceptual plans and development plan.

The plat depicts necessary easements and setbacks. Access to the lots is provided from Aberdeen Drive, an urban minor arterial that connects to Long Prairie Road on the west end and curves south around the subject site to meet Spinks Road.

III. ATTACHMENTS

A. Background Information

1. Vicinity & Aerial Map
2. Letter of Intent

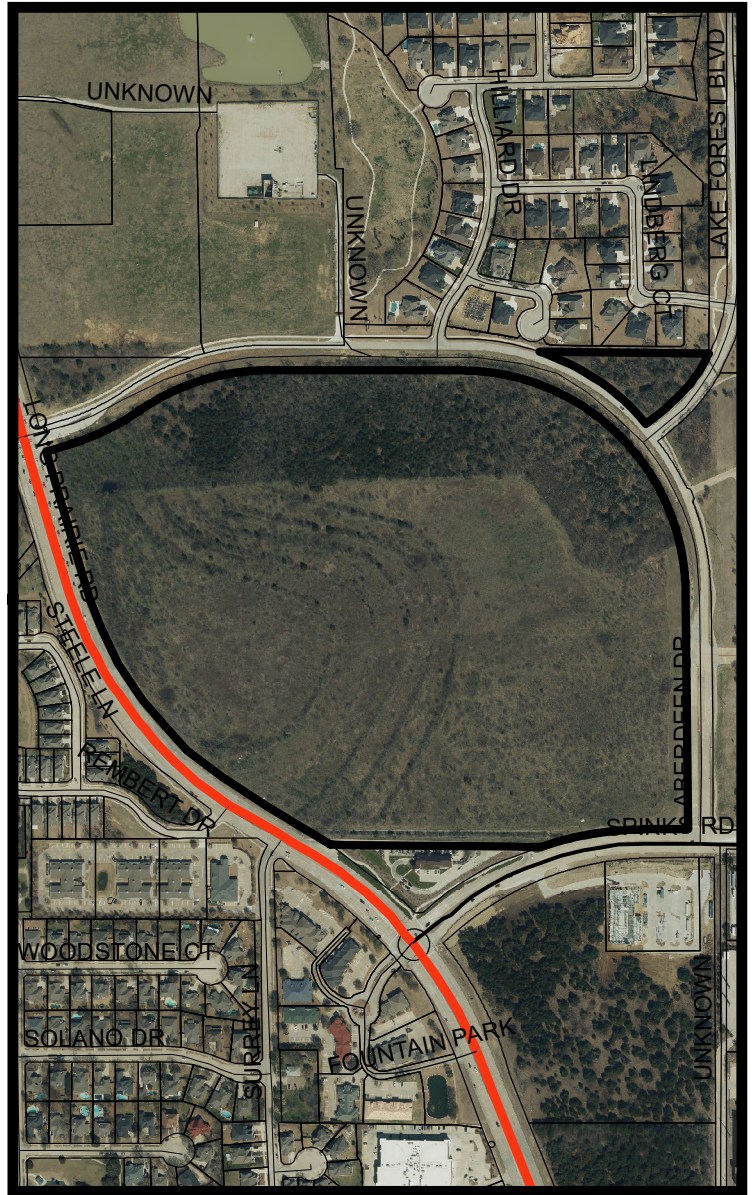
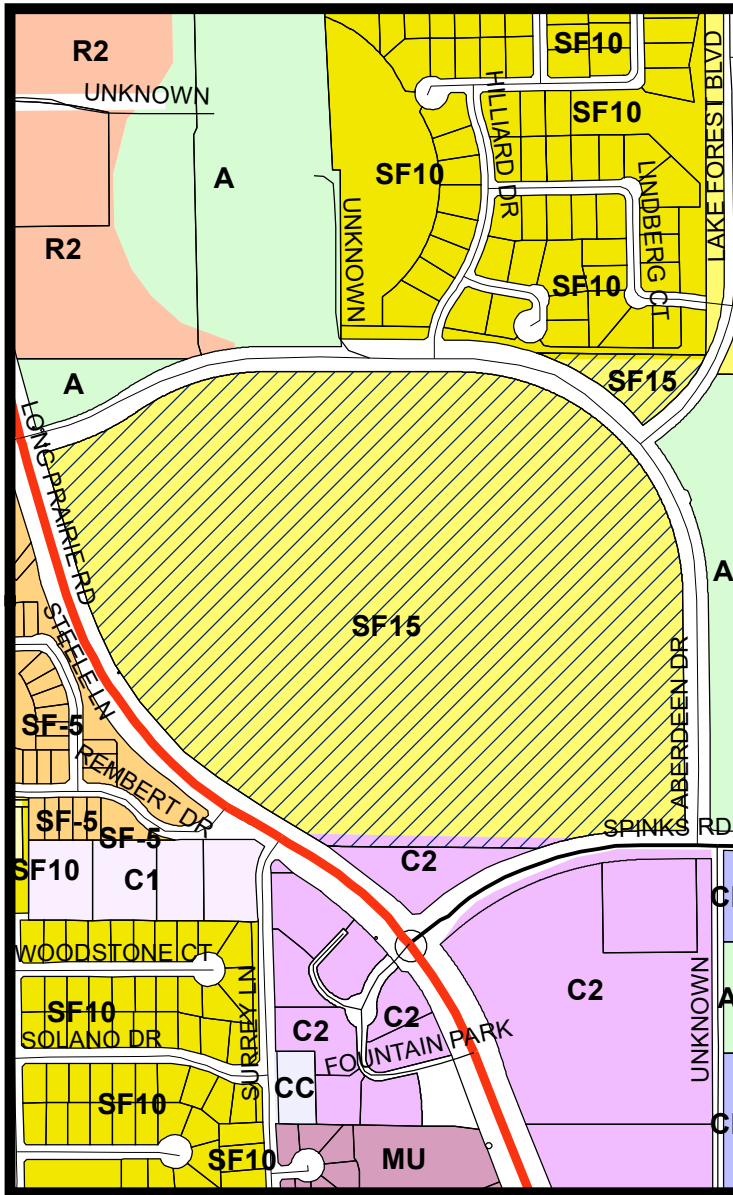
B. Application Details

1. Record Plat Package

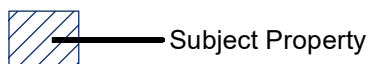
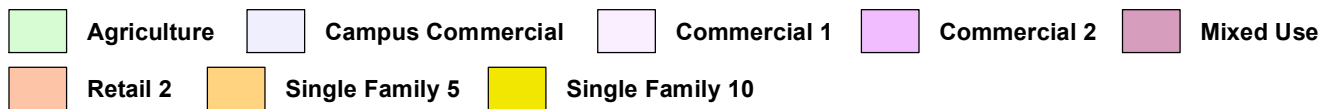


Vicinity Map

Reference Project: RC22-0007, RC22-0008, RC22-0012

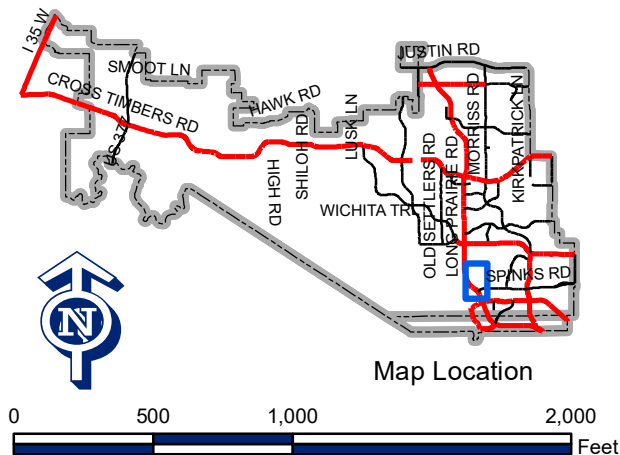


LEGEND



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.





December 7, 2022

Claire Barnes
Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Oakbridge Crossing Phase 2
Record Plat
Letter of Intent**

Ms. Barnes:

On behalf of Toll Brothers Inc., please accept our Record Plat application for Oakbridge Crossing Phase 2. The existing use on the property is agricultural. A rezoning of the property from Agricultural to Planned Development District No. 182 with Single Family District-15 was approved by Town Council on November 15, 2021. A development plan was approved by the Planning & Zoning Commission on May 2, 2022. This phase of the project is approximately 32.0 acres and will consist of 60 residential lots, 3 open spaces, and 1 public park land. In total, Oakbridge Crossing construction will consist of three residential phases as well as the expansion of existing Aberdeen Drive.

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

Sincerely,

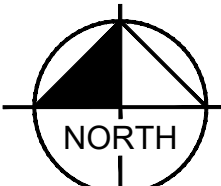
A handwritten signature in blue ink that reads "J. Casey Ross".

J. Casey Ross, P.E., CFM

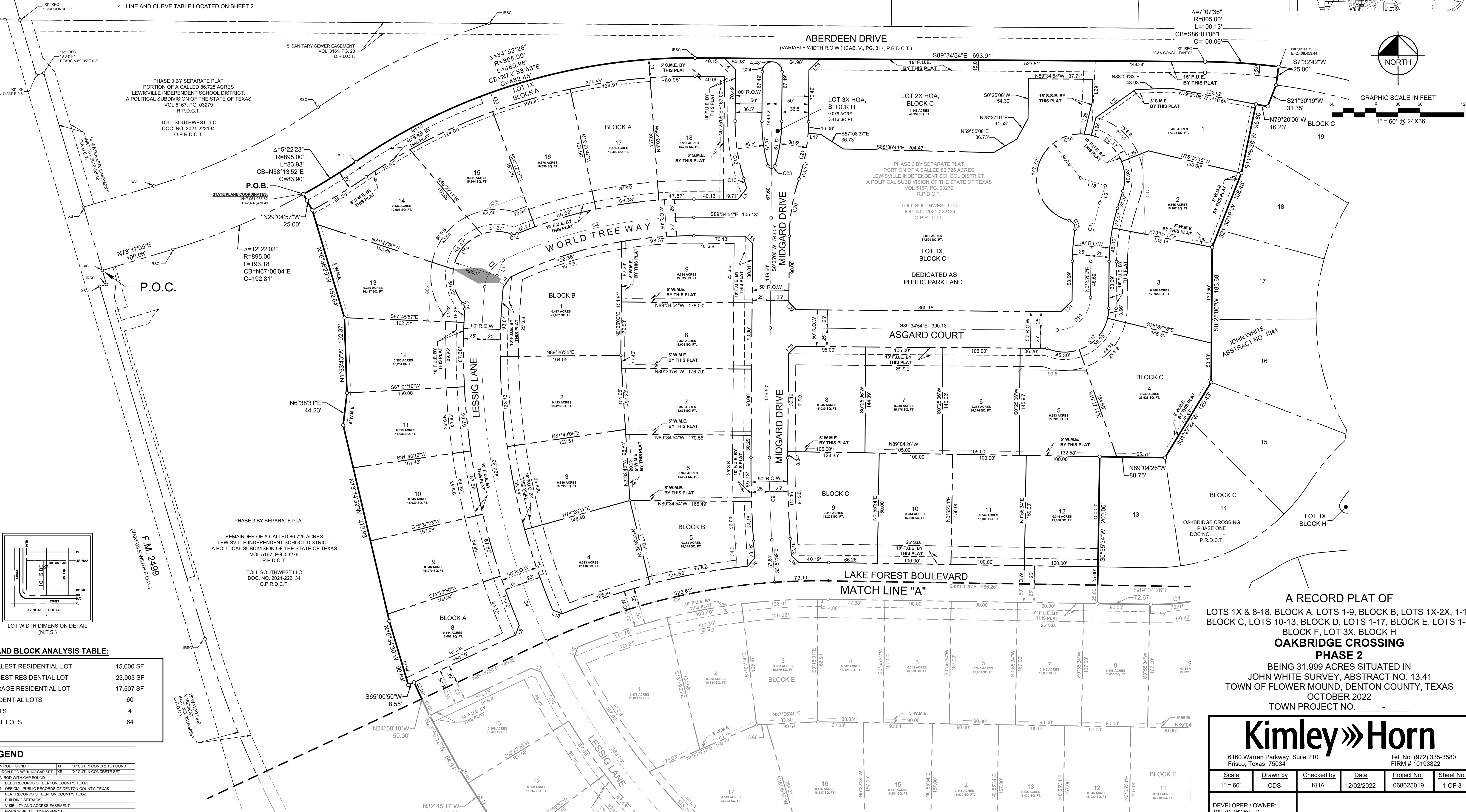
NOTES :

- ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999849499.
- ACCORDING TO MAP NO. 48121C0540G, 48121C0545G, 48121C0680G AND 48121C0685G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X-UNSHADED", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- LINE AND CURVE TABLE LOCATED ON SHEET 2

VICINITY MAP



GRAPHIC SCALE IN FEET
1" = 60' @ 24X36



LOT AND BLOCK ANALYSIS TABLE:

SMALLEST RESIDENTIAL LOT	15,000 SF
LARGEST RESIDENTIAL LOT	23,903 SF
AVERAGE RESIDENTIAL LOT	17,507 SF
RESIDENTIAL LOTS	60
X-LOTS	4
TOTAL LOTS	64

LEGEND

IRF	IRON ROD FOUND	XF	"X" CUT IN CONCRETE FOUND
IRSC	5/8" IRON ROD W/ "XHA" CAP SET	XS	"X" CUT IN CONCRETE SET
IRFC	IRON ROD WITH CAP FOUND		
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		
S.B.	BUILDING SETBACK		
V.A.M.	VISIBILITY AND ACCESS EASEMENT		
F.U.E.	FRANCHISE UTILITY EASEMENT		
W.E.	WATER EASEMENT		
W.M.E.	WALL MAINTENANCE EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
S.M.E.	SCREENWALL MAINTENANCE EASEMENT		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCING		
LINE TYPE LEGEND			
---	BOUNDARY LINE		
---	BUILDING LINE		
---	EASEMENT LINE		

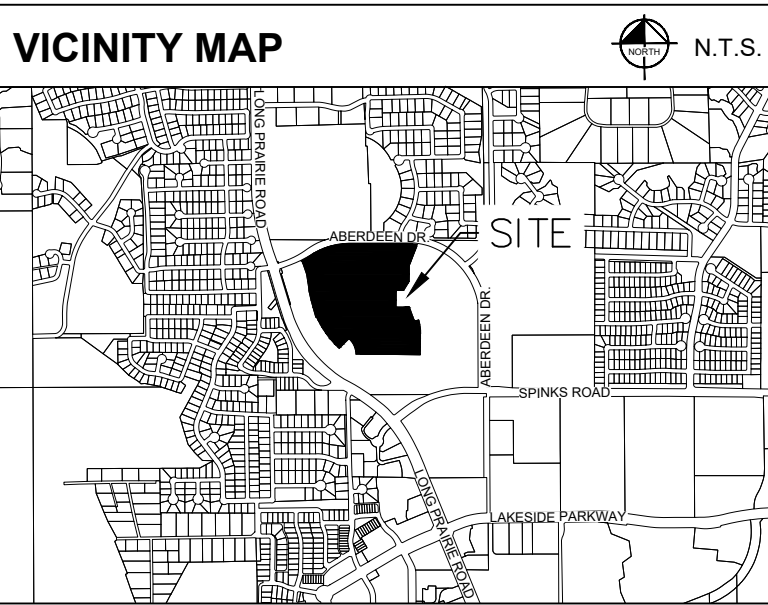
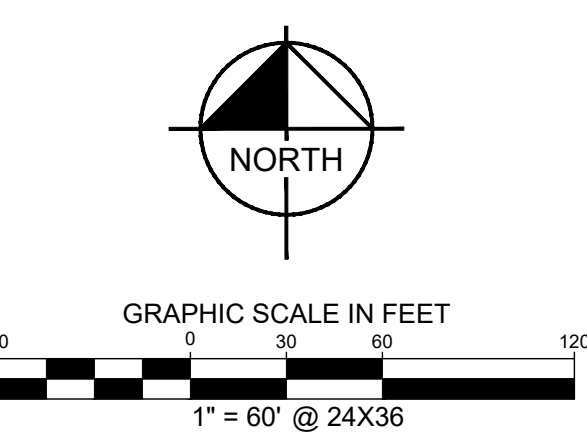
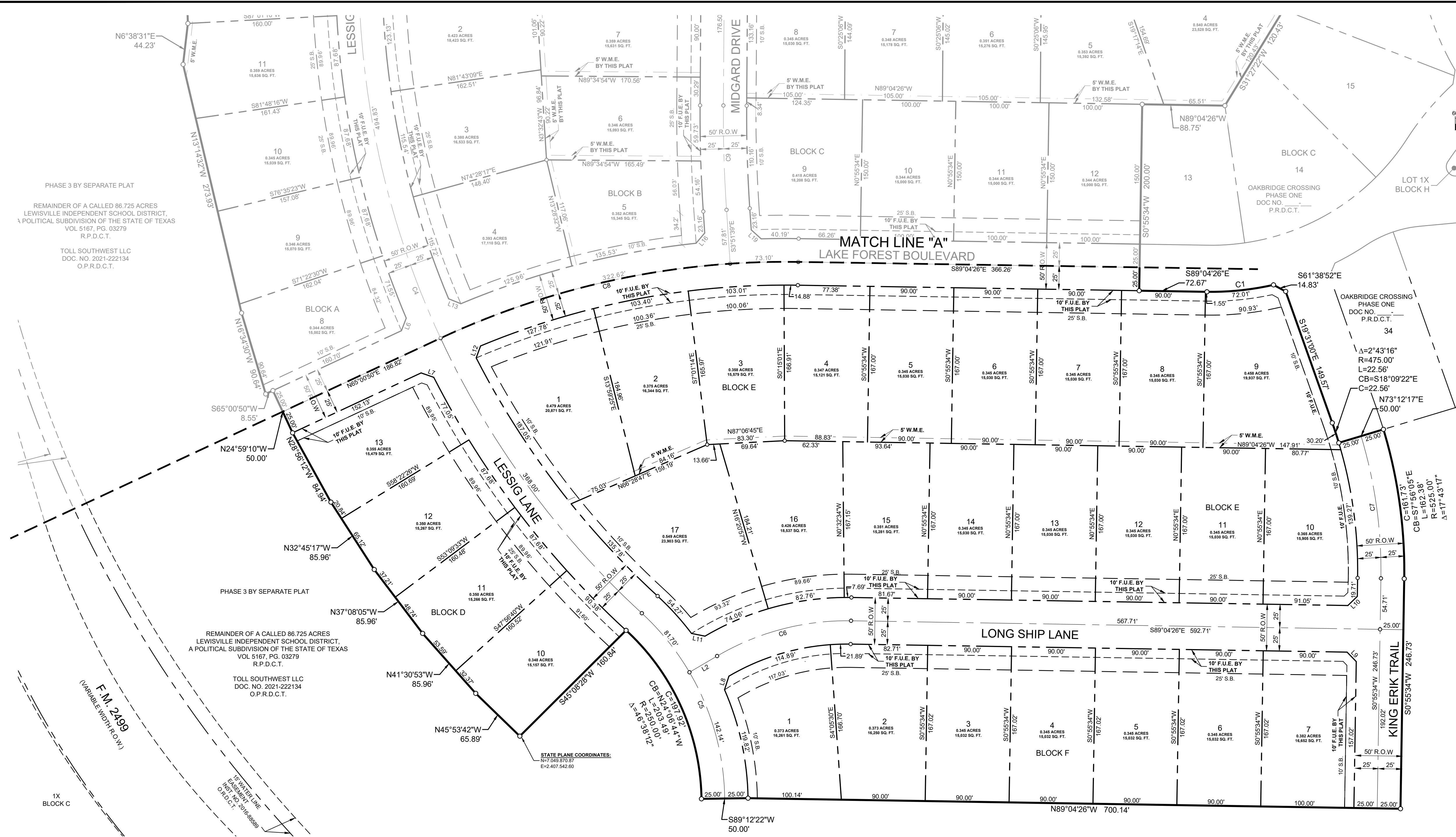
A RECORD PLAT OF
LOTS 1X & 8-18, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1X-2X, 1-12
BLOCK C, LOTS 10-13, BLOCK D, LOTS 1-17, BLOCK E, LOTS 1-7,
BLOCK F, LOT 3X, BLOCK H
**OAKBRIDGE CROSSING
PHASE 2**
BEING 31.999 ACRES SITUATED IN
JOHN WHITE SURVEY, ABSTRACT NO. 1341
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
OCTOBER 2022
TOWN PROJECT NO. _____

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60"	CDS	KHA	12/02/2022	068625019	1 OF 3
DEVELOPER / OWNER: TOLL SOUTHWEST, LLC 2555 SW GRAPEVINE PARKWAY GRAPEVINE, TX 76051 TEL (817) 329-7973 CONTACT: DEMERIOUS SEALS					
ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES 6160 WARREN PARKWAY, SUITE 210 FRISCO, TX 75035 P (972) 335-3580 CONTACT: J. CASEY ROSS, P.E.					



LEGEND			
IRF	IRON ROD FOUND	XF	"X" CUT IN CONCRETE FOUND
IRSC	5/8" IRON ROD WITH "X" CAP SET	XS	"X" CUT IN CONCRETE SET
IRFC	IRON ROD WITH CAP FOUND		
D.R.O.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
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W.M.E.	WALL MAINTENANCE EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
S.M.E.	SCREENWALL MAINTENANCE EASEMENT		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCING		
LINE TYPE LEGEND			
---	BOUNDARY LINE		
---	BUILDING LINE		
---	EASEMENT LINE		

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 - LINE AND CURVE TABLE LOCATED ON SHEET 2

LOT AND BLOCK ANALYSIS TABLE:	
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LARGEST RESIDENTIAL LOT	23,903 SF
AVERAGE RESIDENTIAL LOT	17,507 SF
RESIDENTIAL LOTS	60
X-LOTS	4
TOTAL LOTS	64

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°45'10"	300.00'	72.01'	N84°02'59"E	71.84'
C2	26°05'48"	588.00'	267.82'	S77°22'12"W	265.51'
C3	59°04'12"	45.00'	46.39'	S34°47'12"W	44.37'
C4	52°40'56"	938.39'	862.83'	S21°05'22"E	832.75'
C5	46°38'12"	275.00'	223.84'	N24°06'44"W	217.71'
C6	31°20'57"	275.00'	150.47'	S75°15'06"W	148.60'
C7	17°43'17"	500.00'	154.65'	N07°56'05"W	154.03'
C8	25°54'44"	875.00'	395.72'	S77°58'12"W	392.36'
C9	4°16'45"	1500.00'	112.03'	S01°43'16"E	112.00'
C10	90°00'00"	45.00'	70.69'	N45°29'06"E	63.64'
C11	16°50'58"	275.00'	80.87'	S08°50'35"W	80.58'
C12	18°11'42"	250.00'	79.39'	S08°40'45"E	79.06'
C13	3°13'14"	250.00'	14.05'	N16°09'59"W	14.05'
C14	41°56'26"	10.50'	7.69'	N88°18'42"E	7.52'
C15	148°44'36"	60.00'	155.76'	S34°54'37"W	115.56'
C16	42°46'57"	10.50'	7.84'	N18°04'13"W	7.66'
C17	113°33'23"	60.00'	118.92'	N57°11'48"E	100.39'
C18	272°21'46"	60.00'	285.22'	S61°05'11"W	83.09'
C19	83°52'04"	10.50'	15.37'	N33°09'40"W	14.03'
C20	18°11'42"	250.00'	79.39'	S09°30'57"W	79.06'
C21	18°11'42"	250.00'	79.39'	N09°30'57"E	79.06'
C23	147°10'01"	5.00'	12.84'	S89°34'54"E	9.59'
C24	179°59'58"	13.50'	42.41'	N89°34'53"W	27.00'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N22°22'29"E	22.82'	L16	S40°11'03"W	14.38'
L2	N59°34'37"E	34.38'	L17	N85°54'02"W	17.09'
L3	S17°16'04"W	24.57'	L18	N72°43'56"W	35.00'
L4	S44°34'54"E	21.18'	L19	S47°54'20"E	14.38'
L5	N38°37'05"E	19.09'	L20	S45°25'06"W	14.14'
L6	N20°55'06"E	14.36'	L21	N45°25'06"E	21.21'
L7	N70°51'58"W	14.36'	L22	S44°34'54"E	14.14'
L8	N17°53'51"E	15.29'	L23	S45°25'06"W	21.18'
L9	S44°04'26"E	14.14'	L24	N20°17'18"W	25.04'
L10	N45°55'34"E	14.14'	L25	N88°08'00"E	39.37'
L11	N78°46'47"W	14.71'	L26	S14°12'29"W	46.82'
L12	N20°05'48"E	13.65'	L27	N54°50'20"E	66.04'
L13	N68°04'39"W	14.15'	L28	N14°12'30"E	25.00'
L14	N34°39'39"E	17.49'	L29	S00°25'06"W	29.23'
L15	N44°34'54"W	14.14'			

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 8	0.344	15,002	BLOCK C LOT 7	0.348	15,178	BLOCK E LOT 15	0.351	15,281
BLOCK A LOT 9	0.346	15,070	BLOCK C LOT 8	0.345	15,030	BLOCK E LOT 16	0.426	18,537
BLOCK A LOT 10	0.345	15,039	BLOCK C LOT 9	0.418	18,208	BLOCK E LOT 17	0.549	23,903
BLOCK A LOT 11	0.359	15,636	BLOCK C LOT 10	0.344	15,000	BLOCK F LOT 1	0.373	16,261
BLOCK A LOT 12	0.350	15,254	BLOCK C LOT 11	0.344	15,000	BLOCK F LOT 2	0.373	16,250
BLOCK A LOT 13	0.379	16,497	BLOCK C LOT 12	0.344	15,000	BLOCK F LOT 3	0.345	15,032
BLOCK A LOT 14	0.436	19,003	BLOCK C LOT 13	0.408	17,765	BLOCK F LOT 4	0.345	15,032
BLOCK A LOT 15	0.351	15,304	BLOCK D LOT 10	0.348	15,157	BLOCK F LOT 5	0.345	15,032
BLOCK A LOT 16	0.376	16,390	BLOCK D LOT 11	0.350	15,266	BLOCK F LOT 6	0.345	15,032
BLOCK A LOT 17	0.376	16,390	BLOCK D LOT 12	0.350	15,267	BLOCK F LOT 7	0.382	16,652
BLOCK A LOT 18	0.362	15,785	BLOCK D LOT 13	0.355	15,479	BLOCK H LOT 3X	0.078	3,416
BLOCK B LOT 1	0.497	21,652	BLOCK E LOT 1	0.479	20,871			
BLOCK B LOT 2	0.423	18,423	BLOCK E LOT 2	0.375	16,344			
BLOCK B LOT 3	0.380	16,533	BLOCK E LOT 3	0.358	15,579			
BLOCK B LOT 4	0.393	17,110	BLOCK E LOT 4	0.347	15,121			
BLOCK B LOT 5	0.352	15,345	BLOCK E LOT 5	0.345	15,030			
BLOCK B LOT 6	0.346	15,093	BLOCK E LOT 6	0.345	15,030			
BLOCK B LOT 8	0.368	16,600	BLOCK E LOT 7	0.345	15,030			
BLOCK B LOT 9	0.364	15,835	BLOCK E LOT 8	0.345	15,030			
BLOCK C LOT 1	0.408	17,793	BLOCK E LOT 9	0.458	19,937			
BLOCK C LOT 2	0.365	15,907	BLOCK E LOT 10	0.365	15,905			
BLOCK C LOT 2X	1.148	49,999	BLOCK E LOT 11	0.345	15,030			
BLOCK C LOT 4	0.540	23,528	BLOCK E LOT 12	0.345	15,030			
BLOCK C LOT 5	0.353	15,382	BLOCK E LOT 13	0.345	15,030			
BLOCK C LOT 6	0.351	15,276	BLOCK E LOT 14	0.345	15,030			

A RECORD PLAT OF
LOTS 1X & 8-18, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1X-2X, 1-12
BLOCK C, LOTS 10-13, BLOCK D, LOTS 1-17, BLOCK E, LOTS 1-7,
BLOCK F, LOT 3X, BLOCK H
OAKBRIDGE CROSSING
PHASE 2
BEING 31.999 ACRES SITUATED IN
JOHN WHITE SURVEY, ABSTRACT NO. 13.41
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
OCTOBER 2022
TOWN PROJECT NO. _____

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale 1" = 60"	Drawn by CDS	Checked by KHA	Date 12/02/2022	Project No. 068625019	Sheet No. 2 OF 3
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DEVELOPER / OWNER:
TOLL SOUTHWEST, LLC
2555 SW GRAPEVINE PARKWAY
GRAPEVINE, TX 76051
TEL: (817) 325-7973
CONTACT: DEMETRIUS SEALS

ENGINEER / SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75035
P: (972) 335-3580
CONTACT: J. CASEY ROSS, P.E.

OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §
TOWN OF FLOWER MOUND §

WHEREAS TOLL SOUTHWEST, LLC., is the owner of a tract of land situated in the John White Survey, Abstract No. 1341, Denton County, Texas and being a portion of Lot 4, Block A of Middle School #14 Addition, recorded in Document No. 2004-104376 of the Plat Records of Denton County, Texas, as vacated by Document No. 2022-115872 of the Official Records of Denton County, Texas, same being a portion of a called 86.725 acre tract of land described in a deed to Lewisville Independent School District, a Political Subdivision of the State of Texas, as recorded in Volume 5167, Page 03279 of the Real Property Records of Denton County, Texas, and conveyed to Toll Southwest LLC in a Deed Without Warranty, as recorded in Document No. 2021-222134 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a "X" cut found at the intersection of the easterly right of way line of F.M. 2499, a variable width right of way, with the southerly right of way line of Aberdeen Drive, a variable width right of way, as dedicated in the Record Plat of said Middle School # 14 Addition;

THENCE North 73°17'05" East, departing the easterly right of way line of said F.M. 2499, along the southerly right of way line of said Aberdeen Drive, a distance of 100.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 895.00 feet, a central angle of 12°22'02", and a chord bearing and distance of North 67°06'04" East, 192.81 feet;

THENCE continuing along the southerly right of way line of said Aberdeen Drive in a northerly direction, with said tangent curve to the left, an arc distance of 193.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the POINT OF BEGINNING of the herein described tract;

THENCE continuing along the southerly right of way line of said Aberdeen Drive, the following:

In an easterly direction, continuing with said tangent curve to the left, with a radius of 895.00 feet, a central angle of 05°22'23", and a chord bearing and distance of North 58°13'52" East, 83.90 feet, and an arc distance of 83.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 805.00 feet, a central angle of 34°52'26", and a chord bearing and distance of North 72°58'53" East, 482.45 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 489.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'54" East, a distance of 693.91 feet to a 1/2 inch iron rod with plastic cap stamped "G&A CONSULTANTS" set at the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 07°07'36", and a chord bearing and distance of South 86°01'06" East, 100.06 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 100.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly right of way line of said Aberdeen Drive, and crossing said 86.725 acre tract, the following courses and distances:

South 07°32'42" West, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°30'19" West, a distance of 31.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°20'06" West, a distance of 16.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°55'38" West, a distance of 95.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°30'19" West, a distance of 108.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'06" West, a distance of 183.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°27'22" West, a distance of 120.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°04'26" West, a distance of 88.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°55'34" West, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°04'26" East, a distance of 72.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 300.00 feet, a central angle of 13°45'10", and a chord bearing and distance of North 84°02'59" East, 71.84 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 72.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°38'52" East, a distance of 14.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°31'00" East, a distance of 149.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 475.00 feet, a central angle of 02°43'16", and a chord bearing and distance of South 18°09'22" East, 22.56 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 22.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°12'17" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 525.00 feet, a central angle of 17°43'17", and a chord bearing and distance of South 07°56'05" East, 161.73 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 162.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°55'34" West, a distance of 246.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°04'26" West, a distance of 700.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°12'22" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 250.00 feet, a central angle of 46°38'12", and a chord bearing and distance of North 24°06'44" West, 197.92 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 203.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°08'28" West, a distance of 160.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°53'42" West, a distance of 65.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 41°30'53" West, a distance of 85.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°08'05" West, a distance of 85.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 32°45'17" West, a distance of 85.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 28°56'12" West, a distance of 84.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 24°59'10" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 65°00'50" West, a distance of 8.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°34'30" West, a distance of 90.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 13°14'32" West, a distance of 273.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°38'31" East, a distance of 44.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°53'43" West, a distance of 102.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°38'29" West, a distance of 152.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°04'57" West, a distance of 25.00 feet to the POINT OF BEGINNING and containing 31.999 acres (1,393,857 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL SOUTHWEST, LLC., do hereby adopt this plat designating the herein above described property as OAKBRIDGE CROSSING, PHASE 2, an Addition to the Town of Flower Mound, Denton County, Texas.

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

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

DRAINAGE EASEMENT:

- Upkeep and maintenance of the private drainage easement is the responsibility of the owner.
- Upkeep and maintenance shall include but not limited to the following items:
 - Grass and ground cover shall be kept to a height required by the town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
- No dumping of any type is permitted within this easement area.
- Drainage easements with open channel may be crossed by tubular steel fencing. There must be a minimum of 4" of clearance between the lowest part of a fence and the top of a private swale. Drainage easements must be kept in a state that will not inhibit flow.

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

Witness my hand this _____ day of _____, 2022

BY:

TOLL SOUTHWEST, LLC.

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public, State of Texas

AVIATION EASEMENT AND RELEASE

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

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

EXECUTED at _____, Texas, this _____ day of _____, 2022.

TOLL SOUTHWEST, LLC.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public, State of Texas

NOTES REQUIRED BY TOWN OF FLOWER MOUND

- THIS PROPERTY IS SUBJECT TO PD# 182
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS, AND WALL EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- LOTS 1X AND 2X, BLOCK A ARE DEDICATED AS LANDSCAPE AND SCREENING EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- LOT 2X, BLOCK C IS DEDICATED AS A LANDSCAPE AND SCREENING EASEMENT, UTILITY EASEMENT, DRAINAGE & DETENTION EASEMENT, AND PEDESTRIAN ACCESS EASEMENT. THE HOA SHALL OWN AND MAINTAIN THIS LOT ALONG WITH MAINTAINING THE PEDESTRIAN CONCRETE WALKWAYS WITHIN THIS LOT.
- UPON APPROVAL & FILING OF THIS RECORD PLAT, LOT 1X, BLOCK C SHALL BE DEDICATED TO THE TOWN OF FLOWER MOUND AS TOWN PARK LAND BY SPECIAL WARRANTY DEED. REFER TO THE DEVELOPMENT AGREEMENT FOR MAINTENANCE RESPONSIBILITY OF THIS LOT.

DRAINAGE EASEMENT:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

- 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.

- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT

4. DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.

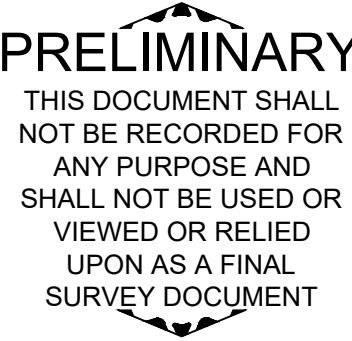
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 2022.

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



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

Approved:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Services
Planning and Zoning Commission

Lexin Murphy, Director of Planning
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

A RECORD PLAT OF
LOTS 1X & 8-18, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1X-2X, 1-12
BLOCK C, LOTS 10-13, BLOCK D, LOTS 1-17, BLOCK E, LOTS 1-7,
BLOCK F, LOT 3X, BLOCK H
OAKBRIDGE CROSSING
PHASE 2
BEING 31.999 ACRES SITUATED IN
JOHN WHITE SURVEY, ABSTRACT NO. 13.41
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
OCTOBER 2022
TOWN PROJECT NO. _____-_____

		6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822	
Scale N/A	Drawn by CDS	Checked by KHA	Date 12/02/2022	Project No. 068625019	Sheet No. 3 OF 3
DEVELOPER / OWNER: TOLL SOUTHWEST, LLC. 2555 SW GRAPEVINE PARKWAY GRAPEVINE, TX 76051 TEL (817) 329-7973 CONTACT: DEMERIUS SEALS			ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES 6160 WARREN PARKWAY, SUITE 210 FRISCO, TX 75035 P (972) 335-3580 CONTACT: J. CASEY ROSS, P.E.		

Oakbridge Crossing

Phase 2

Town Of Flower Mound

L a n d s c a p e a n d S c r e e n i n g P l a n s

PROJECT TEAM

OWNER

Toll Brothers
Contact:
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Texas 76051
817.329.7973

LANDSCAPE
ARCHITECT

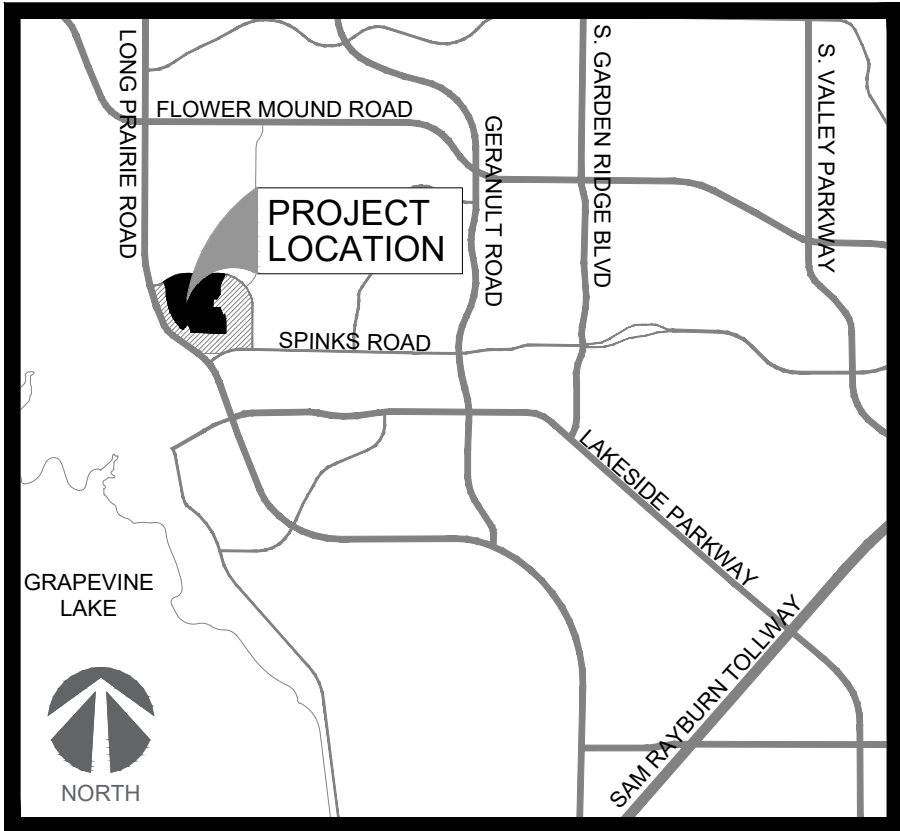


Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
Dallas, TX 75238
O: 972.855.8705

NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

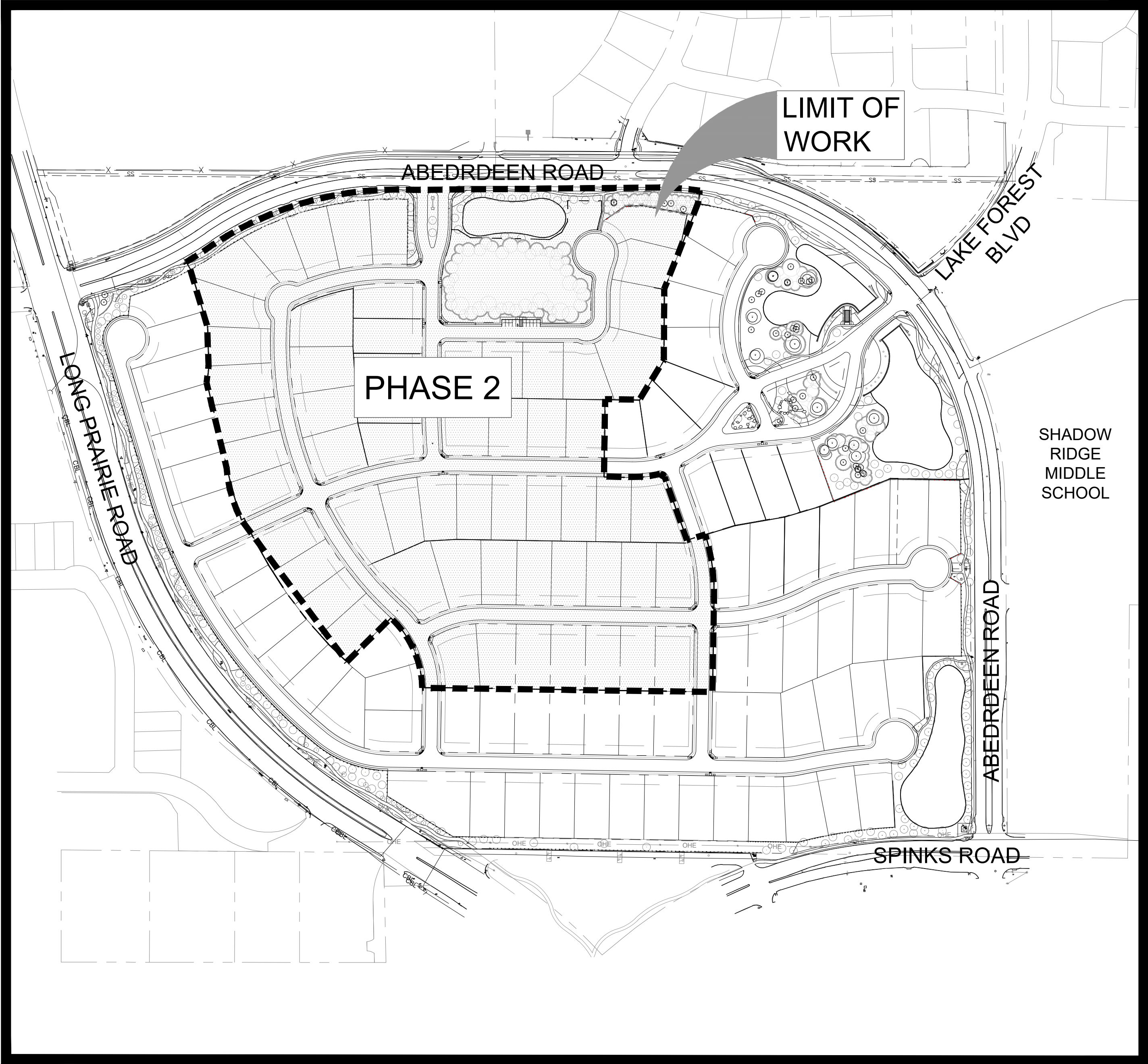
Paul Cozzolino
12.02.2022

Sheet List Table	
Sheet Number	Sheet Title
—	Cover
G-1.01	General Construction Notes
G-1.02	Overall Phasing Map
G-1.03	Overall Screening Plan
G-1.04	Overall Key Plan
L-1.01	Hardscape Layout
L-1.02	Hardscape Layout
L-1.03	Hardscape Layout
L-1.04	Hardscape Layout
L-2.01	Hardscape Details
L-2.02	Hardscape Details
L-2.03	Hardscape Details
L-3.01	Planting Layout
L-3.02	Planting Layout
L-3.03	Planting Layout
L-4.01	Planting Details Schedule and Notes
L-4.02	Planting Details Schedule and Notes

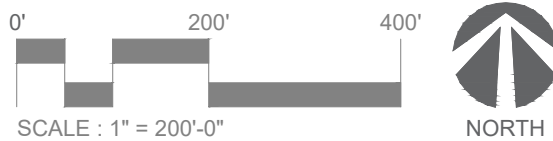


VICINITY MAP

N.T.S.



SITE MAP



ISSUED	REVISIONS
12.02.2022 City Submittal	

PROJECT NO. : 210001
DRW: P.C., F.Y
RVW: P.C.

GENERAL CONSTRUCTION NOTES

- Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated landscape architect from Green Door Studio. The Contractor will be required to coordinate and correspond with the landscape architect from Green Door Studio and key consultants for the Owner.
- These drawings supplement other contractual information which may include Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
- The intent of these drawings, details and associated specifications is for the Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
- All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.
- The Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Contractor shall comply with all notifications and inspection requirements.
- Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Contractor is required to fully coordinate with those consultants/contractors. Owner is to pay for all soils and materials testing.
- An Existing Condition Survey has been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of the Contract Documents. These survey plans have been reformatted and included in these documents. The Contractor is required to visit the site to verify information. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative.
- Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Contractor shall maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. The Contractor shall explore, understand, and coordinate (with other Sub-Contractors) all utilities impacts prior to submitting bid and shall be responsible for any modifications or damages to utility lines, structures or injuries therefrom. For existing utility information contact The One-Call Board of Texas (OCB) at 811 or 800-545-6005. A minimum notice of 3 business days in advance of locational needs is required.
- These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other Landscape Contractors, the public and others.
- The Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and Contractor staff parking and to coordinate security issues, construction sequencing/phasing, scheduling, and maintaining public, emergency, handicapped or operations access before starting the related work. The Contractor shall meet any "Construction Criteria" or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner as a part of the Base Bid.
- Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
- The Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of performance, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
- Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner's Representative.
- The Contractor is required to maintain a complete and "up-to-date" set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals are also a requirement of this contract.
- Maintenance, warranties and performance guarantees may be a requirement of this contract - see specifications.
- Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
- The Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination.

GRADING AND PLANTING PREPARATION NOTES

- These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
- This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed.
- It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.
- All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
- All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.
- The Contractor shall be responsible for finished grading of the project. The Contractor and Owner's Representative shall review the extent of grading prior to commencing work.
- The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
- Prior to preparing Turf Sod, Turf Seed and Plant Bed areas, eradicate all weeds, briars and vines with post-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and taking all necessary precautions. After weed eradication and removal and the specified waiting period apply 10 lb of MicroLife Hummates Plus per 1,000 sq ft to restore soil health.
- Turf Sod and Turf Seed areas shall be raked smooth, removing and disposing of stones over 1" diameter and fine graded to feather into natural grade.
- Plant Beds to be prepared to a 6" depth to accommodate 4" depth of compost tilted and thoroughly blended with the native soil and 2" mulch layer. Bed preparation to include a minimum of (3) tilling's. Provide a 6' x 6' mockup of the bed preparation for Owner's Representative review and approval.

1st Till-
Till the soil surface to a minimum depth of 6". Stones larger than 1" diameter shall be removed and disposed of off-site.

2nd Till-
Spread 2" of compost on the surface of the tilled soil. Till the compost into the tilled soil to a minimum depth of 6" thoroughly blending the native soil with the compost. Smooth out the grade, rake and remove clods, stones larger than 1" diameter, and debris and dispose of off-site.

3rd Till-
Spread 2" of compost and organic fertilizer (2 lbs. per 100 sf) on the surface of the thoroughly blended/ tilled soil. Till the compost and the fertilizer into the blended/ tilled soil to a depth of 3". Smooth out the grade. Rake soil back from the edges to accommodate 2" mulch depth. In Bid Proposal furnish a unit price per cubic yard of placed compost. This unit price will be used in the adjustment of bed areas.

LAYOUT NOTES

- All work shown shall be field staked or otherwise denoted and subject to field verification, review and approval by the Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
- To expedite the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
- The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
- Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
- The Contractor is responsible to provide complete-in-place systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representative, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
- Field staked locations for walks, roads, swales, walls, curbs, structures etc. may be requested by the Owner's Representative. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
- It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
- When indicated on the Drawings, improvements that are to be coordinated on site with the Owner's Representative will be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected. Rejected work must be removed and replaced.

IRRIGATION NOTES

- It is the intent of this Contract for the Contractor to design and install a complete automatic 2-wire Weathermatic controlled irrigation system based on the information, details and specifications provided in these documents.
- The Contractor shall submit an irrigation plan for review and approval by the Owner's Representative prior to commencing work. Work completed before the approval of the plan may be rejected.
- The irrigation system shall be capable of applying full head to head coverage of 1" of water per week. Irrigation times shall be limited to two days per week between the hours of 7pm and 10am.
- The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the installation of the irrigation system and related operations. Refer to the Planting Plans for locations of trees, beds, edging, etc.
- Coordinate installation of irrigation system with installation of all adjacent planting, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall be a registered Landscape Irrigator in the State of Texas.
- It is the design and the final installation of the irrigation system shall conform to all TCEQ and local rules and regulations.
- It is the Contractor's responsibility to coordinate final locations of irrigation equipment with the Owner's Representative to avoid paving, utilities, etc.
- It is the responsibility of the Contractor to be familiar with grade differences, location of walls, structures and utilities. The Contractor shall replace or repair all items damaged by his work.
- It is the intent of these documents to have the Contractor provide a complete operational irrigation system. The Contractor shall verify water pressure prior to construction. The Contractor shall report any discrepancy between design pressure and actual pressure to the Owner's Representative prior to commencing work.
- The Contractor shall obtain all permits and licenses, pay all charges and fees and file all notices required and necessary to provide a complete and operational irrigation system.
- The Contractor shall supply the Owner's Representative complete "as-built" record drawings showing the location of all mainlines, valves (manual and electric), controllers and control and monitoring devices. "As-built" drawings shall include a complete schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location.
- The Contractor shall provide a typed and laminated schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location. A copy of this schedule shall be affixed to the inside door of each controller.
- Each controller shall be equipped with an approved rain sensor device. Mounting location of sensor shall be approved by Owner's Representative.
- Install all backflow prevention devices and piping between the point of connection and the backflow prevention devices per local codes and ordinances.
- Final location of backflow prevention devices and system controllers shall be approved by Owner's Representative.
- Electrical service will be provided at the location of the controller by others. It is the responsibility of the Contractor to make the final connection from the service to the controller.
- All sleeving under proposed walks, walls and other like improvements shall be located by a mark in the concrete at each end of sleeve locations. The mark shall be a "V" 4" long x 1/8th" deep pointing to the sleeve ends.
- All piping and wiring shall be installed in SCH 40 PVC sleeves. Install sleeving based on sleeve sizing guide below:

Pipe Size or Wire Quantity	Required Sleeve
3/4" - 1-1/4" Piping	2" PVC Sleeve
1 1/2" - 2" Piping	4" PVC Sleeve
2 1/2" - 3" Piping	6" PVC Sleeve
4" - Piping	8" PVC Sleeve
6" - Piping	10" PVC Sleeve
1 to 25 Control Wires	2" PVC Sleeve
26 to 75 Control Wires	3" PVC Sleeve
- Pipe velocity shall not exceed 5 feet per second. Minimum pipe sizes shall be as follows:

0-10 gpm use 3/4"
10-15 gpm use 1"
15-25 gpm use 1-1/4"
25-35 gpm use 1-1/2"
35-50 gpm use 2"
50-80 gpm use 2-1/2"
80-120 gpm use 3"
- All sprinkler heads shall be set perpendicular to the finished grade unless noted otherwise.
- The Contractor will be required flush and adjust all sprinkler heads and valves as necessary to provide optimal coverage with minimal overspray on to walks, streets, walls, fences, etc.
- All control wires are to be 14 AWG solid copper, insulated, direct burial wire, UF and UL listed. All wire connections between wires and to valves are to be made inside valve boxes using "King Brothers Snap Tile" wire connectors or approved equal.
- All equipment not otherwise detailed or specified shall be installed in accordance with the manufacture's instructions, recommendations and specifications.
- Some areas in these plans require temporary (manual or piped) irrigation. Refer to plans for these locations. Contractor is responsible for watering for establishment 90 days. Plants in these areas are not included in warranty.

PLANTING NOTES

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
- Warranty: Provide a one-year replacement warranty for all irrigated plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION NOTES

- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- Install edging where decomposed granite trail meets planting bed and where decomposed granite trail meets gravel following manufacturer's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
 - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
 - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
- All Plant Beds and pit planted plants shall receive a 2" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Planting pits for 1, 3, & 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's Representative shall have final approval of plant material layout.

GENERAL LEGEND	
ABBREVIATIONS	
SYMBOL	DEFINITION
APPROX.	APPROXIMATE
B.O.C.	BACK OF CURB
B.W.	BOTTOM OF WALL = FINISHED GRADE
C.L.	CENTER LINE
CONC.	CONCRETE
DIA.	DIAMETER
D.I.	DRAIN INLET
DWG.	DRAWING
E.J.	EXPANSION JOINT
ESMT.	EASEMENT
E.Q.	EQUAL
F.O.C.	FRONT OF CURB
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
HP	HIGH POINT
L.O.C.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TANGENT
QTY.	QUANTITY
R	RADIUS
REF.	REFERENCE
R.O.W.	RIGHT OF WAY
SAN	SANITARY SEWER
S.G.	SUB GRADE
S.J.	SCORE JOINT
SIM.	SIMILAR
S.S.	STAINLESS STEEL
STRM.	STORM
T.B.D.	TO BE DETERMINED
T.C.	TOP OF CURB
T.O.B.	TOP OF BANK
T.O.C.	TOP OF CURB
T.R.	TOP OF RAMP
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP.	TYPICAL
VAR.	VARIES
W/	WITH
W/O	WITHOUT
W.L.	WATER LINE



landscape architecture

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PERMITTING, OR
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12.02.2022

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OAKBRIDGE CROSSING

Phase 2
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

issue

12.02.2022 City Submittal

revisions



title

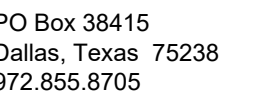
General
Construction
Notes

project number 210001

date 12.02.2022

sheet

G-1.01



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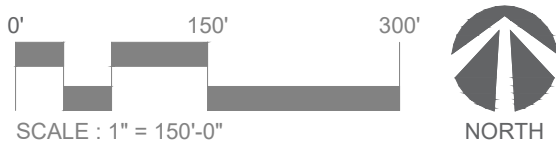
Overall Phasing Map

project number 210001

date 12.02.2022

sheet

G-1.02





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Overall
Screening Plan

project number 210001

date 12.02.2022

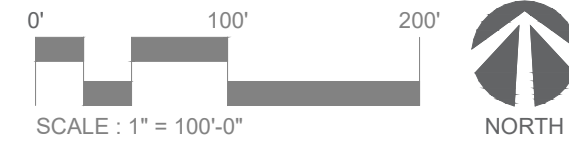
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G-1.03



LEGEND

- 2'-6" HEIGHT KNEE WALL WITH 3'-6" HEIGHT ORNAMENTAL METAL FENCE. REF TO 02/L-3.01
- 6'-0" HEIGHT MASONRY WALL WITH ENHANCED COLUMNS AT LOT CORNERS AND ENDS OF WALL BY HOMEOWNER. REF TO 01/L-3.01





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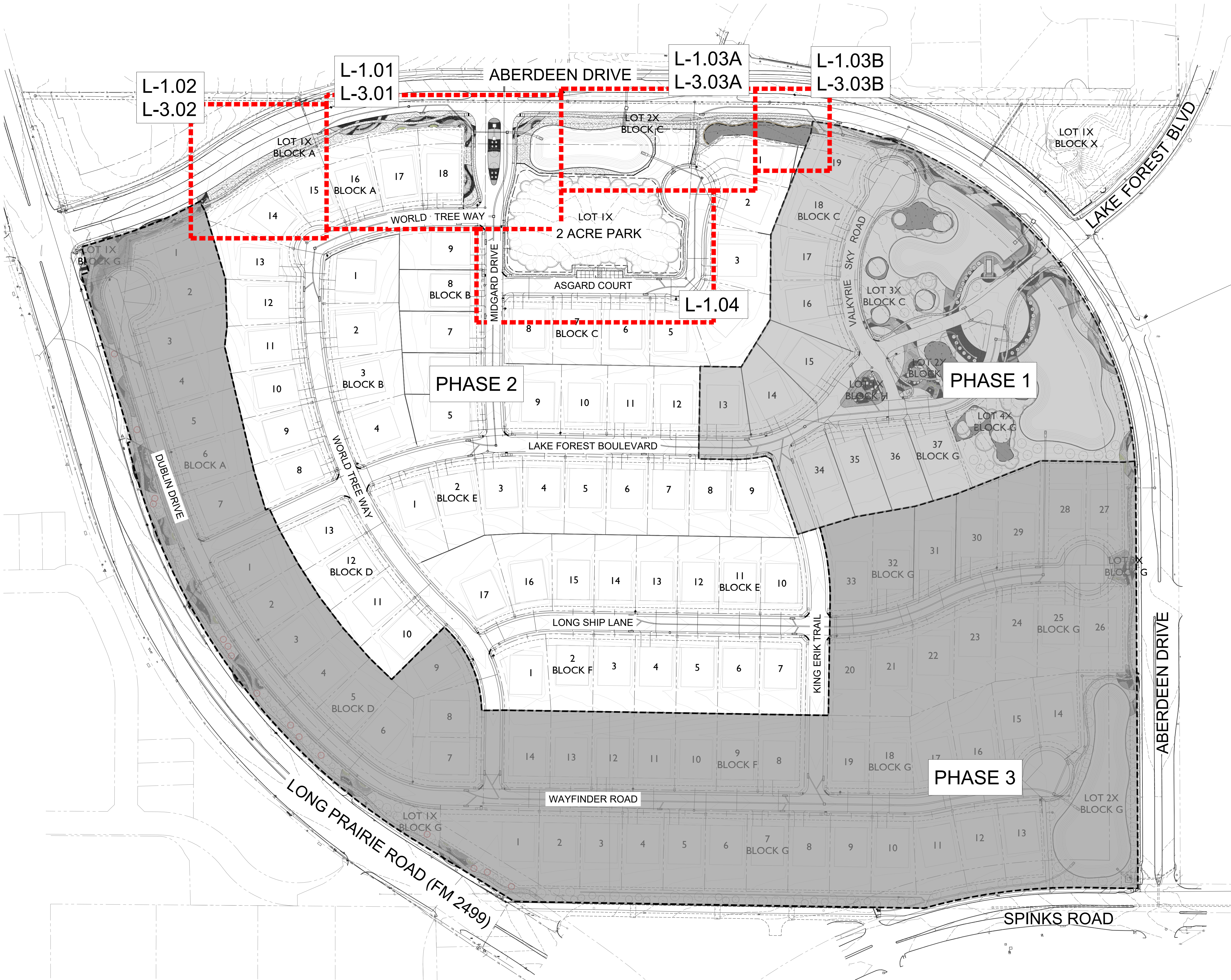
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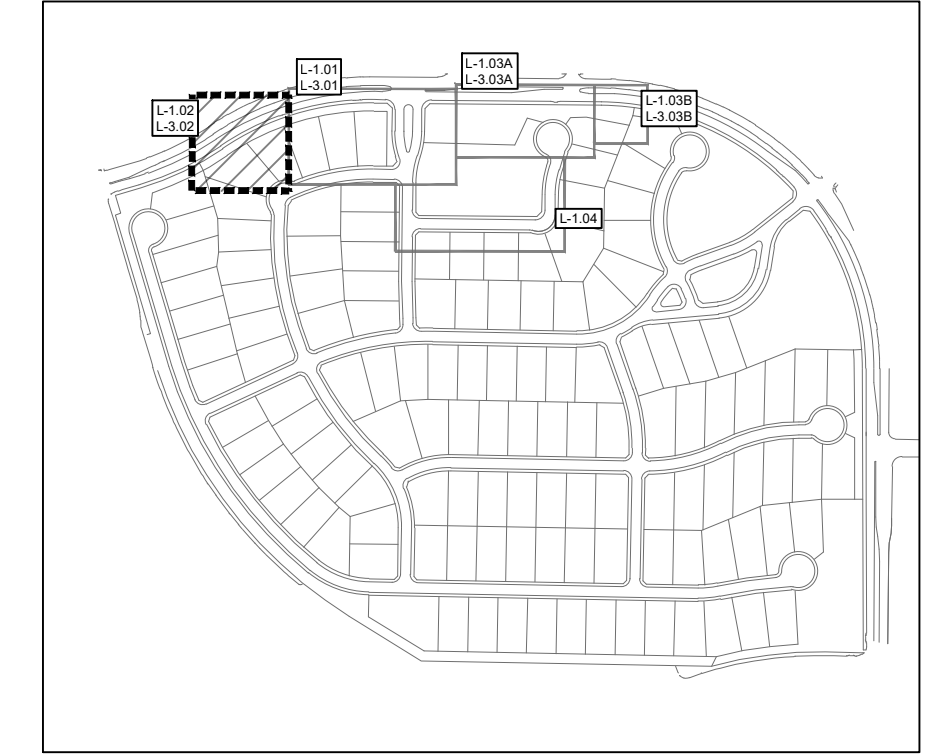
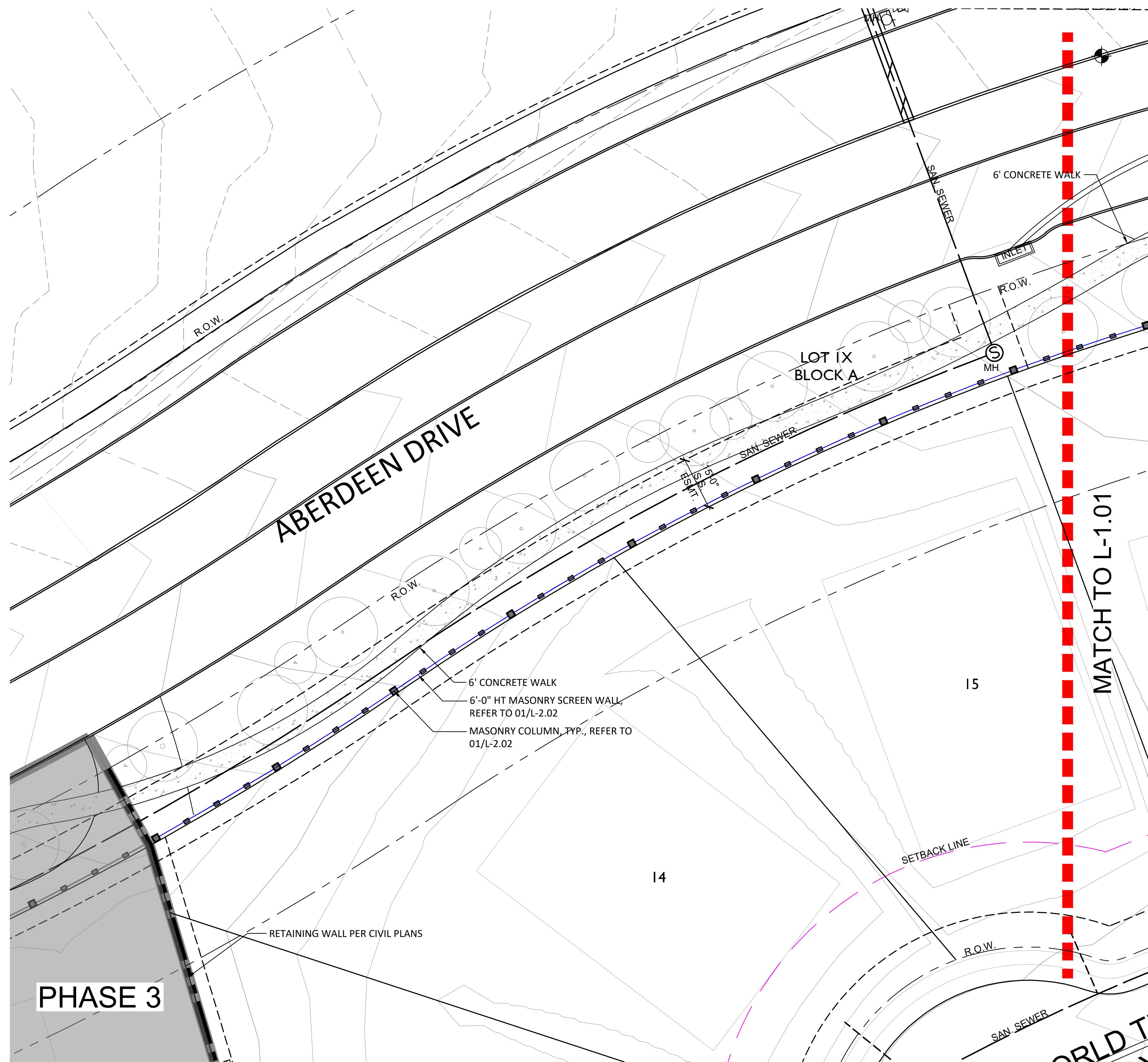
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date 12.02.2022

sheet

G-1.04





green
door
studio

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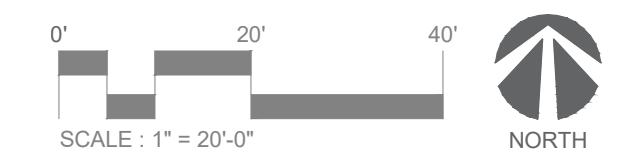
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project number 210001

date 12.02.2022

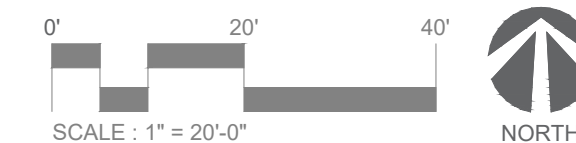
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L-1.02

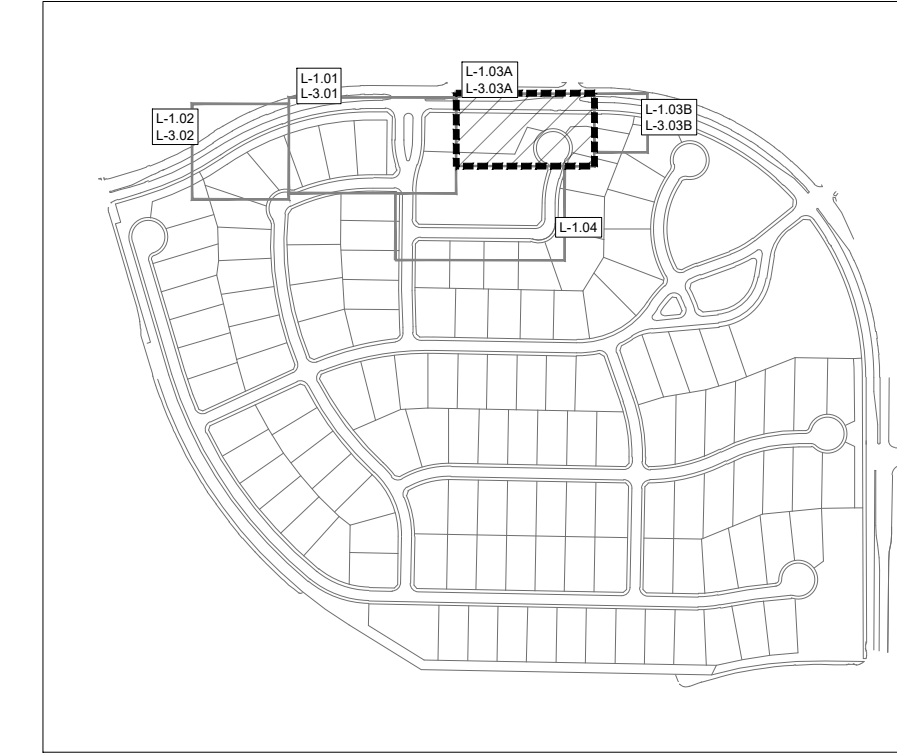
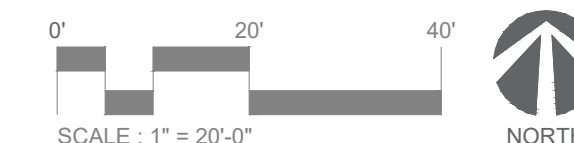




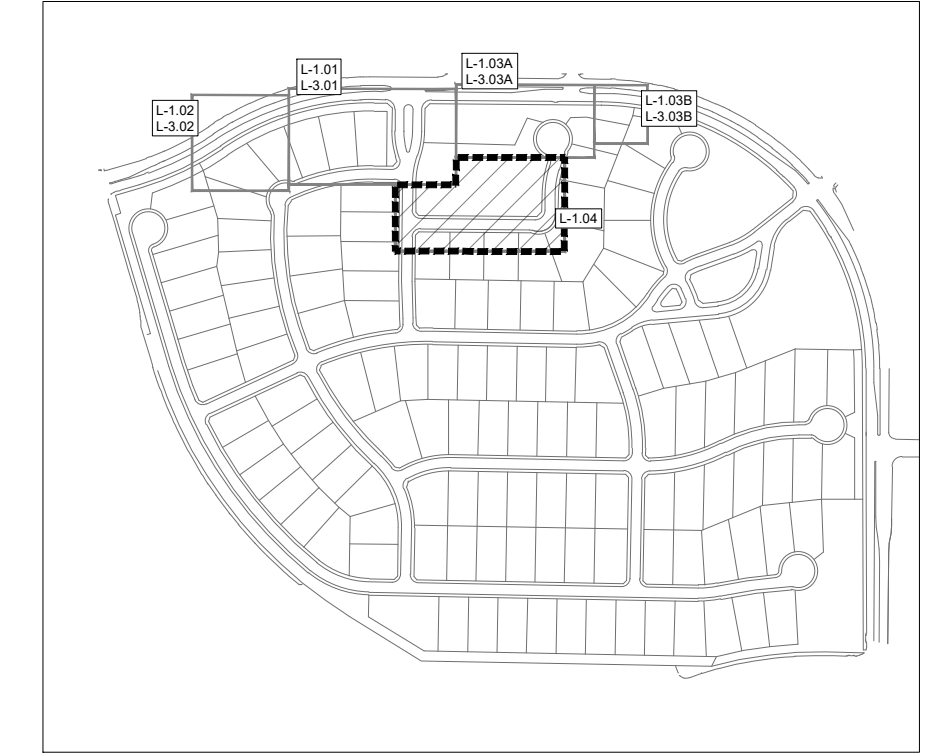
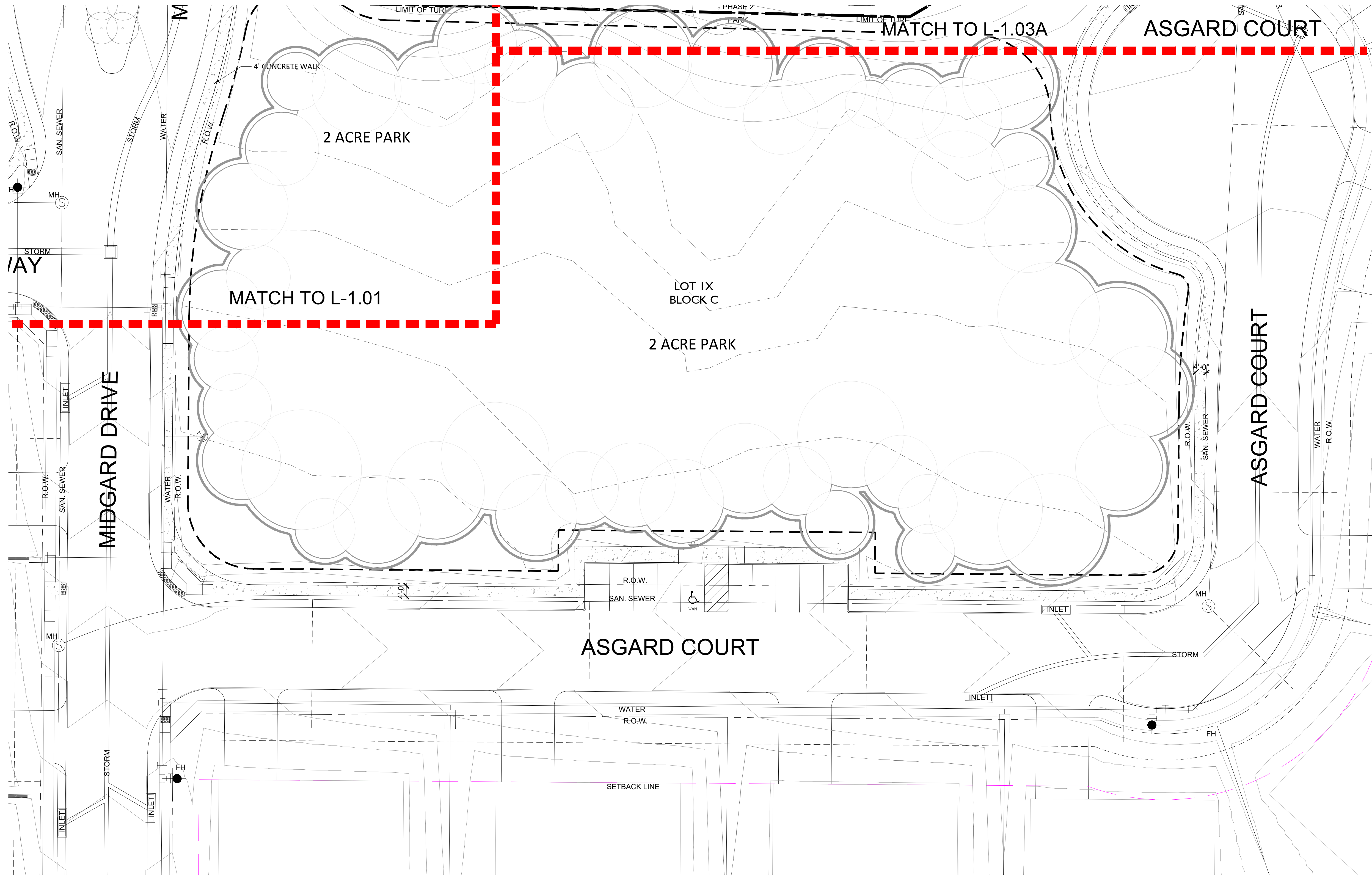
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



L-1.03



green
door
studio

landscape architecture

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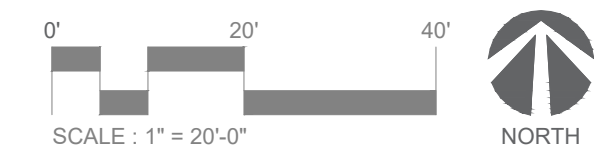
Hardscape Layout

project number 210001

date 12.02.2022

sheet

L-1.04





landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
12.02.2022

client
Toll Brothers
Mike Boswell
2555 SW Grapevine Pkwy.,
Suite 100
Grapevine, Texas 76051

OAKBRIDGE CROSSING

Phase 2
Town Of Flower Mound
Denton County, Texas

Landscape and Screening Plans

issue

12.02.2022 City Submittal

revisions

title

Hardscape
Details

project number 210001

date 12.02.2022

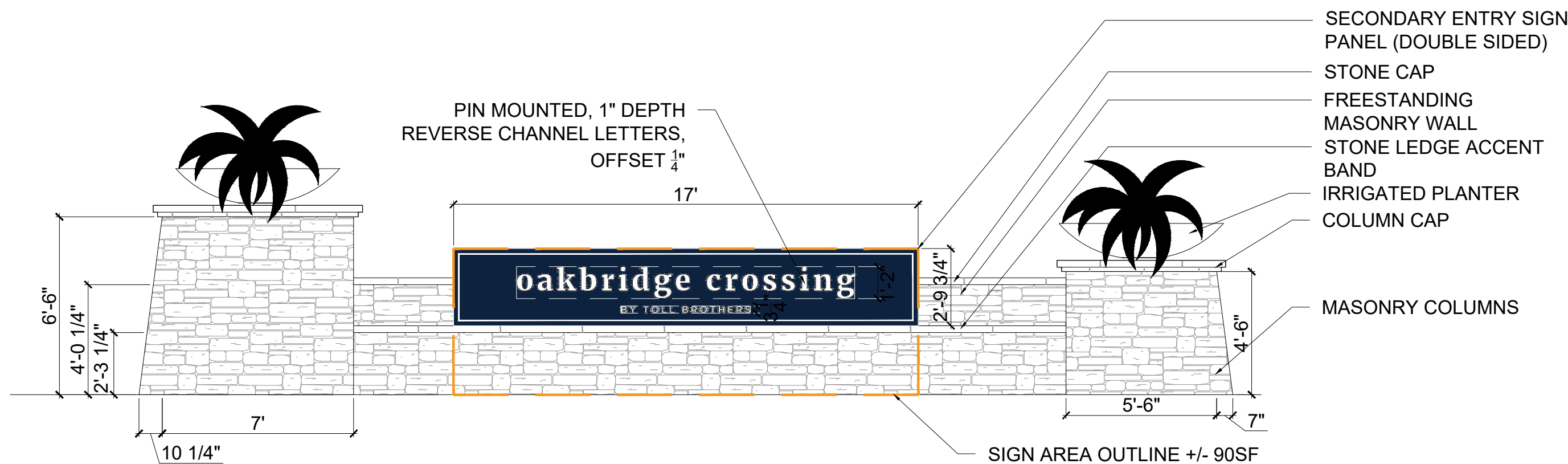
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L-2.01

MONUMENT NOTES

- STRUCTURAL REQUIREMENTS
 - Contractor shall provide full engineered shop drawings for Landscape Architect's review, comment and approval.
 - Engineered shop drawings shall include all structural components of Primary and Secondary Monuments including but not limited to:
 - Concrete footings, foundations, drilled piers and related reinforcing
 - Stone walls, stone columns, freestanding walls and stone retaining walls and related cmu core and reinforcing.
 - Drainage gravel backfill and related components (gravel size, fabric, pipe, etc)
 - Metal Signs/ Sign Panels including connection to stone walls and columns
 - Engineer shall be registered and licensed to practice in the State of Texas
 - Contractor shall provide engineered structural drawings as a deferred submittal to city for review and approval, if required.
 - Contractor's engineer and/or steel fabricator shall meet with Landscape Architect to discuss design intent prior to shop drawing submittal.
 - Notify Landscape Architect during shop drawing submittal process of changes necessary to fulfill structural requirements.
- STONE
 - Type
 - Stone Veneer
 - Random lengths X 3"- 4" Width X 2"- 6" height coursed random ashlar stone. DO NOT MATCH RANDOM ASHLAR STONE PATTERN OF EXISTING COMMUNITY.
 - Sizes shall be irregular as indicated within elevation drawings.
 - Stone color intended to match existing stone within existing Oakbridge Community. See representative photo.
 - Submit sample for review and approval.
 - Stone Caps + Accent bands
 - Stone caps- to be 2'-3' lengths X widths per plan X 3" height, sawn all sides. Stone color TBD, but is to be within in the same family of the stone veneer. At column caps, a 2" height layer of stone matching the cap stone color and finish to be included.
 - Accent band stone- stone to match the stone caps finish and color.
 - Joints
 - Size varies $2\frac{1}{2}" - 3\frac{1}{2}"$. Mortar color to match lightest portion of selected stone. Submit sample of mortar color for approval.
 - Vertical joints shall be deeply raked/ hidden so as to appear to be dry stacked
 - Joints for cap stone shall be flush with stone. Neatly transition to hidden joint for vertical face.
 - Weeps
 - Provide weeps at 32" O.C. all exposed surfaces of stone. Weep depth shall reach cmu core.
 - Submit stone/ masonry ties for review and approval.
 - Mockup
 - Provide 3'-6" tall x 3' wide representative mockup including vertical and cap stone components. Mockup shall demonstrate how stone will wrap at corners.
- METAL
 - Steel
 - Main Entry Sign Panel - 3/8" Steel Plate continous sheet, no seams.
 - Secondary Sign Panel 3/8" Steel Plate continous sheet, no seams.
 - Weld plate - Corten, size as indicated on the drawings
 - All steel shall be ASTM A-588
 - All exposed edges shall be lightly eased to eliminate sharp edges.
 - Steel shall be lightly sandblasted to remove scale and manufacturing irregularities
 - Painted finish using USE SHERWIN WILLIAMS DTM ALKYD ENAMEL (SEMI GLOSS)
 - Color- To be decided
 - Aluminum
 - Finish shall be brushed
 - Pin mounted channel letters at Main Entry Sign, to be height as shown in elevation with $1\frac{1}{2}"$ welded return
 - Pin mounted channel letters at Secondary Monument Sign, to be height as shown in elevation with $1\frac{1}{2}"$ welded return
 - All exposed edges shall be lightly eased to eliminate sharp edges.
 - Connection of pin mounted letters and logo to sign panel or stone column shall not be visible. Fasteners shall be aluminum. Protect aluminum against galvanic reaction by use of neoprene washers and bolt sleeves.
- DIGITAL FILES
 - Landscape Architect to provide digital file of logo upon contractor's request.

MASONRY WALL



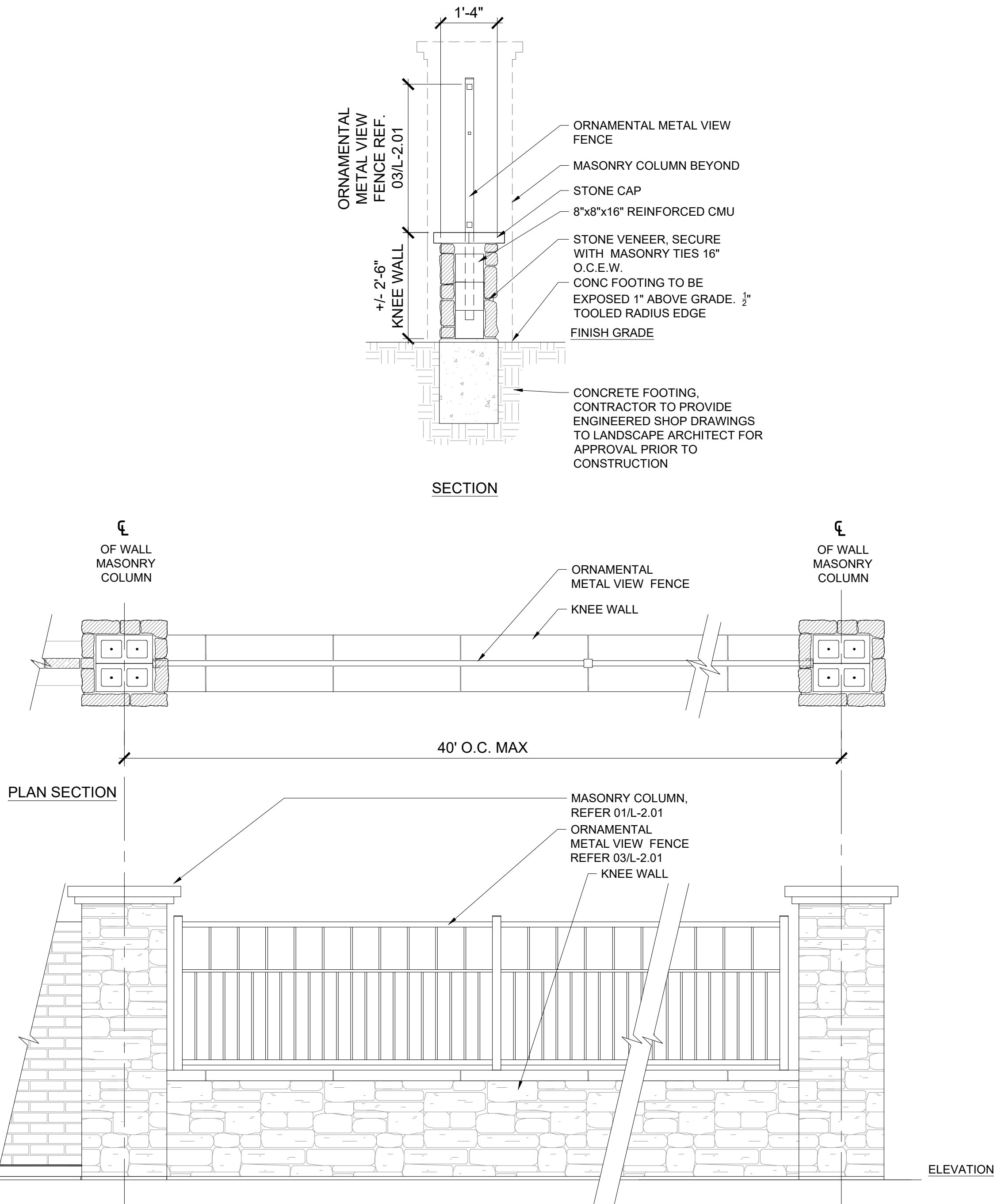
01 ABERDEEN DR. + MIDGARD DRIVE - ENTRY SIGN WITH SIGN PANEL

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

QTY	ITEM	DESCRIPTION	MANUFACTURE / SUPPLIER	MODEL	FINSH / COLOR	CONTACT	REMARKS / SUBMITTAL
1	Pond Bubblers	Sunburst	Otterbine	Sunburst			Install per manuf. recommendation

03 PRODUCT & FURNISHING SCHEDULE

SCALE: NTS



02 MASONRY KNEE WALL WITH ORNAMENTAL METAL VIEW FENCE

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



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OAKBRIDGE CROSSING

Phase 2
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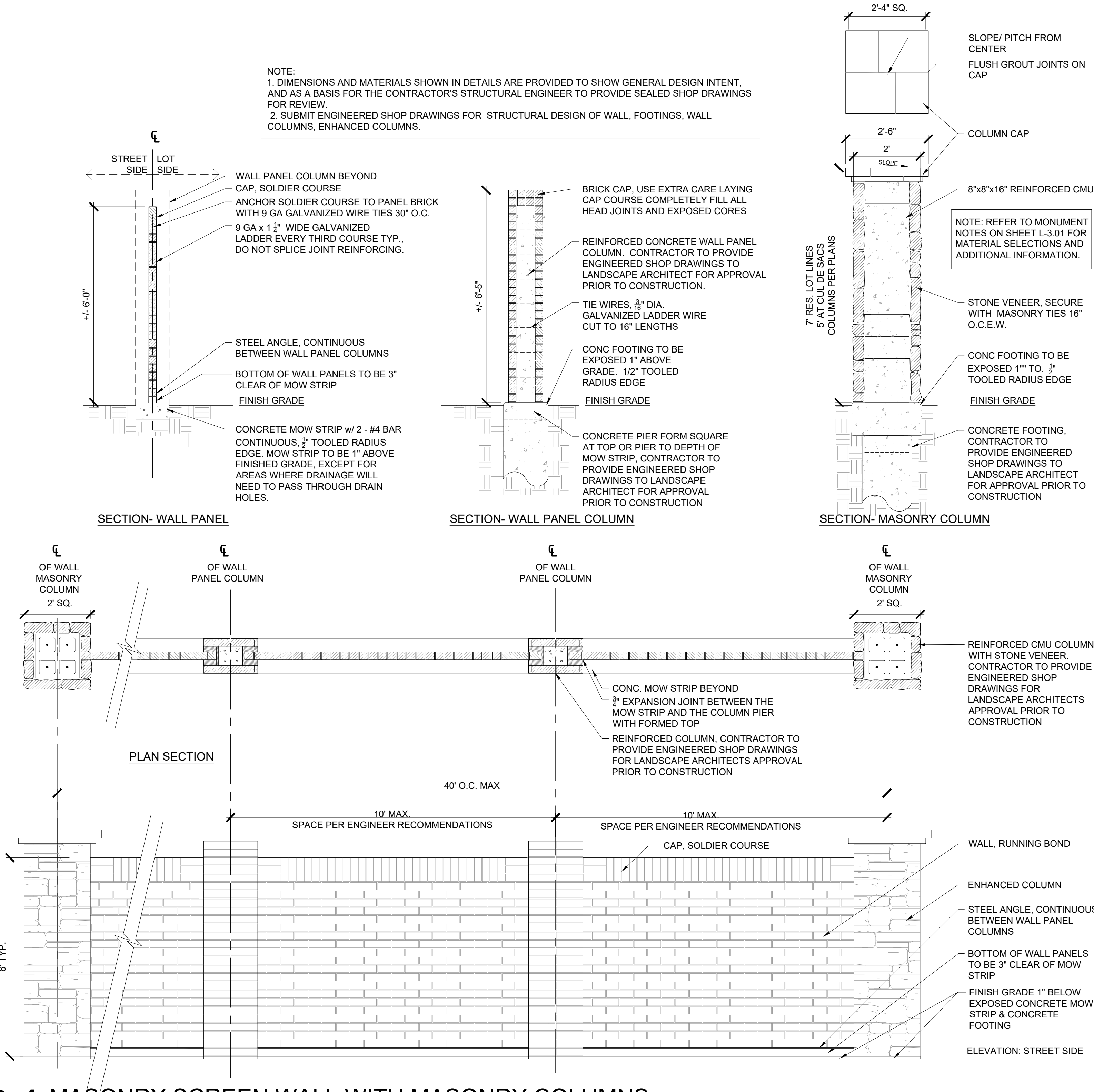
project number 210001

date 12.02.2022

sheet

L-2.02

NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT,
AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS
FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL
COLUMNS, ENHANCED COLUMNS.



01

MASONRY SCREEN WALL WITH MASONRY COLUMNS

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



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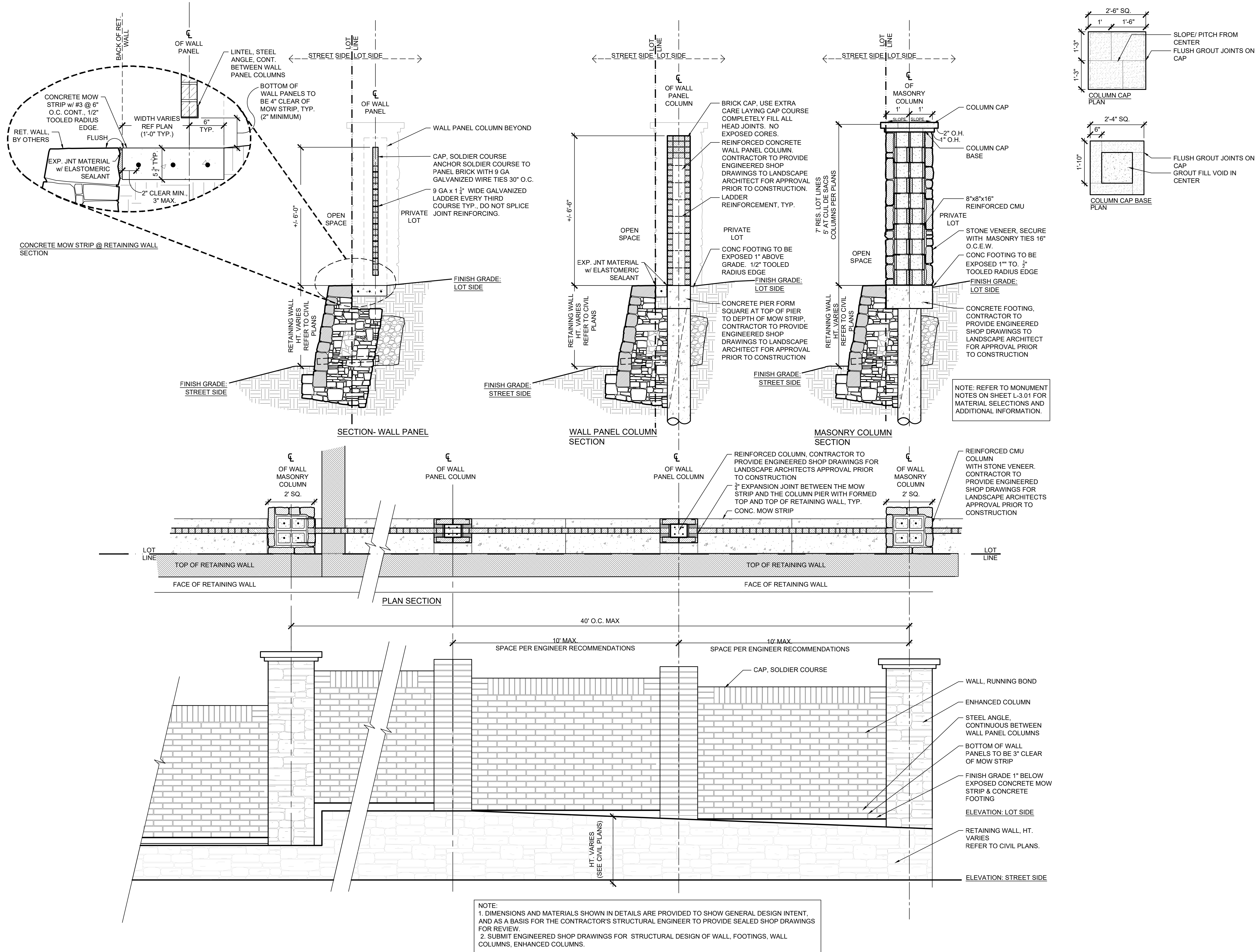
Hardscape
Details

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L-2.03



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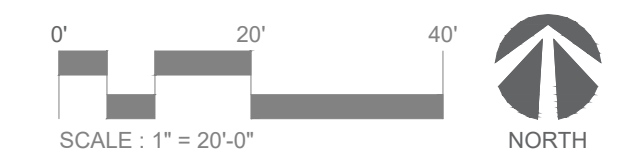
Planting Layout

project number 210001

date 12.02.2022

sheet

L-3.01



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Phase 2
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Denton County, Tx

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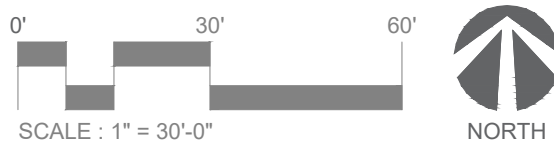
EXISTING SPECIMEN TREE TO REMAIN

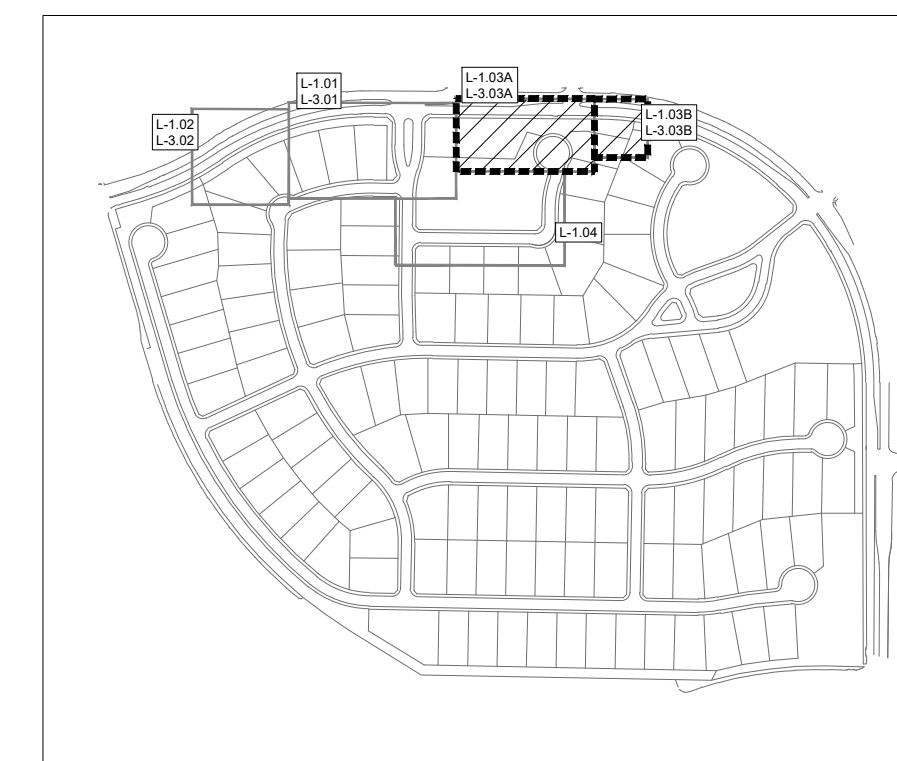
EXISTING PROTECTED TREE TO REMAIN

REQUIRED 3" MITIGATION TREE

REQUIRED LANDSCAPE BUFFER -
SHADE TREE

REQUIRED LANDSCAPE BUFFER-
ORNAMENTAL TREE





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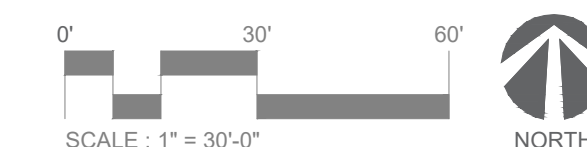
date 12.02.2022

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L-3.03

The diagram illustrates four types of trees and their corresponding labels:

- EXISTING SPECIMEN TREE TO REMAIN:** Represented by a large, irregular, hand-drawn circle with a scalloped edge. Inside the circle, the word "XXXX" is written in a simple, sans-serif font.
- EXISTING PROTECTED TREE TO REMAIN:** Represented by a smaller, irregular, hand-drawn circle with a scalloped edge. Inside the circle, the word "XXXX" is written above a small circle "O".
- REQUIRED 3" MITIGATION TREE:** Represented by a small, solid black circle. Inside the circle, the text "3" MT" is written in a simple, sans-serif font.
- REQUIRED LANDSCAPE BUFFER - SHADE TREE:** Represented by a medium-sized, solid black circle. Inside the circle, the letters "LB" are written in a simple, sans-serif font.
- REQUIRED LANDSCAPE BUFFER - ORNAMENTAL TREE:** Represented by a small, solid black circle. Inside the circle, the letters "LB" are written in a simple, sans-serif font.





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Planting Details
Schedule and
Notes

project number 210001

date 12.02.2022

sheet

L-4.01

PLANTING SCHEDULE

	QTY	Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	Mitigation Quantity	Landscape Buffer Quantity
SHADE TREES										
CO	7	Quercus muehlenbergii/ Chinquapin Oak		3"					0	7
WO	5	Quercus nigra / Water Oak		3"					5	0
TRO	14	Quercus texana / Texas Red Oak		3"					4	10
LO	1	Quercus virginiana/ Live Oak		3"					0	1
BC	9	Taxodium distichum / Bald Cypress		3"					0	9
CE	5	Ulmus crassifolia / Cedar Elm		3"					2	3
LE	6	Ulmus parvifolia / Lacebark Elm		3"					0	6
TOTAL:	47								11	36
ORNAMENTAL TREES										
PL	3	Prunus mexicana / Mexican Plum	45 gal		8'	5'-6'		MULTI, 5 CANES MIN. .5" CAL MIN. PER CANE	-	3
RB-TX	7	Cercis canadensis var. texensis 'Oklahoma'/ Texas Redbud 'Oklahoma'	45 gal		8'	5'-6'		MULTI, 5 CANES MIN. .5" CAL MIN. PER CANE	-	6
YH	9	Ilex vomitoria / Yaupon Holly	45 gal						-	
TOTAL:	16								0	6
SHRUBS										
DWM	36	Myrica pusilla / Dwarf Southern Wax Myrtle	3		15"-18"	14"-16"	30"			
NRS	11	Illex x 'Nellie R. Stevens Holly' / Nellie R. Stevens Holly	30		6'-7"	3'-4"	48"	full to ground, full, matched		
RY	42	Hesperaloe parviflora / Red Yucca	3		20"-24"	20"-24"	30"			
TS	9	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage	3		20"-24"	20"-24"	36"			
YPL	70	Yucca pallida / Pale Leaf Yucca	3		14"-16"	14"-16"	24"			
GRASSES										
BGBA	2,678	Bouteloua gracilis 'Blonde Ambiton" / Blonde Ambition Blue Grama Grass	1		14"	12"	18"			
BM	12	Muhlenbergia lindheimeri / Big Muhly	1		16"	12"	30"			
GCM	49	Muhlenbergia capillaris / Gulf Coast Muhly	1		18"	12"	24"			
SEEP	70	Muhlenbergia reverchonii/ Seep Muhly	1		12"	12"	24"			
SG-H	17	Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass	1		14"-16"	14"-16"	24"			
SG-P	121	Panicum virgatum 'Prairie Sky/ Prairie Sky Switchgrass	1		14"-16"	14"-16"	24"			
PERENNIALS										
AS	79	Salvia greggii 'Red' / Autumn Sage Red	1		16"	12"	18"			
AST	67	Symphyotrichum oblongifolium / Fall Aster	1		16"	12"	18"			
BES	53	Rudbeckia fulgida var. fulgida/ Black Eyed Susan	1		16"	12"	18"			
GAU	36	Guara lindheimeri 'Belleza Dark Pink'/ Belleza Dark Pink Guara	1		10"	10"	18"			
ISS	123	Salvia x 'Mysitc Spires'/ Indigo Spires Salvia	1		10"	10"	24"			
GROUNDCOVERS										
BS	2,614	Carex divulsa / Berkley Sedge	1				15"			
SC	339	Seasonal Color	4"				12"			
WC	157	Euonymus fortunei 'Colorata' / Purple-leaf Wintercreeper	1				18"			
FEM	833 SF	See Forest EdgeMix Schedule Below								
SOD/SEED										
	32913 SF	Cynodon dactylon/ Common Bermuda Grass	Sod		N/A	N/A				
MISC.										
SE	572 LF	Steel Edge								
MULCH	7087 SF	Mulch						No bed prep, at existing trees to remain		
Notes										
1 If there are any discrepancies between the drawings and the plant schedule, the drawings take precedence. Contractor to verify all quantities.										
2 There shall be no more than 20 percent of a tree species, and no more than 50 percent of any tree genus permitted to satisfy the planting requirements on all new developments.										
3 All landscape buffer trees, and mitigation trees to be selected from the approved Town of Flower Mound tree list.										
4 All proposed landscape areas to be fully irrigated										

FOREST EDGE MIX SCHEDULE

A Species	Scientific Name/ Common Name	% of type mix	Total # of plants per species	Container	Spacing
A-1	Malvaviscus arboreus var. drummondii/ Turks Cap	20%	157	4" pot	12" o.c.
A-2	Penstemon tenuis/ Brazos penstemon	20%	157		
A-3	Eupatorium havanense/ Fragrant Mistflower	20%	157		
A-4	Salvia coccinea/ Scarlet Sage	20%	157		
A-5	Rudbeckia hirta/ Black-eyed Susan	20%	157		
B Species	Scientific Name/ Common Name	% of type mix	Total # of plants per species	Container	Spacing
B-1	Cephalanthus occidentalis/ Buttonbush	33%	26	#1	18" o.c.
B-2	Callicarpa americana/ Beautyberry	33%	26		
B-3	Symphoricarpos orbiculatus/ Coralberry	33%	26		

FOREST EDGE MIX NOTES

1. CONTRACTOR TO REQUEST ADDITIONAL LAYOUT INFORMATION AT TIME OF CONSTRUCTION FROM LANDSCAPE ARCHITECT.

LANDSCAPE TABULATION CHART			
Street Buffer Landscape			
Street	Required	Provided	
Aberdeen Drive	25' Buffer	25' Buffer	
Street Buffer Trees			
Street	Standard	Required	Provided
Aberdeen Drive - 1,170 LF	1 per 30 LF	39 Trees	36 Shade Trees 9 Ornamental Trees (in lieu of 3 Shade Trees)

MITIGATION SUMMARY								
Required MitigationTrees	Required Trees (inches)	Provided Trees	Provided Trees (inches)	Provided Trees			Excess / (Shortage)	Escrow Fee
				PHASE 1	PHASE 2	PHASE 3		
199 - 3" Caliper Trees	597 inches	73- 3" Caliper Trees	219 inches	30 - 3" Caliper Trees	11 - 3" Caliper Trees	32 - 3" Caliper Trees	(126 - 3" Caliper Trees 378 inches)	\$47,250

NOTE: Due to the preliminary nature of these drawings, trees provided for mitigation of removed trees is subject to change.



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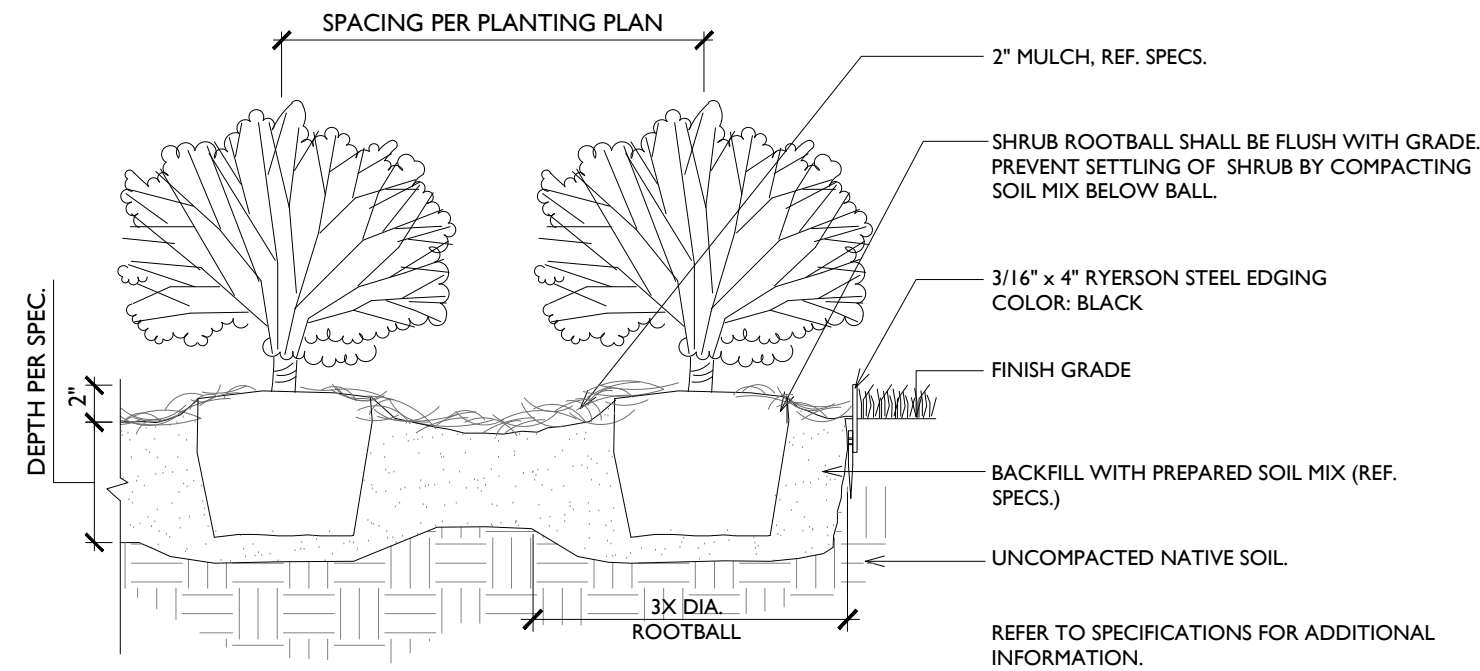
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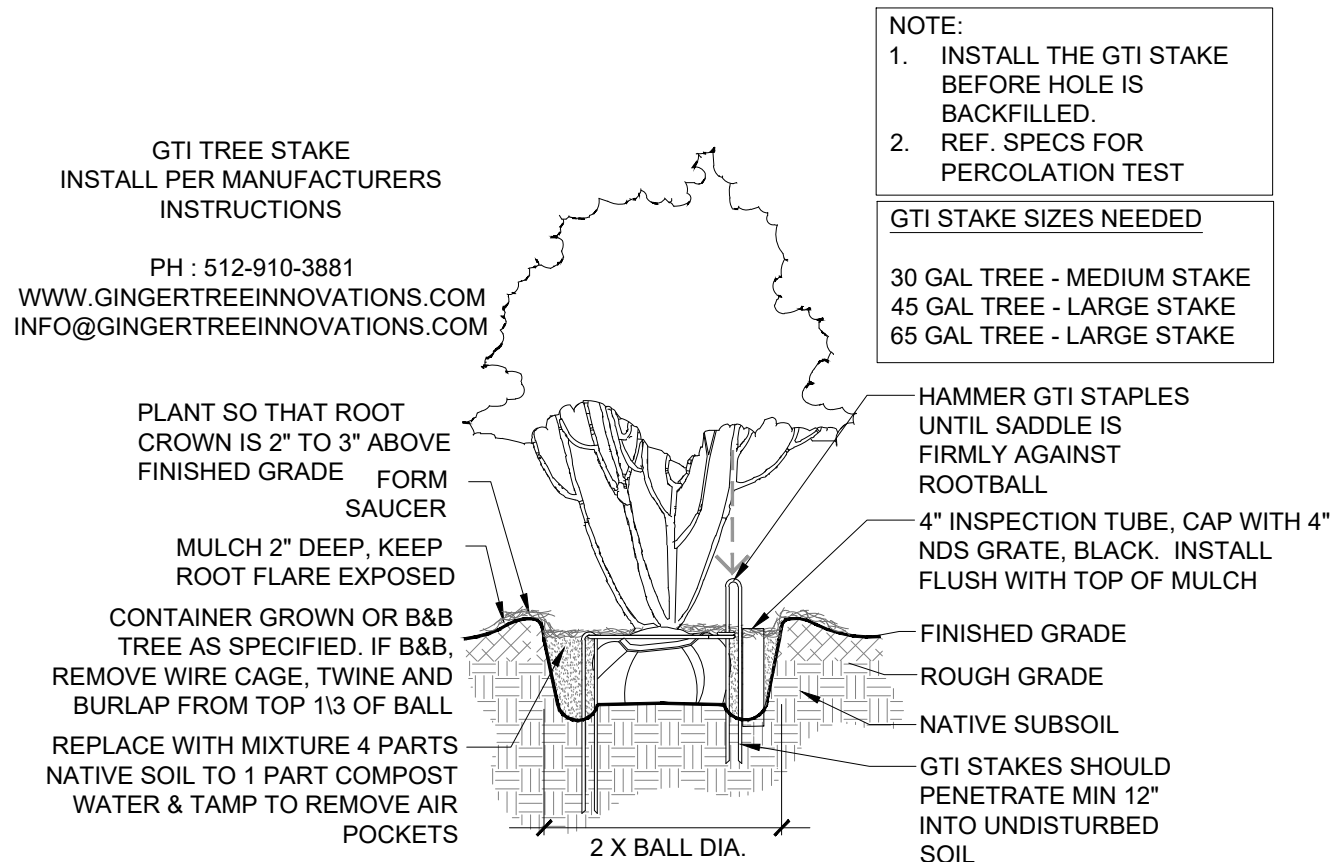
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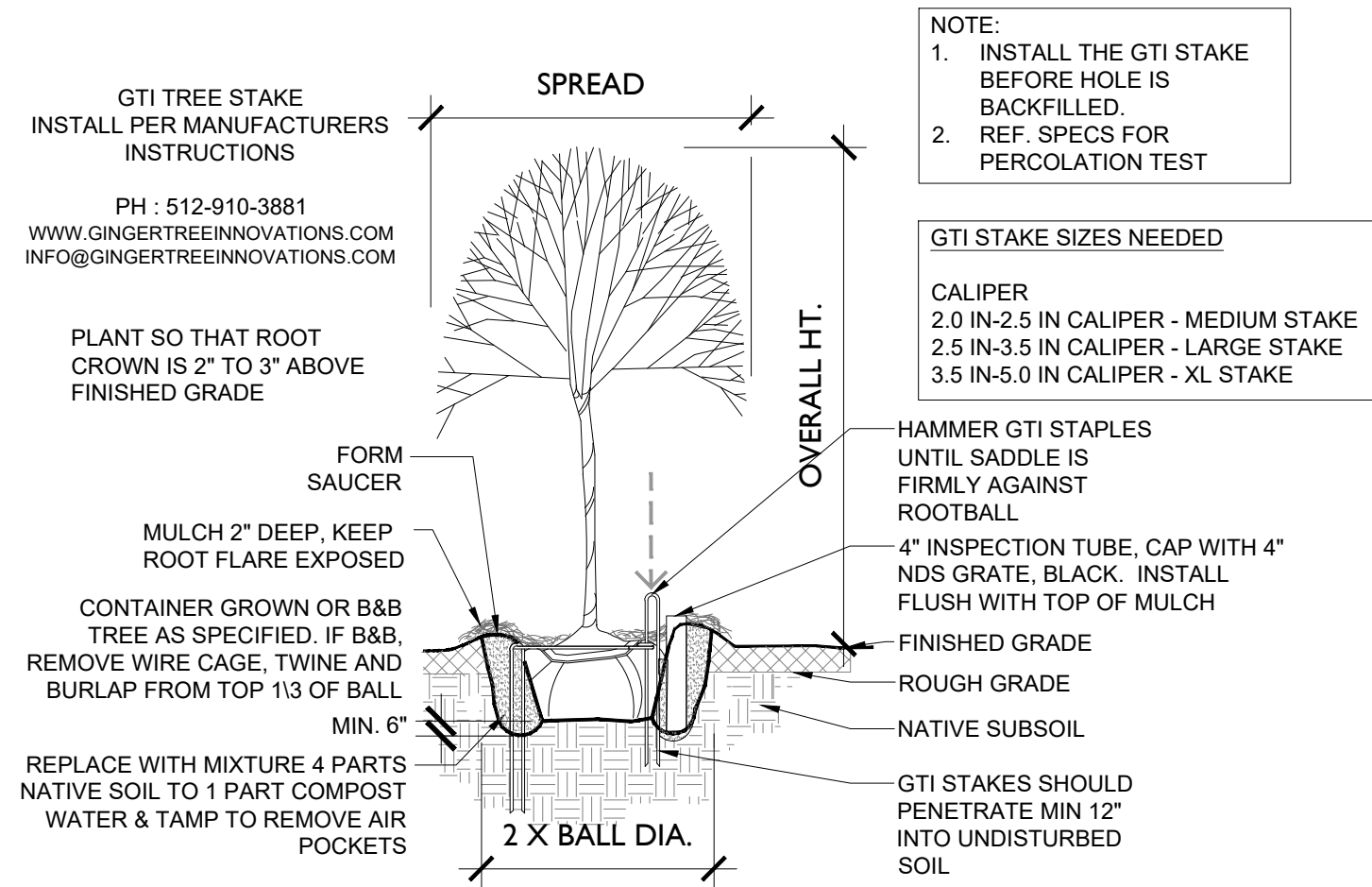
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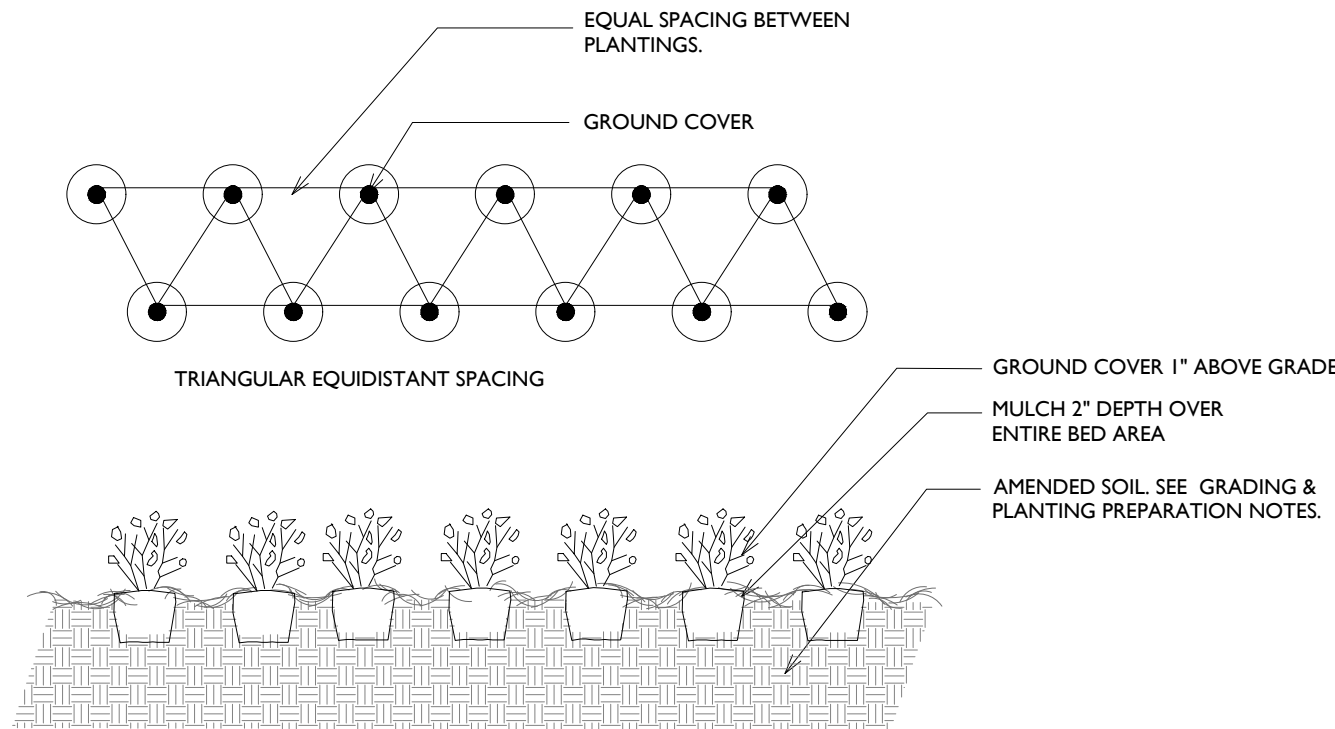
04 SHRUB & PERENNIAL BED PLANTING
N.T.S.



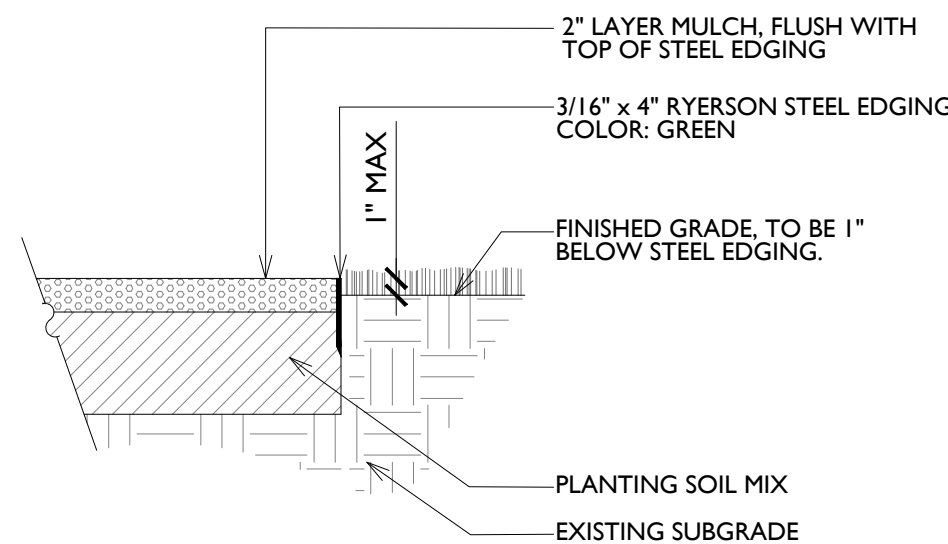
03 ORNAMENTAL TREE PLANTING
N.T.S.



02 CANOPY TREE PLANTING
N.T.S.



05 GROUNDCOVER PLANTING
N.T.S.



01 STEEL EDGE
N.T.S.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

CONSENT ITEM

DATE: December 12, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Record Plat (RC22-0012 – Oakbridge Crossing Phase III) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create 56 buildable, single-family residential lots with a minimum lot size of 15,000 square feet and three x-lots. Phase three contains approximately 30.444 acres.

Oakbridge Crossing is a three-phase, approximately 76-acre residential development. On October 4, 2021, Town Council approved a Master Plan Amendment (MPA21-0006 – Spinks Road Tract) and a Zoning change (ZPD21-0004 - Spinks Road Tract) for the property to change the land-use designation to low-density and the zoning to Planned Development No.182 (PD-182) with Single Family District-15 uses. On May 2, 2022, Town Council approved a development plan depicting 127 buildable, single-family lots and eight x-lots. The proposed development plan is in conformance with the PD-182 conceptual plans and development plan.

The plat depicts necessary easements and setbacks. Access to the lots is provided from Aberdeen Drive, an urban minor arterial that connects to Long Prairie Road on the west end and curves south around the subject site to meet Spinks Road.

III. ATTACHMENTS

A. Background Information

1. Vicinity & Aerial Map
2. Letter of Intent

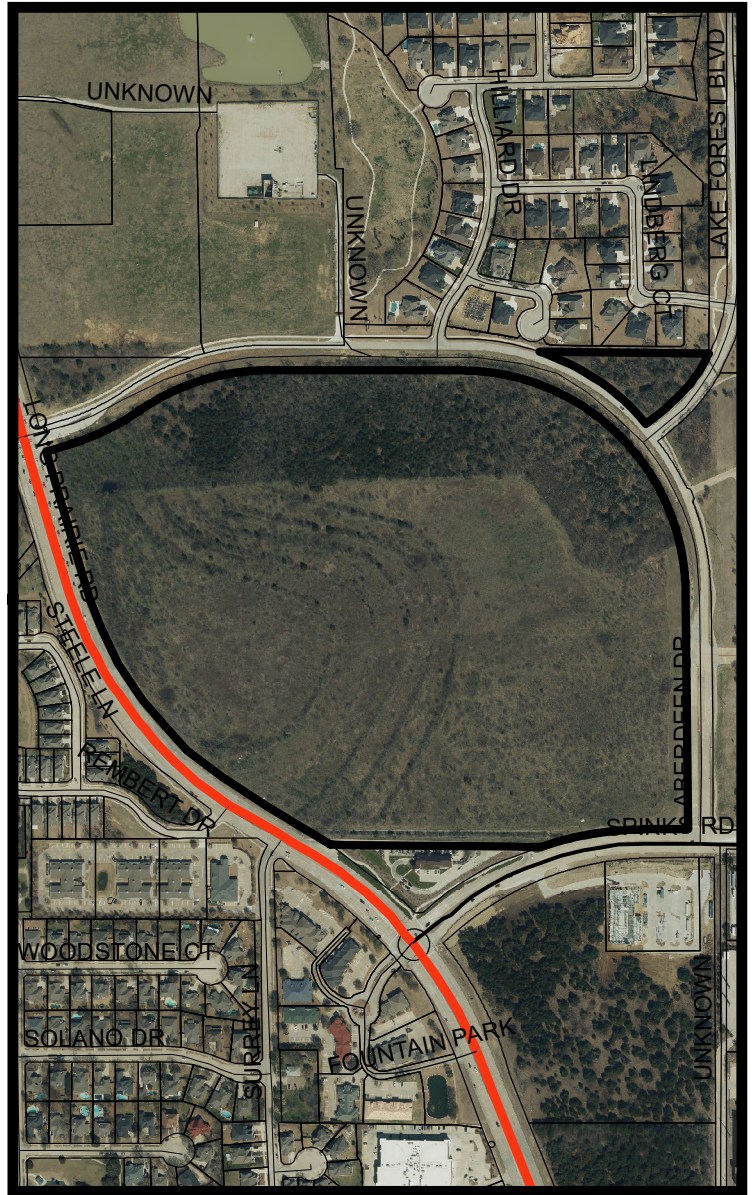
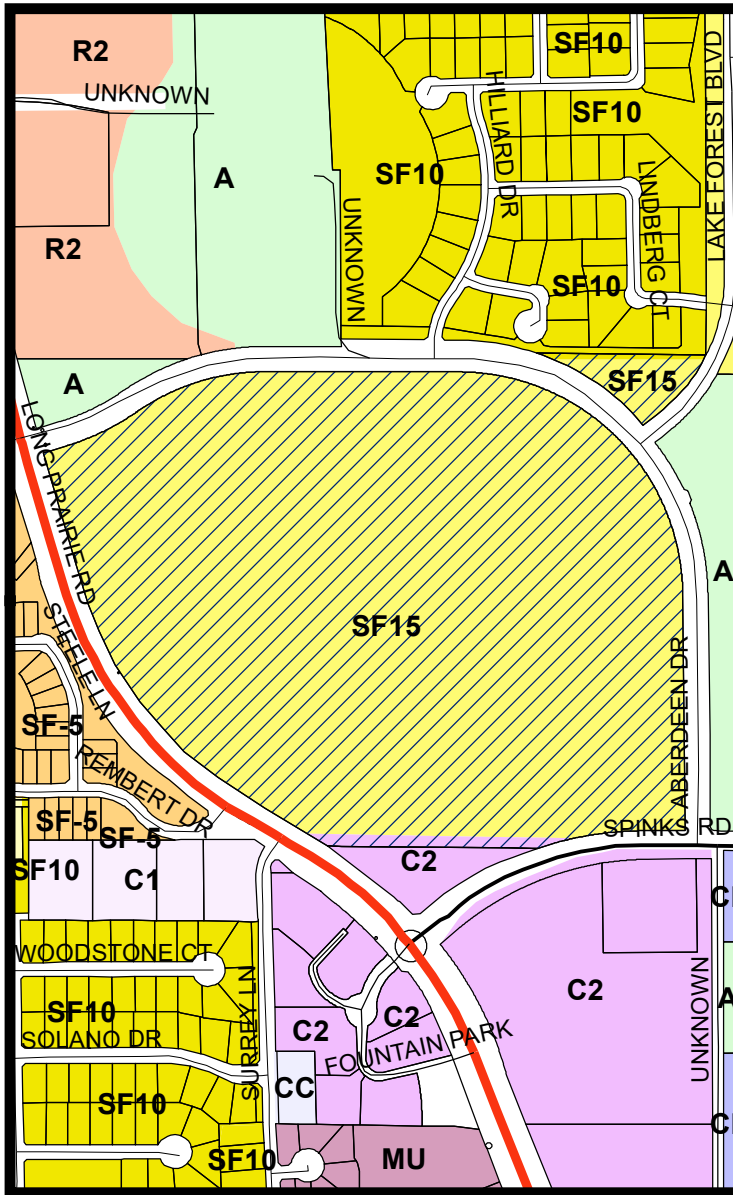
B. Application Details

1. Record Plat Package

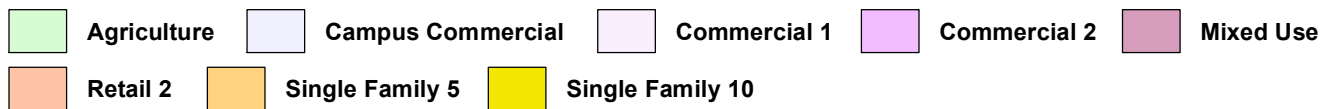


Vicinity Map

Reference Project: RC22-0007, RC22-0008, RC22-0012



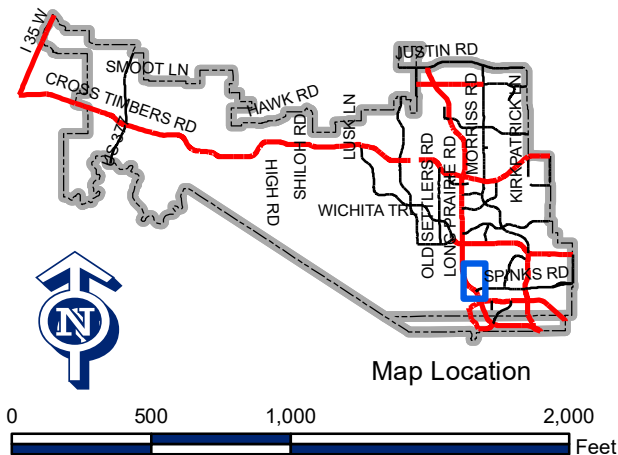
LEGEND



 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.





December 7, 2022

Claire Barnes
Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Oakbridge Crossing Phase 3
Record Plat
Letter of Intent**

Ms. Barnes:

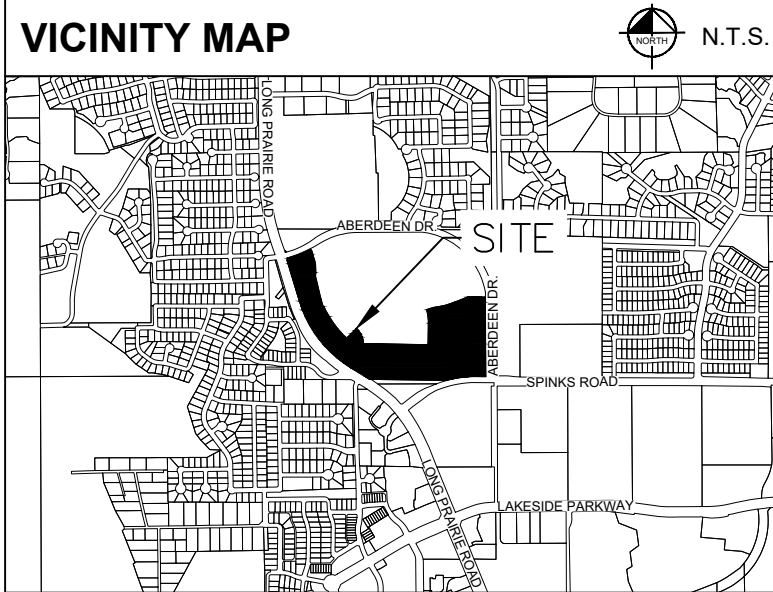
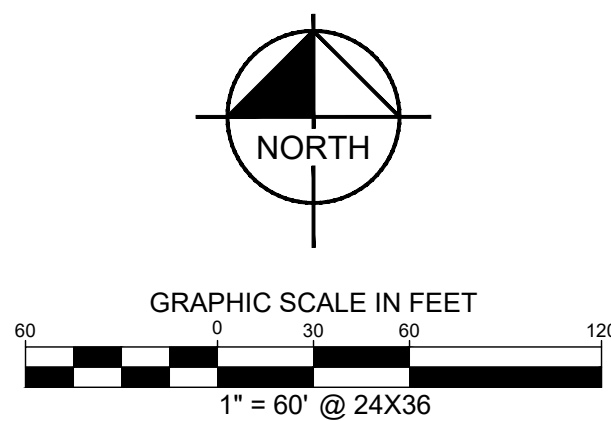
On behalf of Toll Brothers Inc., please accept our Record Plat application for Oakbridge Crossing Phase 3. The existing use on the property is agricultural. A rezoning of the property from Agricultural to Planned Development District No. 182 with Single Family District-15 was approved by Town Council on November 15, 2021. A development plan was approved by the Planning & Zoning Commission on May 2, 2022. This phase of the project is approximately 30.4 acres and will consist of 56 residential lots with 3 open spaces. In total, Oakbridge Crossing construction will consist of three residential phases as well as the expansion of existing Aberdeen Drive.

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

Sincerely,

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

J. Casey Ross, P.E., CFM



LOT AND BLOCK ANALYSIS TABLE

SMALLEST RESIDENTIAL LOT	15,002 SF
LARGEST RESIDENTIAL LOT	27,041 SF
AVERAGE RESIDENTIAL LOT	16,333 SF
RESIDENTIAL LOTS	56
X HOA-LOTS	3
TOTAL LOTS	59

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.388	16,913	BLOCK G LOT 2	0.345	15,030	BLOCK G LOT 26	0.409	17,795
BLOCK A LOT 2	0.353	15,394	BLOCK G LOT 2X	1.867	81,309	BLOCK G LOT 27	0.351	15,297
BLOCK A LOT 3	0.402	17,496	BLOCK G LOT 3	0.345	15,030	BLOCK G LOT 28	0.461	20,088
BLOCK A LOT 4	0.361	15,716	BLOCK G LOT 3X	0.297	12,947	BLOCK G LOT 29	0.431	18,755
BLOCK A LOT 5	0.350	15,235	BLOCK G LOT 4	0.345	15,030	BLOCK G LOT 30	0.396	17,231
BLOCK A LOT 6	0.360	15,685	BLOCK G LOT 5	0.345	15,030	BLOCK G LOT 31	0.405	17,662
BLOCK A LOT 7	0.359	15,633	BLOCK G LOT 6	0.345	15,030	BLOCK G LOT 32	0.433	18,879
BLOCK D LOT 1	0.346	15,066	BLOCK G LOT 7	0.345	15,030	BLOCK G LOT 33	0.461	20,082
BLOCK D LOT 2	0.345	15,049	BLOCK G LOT 8	0.345	15,030			
BLOCK D LOT 3	0.345	15,049	BLOCK G LOT 9	0.345	15,030			
BLOCK D LOT 4	0.345	15,049	BLOCK G LOT 10	0.358	15,616			
BLOCK D LOT 5	0.345	15,049	BLOCK G LOT 11	0.380	16,566			
BLOCK D LOT 6	0.398	17,340	BLOCK G LOT 12	0.352	15,341			
BLOCK D LOT 7	0.356	15,500	BLOCK G LOT 13	0.352	15,324			
BLOCK D LOT 8	0.351	15,283	BLOCK G LOT 14	0.348	15,159			
BLOCK D LOT 9	0.350	15,260	BLOCK G LOT 15	0.381	16,617			
BLOCK F LOT 8	0.382	16,650	BLOCK G LOT 16	0.428	18,628			
BLOCK F LOT 9	0.345	15,030	BLOCK G LOT 17	0.384	16,718			
BLOCK F LOT 10	0.345	15,030	BLOCK G LOT 18	0.354	15,399			
BLOCK F LOT 11	0.345	15,030	BLOCK G LOT 19	0.344	15,002			
BLOCK F LOT 12	0.345	15,030	BLOCK G LOT 20	0.349	15,193			
BLOCK F LOT 13	0.345	15,030	BLOCK G LOT 22	0.407	17,733			
BLOCK F LOT 14	0.382	16,650	BLOCK G LOT 23	0.410	17,866			
BLOCK G LOT 1	0.621	27,041	BLOCK G LOT 24	0.406	17,676			
BLOCK G LOT 1X	2.364	102,961	BLOCK G LOT 25	0.388	16,915			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°23'11"	500.00	247.72	N76°43'58"E	245.19
C2	27°27'37"	500.00	239.64	S76°16'11"W	237.35
C3	9°56'14"	1422.92	246.79	S82°37'52"W	246.48
C4	13°15'49"	275.00	63.66	N84°17'40"E	63.52
C5	14°31'12"	275.00	8.26	N00°03'58"E	8.26
C6	38°14'36"	275.00	183.55	S69°57'08"E	186.17
C7	29°36'45"	1312.00	678.09	S36°01'44"E	670.57
C8	26°35'39"	60.00	282.32	N61°50'41"W	85.15
C9	89°35'37"	10.50	16.42	S28°09'20"W	18.40
C10	84°08'37"	10.50	15.42	N42°45'40"E	14.07
C11	28°59'52"	60.00	303.88	N34°52'57"W	68.84
C12	44°14'17"	10.50	8.11	N67°15'31"W	7.91
C13	29°27'04"0	60.00	311.38	N14°25'23"W	62.39
C14	73°05'43"	10.50	13.40	S15°27'08"E	12.51
C15	4°35'09"	1000.00	80.04	N58°26'30"E	80.01

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N73°30'19"E	9.70'	L16	N64°54'01"W	30.00'
L2	N16°33'35"W	19.89'	L17	S64°17'55"W	30.00'
L3	N00°00'00"E	15.00'	L18	S44°22'30"E	14.07'
L4	N02°24'01"W	30.00'	L19	S89°14'59"W	29.93'
L5	S73°21'19"W	35.00'	L20	N89°41'57"E	25.00'
L6	S05°50'39"W	49.60'	L21	N90°00'00"W	25.00'
L7	N69°18'34"W	13.97'	L22	N90°00'00"W	10.00'
L8	N19°21'19"E	13.98'	L23	N90°00'00"W	37.71'
L9	N45°55'34"E	14.14'	L24	S73°21'22"W	34.80'
L10	S44°04'26"E	14.14'	L25	S90°00'00"E	47.77'
L11	N45°55'34"E	14.14'	L26	N90°00'00"W	27.36'
L12	S44°04'26"E	14.14'	L27	N73°21'22"E	53.41'
L13	S25°37'03"W	33.02'			
L14	S51°50'37"W	35.00'			
L15	N45°39'10"E	14.21'			

LEGEND

IRFC	IRON ROD FOUND	XF	"X" CUT IN CONCRETE FOUND
IRSF	IRON ROD FOUND W/ "GHM" CAP SET	XC	"X" CUT IN CONCRETE SET
IRFC	IRON ROD FOUND WITH CAP FOUND		
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAN RECORDS OF DENTON COUNTY, TEXAS		
S.B.	BUILDING SETBACK		
V.A.M.	VISIBILITY AND ACCESS EASEMENT		
F.U.E.	FRANCHISE UTILITY EASEMENT		
W.E.	WATER EASEMENT		
W.M.E.	WALL MAINTENANCE EASEMENT		
S.E.	SANITARY SEWER EASEMENT		
S.M.E.	SCREENWALL MAINTENANCE EASEMENT		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCING		

LINE TYPE LEGEND

	BOUNDARY LINE
	BUILDING LINE
	EASEMENT LINE

NOTES

1. ACCORDING TO MAP NO. 48121C05040, 48121C0545G, 48121C0608G AND 48121C0685G, DATED APRIL 19, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP, FLOOD ZONE, AND FLOOD HAZARD, EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X-UNSHADED," WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY SUCH FLOODS. THEREFORE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE AREA SURVEYORS.
2. THE BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999849499.
3. SELLING A PORTION OF THIS ADDITION BY METES AND SOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING CERTIFICATES.
4. LINE AND CURVE TABLES LOCATED ON SHEET 1.

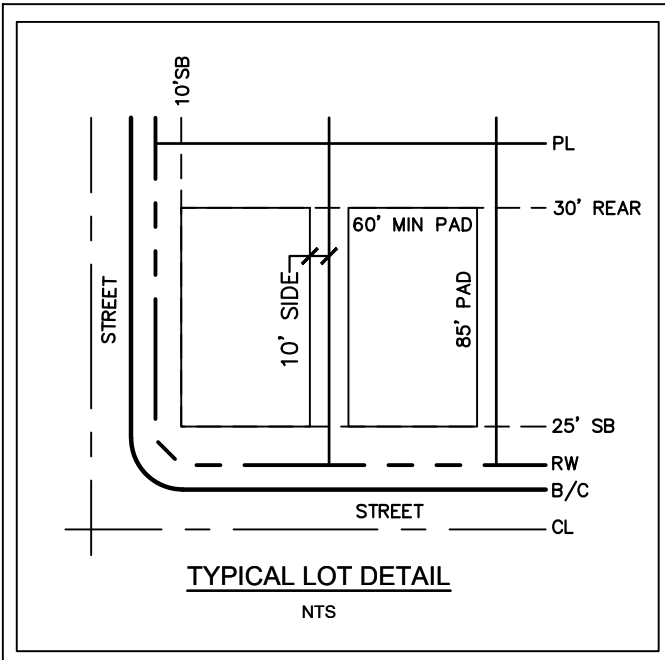
A RECORD PLAT OF
LOTS 1-7, BLOCK A, LOTS 1-9, BLOCK D, LOTS 1-14, BLOCK F,
LOTS 1X-3X HOA, 1-33, BLOCK G
OAKBRIDGE CROSSING
PHASE 3
BEING 30.444 ACRES SITUATED IN
JOHN WHITE SURVEY, ABSTRACT NO. 13.41
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
OCTOBER 2022
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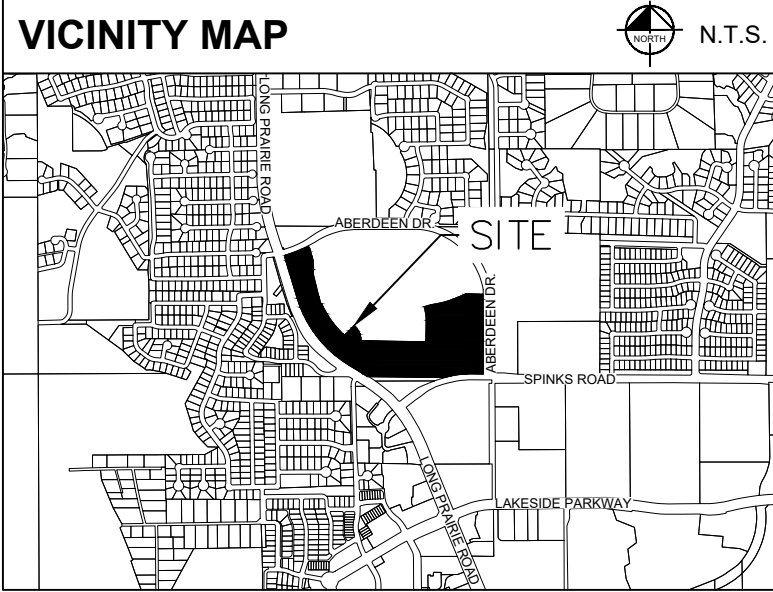
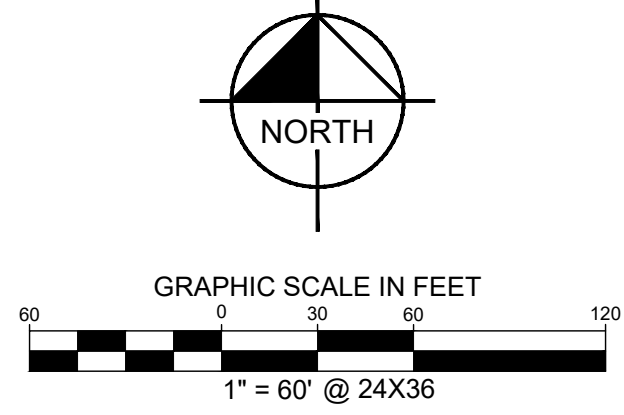
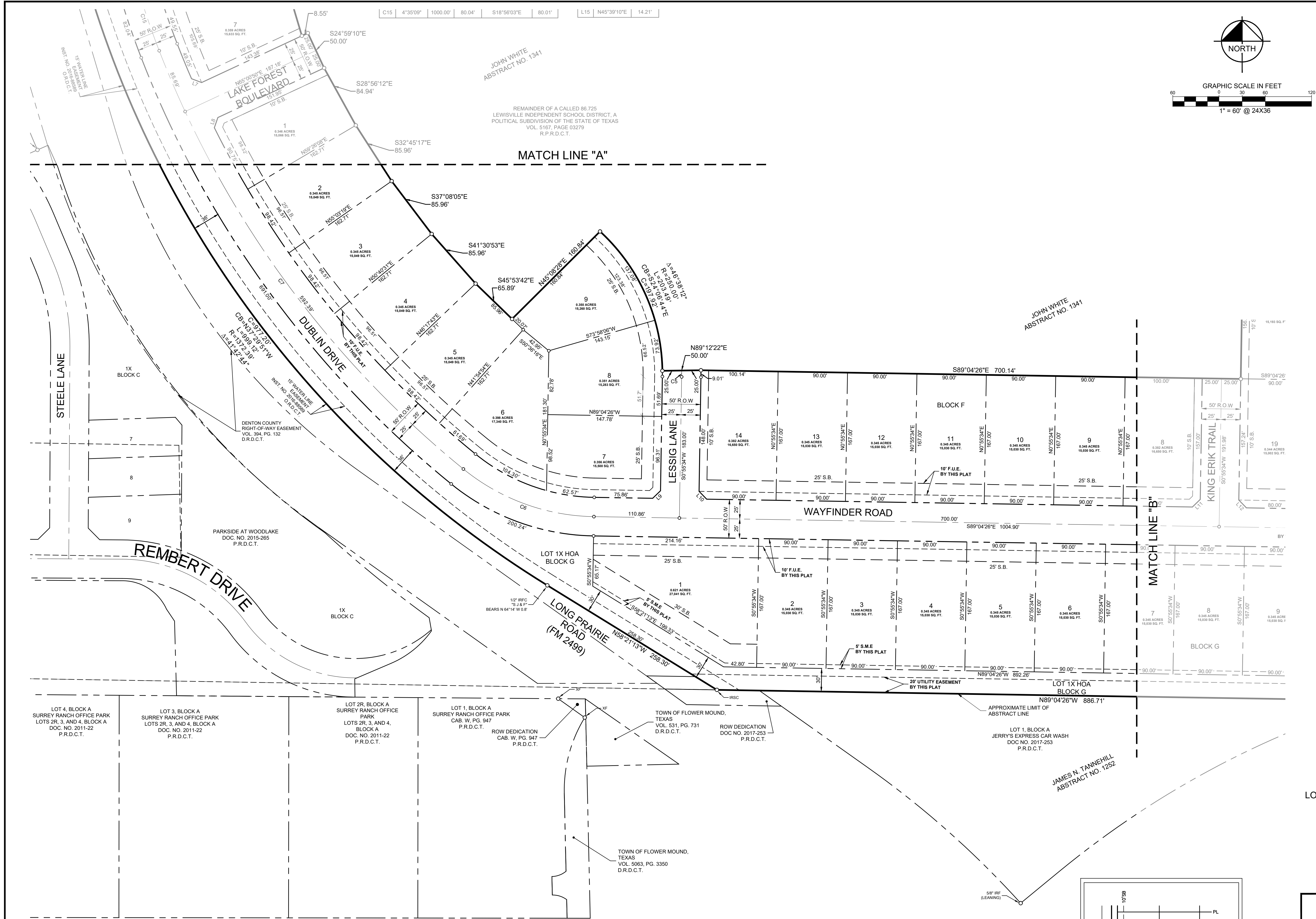
Kimley»»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822			
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	CDS	KHA	DEC. 2022	068625019	1 OF 4

DEVELOPER / OWNER:
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY
GRAPEVINE, TX 76051
TEL: (817) 329-7973
CONTACT: MIKE BOSWELL

ENGINEER / SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
6100 WARREN PARKWAY, SUITE 210
FRISCO, TX 75035
P (972) 335-3580
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LOT AND BLOCK ANALYSIS TABLE:	
SMALLEST RESIDENTIAL LOT	15,002 SF
LARGEST RESIDENTIAL LOT	27,041 SF
AVERAGE RESIDENTIAL LOT	16,333 SF
RESIDENTIAL LOTS	56
X HOA-LOTS	3
TOTAL LOTS	59

LEGEND	
IRF	IRON ROD FOUND
IRSC	IRON ROD WITH "X" CAP SET
D.R.O.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
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P.O.B.	POINT OF BEGINNING
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LINE TYPE LEGEND	
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- NOTES :
1. ACCORDING TO MAP NO. 48121C0540G, 48121C0545G, 48121C0680G AND 48121C0685G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X-UNSHADED", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
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JOHN WHITE SURVEY, ABSTRACT NO. 13.41
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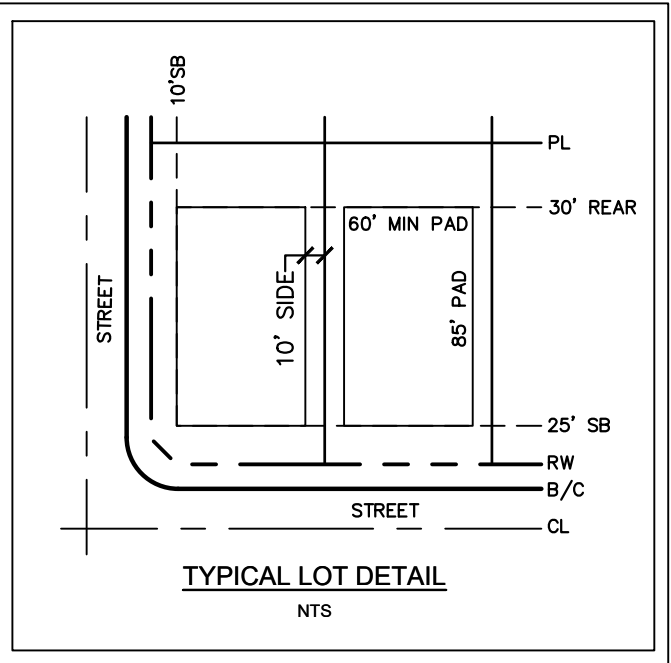
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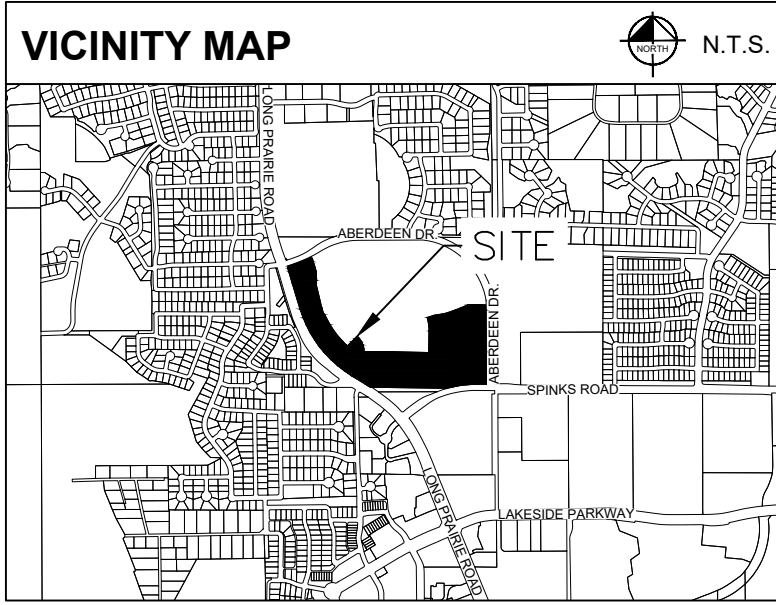
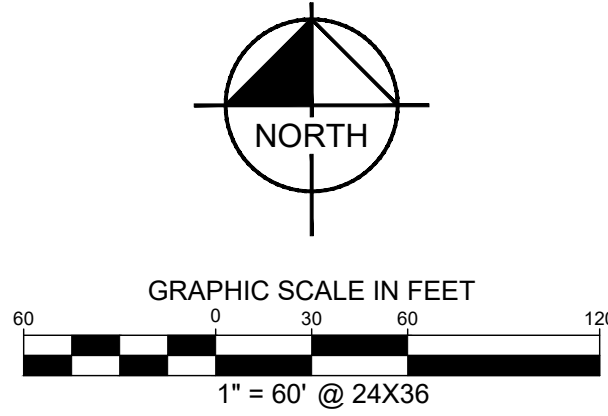
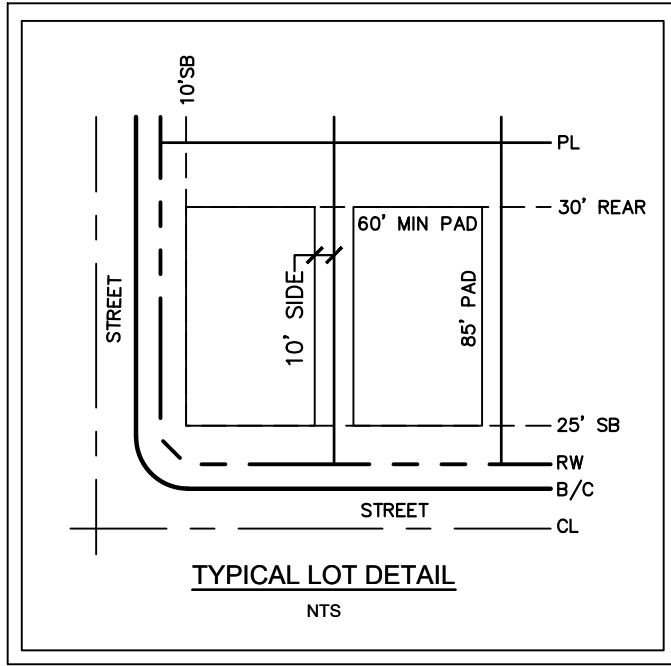
6160 Warren Parkway, Suite 210
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FIRM # 10193822

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LINE TYPE LEGEND

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LOTS 1-7, BLOCK A, LOTS 1-9, BLOCK D, LOTS 1-14, BLOCK F,
LOTS 1X-3X HOA, 1-33, BLOCK G
**OAKBRIDGE CROSSING
PHASE 3**
BEING 30.444 ACRES SITUATED IN
JOHN WHITE SURVEY, ABSTRACT NO. 1341
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
OCTOBER 2022
TOWN PROJECT NO. _____

Kimley»Horn

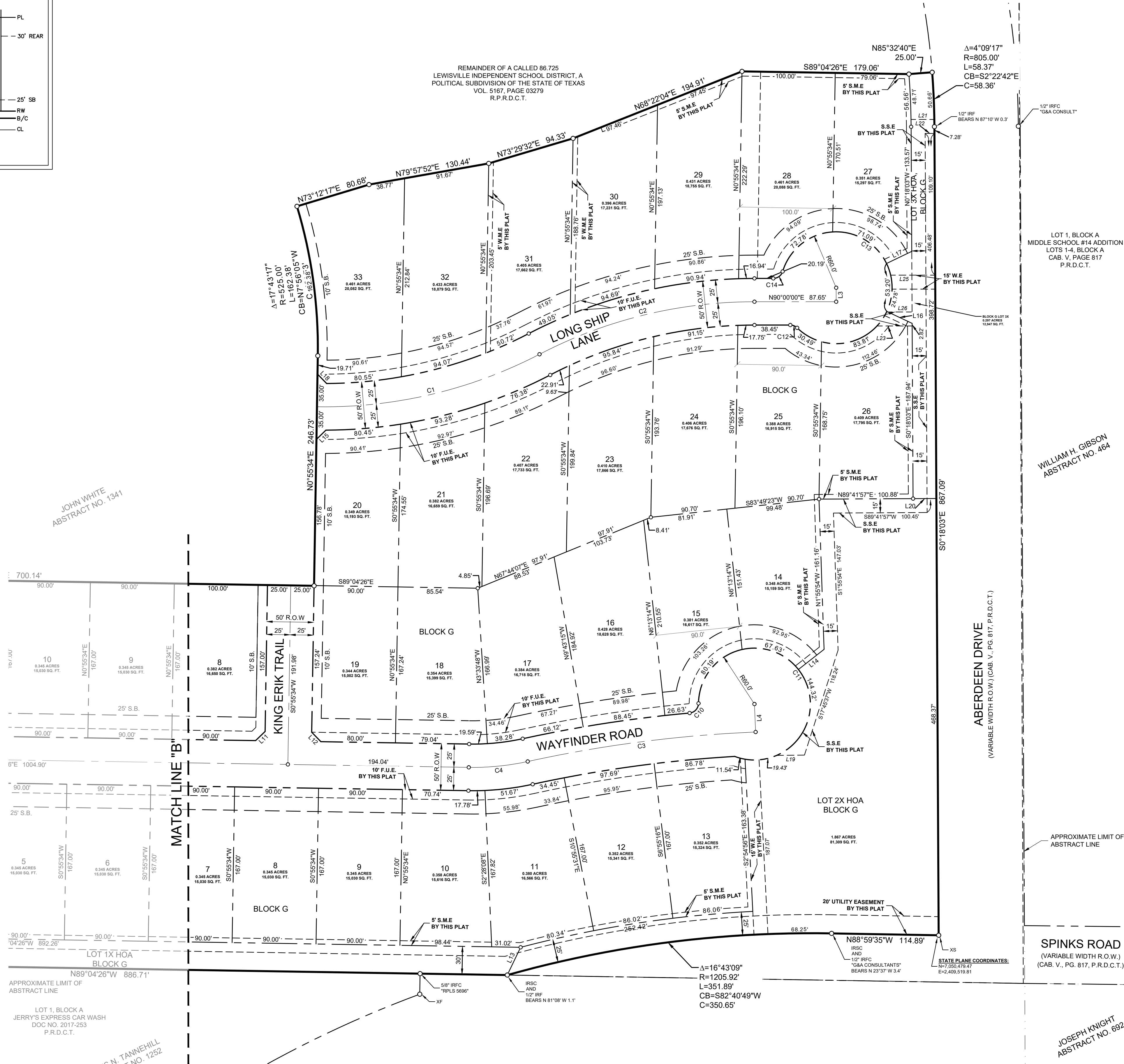
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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	DEC. 2022	068625019	3 OF 4

DEVELOPER / OWNER:
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6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75035
P. (972) 335-3580
CONTACT: J. CASEY ROSS, P.E.



OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §
TOWN OF FLOWER MOUND §

WHEREAS TOLL SOUTHWEST, LLC., is the owner of a tract of land situated in the John White Survey, Abstract No. 1341, Denton County, Texas and being a portion of a called 86.725 acre tract of land described in a deed to Lewisville Independent School District, a Political Subdivision of the State of Texas, as recorded in Volume 5167, Page 03279 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut set on the easterly right of way line of F.M. 2499, a variable width right of way, same being on the southerly right of way line of Aberdeen Drive, a variable width right of way, as dedicated in the Record Plat of Middle School # 14 Addition, Lots 1-4, Block A, of the Plat Records of Denton County, Texas, and the westerly line of said 86.725 acre tract:

THENCE North 73°17'05" East, a distance of 100.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 895.00 feet, a central angle of 12°22'02", and a chord bearing and distance of North 67°06'04" East, 192.81 feet;

THENCE continuing along the southerly right of way line of said Aberdeen Drive and in a northerly direction, with said tangent curve to the left, an arc distance of 193.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly right of way line of said Aberdeen Drive, and crossing said 86.725 acre tract, the following:

- South 29°04'57" East, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 16°38'29" East, a distance of 152.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 01°53'43" East, a distance of 102.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 06°38'31" West, a distance of 44.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 13°14'32" East, a distance of 273.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 16°34'30" East, a distance of 90.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner
- North 65°00'50" East, a distance of 8.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 24°59'10" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 28°56'12" East, a distance of 84.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 32°45'17" East, a distance of 85.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 37°08'05" East, a distance of 85.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 41°30'53" East, a distance of 85.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 45°53'42" East, a distance of 65.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°08'28" East, a distance of 160.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 250.00 feet, a central angle of 46°38'12", and a chord bearing and distance of South 24°06'44" East, 197.92 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 203.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°12'22" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°04'26" East, a distance of 700.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°55'34" East, a distance of 246.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 525.00 feet, a central angle of 17°43'17", and a chord bearing and distance of North 07°56'05" West, 161.73 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 162.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°12'17" East, a distance of 80.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°57'52" East, a distance of 130.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°29'32" East, a distance of 94.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°22'04" East, a distance of 194.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°04'26" East, a distance of 179.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°32'40" East, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly right of way line of said Aberdeen Drive, same being at the beginning of a non-tangent curve to the right with a radius of 805.00 feet, a central angle of 04°09'17", and a chord bearing and distance of South 02°22'42" East, 58.36 feet;

THENCE along the westerly right of way line of said Aberdeen Drive and in a southwesterly direction, with said non-tangent curve to the right, an arc distance of 58.37 feet to a point, from which a 1/2 inch iron rod found bears North 87°10' West, a distance of 0.3 feet;

THENCE South 00°18'03" East, continuing along the westerly right of way line of said Aberdeen Drive, a distance of 867.09 feet to an "X" cut set on the northerly right of way line of Spinks Road, a variable width right of way, as dedicated in the Record Plat of Middle School # 14 Addition, Lots 1-4, Block A, of the Plat Records of Denton County, Texas, same being on the westerly right of way line of said Aberdeen Drive;

THENCE North 88°59'35" West, departing the westerly right of way line of said Aberdeen Drive and along the northerly right of way line of said Spinks Road, a distance of 114.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,205.92 feet, a central angle of 16°43'09", and a chord bearing and distance of South 82°40'49" West, 350.65 feet;

THENCE continuing along the northerly right of way line of said Spinks Road and in a southwesterly direction, with said non-tangent curve to the left, an arc distance of 351.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said 86.725 acre tract

THENCE North 89°04'26" West, along the southerly line of said 86.725 acre tract and the northerly line of a tract of land described as Lot 1, Block A in a deed to Jerry's Express Car Wash, as recorded in Document No. 2017-253, of the Plat Records of Denton County, Texas, a distance of 886.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly right of way line of said FM 2499;

THENCE departing the southerly line of said 86.725 acre tract and along the westerly right of way line of said FM 2499, the following

North 58°21'13" West, a distance of 258.30 feet a point set at the beginning of a tangent curve to the right with a radius of 1,372.39 feet, a central angle of 41°42'44", and a chord bearing and distance of North 37°29'51" West, 977.20 feet, from which a 1/2 inch iron rod with plastic cap stamped "S J & F" bears North 64°14' West, 0.8 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 999.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°38'29" West, a distance of 500.37 feet to an "X" cut set for corner;

North 73°30'19" East, a distance of 9.70 feet to an "X" cut set for corner;

North 16°33'36" West, a distance of 19.89 feet to the POINT OF BEGINNING and containing 30.444 acres (1,326,140 square feet) of land, more or less.

DRAINAGE EASEMENT:

- Upkeep and maintenance of the private drainage easement is the responsibility of the owner.
- Upkeep and maintenance shall include but not limited to the following items:
 - Grass and ground cover shall be kept to a height required by the town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
- No dumping of any type is permitted within this easement area.
- Drainage easements with open channel may be crossed by tubular steel fencing. There must be a minimum of 4" of clearance between the lowest part of a fence and the top of a private swale. Drainage easements must be kept in a state that will not inhibit flow.

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

Witness my hand this the _____ day of _____, 2022

BY:

TOLL SOUTHWEST, LLC.

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

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

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

EXECUTED at _____, Texas, this _____ day of _____, 2022.

TOLL SOUTHWEST, LLC.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public, State of Texas

NOTES REQUIRED BY TOWN OF FLOWER MOUND

- THIS PROPERTY IS SUBJECT TO PD# 182
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS, AND WALL EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- X-LOTS ARE DEDICATED FOR DRAINAGE, LANDSCAPE, AND SCREENING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
- LOT 1X, BLOCK G , LOT 2X, BLOCK G , AND LOT 3X, BLOCK G ARE DEDICATED AS LANDSCAPE AND SCREENING EASEMENTS, UTILITY EASEMENTS, DRAINAGE AND GRADING EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS. THE HOA SHALL MAINTAIN THE PEDESTRIAN CONCRETE WALKWAYS WITHIN THESE LOTS.

DRAINAGE EASEMENT:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT
- DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL SOUTHWEST, LLC., do hereby adopt this plat designating the herein above described property as OAKBRIDGE CROSSING, PHASE 3, an Addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

Witness my hand this the _____ day of _____, 2022

BY:

TOLL SOUTHWEST, LLC.

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

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

Witness my hand this the _____ day of _____, 2022

BY:

TOLL SOUTHWEST, LLC.

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day of _____, 2022.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

Approved:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

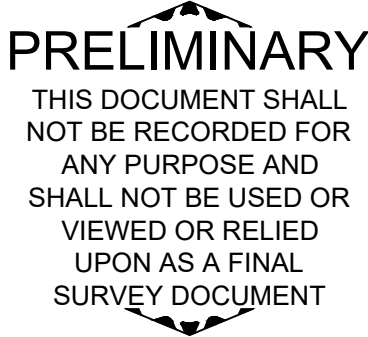
Brad Ruthrauff, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound



A RECORD PLAT OF
LOTS 1-7, BLOCK A, LOTS 1-9, BLOCK D, LOTS 1-14, BLOCK F,
LOTS 1X-3X HOA, 1-33, BLOCK G
OAKBRIDGE CROSSING
PHASE 3
BEING 30.444 ACRES SITUATED IN
JOHN WHITE SURVEY, ABSTRACT NO. 13.41
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
OCTOBER 2022
TOWN PROJECT NO. _____ - _____

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			Tel. No. (972) 335-3580 FIRM # 10193822		
Scale N/A	Drawn by CDS	Checked by KHA	Date DEC. 2022	Project No. 068625019	Sheet No. 4 OF 4
DEVELOPER / OWNER: TOLL SOUTHWEST, LLC. 2555 SW GRAPEVINE PARKWAY GRAPEVINE, TX 76051 TEL (817) 329-7973 CONTACT: DEMERIOUS SEALS			ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES 6160 WARREN PARKWAY, SUITE 210 FRISCO, TX 75035 P (972) 335-3580 CONTACT: J. CASEY ROSS, P.E.		

Oakbridge Crossing - PHASE 3

Denton County, Tx

L a n d s c a p e a n d S c r e e n i n g P l a n s

PROJECT TEAM

OWNER

Toll Brothers
Contact:
Mike Boswell
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Texas 76051
817.329.7973

LANDSCAPE
ARCHITECT



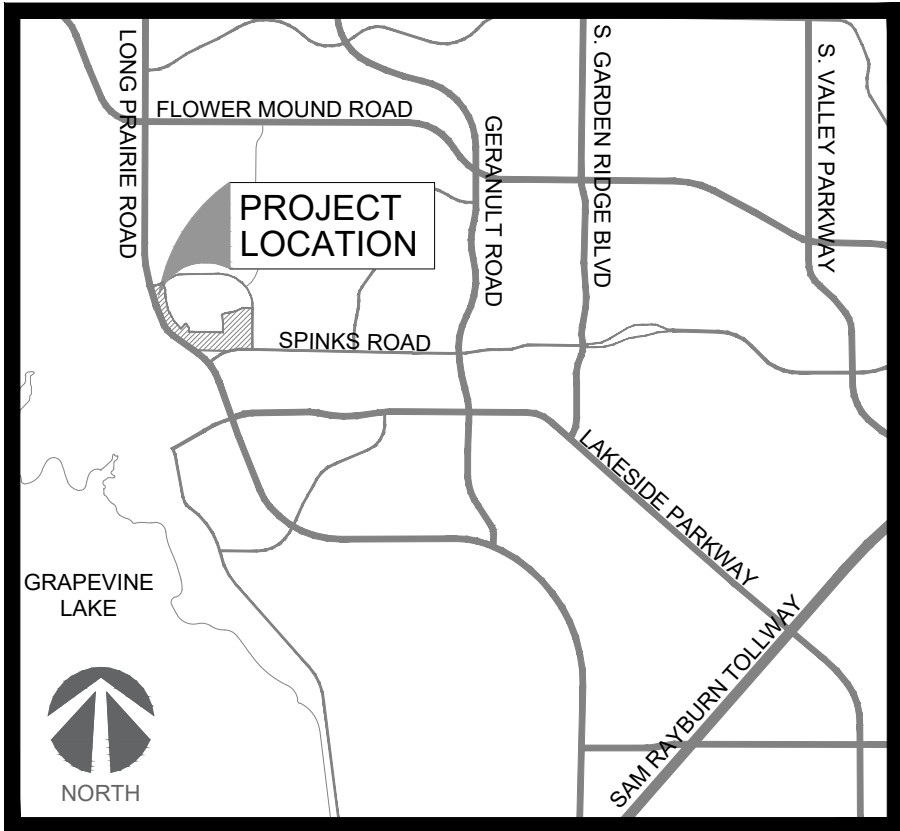
Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
Dallas, TX 75238
O: 972.855.8705

NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
12.02.2022

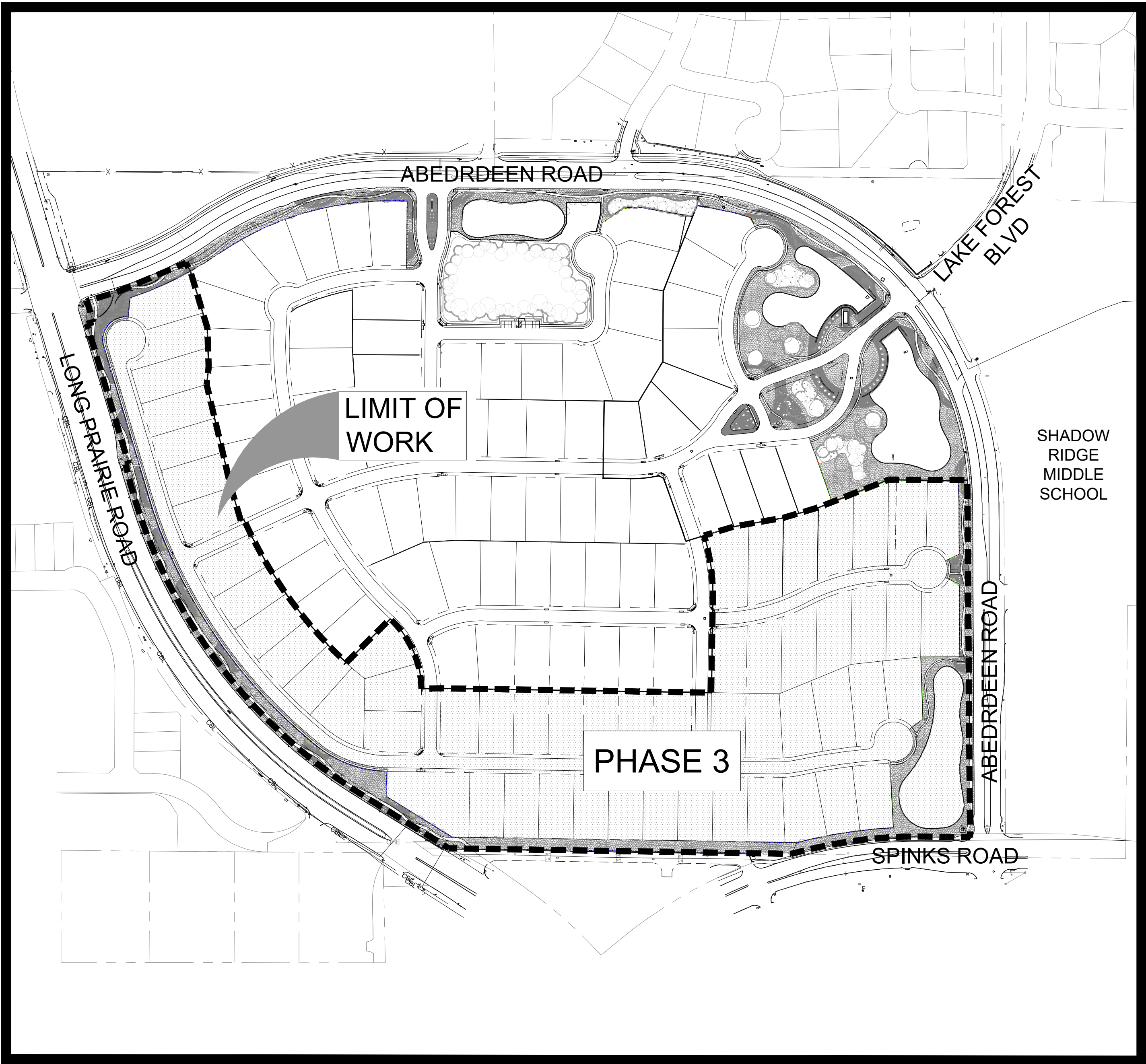
Sheet List Table

Sheet Number	Sheet Title
--	Cover
G-1.01	General Construction Notes
G-1.02	Overall Phasing Map
G-1.03	Overall Screening Plan
G-1.04	Overall Key Plan
L-2.01	Layout and Grading Plan
L-2.02	Layout and Grading Plan
L-2.03	Layout and Grading Plan
L-2.04	Layout and Grading Plan
L-2.05	Layout and Grading Plan
L-2.06	Layout and Grading Plan
L-2.07	Layout and Grading Plan
L-3.01	Hardscape Details
L-3.02	Hardscape Details
L-3.03	Hardscape Details
L-4.01	Planting Plan
L-4.02	Planting Plan
L-4.03	Planting Plan
L-4.04	Planting Plan
L-4.05	Planting Plan
L-4.06	Planting Plan
L-4.07	Planting Plan
L-5.01	Planting Details Schedule and Notes
L-5.02	Planting Details Schedule and Notes

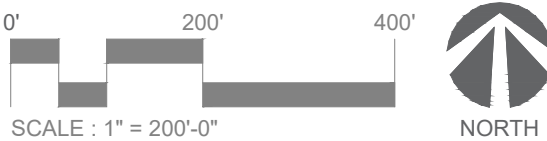


VICINITY MAP

N.T.S.



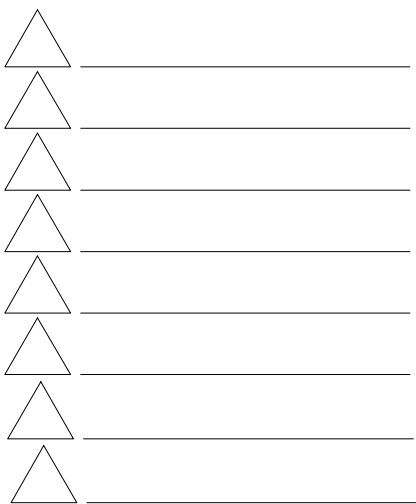
SITE MAP



ISSUED

11/14/2022 Development Plan
Submittal

REVISIONS



PROJECT NO. : 210001
DRW: P.C. , F.Y.
RVW: P.C.

GENERAL CONSTRUCTION NOTES

- Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated landscape architect from Green Door Studio. The Contractor will be required to coordinate and correspond with the landscape architect from Green Door Studio and key consultants for the Owner.
- These drawings supplement other contractual information which may include Bid Instructions or Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
- The intent of these drawings, details and associated specifications is for the Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
- All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.
- The Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Contractor shall comply with all notifications and inspection requirements.
- Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Contractor is required to fully coordinate with those consultants/contractors. Owner is to pay for all soils and materials testing.
- An Existing Condition Survey has been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Contract Documents. These survey plans have been reformatted and included in these documents. The Contractor is required to visit the site to verify information. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative.
- Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Contractor shall maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. The Contractor shall explore, understand, and coordinate (with other Sub-Contractors) all utilities impacts prior to submitting bid and shall be responsible for any modifications or damages to utility lines, structures or injuries therefrom. For existing utility information contact The One-Call Board of Texas (OCB) at 811 or 800-545-6005. A minimum notice of 3 business days in advance of locational needs is required.
- These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other Landscape Contractors, the public and others.
- The Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and Contractor staff parking and to coordinate security issues, construction sequencing/phasing, scheduling, and maintaining public, emergency, handicapped or operations access before starting the related work. The Contractor shall meet any "Construction Criteria" or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner as a part of the Base Bid.
- Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
- The Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of performance, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
- Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner's Representative.
- The Contractor is required to maintain a complete and "up-to-date" set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals are also a requirement of this contract.
- Maintenance, warranties and performance guarantees may be a requirement of this contract - see specifications.
- Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
- The Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination.

GRADING AND PLANTING PREPARATION NOTES

- These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
- This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed.
- It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.
- All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
- All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.
- The Contractor shall be responsible for finished grading of the project. The Contractor and Owner's Representative shall review the extent of grading prior to commencing work.
- The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
- Prior to preparing Turf Sod, Turf Seed and Plant Bed areas, eradicate all weeds, briars and vines with post-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and taking all necessary precautions. After weed eradication and removal and the specified waiting period apply 10 lb of MicroLife Hummates Plus per 1,000 sq ft to restore soil health.
- Turf Sod and Turf Seed areas shall be raked smooth, removing and disposing of stones over 1" diameter. Turf Sod shall be graded to feather into natural grade.
- Plant Beds to be prepared to a 6" depth to accommodate 4" depth of compost tilted and thoroughly blended with the native soil and 2" mulch layer. Bed preparation to include a minimum of (3) tilling's. Provide a 6' x 6' mockup of the bed preparation for Owner's Representative review and approval.

1st Till-
Till the soil surface to a minimum depth of 6". Stones larger than 1" diameter shall be removed and disposed of off-site.

2nd Till-
Spread 2" of compost on the surface of the tilled soil. Till the compost into the tilled soil to a minimum depth of 6" thoroughly blending the native soil with the compost. Smooth out the grade, rake and remove clods, stones larger than 1" diameter, and debris and dispose of off-site.

3rd Till-
Spread 2" of compost and organic fertilizer (2 lbs. per 100 sf) on the surface of the thoroughly blended/tilled soil. Till the compost and the fertilizer into the blended/tilled soil to a depth of 3". Smooth out the grade. Rake soil back from the edges to accommodate 2" mulch depth. In Bid Proposal furnish a unit price per cubic yard of placed compost. This unit price will be used in the adjustment of bed areas.

LAYOUT NOTES

- All work shown shall be field staked or otherwise denoted and subject to field verification, review and approval by the Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
- To expedite the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
- The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
- Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
- The Contractor is responsible to provide complete-in-place systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representative, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
- Field staked locations for walks, roads, swales, walls, curbs, structures etc. may be requested by the Owner's Representative. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
- It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
- When indicated on the Drawings, improvements that are to be coordinated on site with the Owner's Representative will be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected. Rejected work must be removed and replaced.

IRRIGATION NOTES

- It is the intent of this Contract for the Contractor to design and install a complete automatic 2-wire Weathermatic controlled irrigation system based on the information, details and specifications provided in these documents.
- The Contractor shall submit an irrigation plan for review and approval by the Owner's Representative prior to commencing work. Work completed before the approval of the plan may be rejected.
- The irrigation system shall be capable of applying full head to head coverage of 1" of water per week. Irrigation times shall be limited to two days per week between the hours of 7pm and 10am.
- The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the installation of the irrigation system and related operations. Refer to the Planting Plans for locations of trees, beds, edging, etc.
- Coordinate installation of irrigation system with installation of all adjacent planting, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall be a registered Landscape Irrigator in the State of Texas.
- It is the design and the final installation of the irrigation system shall conform to all TCEQ and local rules and regulations.
- It is the Contractor's responsibility to coordinate final locations of irrigation equipment with the Owner's Representative to avoid paving, utilities, etc.
- It is the responsibility of the Contractor to be familiar with grade differences, location of walls, structures and utilities. The Contractor shall replace or repair all items damaged by his work.
- It is the intent of these documents to have the Contractor provide a complete operational irrigation system. The Contractor shall verify water pressure prior to construction. The Contractor shall report any discrepancy between design pressure and actual pressure to the Owner's Representative prior to commencing work.
- The Contractor shall obtain all permits and licenses, pay all charges and fees and file all notices required and necessary to provide a complete and operational irrigation system.
- The Contractor shall supply the Owner's Representative complete "as-built" record drawings showing the location of all mainlines, valves (manual and electric), controllers and control and monitoring devices. "As-built" drawings shall include a complete schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location.
- The Contractor shall provide a typed and laminated schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location. A copy of this schedule shall be affixed to the inside door of each controller.
- Each controller shall be equipped with an approved rain sensor device. Mounting location of sensor shall be approved by Owner's Representative.
- Install all backflow prevention devices and piping between the point of connection and the backflow prevention devices per local codes and ordinances.
- Final location of backflow prevention devices and system controllers shall be approved by Owner's Representative.
- Electrical service will be provided at the location of the controller by others. It is the responsibility of the Contractor to make the final connection from the service to the controller.
- All sleeving under proposed walks, walls and other like improvements shall be located by a mark in the concrete at each end of sleeve locations. The mark shall be a "V" 4" long x 1/8th" deep pointing to the sleeve ends.
- All piping and wiring shall be installed in SCH 40 PVC sleeves. Install sleeving based on sleeve sizing guide below:
Pipe Size or Wire Quantity Required Sleeve
3/4" - 1-1/4" Piping 2" PVC Sleeve
1 1/2" - 2" Piping 4" PVC Sleeve
2 1/2" - 3" Piping 6" PVC Sleeve
4" - Piping 8" PVC Sleeve
6" - Piping 10" PVC Sleeve
1 to 25 Control Wires 2" PVC Sleeve
26 to 75 Control Wires 3" PVC Sleeve
- Pipe velocity shall not exceed 5 feet per second. Minimum pipe sizes shall be as follows:
0-10 gpm use 3/4"
10-15 gpm use 1"
15-25 gpm use 1-1/4"
25-35 gpm use 1-1/2"
35-50 gpm use 2"
50-80 gpm use 2-1/2"
80-120 gpm use 3"
- All sprinkler heads shall be set perpendicular to the finished grade unless noted otherwise.
- The Contractor will be required flush and adjust all sprinkler heads and valves as necessary to provide optimal coverage with minimal overspray on to walks, streets, walls, fences, etc.
- All control wires are to be 14 AWG solid copper, insulated, direct burial wire, UF and UL listed. All wire connections between wires and to valves are to be made inside valve boxes using "King Brothers Snap Tile" wire connectors or approved equal.
- All equipment not otherwise detailed or specified shall be installed in accordance with the manufacture's instructions, recommendations and specifications.
- Some areas in these plans require temporary (manual or piped) irrigation. Refer to plans for these locations. Contractor is responsible for watering for establishment 90 days. Plants in these areas are not included in warranty.

PLANTING NOTES

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
- The Contractor shall field verified tree spacing prior to planting to make sure tree spacing will not cause issues once the trees are mature.
- Warranty: Provide a one-year replacement warranty for all irrigated plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION NOTES

- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- Install edging where decomposed granite trail meets planting bed and where decomposed granite trail meets gravel following manufacturer's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
 - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
 - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
- All Plant Beds and pit planted plants shall receive a 2" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Planting pits for 1, 3, & 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's Representative shall have final approval of plant material layout.

GENERAL LEGEND	
ABBREVIATIONS	
SYMBOL	DEFINITION
APPROX.	APPROXIMATE
B.O.C.	BACK OF CURB
B.W.	BOTTOM OF WALL = FINISHED GRADE
C.L.	CENTER LINE
CONC.	CONCRETE
DIA.	DIAMETER
D.I.	DRAIN INLET
DWG.	DRAWING
E.J.	EXPANSION JOINT
ESMT.	EASEMENT
E.Q.	EQUAL
F.O.C.	FRONT OF CURB
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
HP	HIGH POINT
L.O.C.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TANGENT
QTY.	QUANTITY
R	RADIUS
REF.	REFERENCE
R.O.W.	RIGHT OF WAY
SAN	SANITARY SEWER
S.G.	SUB GRADE
S.J.	SCORE JOINT
SIM.	SIMILAR
S.S.	STAINLESS STEEL
STRM.	STORM
T.B.D.	TO BE DETERMINED
T.C.	TOP OF CURB
T.O.B.	TOP OF BANK
T.O.C.	TOP OF CURB
T.R.	TOP OF RAMP
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP.	TYPICAL
VAR.	VARIES
W/	WITH
W/O	WITHOUT
W.L.	WATER LINE



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OAKBRIDGE CROSSING

Phase 3
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

issue

12.02.2022 City Submittal

revisions



title

General
Construction Notes

project number 210001

date 12.02.2022

sheet

G-1.01

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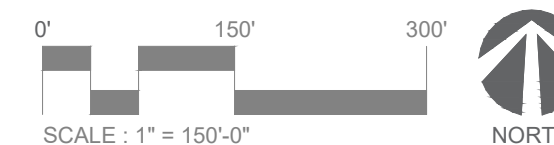
Overall Phasing Map

project number 21000

date 12.02.2022

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G-1.02





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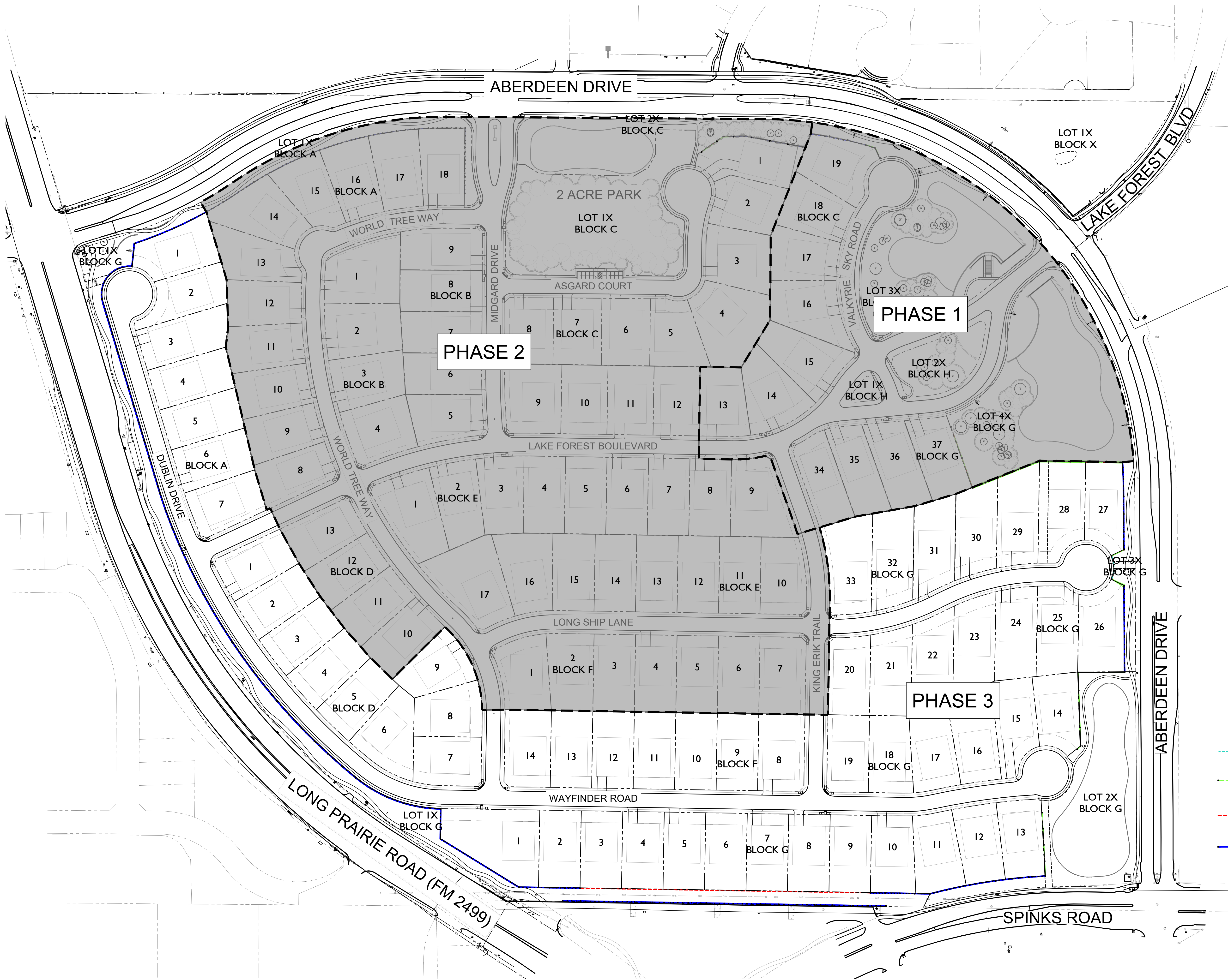
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project number 210001

date 12/2/2022

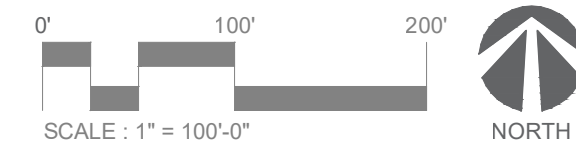
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G-1.03



LEGEND

- 4'-0" HEIGHT ORNAMENTAL METAL FENCE. REF TO 03/L-3.01
- 2'-6" HEIGHT KNEE WALL WITH 3'-6" HEIGHT ORNAMENTAL METAL FENCE. REF TO 02/L-3.01
- 6'-0" HEIGHT ORNAMENTAL METAL FENCE BUILT BY HOMEBUILDER. REF TO 03/L-3.01
- 6'-0" HEIGHT MASONRY WALL WITH ENHANCED COLUMNS AT LOT CORNERS AND ENDS OF WALL BY HOMEBUILDER. REF TO 01/L-3.01





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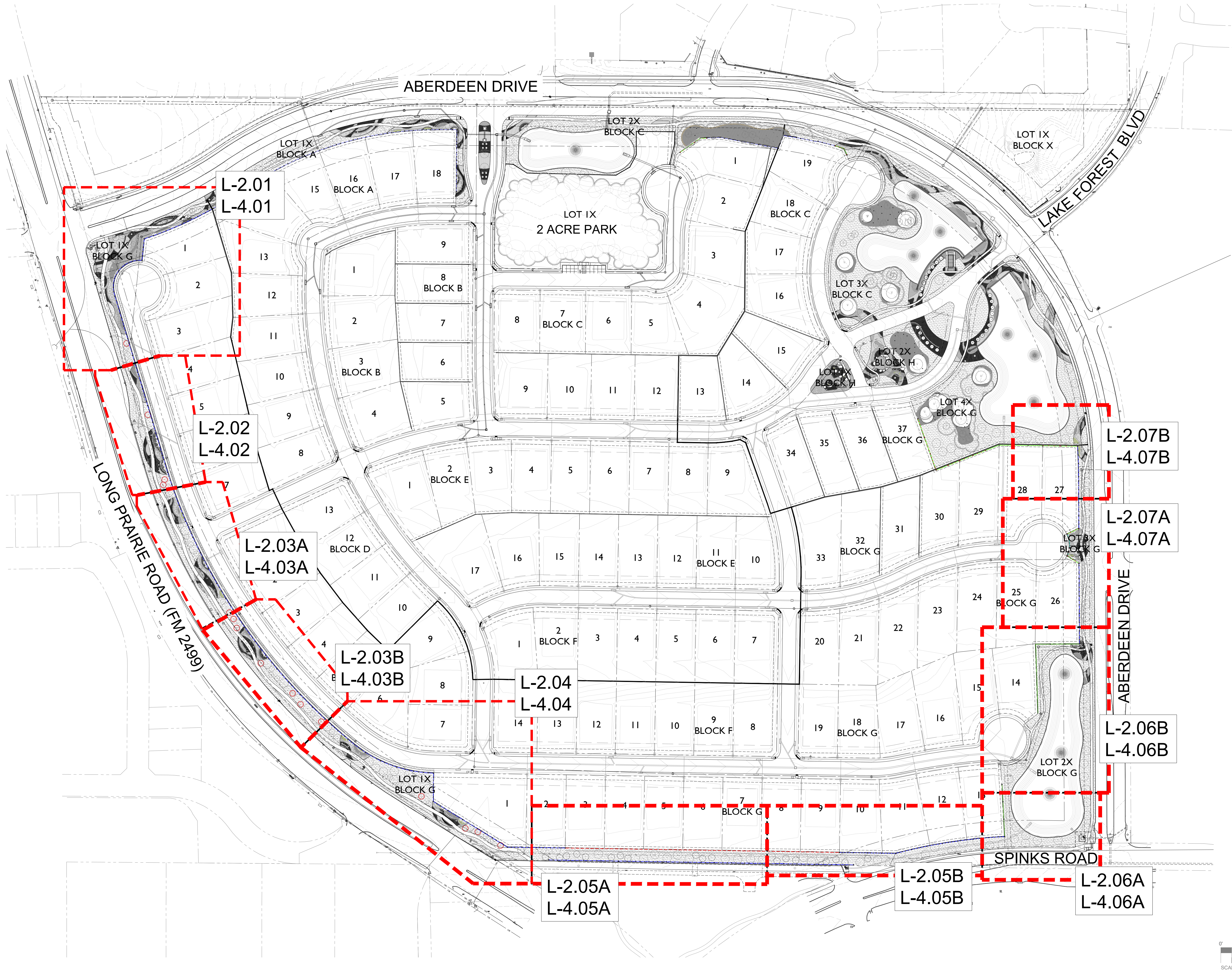
Overall Key Plan

project number 210001

date 12.02.2022

sheet

G-1.04





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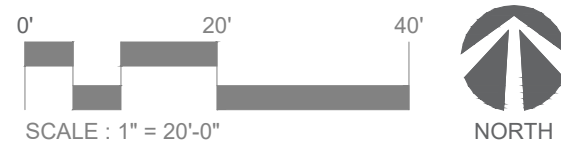
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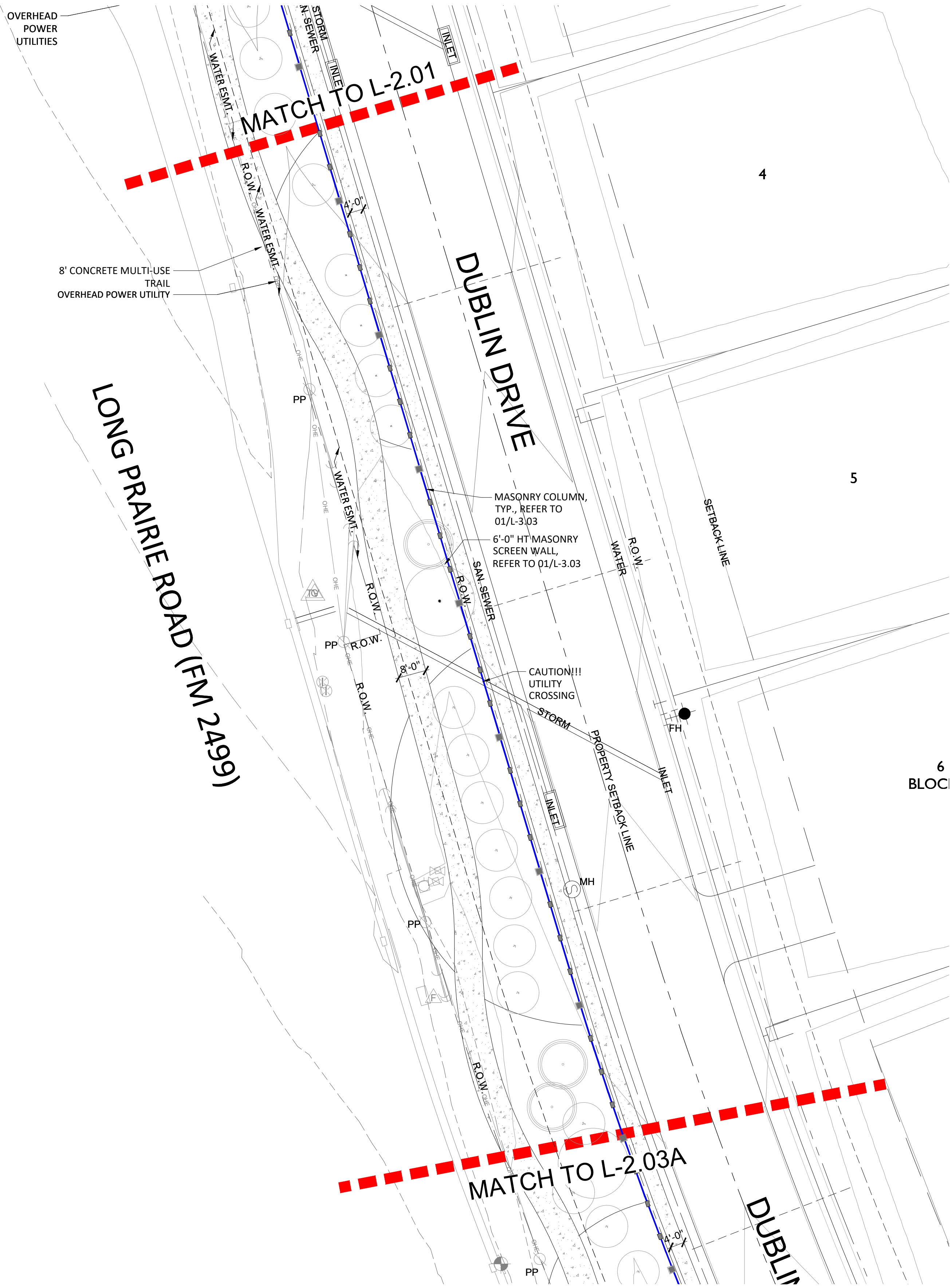
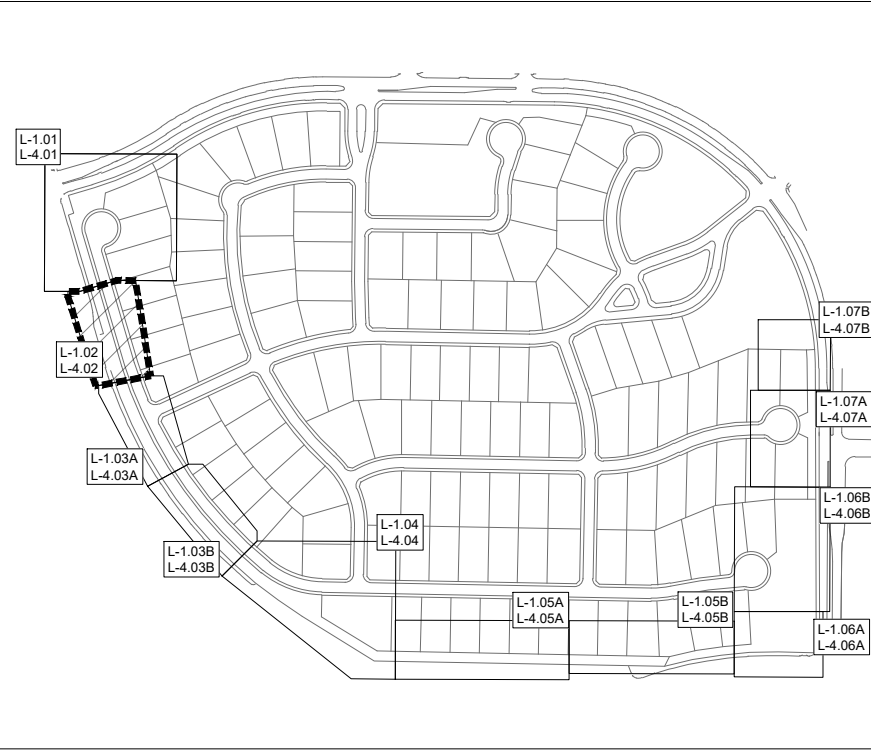
Layout and Grading Plan

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sheet

L-2.01





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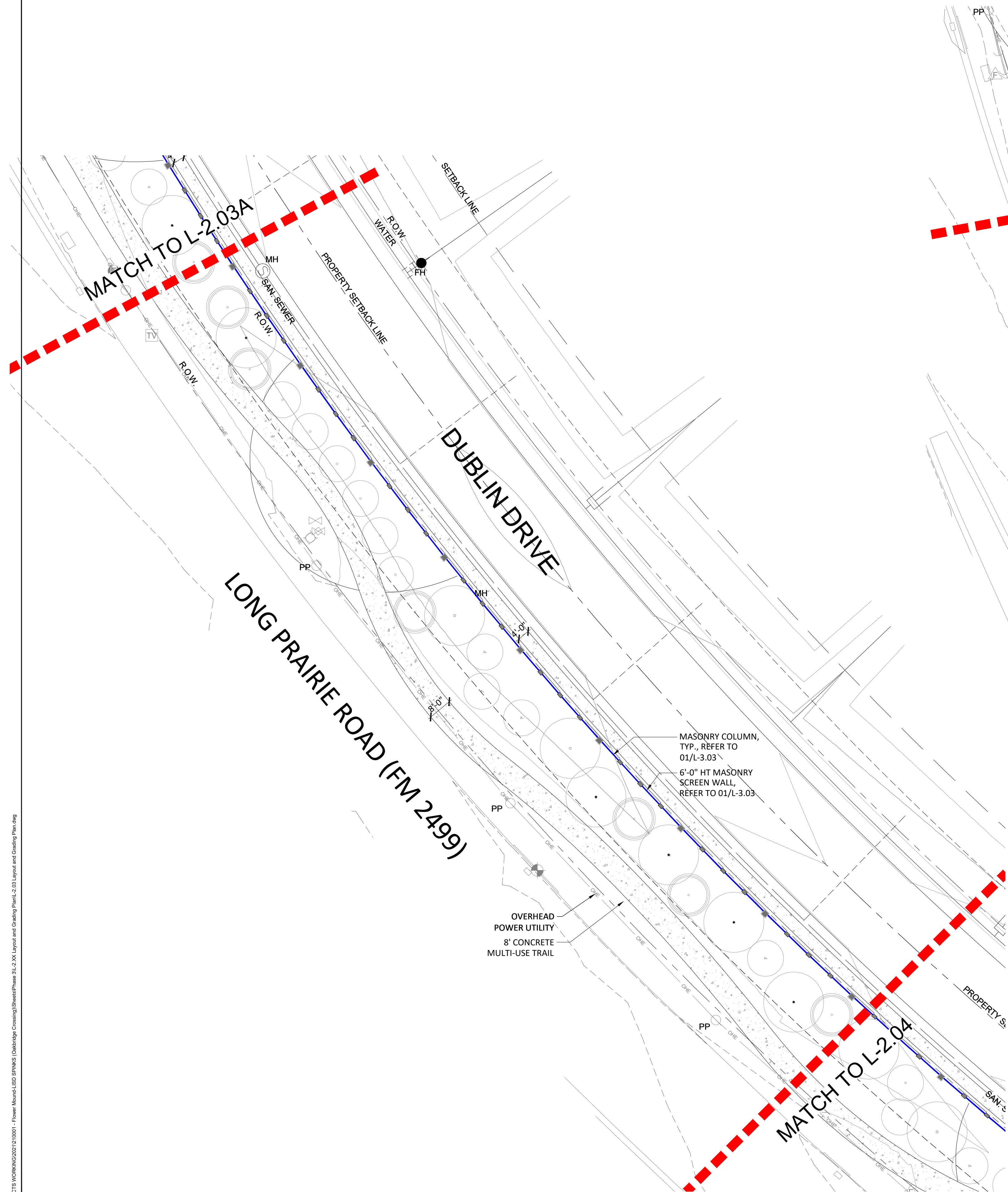
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project number 210001

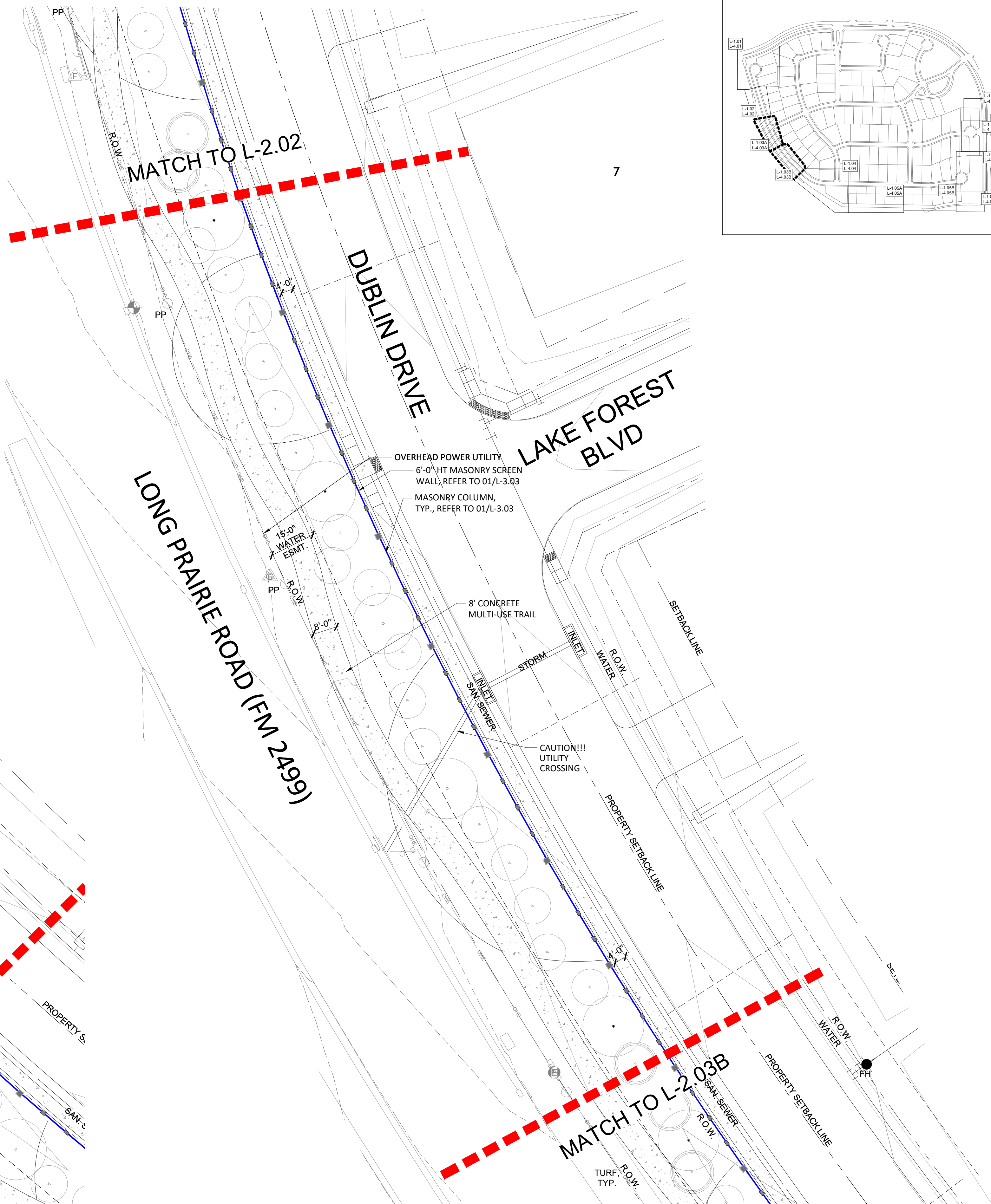
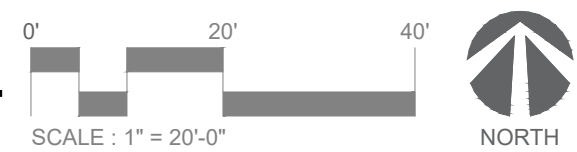
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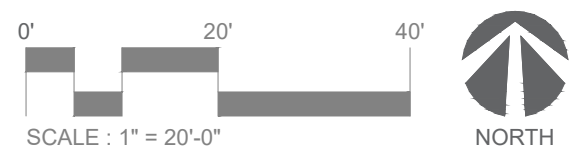
L-2.03



B PLANTING LAYOUT



A PLANTING LAYOUT



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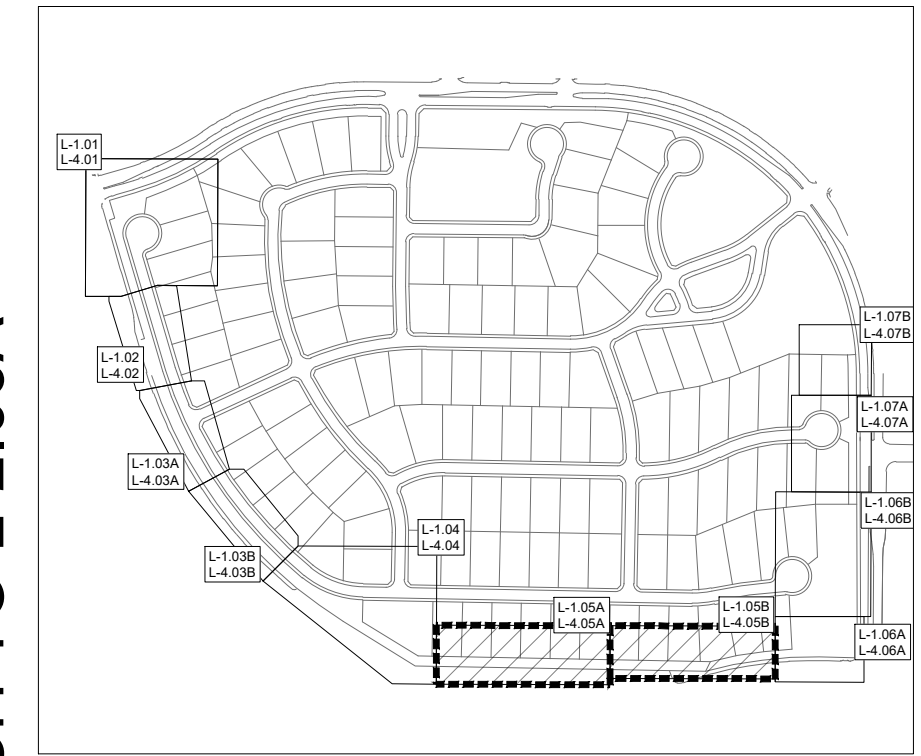
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date 12.02.2022

sheet

L-2.05

KEYMAP



MATCH TO L-2.05A

MATCH TO L-2.06A

COMMERCIAL DRIVEWAY

SPINKS ROAD

B PLANTING LAYOUT



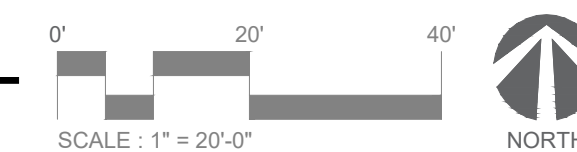
MATCH TO L-2.04

MATCH TO L-2.05B

COMMERCIAL DRIVEWAY

JERRY'S EXPRESS CAR WASH

A PLANTING LAYOUT





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Plan

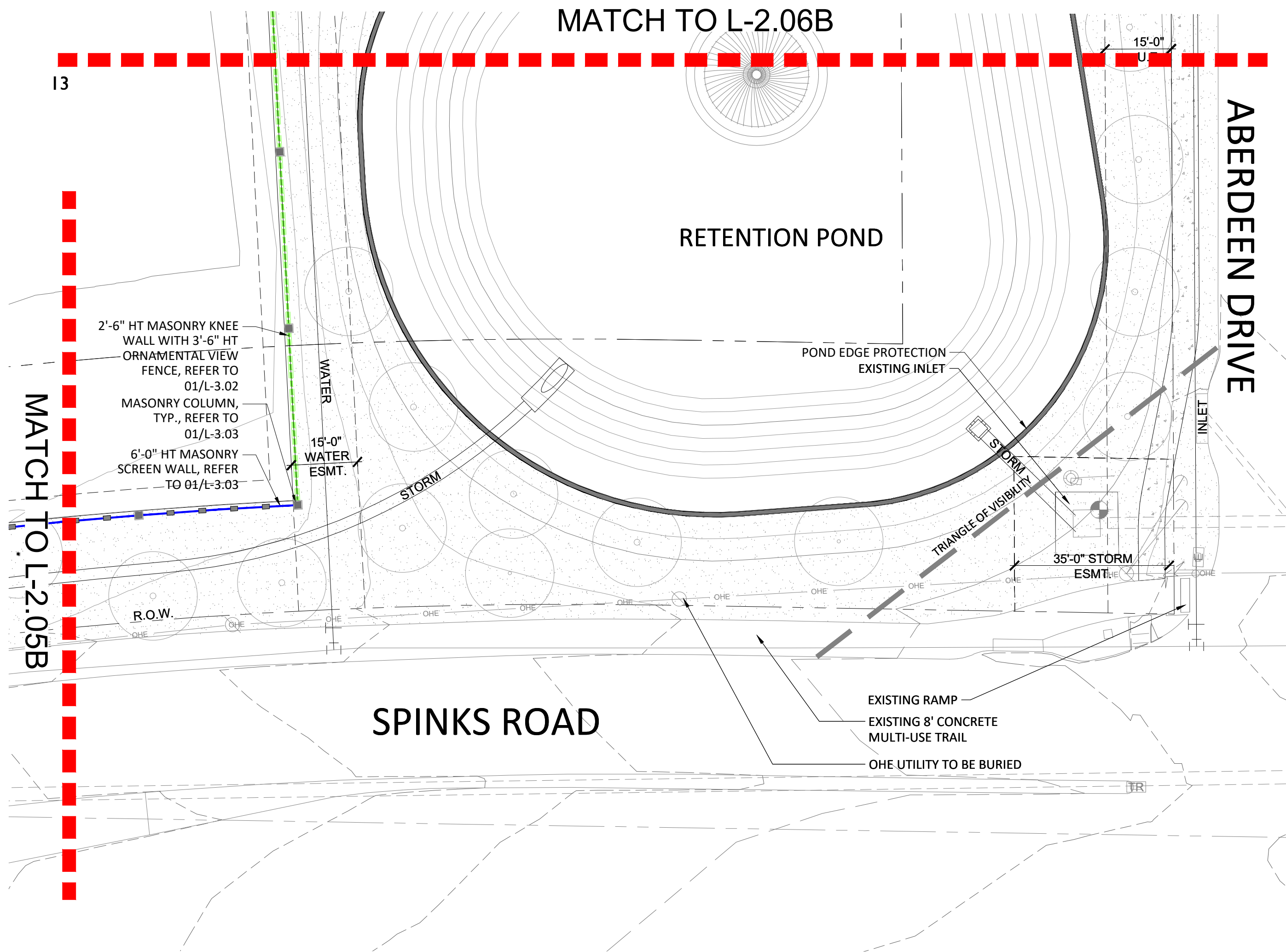
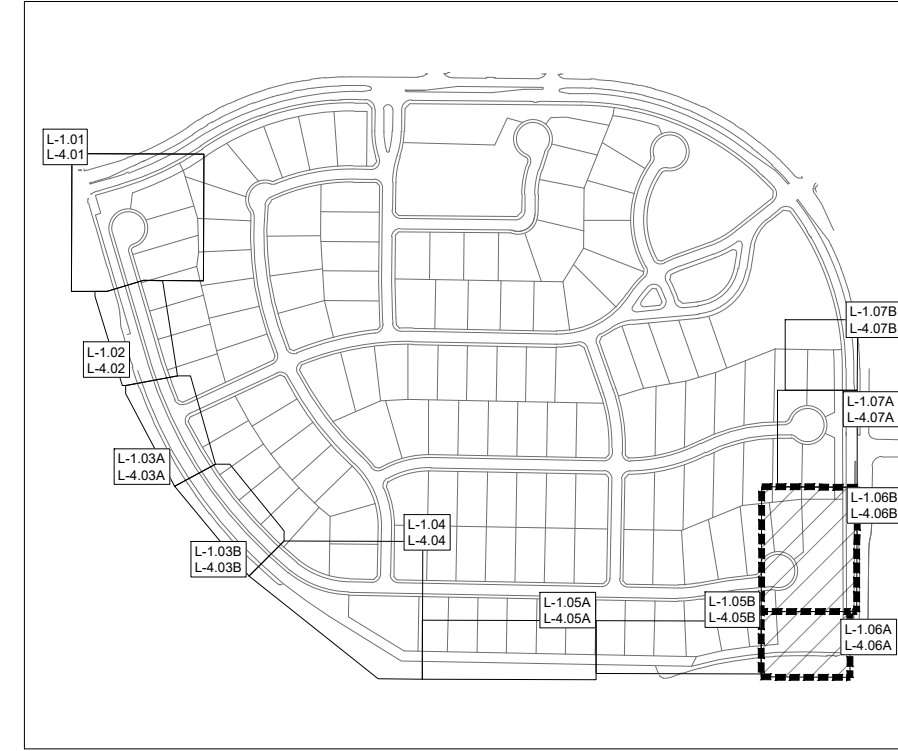
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date 12.02.2022

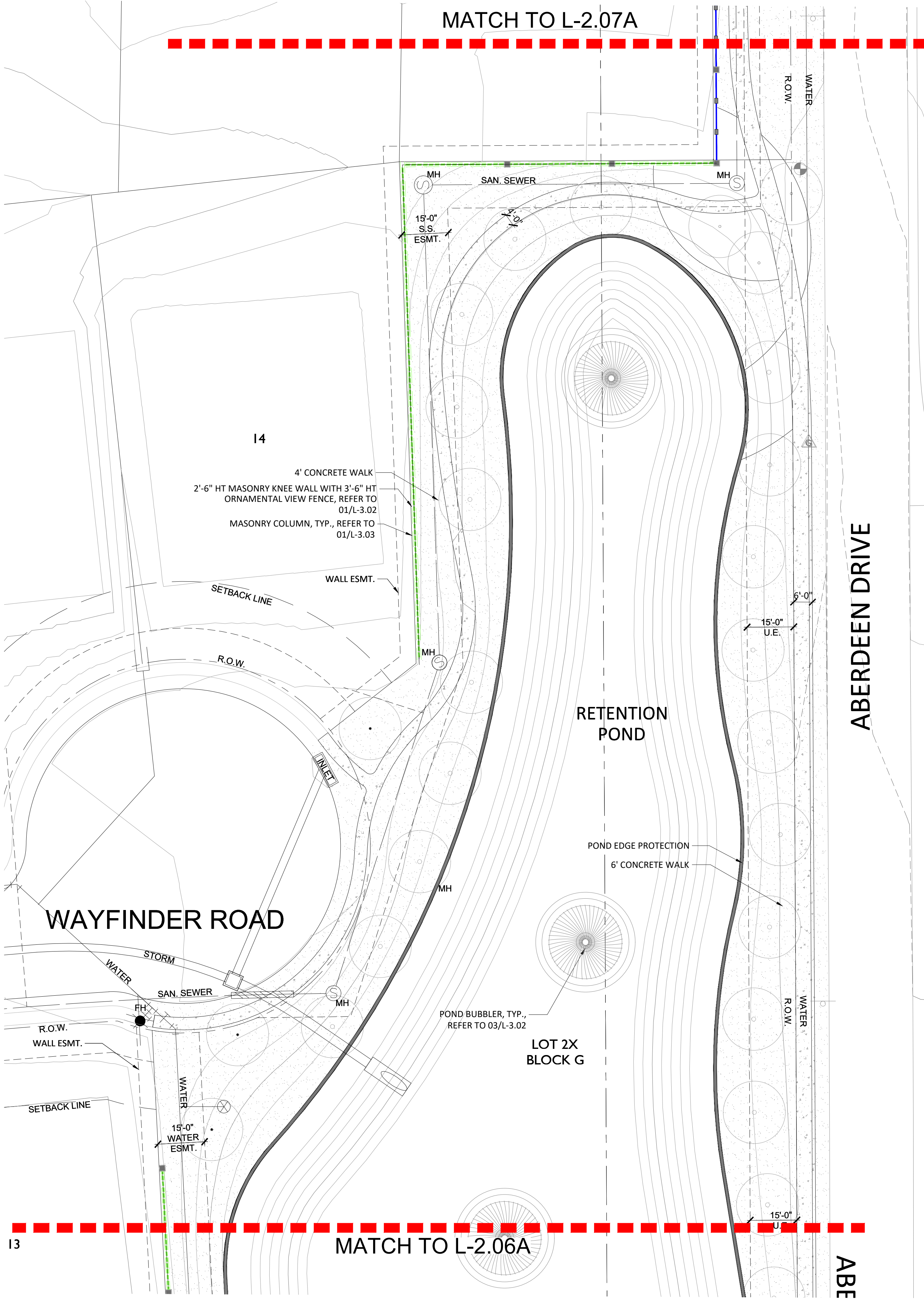
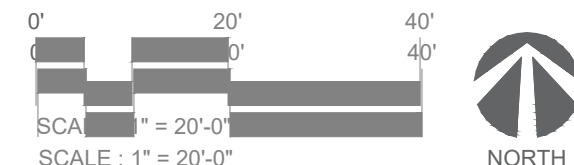
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L-2.06

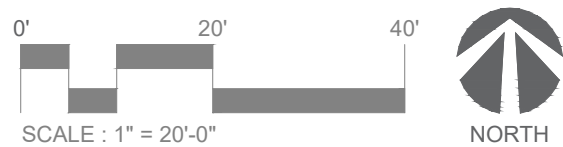
KEYMAP



A PLANTING LAYOUT



B PLANTING LAYOUT



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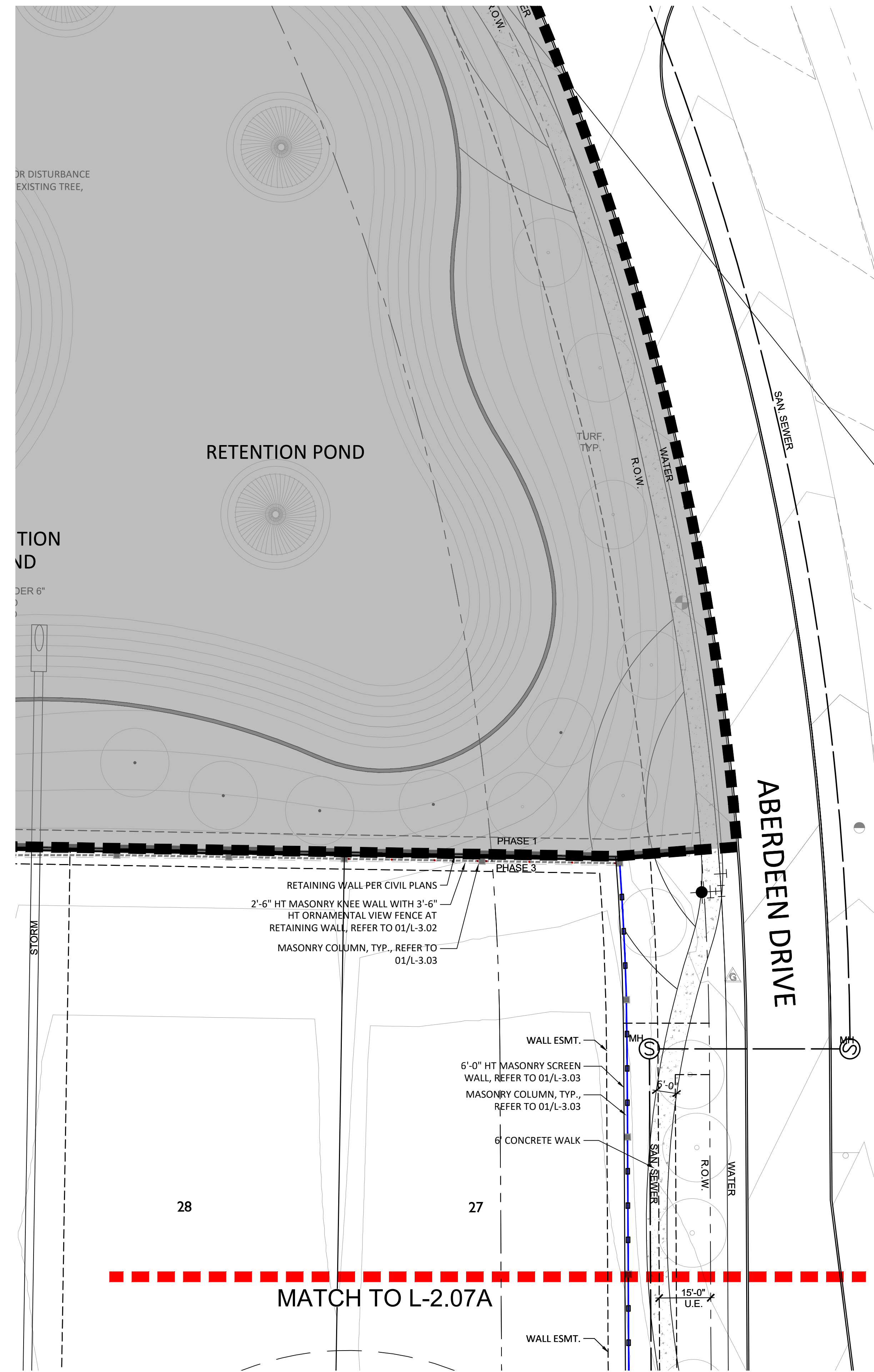
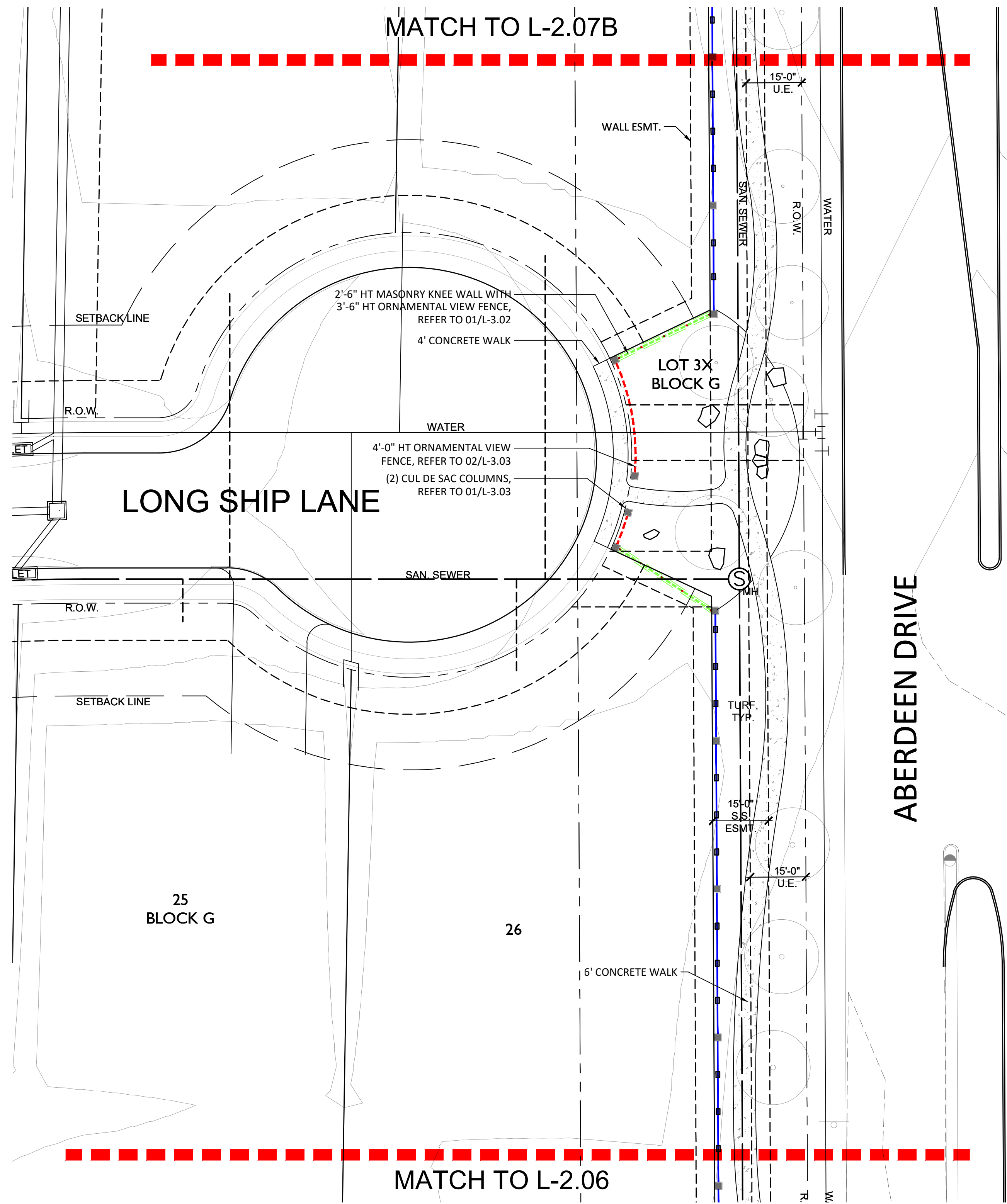
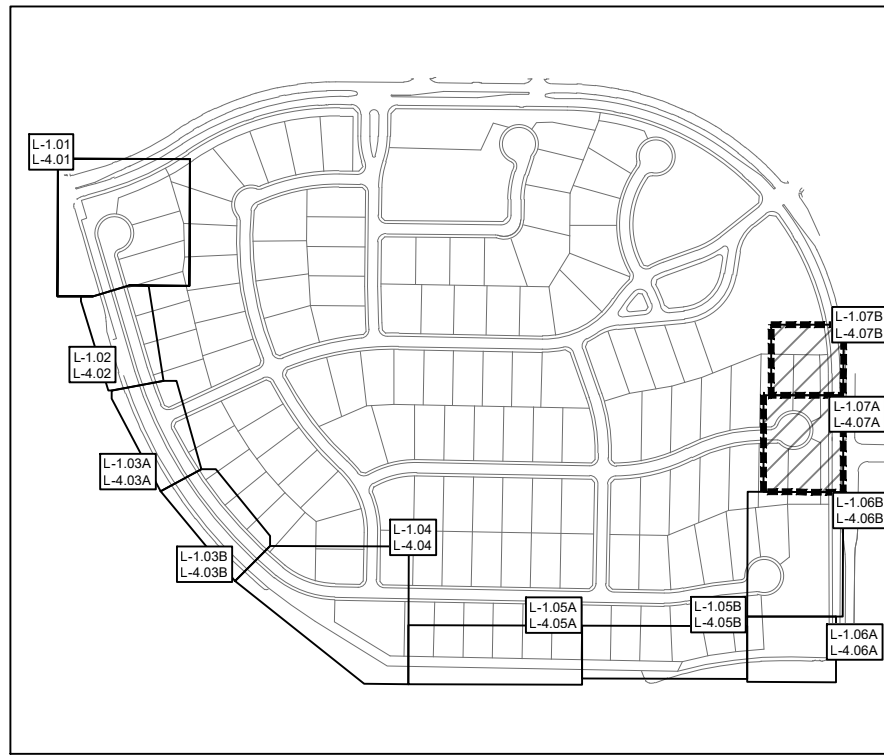
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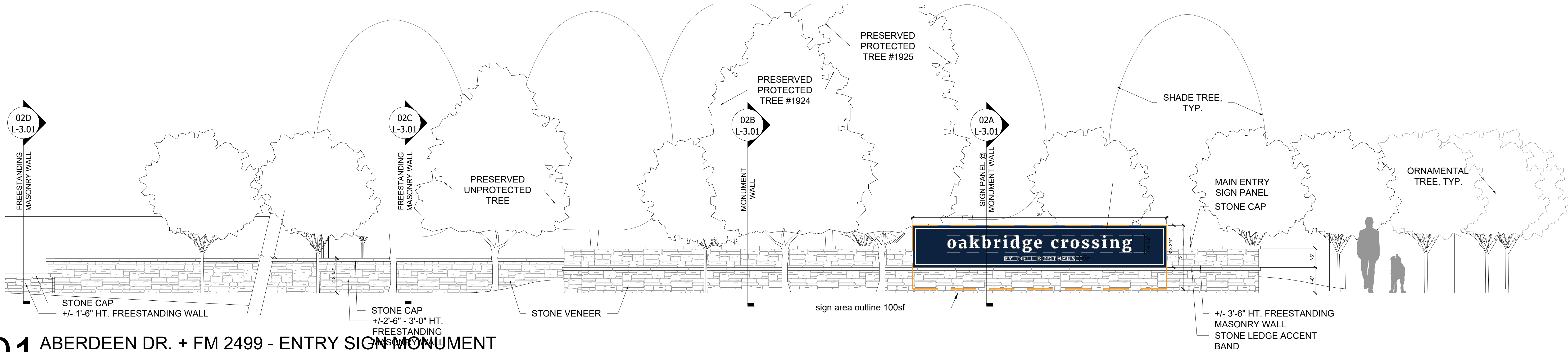
L-2.07

KEYMAP



A PLANTING LAYOUT

B PLANTING LAYOUT



01 ABERDEEN DR. + FM 2499 - ENTRY SIGN MONUMENT

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

MONUMENT NOTES

1. STRUCTURAL REQUIREMENTS

- Contractor shall provide full engineered shop drawings for Landscape Architect's review, comment and approval.
- Engineered shop drawings shall include all structural components of Primary and Secondary Monuments including but not limited to:
 - Concrete footings, foundations, drilled piers and related reinforcing
 - Stone walls, stone columns, freestanding walls and stone retaining walls and related cmu core and reinforcing.
 - Drainage gravel backfill and related components (gravel size, fabric, pipe, etc)
 - Metal Signs/ Sign Panels including connection to stone walls and columns
- Engineer shall be registered and licensed to practice in the State of Texas
- Contractor shall provide engineered structural drawings as a deferred submittal to city for review and approval, if required.
- Contractor's engineer and/or steel fabricator shall meet with Landscape Architect to discuss design intent prior to shop drawing submittal.
- Notify Landscape Architect during shop drawing submittal process of changes necessary to fulfill structural requirements.

2. STONE

- Type
 - Stone Veneer
 - Random lengths X 3"- 4" Width X 2"- 6" height coursed random ashlar stone. DO NOT MATCH RANDOM ASHLAR STONE PATTERN OF EXISTING COMMUNITY.
 - Sizes shall be irregular as indicated within elevation drawings.
 - Stone color intended to match existing stone within existing Oakbridge Community. See representative photo.
 - Submit sample for review and approval.
 - Stone Caps + Accent bands
 - Stone caps- to be 2'-3' lengths X widths per plan X 3" height, sawn all sides. Stone color TBD, but is to be within the same family of the stone veneer. At column caps, a 2" height layer of stone matching the cap stone color and finish to be included.
 - Accent band stone- stone to match the stone caps finish and color.

REPRESENTATIVE PHOTO
Photo shows color of stone only,
reference notes for stone pattern.



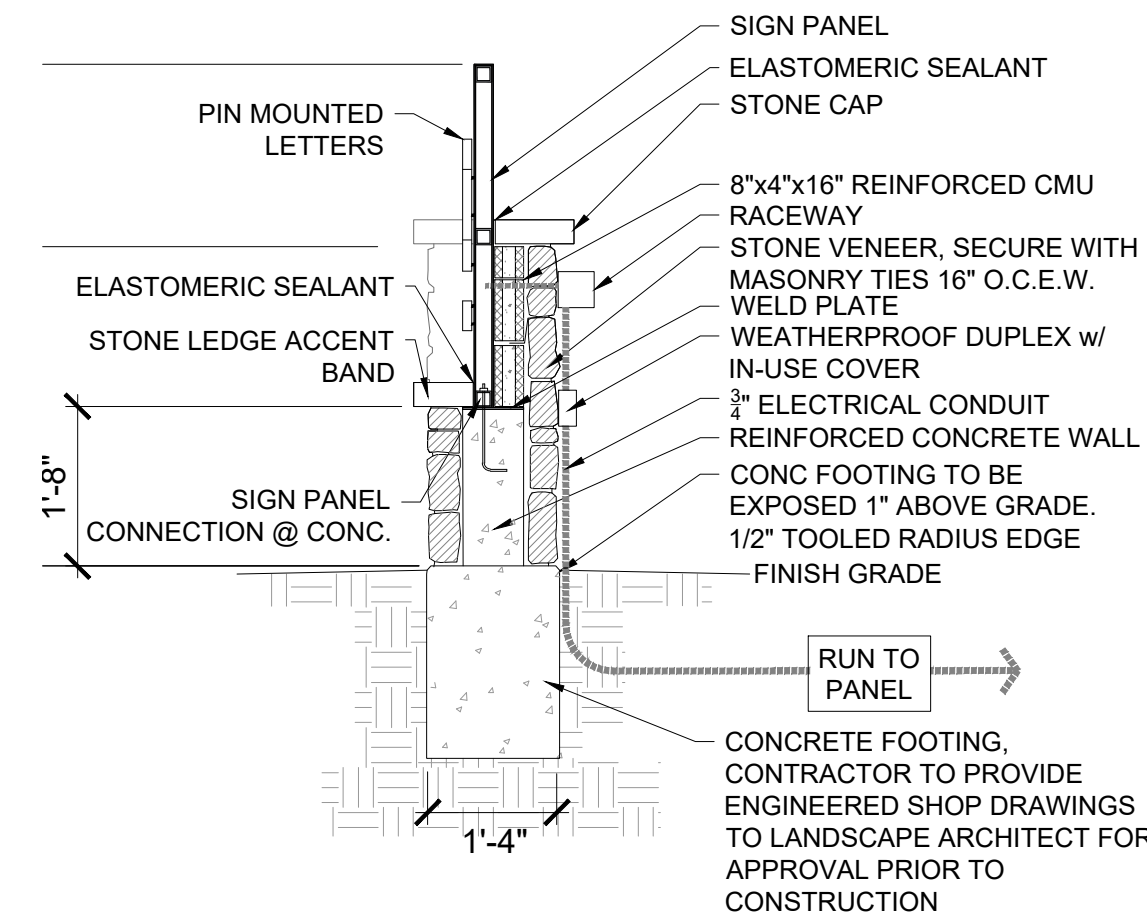
- Joints
 - Size varies 1/4" - 1/2". Mortar color to match lightest portion of selected stone. Submit sample of mortar color for approval.
 - Vertical joints shall be deeply raked/ hidden so as to appear to be dry stacked
 - Joints for cap stone shall be flush with stone. Neatly transition to hidden joint for vertical face.
- Weeps
 - Provide weeps at 32" O.C. all exposed surfaces of stone. Weep depth shall reach cmu core.
- Submit stone/ masonry ties for review and approval.
- Mockup
 - Provide 3'-6" tall x 3' wide representative mockup including vertical and cap stone components. Mockup shall demonstrate how stone will wrap at corners.

3. METAL

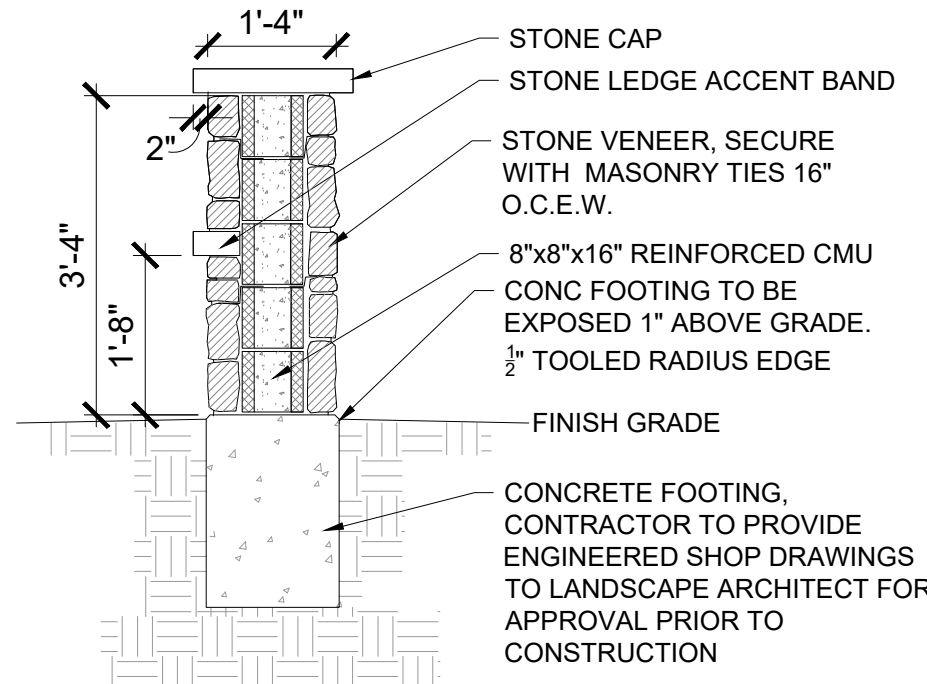
- Steel
 - Main Entry Sign Panel - 3/8" Steel Plate continuous sheet, no seams.
 - Secondary Sign Panel 3/8" Steel Plate continuous sheet, no seams.
 - Weld plate - Corten, size as indicated on the drawings
 - All steel shall be ASTM A-588
 - All exposed edges shall be lightly eased to eliminate sharp edges.
 - Steel shall be lightly sandblasted to remove scale and manufacturing irregularities
 - Painted finish using USE SHERWIN WILLIAMS DTM ALKYD ENAMEL (SEMI GLOSS)
Color- To be decided
- Aluminum
 - Finish shall be brushed
 - Pin mounted channel letters at Main Entry Sign, to be height as shown in elevation with 1 1/2" welded return
 - Pin mounted channel letters at Secondary Monument Sign, to be height as shown in elevation with 1 1/2" welded return
 - All exposed edges shall be lightly eased to eliminate sharp edges.
 - Connection of pin mounted letters and logo to sign panel or stone column shall not be visible. Fasteners shall be aluminum. Protect aluminum against galvanic reaction by use of neoprene washers and bolt sleeves.

4. DIGITAL FILES

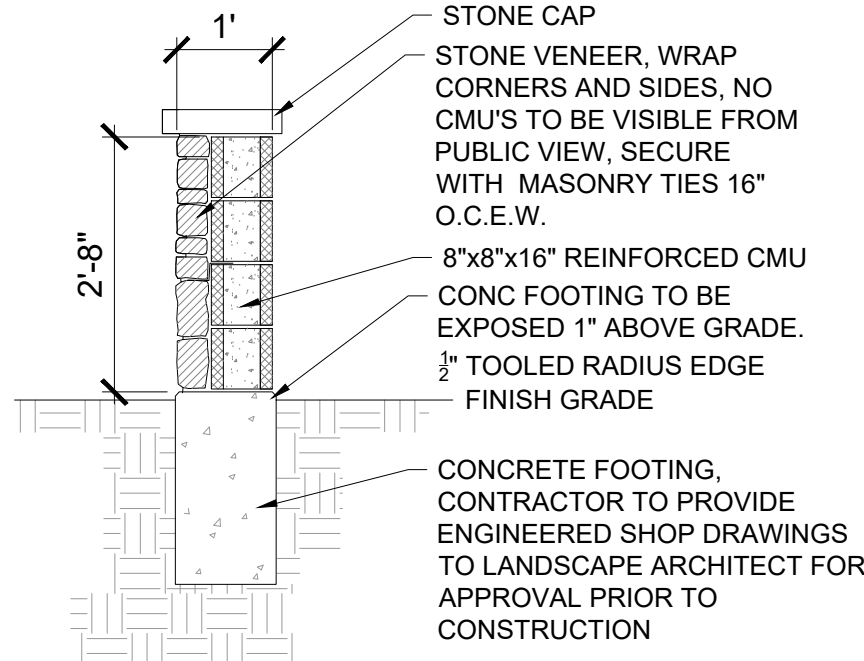
Landscape Architect to provide digital file of logo upon contractor's request.



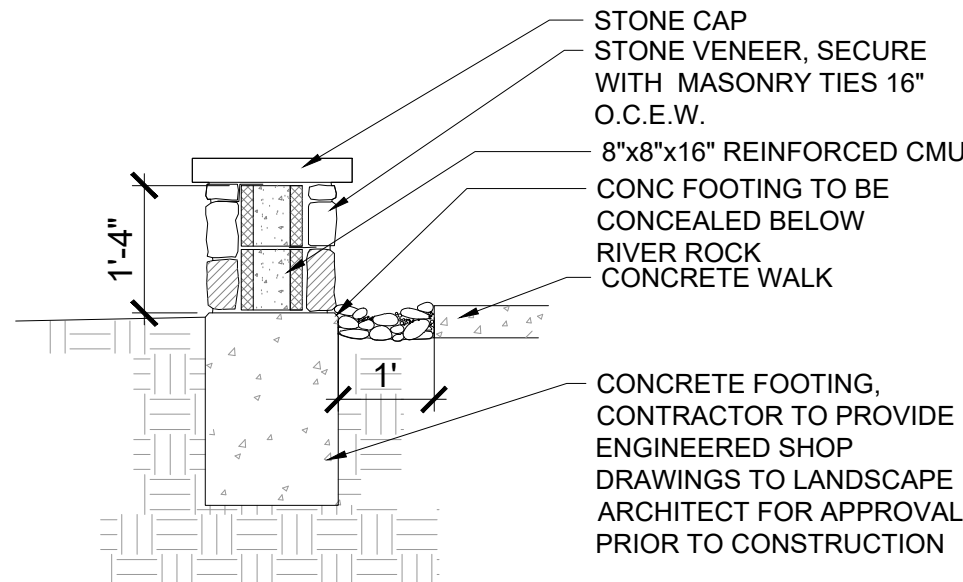
SECTION 02A
SIGN PANEL @ MONUMENT WALL



SECTION 02B
MONUMENT WALL



SECTION 02C
FREESTANDING WALL



SECTION 02D
FREESTANDING WALL

01 ABERDEEN DR. + FM 2499 - ENTRY SIGN WALL SECTIONS

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



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title

Hardscape
Details

project number 210001

date 12.02.2022

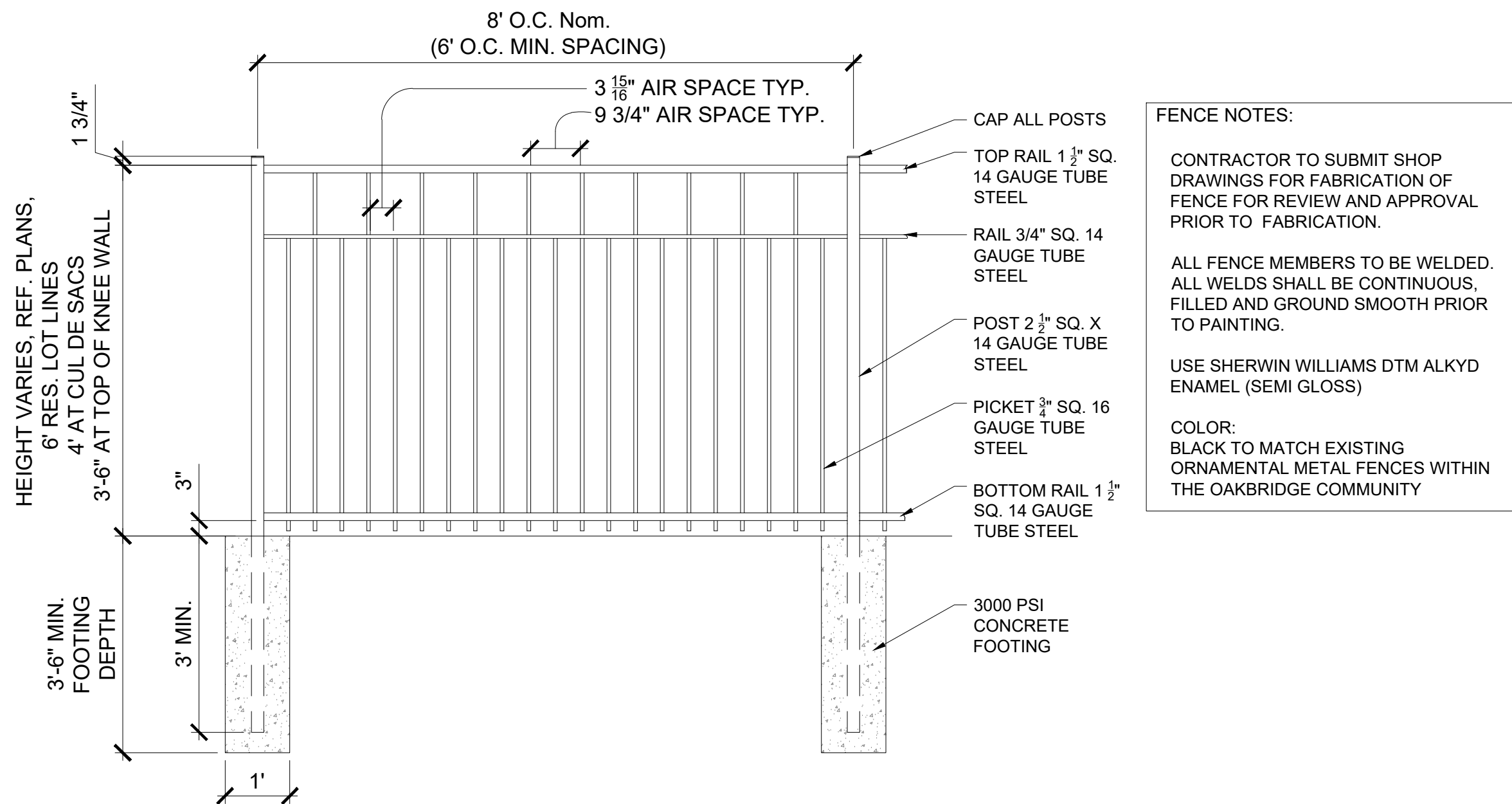
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L-3.02

PRODUCT & FURNISHING SCHEDULE							
QTY	ITEM	DESCRIPTION	MANUFACTURER/ SUPPLIER	MODEL	FINISH/COLOR	CONTACT	REMARKS/ SUBMITTALS
3	Pond Bubbles	Surburst	Otterbine	Surburst			Install per manuf. recommendations.

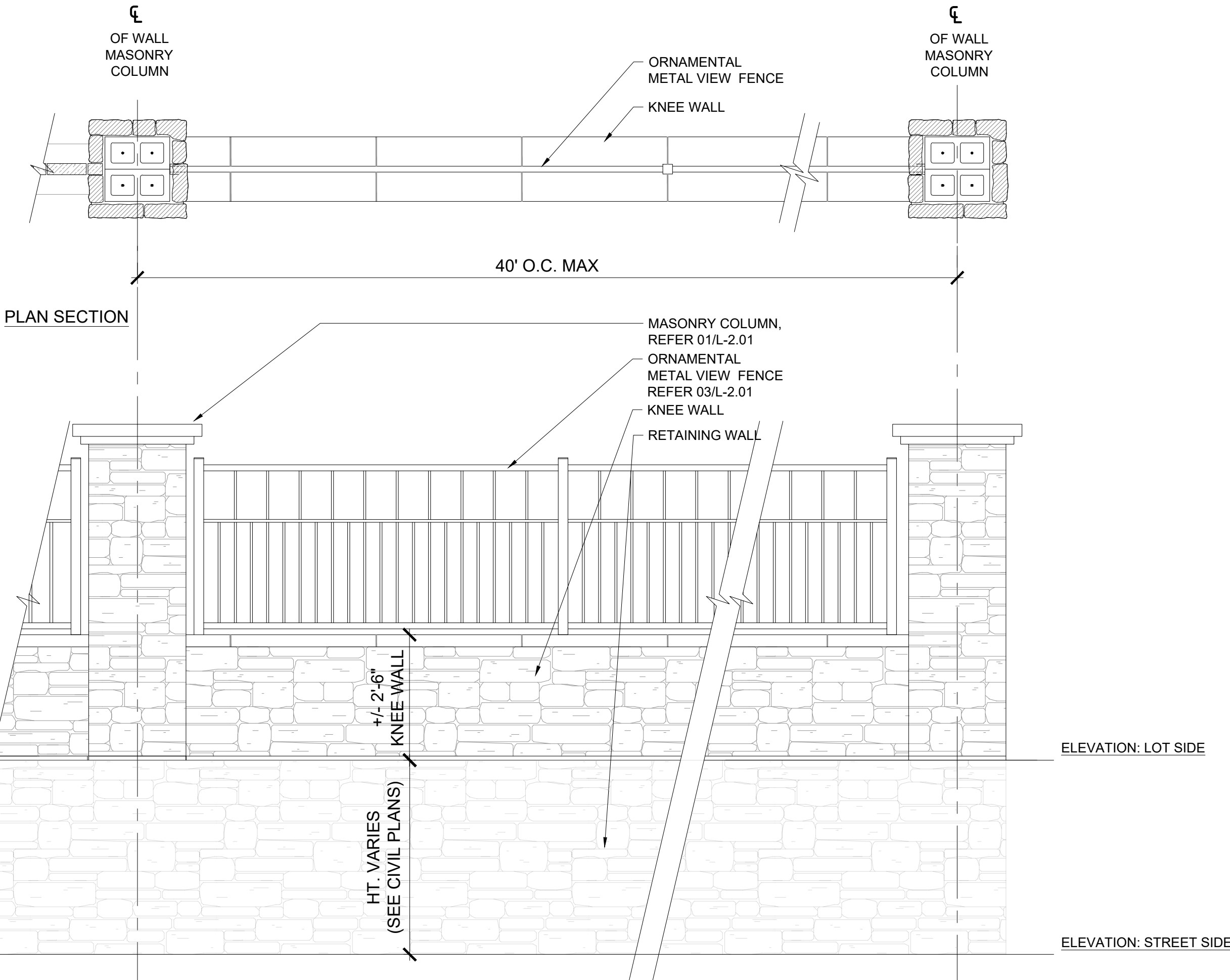
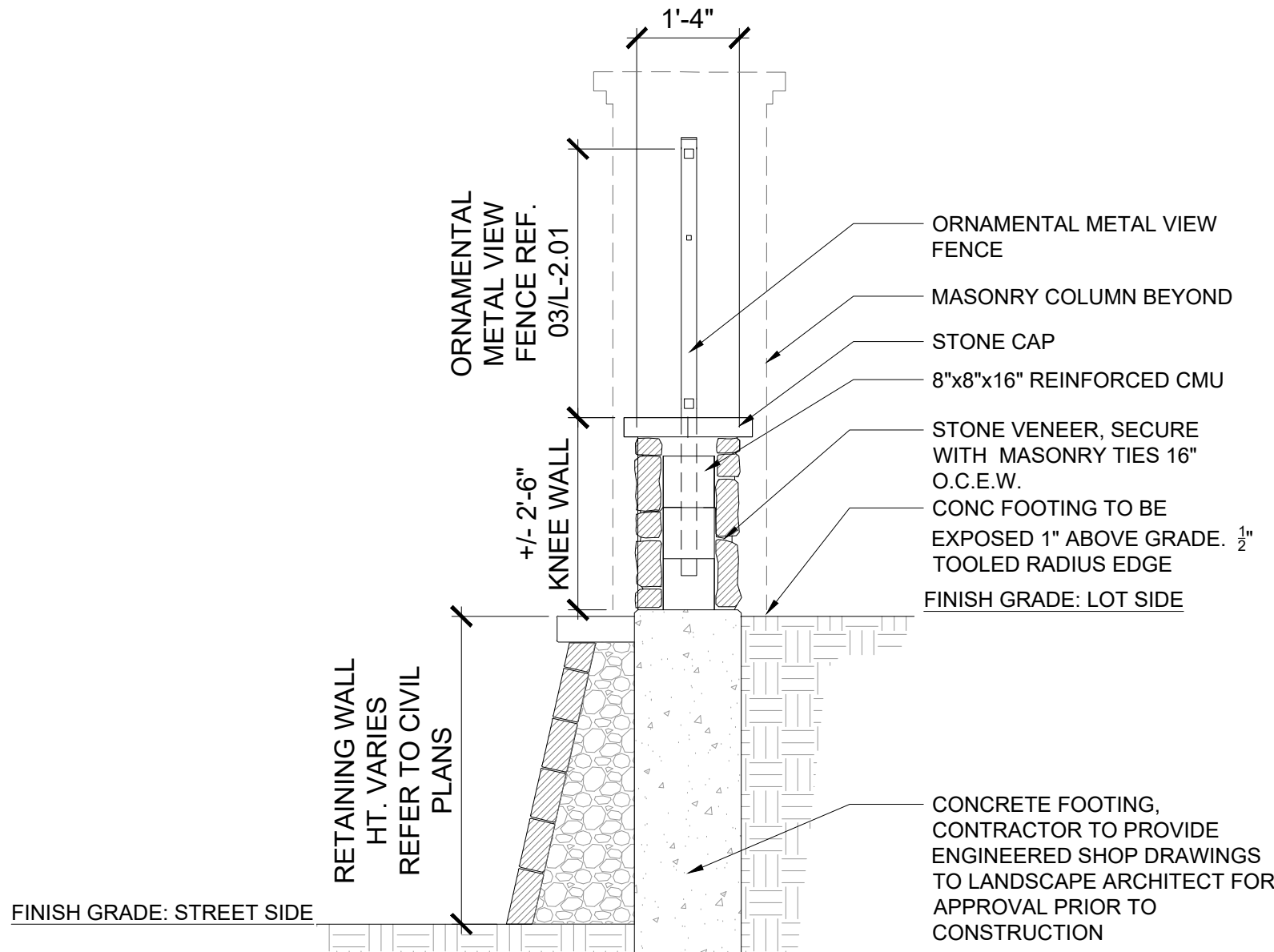
03 PRODUCT & FURNISHING SCHEDULE

SCALE: NTS



02 ORNAMENTAL METAL VIEW FENCE

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



01 MASONRY KNEE WALL WITH ORNAMENTAL METAL VIEW FENCE AT RETAINING WALL

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



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12.02.2022

client
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OAKBRIDGE CROSSING

Phase 3
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

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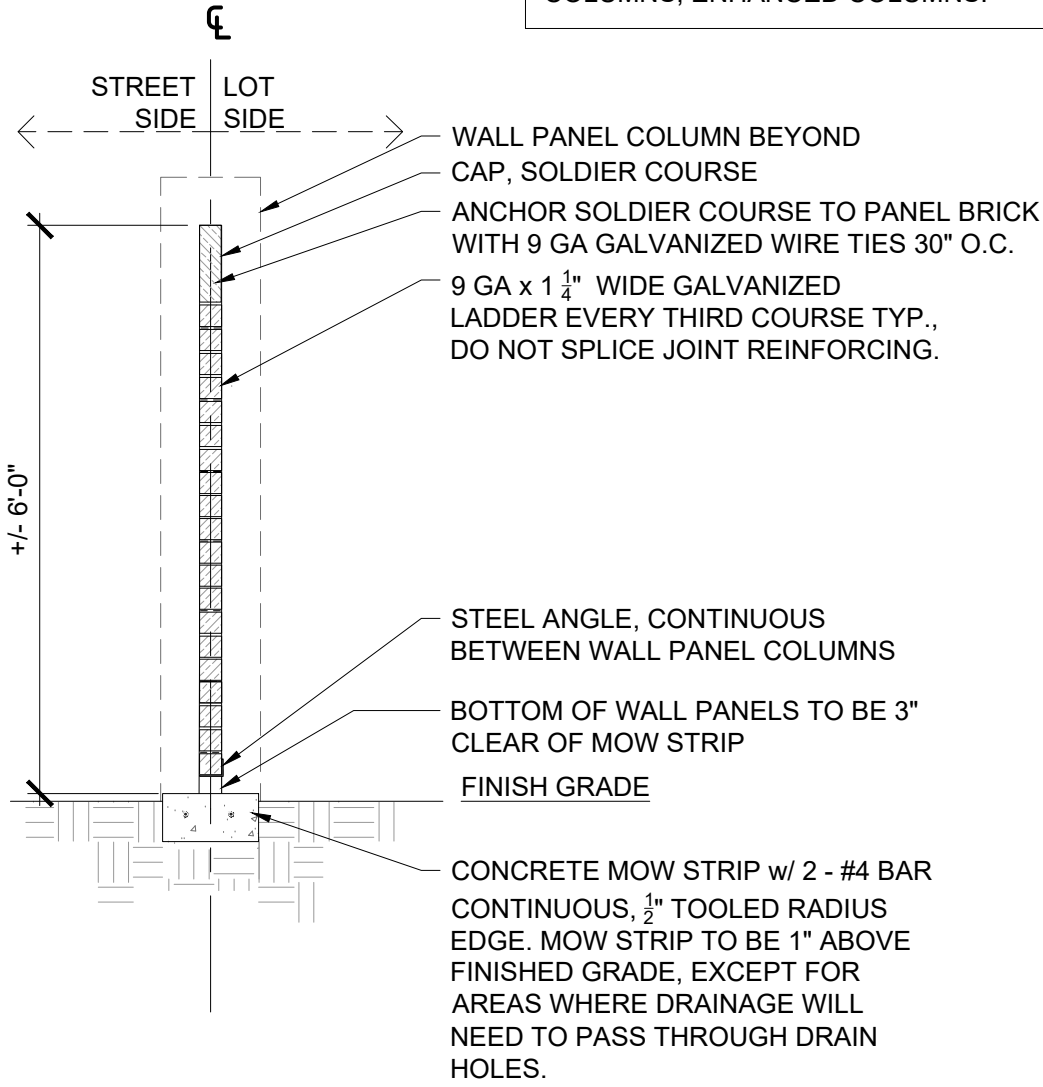
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Hardscape
Details

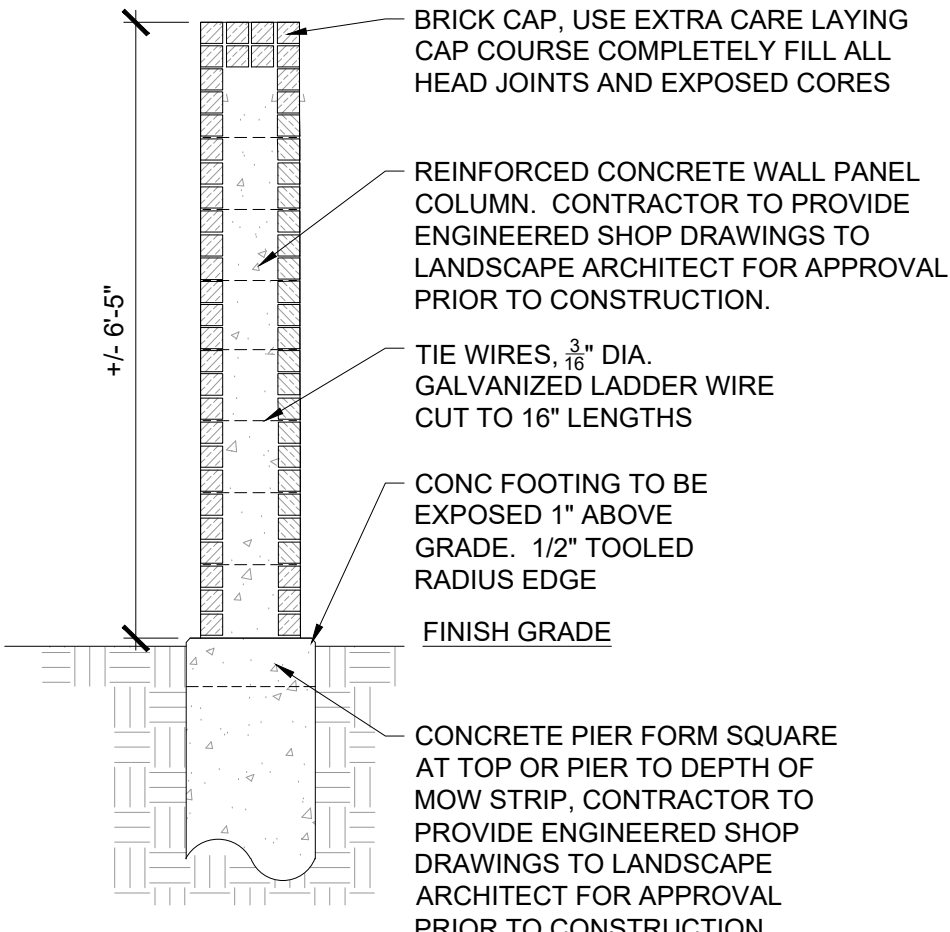
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date 12.02.2022
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L-3.03

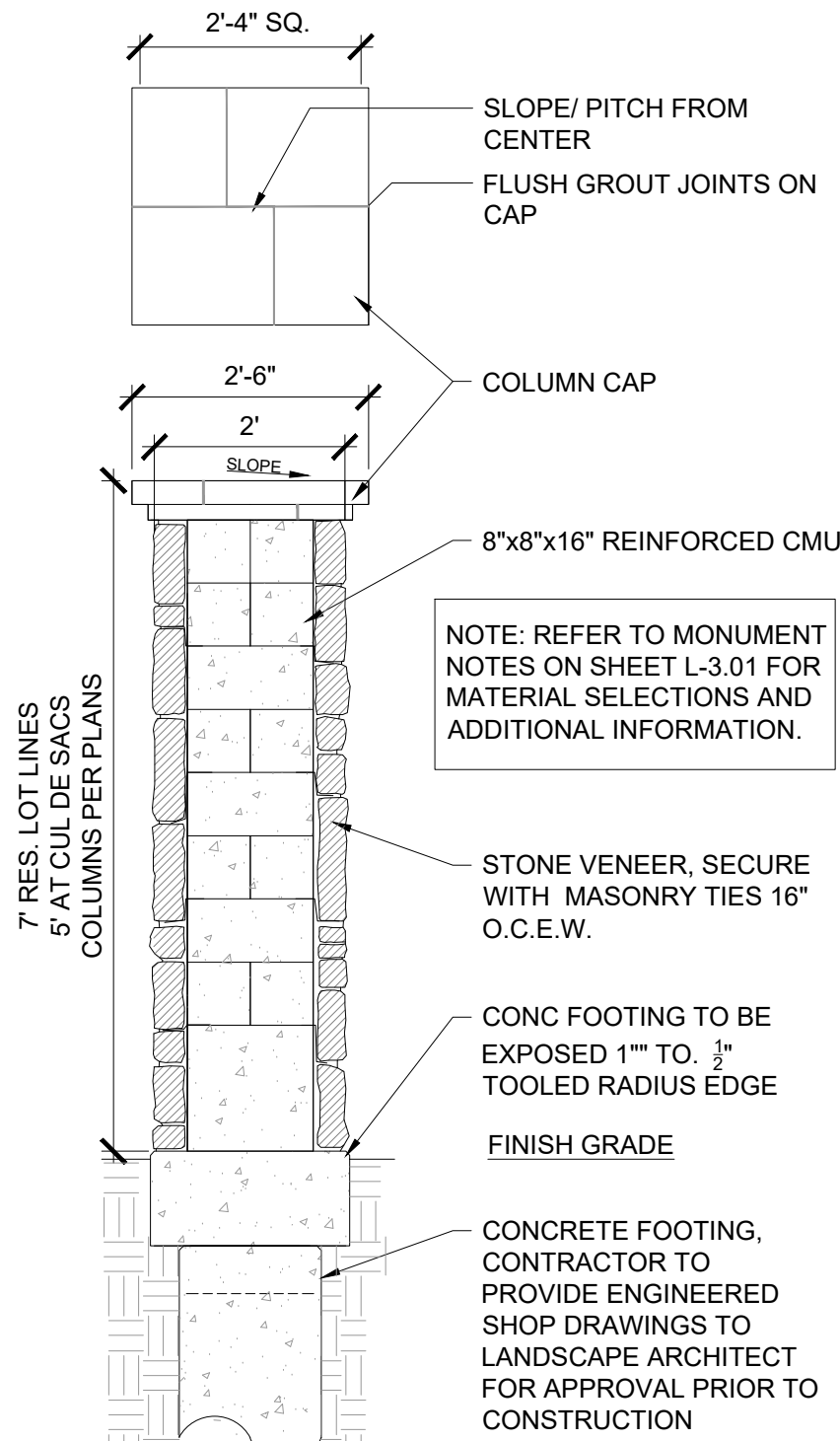
NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT,
AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS
FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL
COLUMNS, ENHANCED COLUMNS.



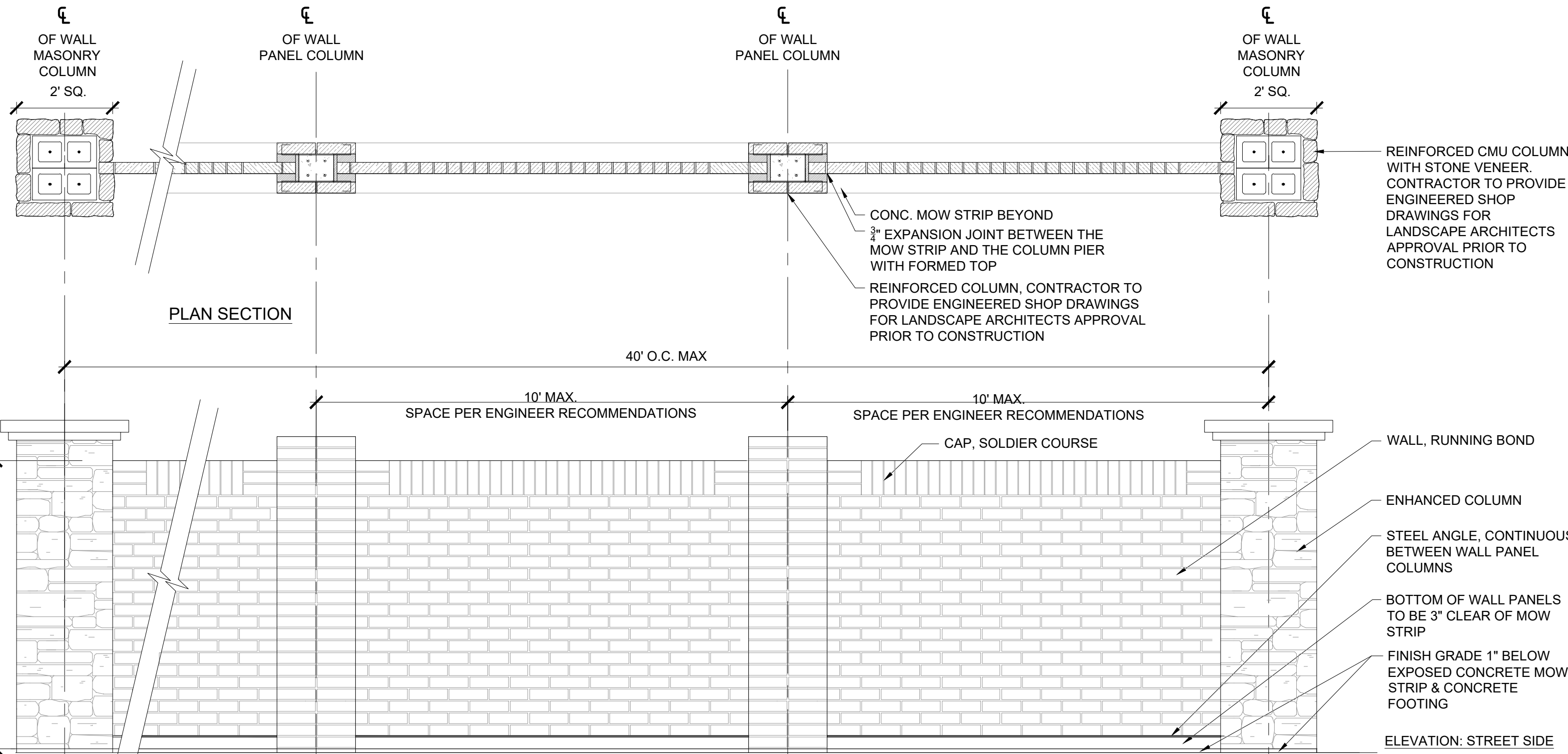
SECTION- WALL PANEL



SECTION- WALL PANEL COLUMN



SECTION- MASONRY COLUMN



PLAN SECTION

01 MASONRY SCREEN WALL WITH MASONRY COLUMNS
SCALE: 1/2" = 1'-0"



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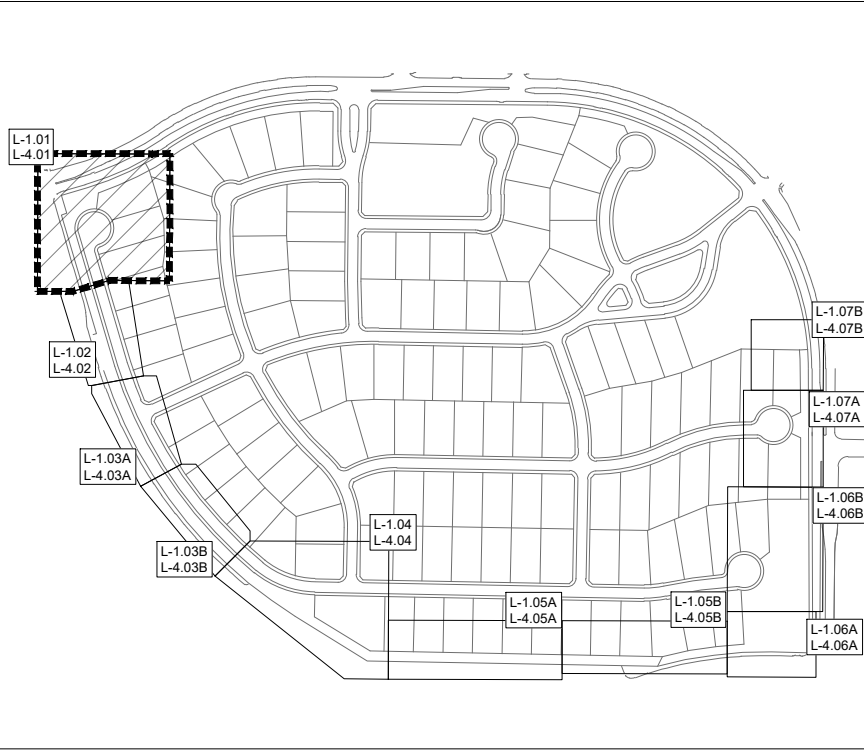
Phase 3
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Denton County, Tx

Landscape and Screening Plans

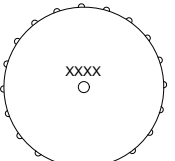
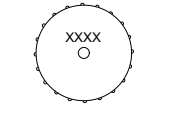
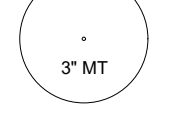
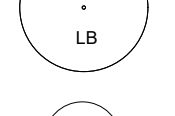
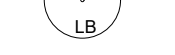
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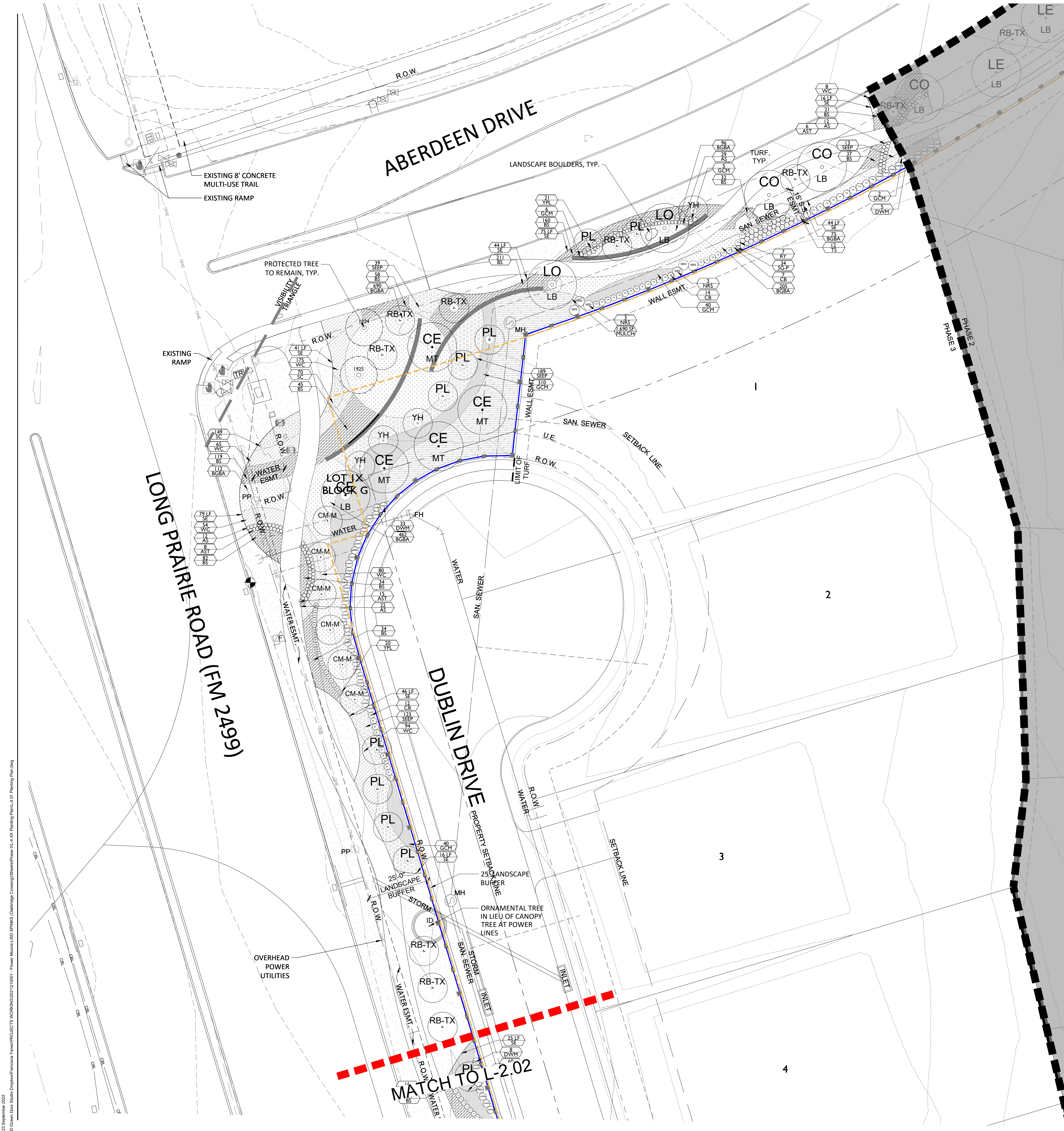
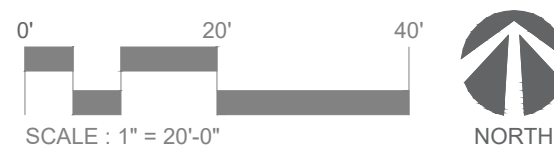
L-4.01

KEYMAP



LEGEND

-  EXISTING SPECIMEN TREE TO REMAIN
-  EXISTING PROTECTED TREE TO REMAIN
-  REQUIRED 3" MITIGATION TREE
-  REQUIRED LANDSCAPE BUFFER - SHADE TREE
-  REQUIRED LANDSCAPE BUFFER- ORNAMENTAL TREE



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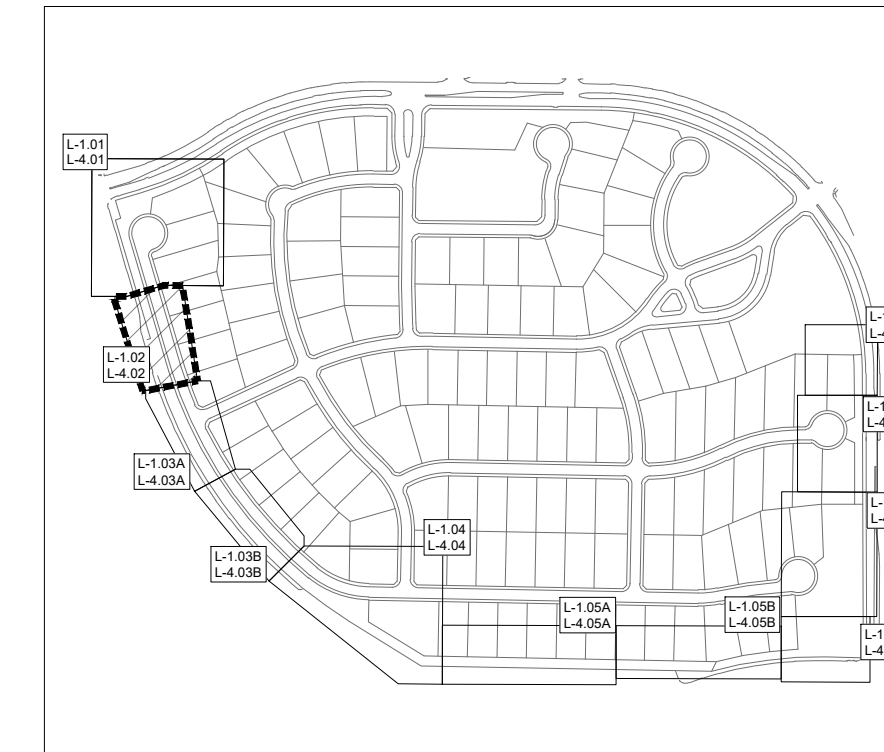
project number 210001

date 12.02.2022

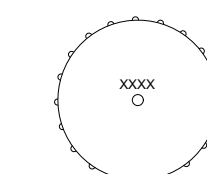
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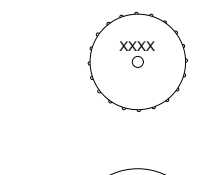
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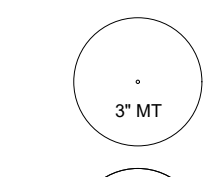
LEGEND



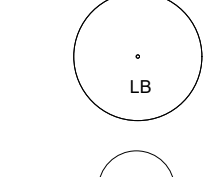
EXISTING SPECIMEN TREE TO REMAIN



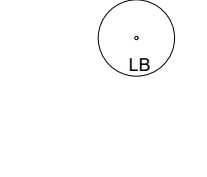
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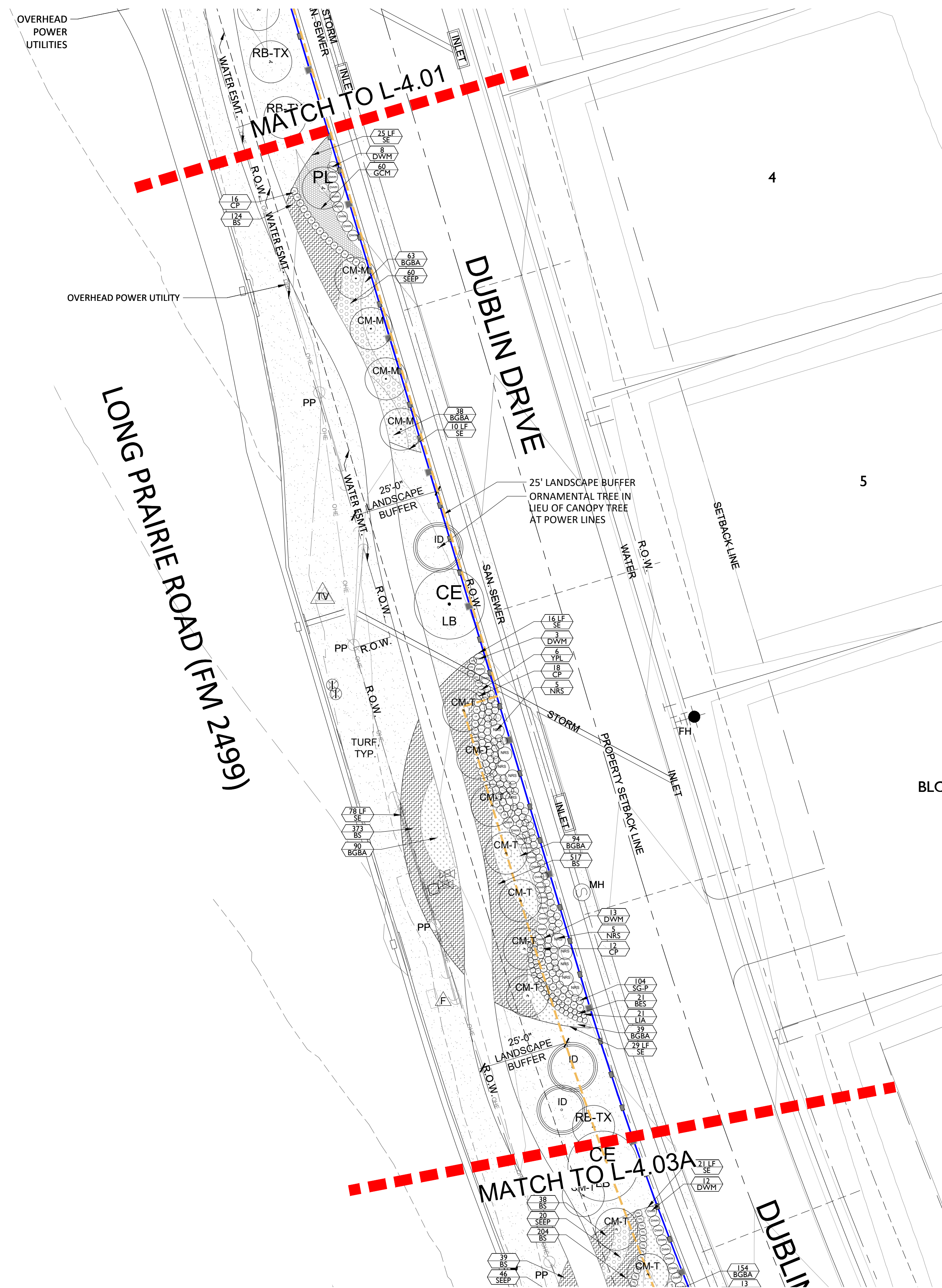
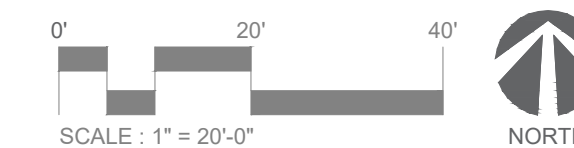
REQUIRED 3" MITIGATION TREE



REQUIRED LANDSCAPE BUFFER -
SHADE TREE



REQUIRED LANDSCAPE BUFFER-
ORNAMENTAL TREE



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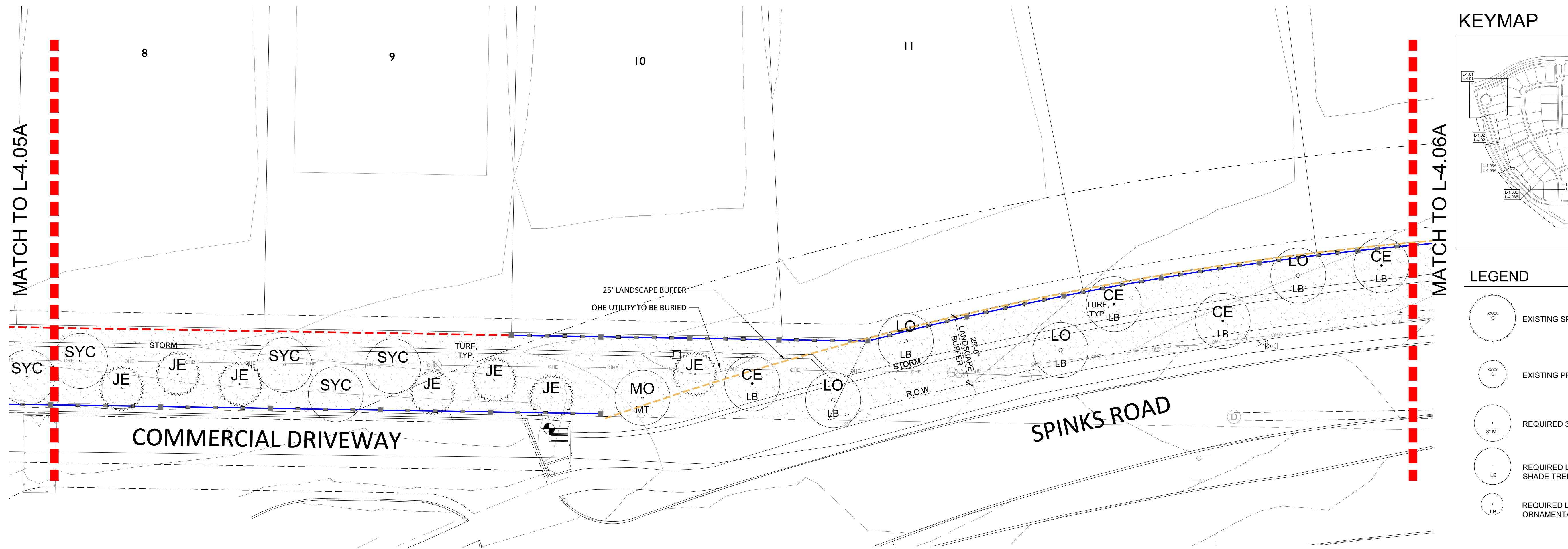
Planting Plan

project number 210001

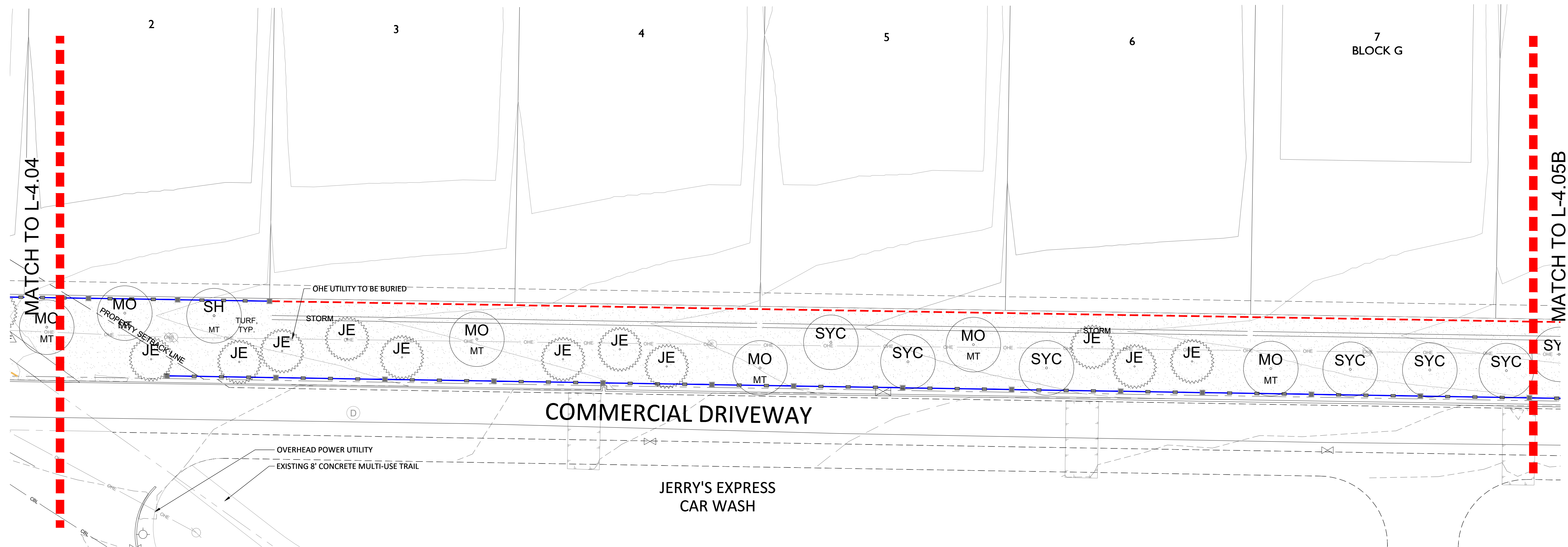
date 12.02.2022

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L-4.05



B PLANTING LAYOUT



A PLANTING LAYOUT



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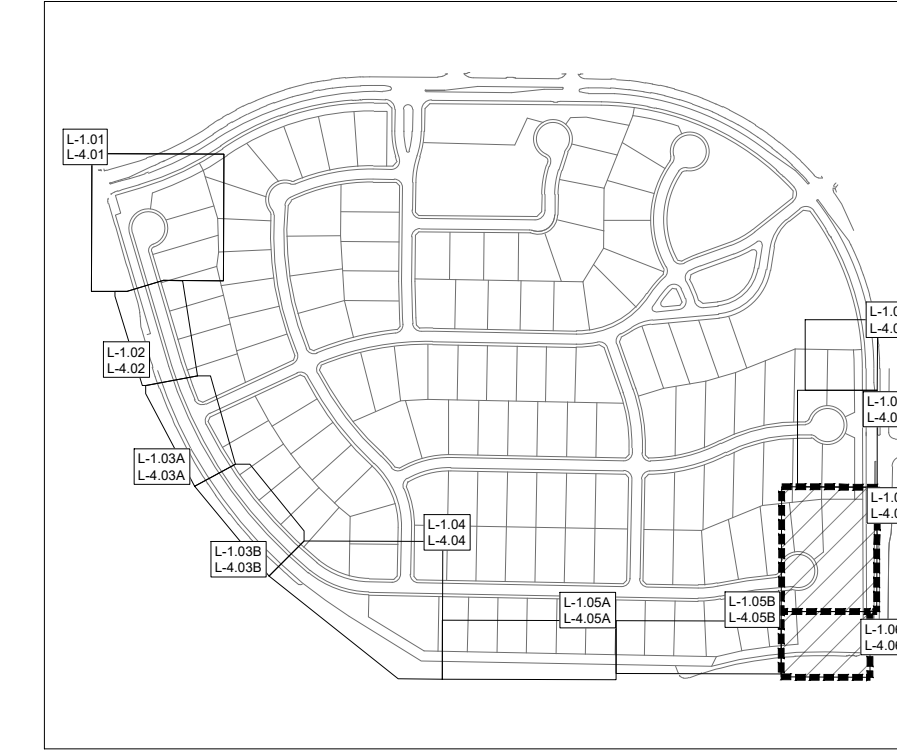
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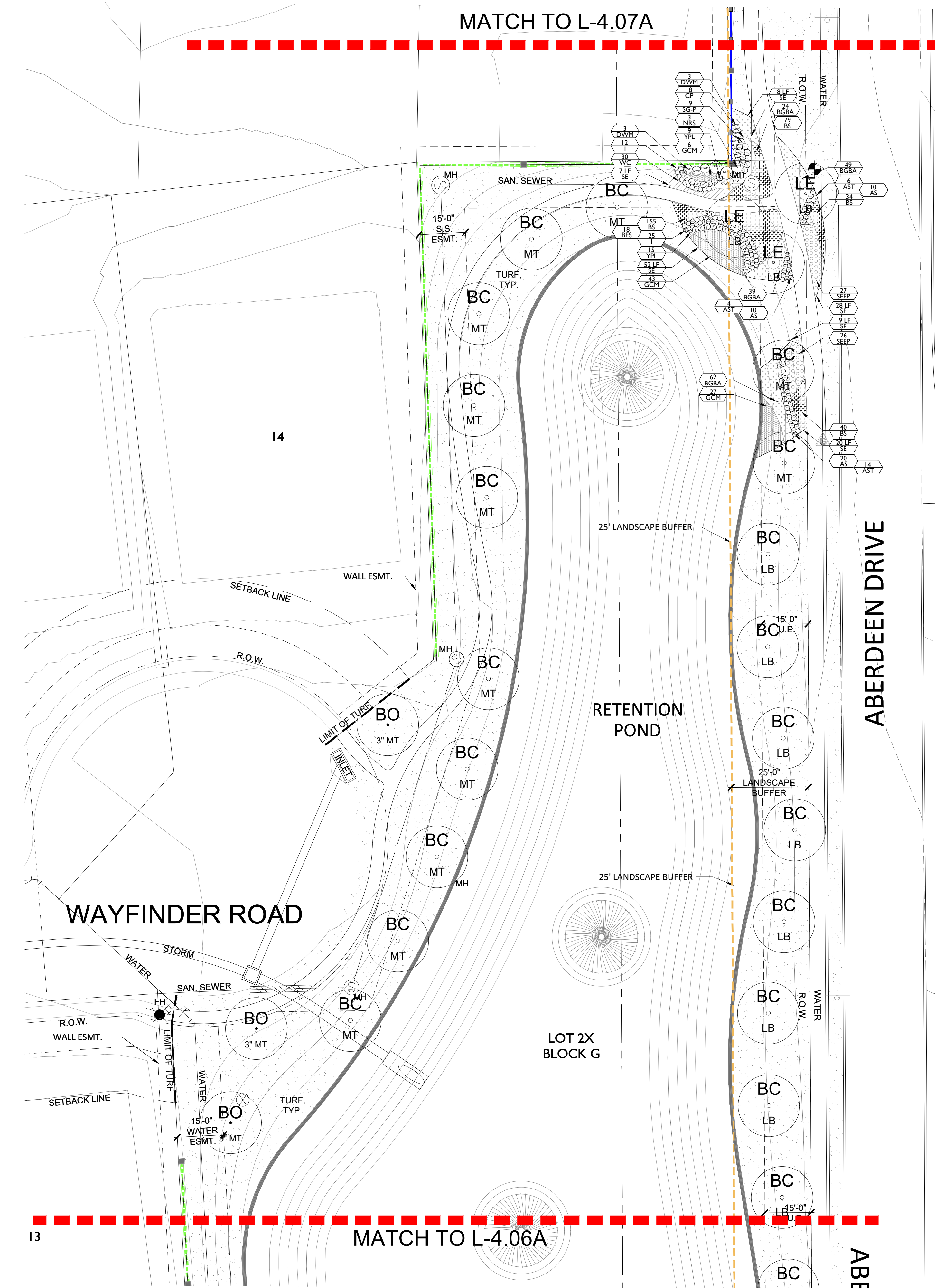
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KEYMAP

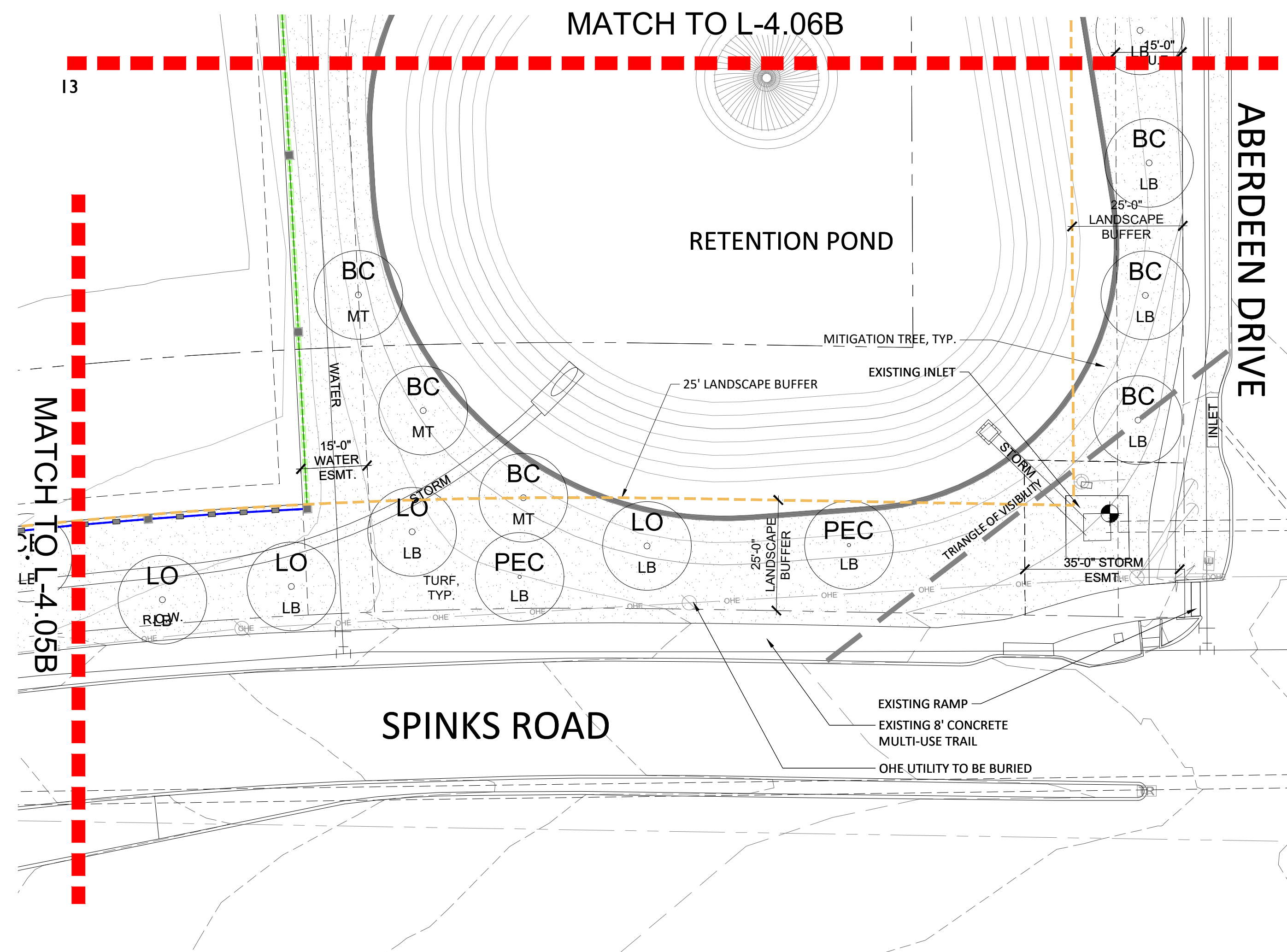
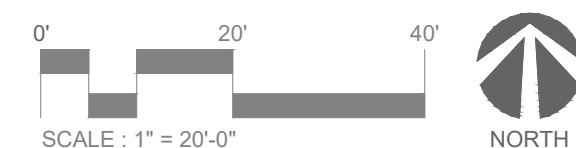


LEGEND

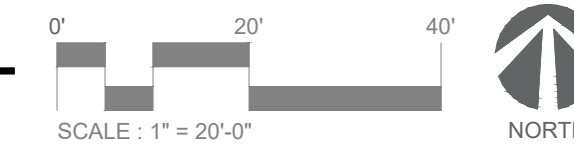
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B PLANTING LAYOUT



A PLANTING LAYOUT





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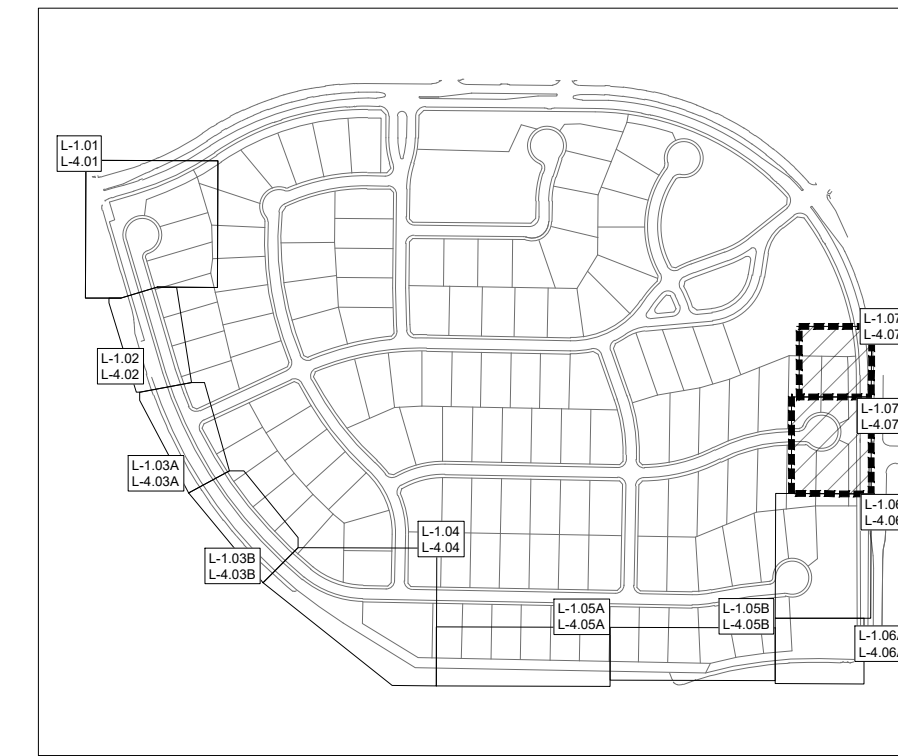
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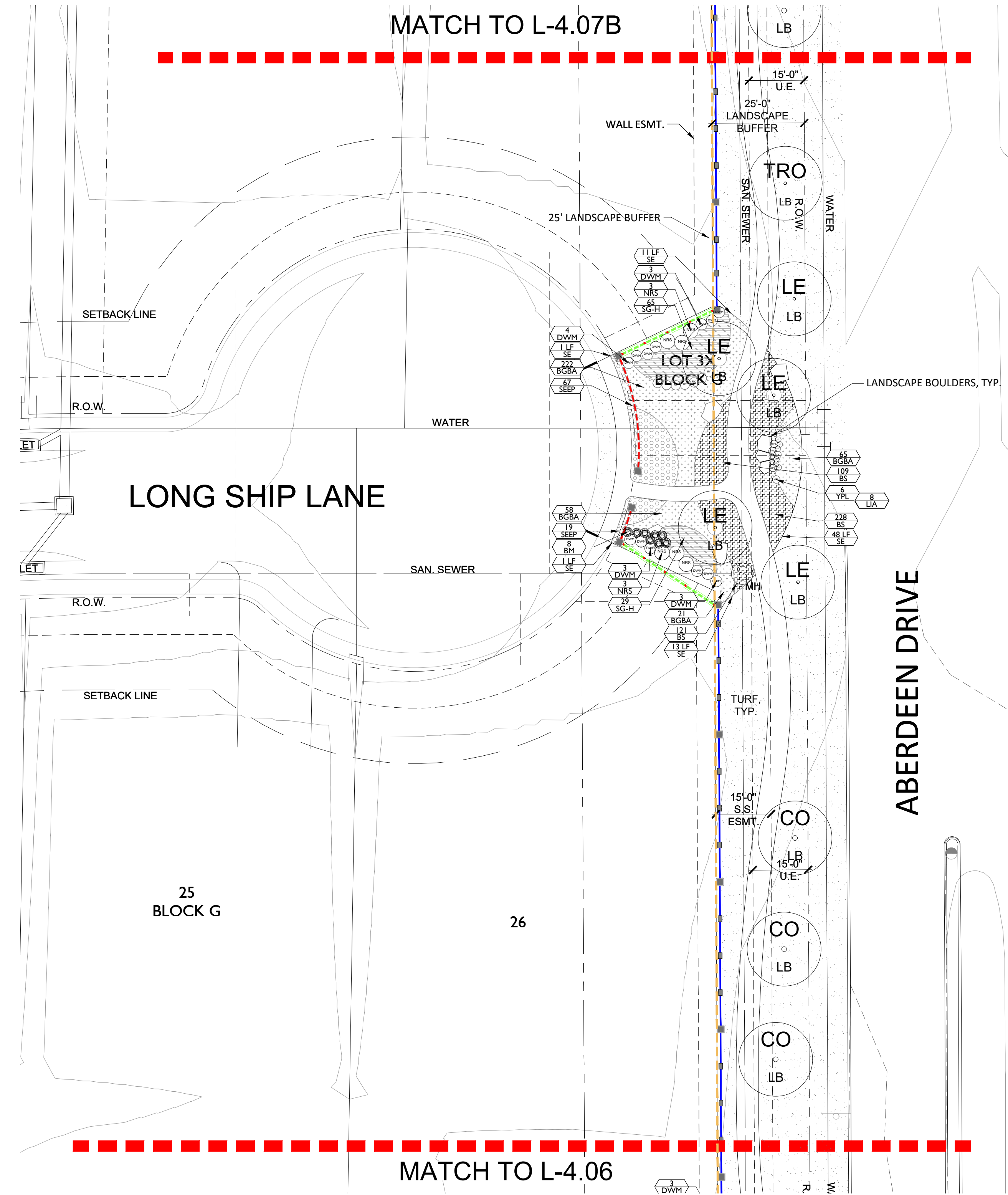
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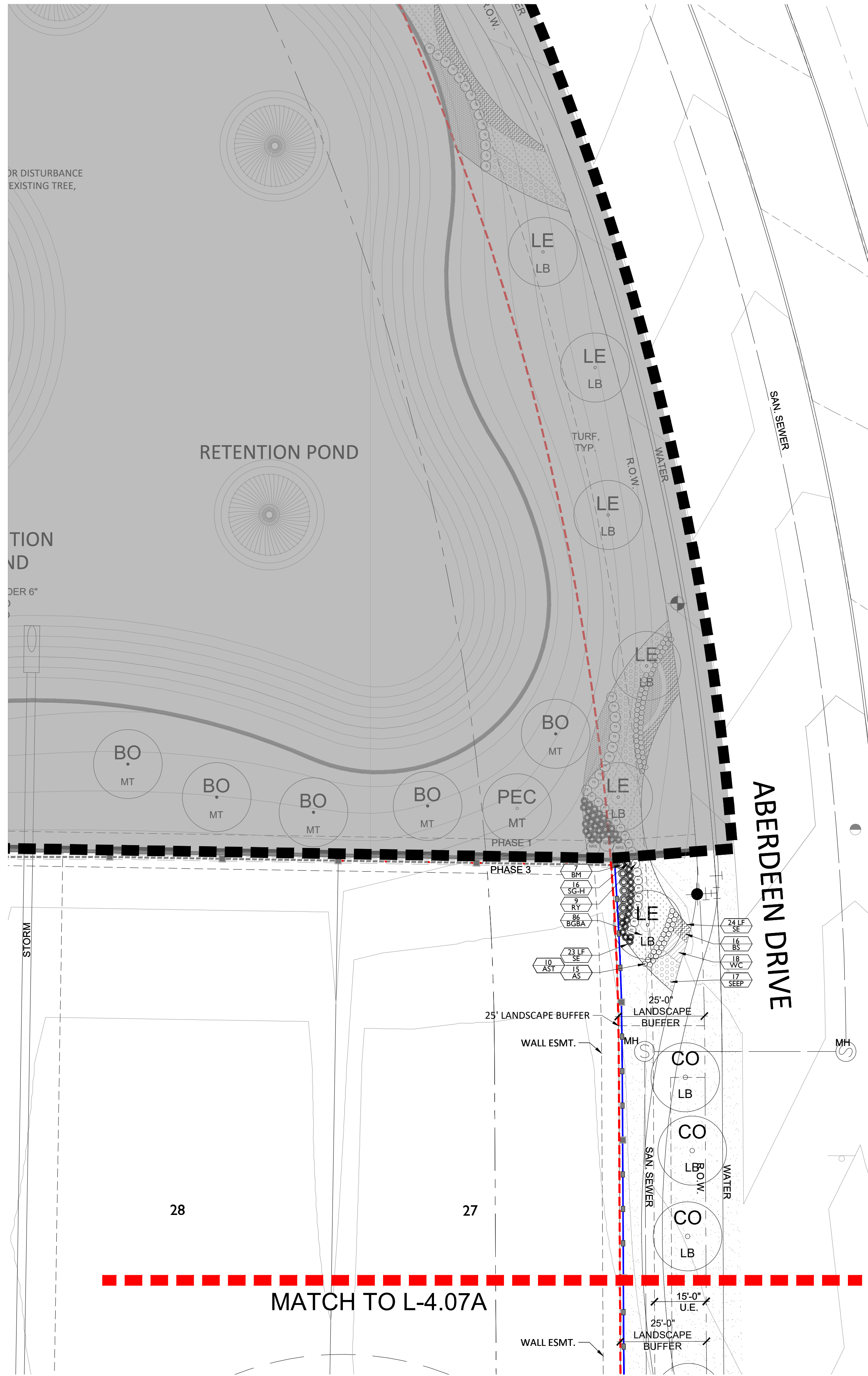
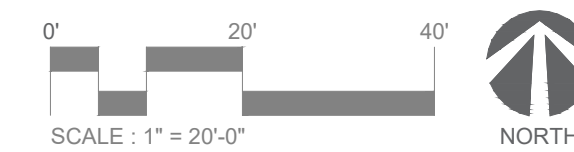


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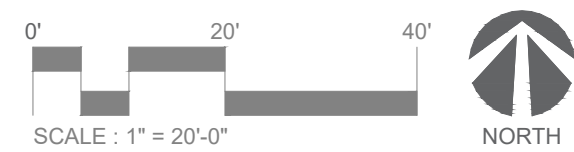
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A PLANTING LAYOUT



B PLANTING LAYOUT





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Phase 3
Town Of Flower Mound
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Planting Details
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L-5.01

PLANTING SCHEDULE

	QTY	Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	Mitigation Quantity	Landscape Buffer Quantity
SHADE TREES										
CO	8	Quercus muehlenbergii/ Chinquapin Oak		3"					0	8
BO	6	Quercus marcocarpa / Bur Oak		3"					6	0
MO	7	Quercus polymorpha / Monterrey Oak		3"					7	0
SH	2	Quercus shumardi / Shumard Oak		3"					2	0
TRO	1	Quercus texana / Texas Red Oak		3"					0	1
LO	10	Quercus Virginiana/ Live Oak		3"					0	10
BC	26	Taxodium distichum / Bald Cypress		3"					13	13
CE	25	Ulmus crassifolia / Cedar Elm		3"					4	21
PEC	2	Carya illinoensis / Native Pecan		3"					0	2
SYC	10	Platanus x acerifolia 'Morton Circle'/ Sycamore 'Exclamation Planetree'		3"					0	0
LE	18	Ulmus paviolia / Lacebark Elm		3"					0	18
TOTAL:	115								32	73
ORNAMENTAL TREES										
CM-T	20	Lagerstroemia faurei 'Tuscarora' / Tuscarora Crape Myrtle	45 gal		8'	5'-6'			-	20
CM-M	10	Lagerstroemia faurei 'Muskogee' / Muskogee Crape Myrtle	45 gal		8'	5'-6'			-	10
JE	19	Juniperus virginiana / Eastern Red Cedar	45 gal		12'-14'	5'			-	0
ID	15	Illex Decidua / Possumhaw	45 gal		8'	5'-6'		3 CANES MIN. 1" CAL. MIN EA. CANE	-	15
PL	18	Prunus mexicana / Mexican Plum	45 gal		8'	5'-6'			-	16
RB-TX	21	Cercis canadensis var. texensis 'Oklahoma'/ Texas Redbud 'Oklahoma'	45 gal		8'	5'-6'		MULTI, 5 CANES MIN. .5" CAL MIN. PER CANE	-	21
YH	23	Illex vomitoria / Yaupon Holly	45 gal						-	20
TOTAL:	126								0	102
SHRUBS										
AR	21	Abelia x 'Rose Creek' / Rose Creek Abelia	3		15"-18"	14"-16"	30"			
CB	54	Illex 'Cherry Bomb' / Cherry Bomb Holly	3		15"-18"	14"-16"	30"			
CP	106	Berberis thunbergii 'Crimson pygmy' / Crimson Pygmy Barberry	3		14"-16"	14"-16"	24"			
DWM	129	Myrica pusilla / Dwarf Southern Wax Myrtle	3		15"-18"	14"-16"	30"			
NRS	46	Illex x 'Nellie R. Stevens Holly' / Nellie R. Stevens Holly	30		6'-7"	3'-4"	48"	full to ground, full, matched		
RY	52	Hesperaloe parviflora / Red Yucca	3		20"-24"	20"-24"	30"			
TS	36	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage	3		20"-24"	20"-24"	36"			
YPL	160	Yucca pallida / Pale Leaf Yucca	3		14"-16"	14"-16"	24"			
GRASSES										
BGBA	3,865	Bouteloua gracilis 'Blonde Ambiton' / Blonde Ambition Blue Grama Grass	1		14"	12"	18"			
BM	31	Muhlenbergia lindheimeri / Bigh Muhly	1		16"	12"	30"			
GCM	722	Muhlenbergia capillaris / Gulf Coast Muhly	1		18"	12"	24"			
SEEP	914	Muhlenbergia reverchonii/ Seep Muhly	1		12"	12"	24"			
SG-H	188	Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass	1		14"-16"	14"-16"	24"			
SG-P	244	Panicum virgatum 'Prairie Skies'/ Prairie Skies Switchgrass	1		14"-16"	14"-16"	24"			
PERENNIALS										
AS	233	Salvia greggii 'Red' / Autumn Sage Red	1		16"	12"	18"			
AST	107	Symphyotrichum oblongifolium / Fall Aster	1		16"	12"	18"			
BES	59	Rudbeckia fulgida var. fulgida/ Black Eyed Susan	1		16"	12"	18"			
LIA	29	Liatris spicata / Liatris	1		10"	10"	18"			
I	168	Salvia x 'Indigo Spires'/ Indigo Spires Salvia	1		10"	10"	24"			
GROUNDCOVERS										
BS	4,671	Carex divulsa / Berkley Sedge	1				15"			
SC	219	Seasonal Color	4"				12"			
WC	884	Euonymus fortunei 'Colorata' / Purple-leaf Wintercreeper	1				18"			
SOD/SEED										
	120,673 SF	Cynodon dactylon 'Tif 419' / Tif 419 Bermuda Grass	Sod		N/A	N/A				
MISC.										
SE	1,357 LF	Steel Edge								
	12	Landscape Boulders								
MULCH	1,560 SF	Mulch						No bed prep, at exiting trees to remain		
Notes										
1. NO MORE THAN 20% OF THE SAME SPECIES OF SHADE TREES MAY BE USED ON THIS PROJECT										
2. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS TAKE PRECEDENCE. CONTRACTOR TO VERIFY ALL QUANTITIES										

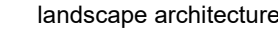
NOTE: All landscape buffer trees, and mitigation trees to be selected from the approved Town of Flower Mound tree list.

All proposed landscape areas to be fully irrigated

MITIGATION SUMMARY

Required MitigationTrees	Required Trees (inches)	Provided Trees	Provided Trees (inches)	Provided Trees			Excess / (Shortage)	Escrow Fee
				PHASE 1	PHASE 2	PHASE 3		
199 - 3" Caliper Trees	597 inches	73 - 3" Caliper Trees	219 inches	30 - 3" Caliper Trees	11 - 3" Caliper Trees	32 - 3" Caliper Trees	(126 - 3" Caliper Trees 378inches)	\$47,250

NOTE: Due to the preliminary nature of these drawings, trees provided for mitigation of removed trees is subject to change.



Paul Cozzolino
12.02.2022

OAKBRIDGE CROSSING

Phase 3
Town Of Flower Mound
Denton County, Tx

Landscape and Screening Plans

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L-5.02





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

CONSENT ITEM

DATE: December 12, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Replat (RP22-0006 – The Clubhouse at Bridlewood, Lots 3R1 & 3R2, Block 1) to subdivide one non-residential lot and create two non-residential lots. The property is generally located north and east of Bridlewood Boulevard and Windsor Drive.**

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 non-residential lot into two non-residential lots. The existing lot contains 3.337 acres and would be divided into one 1.802-acre lot and one 1.536-acre lot.

The property is located within the Retail District-2 (R-2) zoning district portion of Planned Development District No. 30 (PD-30, Bridlewood) and contains an office building and a day care center. The plat depicts necessary easements and the lots will continue to be accessed from Bridlewood Boulevard and Windsor Drive via fire lanes and mutual access easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity & Aerial Map
2. Letter of Intent

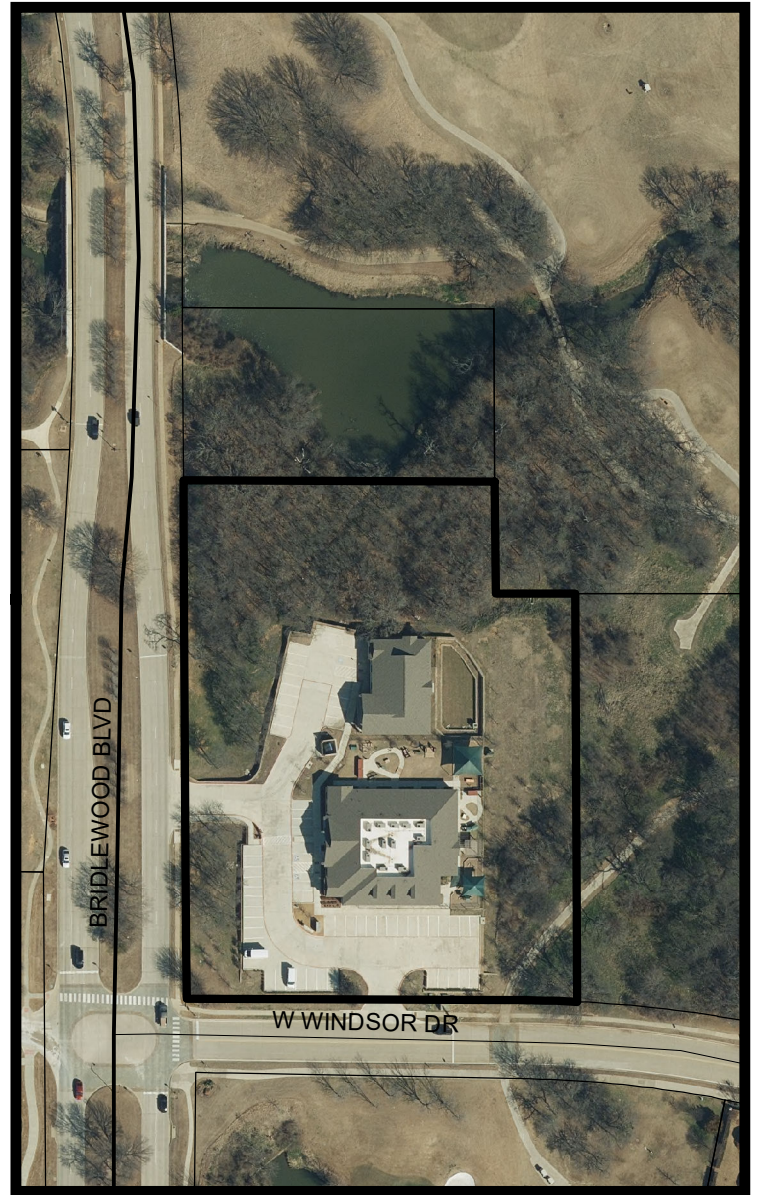
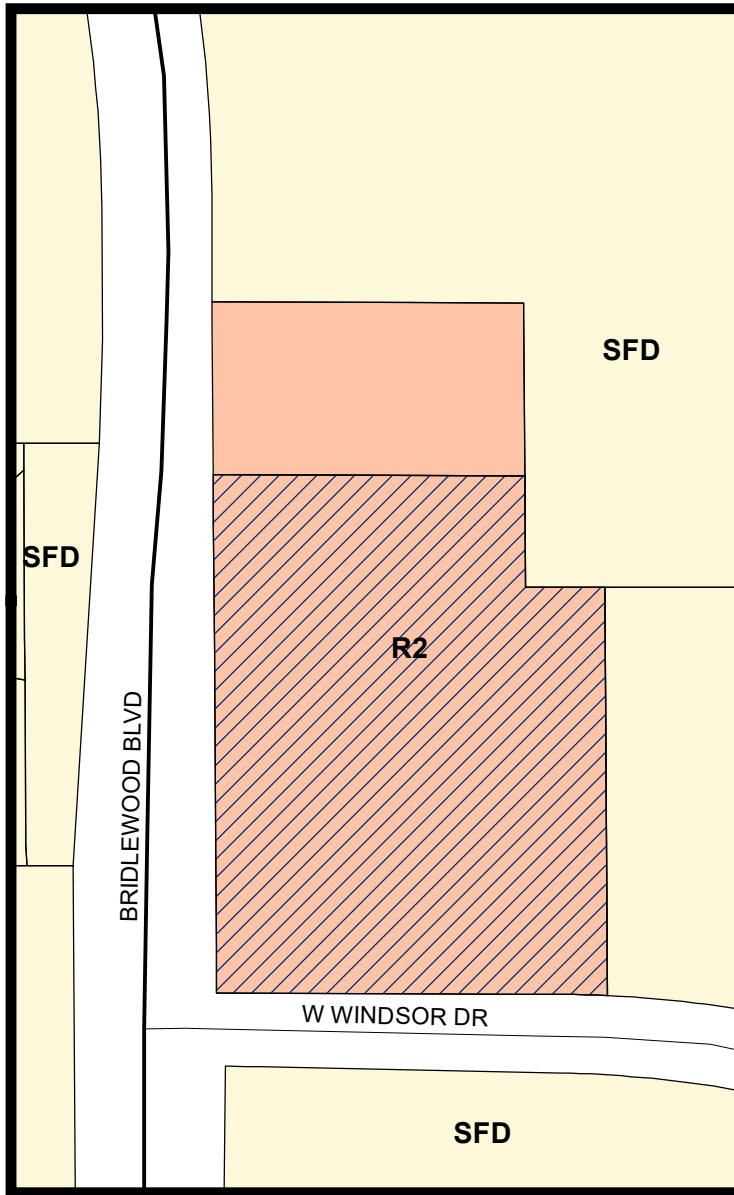
B. Application Details

1. Replat Package



Vicinity Map

Reference Project: RP22-0006



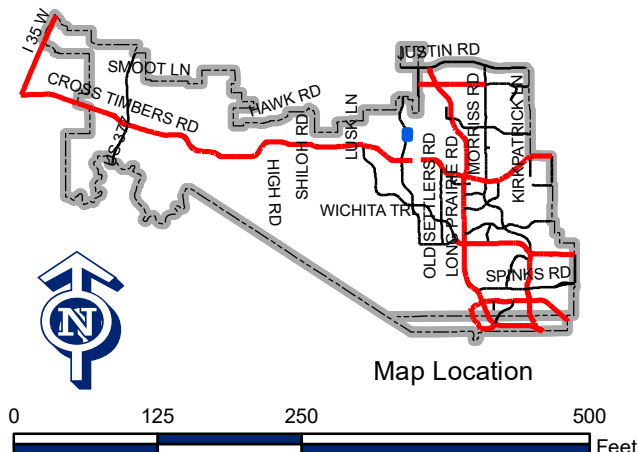
LEGEND

 Retail 2  Single Family Detached

 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.





LETTER OF INTENT > CLUB HOUSE AT BRIDLEWOOD

June 29th, 2022

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

**RE: THE CLUB HOUSE AT BRIDLEWOOD – Record Application
McAdams Job Number SPEC22173**

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a record plat application for the replat to be known as The Club House at Bridlewood.

We are proposing to replat a singular commercial lot into 2 commercial lots. Adding a Mutual access easement, defining the existing drainage and detention easement, redefining a drainage easement around the Fully Developed Flood Line, and adding a Private Utility, Drainage, and Sanitary Sewer Easement.

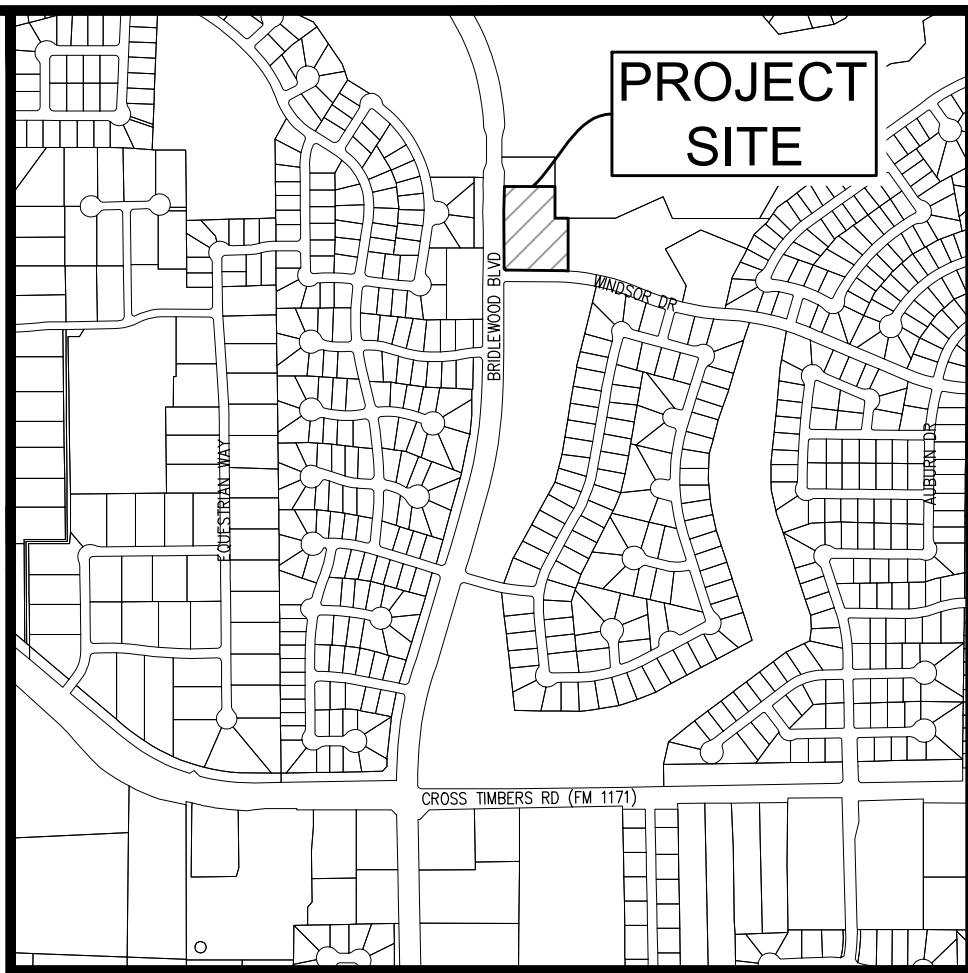
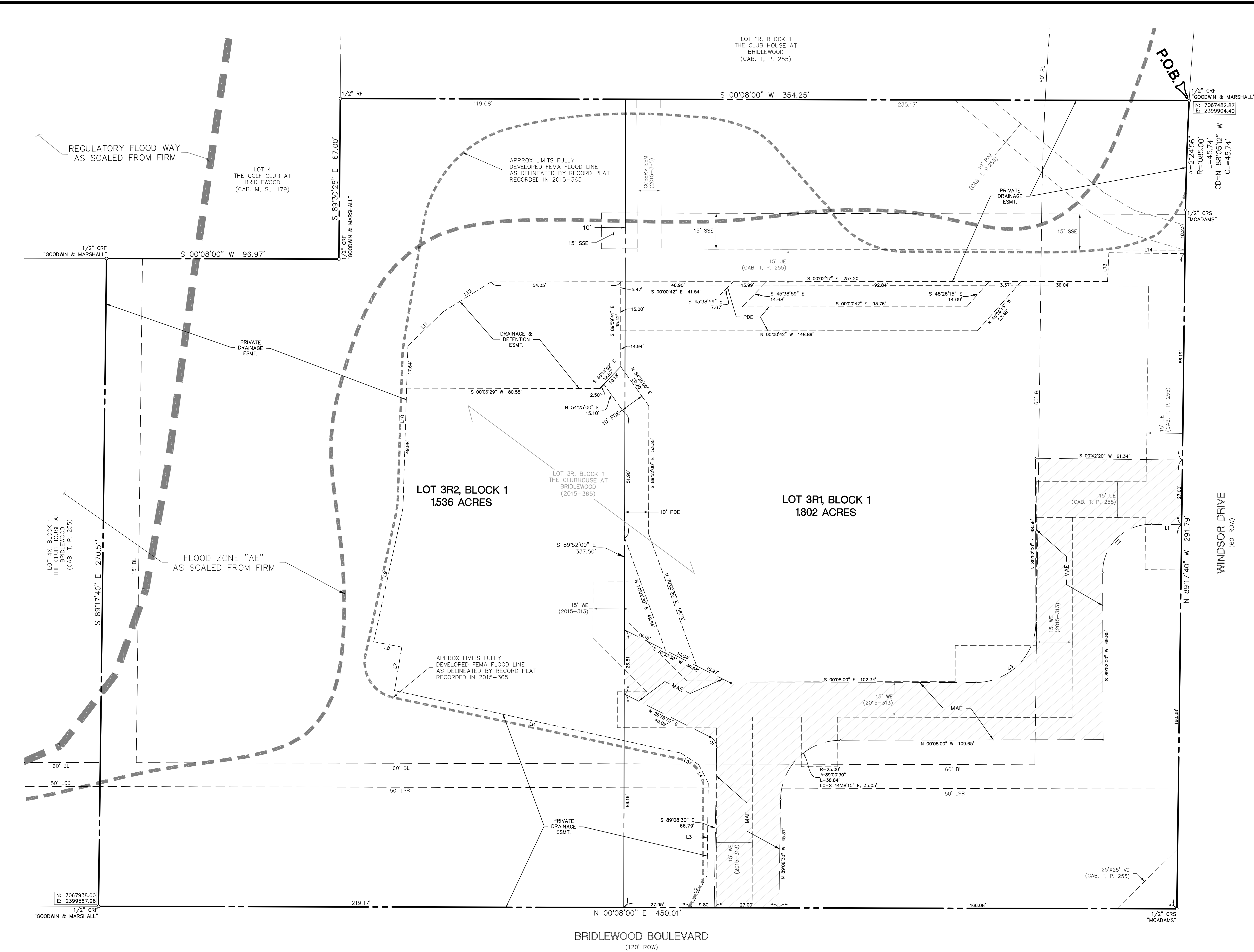
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Thad Murley III', written over the word 'Sincerely,'.

W. Thad Murley III, R.P.L.S.

File: \\s:\projects\SPC\SPC 2022\SPC22217 4000 4100 Bridlewood Blvd\02-Geomatics\Survey\Print\SPC 2217 825A1
Project: 12/6/2022 3:48 PM by Bradley Cox, Scaled: 11/28/2022 10:35 AM, by bcox



RECORD PLAT
OF
LOTS 3R-1, & 3R-2, BLOCK 1,
THE CLUB HOUSE AT BRIDLEWOOD,
an addition to the Town of Flower Mound,
Denton County, Texas,
being a Replat of Lot 3R, Block 1,
The Club House at Bridlewood,
an addition to the Town of Flower Mound,
Denton County, Texas,
according to the plat recorded in
Document Number 2015-365,
Plat Records of Denton County, Texas
3.338 Acres
in the
JESSIE WATKINS SURVEY, ABSTRACT NO. 1324
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PAGE 1 OF 2

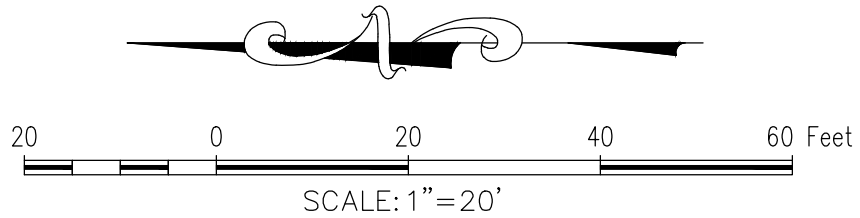


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 4/27/2022 SCALE: 1"=20' JOB: No. SPC22173

OWNER/DEVELOPER
SWAGERTY ENERGY LTD
8360 S FM, 549
HEATH, TX 75032
Ph. 972-333-5463
Contact: T. PRESLEY SWAGERTY

- LEGEND**
- POB = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - LSB = LANDSCAPE BUFFER
 - UE = UTILITY EASEMENT
 - MAE = MUTUAL ACCESS EASEMENT
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - WE = WATER EASEMENT
 - VE = VISIBILITY EASEMENT
 - PDE = PRIVATE DRAINAGE EASEMENT
 - SDE = SANITARY SEWER EASEMENT



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON:

WHEREAS WE, SWAGERTY ENERGY LTD, are the owners of property situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract, or parcel of land, situated in the Jessie Watkins Survey, Abstract Number 1324, Town of Flower Mound, Denton County, Texas, being all of Lot 3R, Block 1, The Club House at Bridlewood, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2015-365, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "GOODWIN & MARSHALL", at the southeast corner of said Lot 3R, same being the southwest corner of Lot 1R, Block 1, The Club House at Bridlewood, according to the plat thereof, recorded in Cabinet T, Page 255, Plat Records, Denton County, Texas, and being in the north line of Windsor Drive (60' ROW);

THENCE northwesterly, with the south line of said Lot 3R, and the north line of Windsor Drive, with the arc of a curve to the left, having a radius of 1085.00 feet, a central angle of 2°24'56", and an arc length of 45.74 feet, whose chord bears N 88°05'12" W, 45.74 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 89°17'40" W, with the south line of said Lot 3R, and the north line of Windsor Drive, a distance of 291.79 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the southwest corner of said Lot 3R, same being the northeast intersection of Windsor Drive and Bridlewood Boulevard (120' ROW);

THENCE N 00°08'00" E, with the west line of said Lot 3R, and the east line of Bridlewood Boulevard, a distance of 450.01 feet to a 1/2" capped rebar found, stamped "GOODWIN & MARSHALL" at the northwest corner of said Lot 3R, same being the southwest corner of Lot 4X, Block 1, of said The Club House at Bridlewood plat, and being in the east line of Bridlewood Boulevard;

THENCE S 89°17'40" E, with the most northerly north line of said Lot 3R, and the south line of said Lot 4X, a distance of 270.51 feet to a 1/2" capped rebar found, stamped "GOODWIN & MARSHALL" at the most northerly northeast corner of said Lot 3R, and being in a west line of Lot 4, Block 1, The Club House at Bridlewood, an addition to the Town if Flower Mound, according to the plat thereof, recorded in Cabinet M, Slide 179, Plat Records, Denton County, Texas;

THENCE S 00°08'00" W, with the most northerly east line of said Lot 3R, and a west line of said Lot 4, a distance of 96.97 feet to a 1/2" capped rebar found, stamped "GOODWIN & MARSHALL" at the inner ell corner of said Lot 3R, same being a southwest corner of said Lot 4;

THENCE S 89°30'25" E, with the most southerly north line of said Lot 3R, and a south line of said Lot 4, a distance of 67.00 feet to a 1/2" rebar found, at the most southerly northeast corner of said Lot 3R, same being the northwest corner of said Lot 1R;

THENCE S 00°08'00" W, with the east line of said Lot 3R, and the west line of said Lot 1R, a distance of 354.25 feet to the POINT OF BEGINNING and containing approximately 3.338 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, SWAGERTY ENERGY LTD, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as THE CLUBHOUSE AT BRIDLEWOOD, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the 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, reconstruction, maintenance or efficiency of its respective system of the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND this _____ day of _____, 2022.

T. PRESLEY SWAGERTY
OWNER

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared T. PRESLEY SWAGERTY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public State of Texas

My commission expires the ____ day of _____, ____.

GENERAL NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for Clubhouse at Bridlewood are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 14 & 23 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner: N 7067938.0'; E 2399568.0'
Bearing and distance from the Northwest corner to Geo Point 14: S 74°42'21" E, 981.4'

Southeast Corner: N 7067482.9'; E 2399904.4'
Bearing and distance from the Southeast corner to Geo Point 23: S 88°41'48" W, 3674.5'

- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

- According to Community/Panel No. 48121C0540 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "AE" (areas of 100-year flood where base flood elevations have been determined). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.

- The purpose of this Replat is to split one Lot into two, create an access easement, private drainage easements, and a sewer easement.

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

- The owner of Lot 3R2 is responsible for the maintenance and upkeep of the detention pond.

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not be limited to the following items:
 - Grass and ground cover shall be kept to a height required by the Town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
- No dumping of any type is permitted within the easement area.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

BRAD RUTHRAUFF, CHAIRMAN PLANNING
AND ZONING COMMISSION

DATE

LEXIN MURPHY, DIRECTOR
OF DEVELOPMENT SERVICES
TOWN OF FLOWER MOUND

DATE

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

DATE

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	5.00'	64°16'00"	5.61'	N 58°43'30" E, 5.32'
C2	20.00'	90°50'21"	31.71'	N 44°42'50" W, 28.49'
C3	25.00'	90°00'00"	39.27'	S 45°08'00" E, 35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°42'20" E	12.71'
L2	S 63°03'24" E	15.05'
L3	S 89°16'23" E	38.64'
L4	N 62°36'47" E	8.60'
L5	N 32°56'58" E	8.95'
L6	N 12°18'17" E	122.27'
L7	S 80°28'34" E	18.44'
L8	N 10°41'42" E	11.95'
L9	S 77°38'46" E	57.26'
L10	S 88°16'31" E	67.63'
L11	S 44°03'44" E	20.58'
L12	S 31°53'03" E	23.52'
L13	S 87°15'33" E	12.02'
L14	S 00°42'20" W	31.76'



VICINITY MAP SCALE: 1"=1000'

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PAGE 2 OF 2



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Company, Inc.
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TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 4/27/2022 SCALE: ##### JOB. No. SPEC22173

OWNER/DEVELOPER
SWAGERTY ENERGY LTD
8360 S FM. 549
HEATH, TX 75032
Ph. 972-333-6463
Contact: T. PRESLEY SWAGERTY

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:

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

W. THAD MURLEY III, RPLS 5802 12/6/22

W. Thad Murley III, RPLS
Texas Registration No. 5802



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

NON-DISCETIONARY ITEM

DATE: December 12, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Site Plan (SP22-0011 – Nine Oaks Retail Lot 1, Block A) to develop a retail building. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a restaurant and retail building. The property is located within Planned Development District-120 (PD-120) with Retail District-2 (R-2) uses, which allows both general retail and restaurant uses by right. The subject property is currently undeveloped and contains approximately 1.184 acres.

The site plan provides for a one-story building that contains 10,885 square feet of enclosed restaurant and retail space. Access is provided via a proposed shared driveway from Old Orchard Lane and a driveway on Flower Mound Road Drive.

The required parking for this use is one space per 75 square feet of floor area for restaurant uses and one space per 250 square feet of floor area for retail uses for a total of 67 required parking spaces (2,500 square feet of restaurant and 8,385 square feet of retail space). The applicant is proposing to provide 70 spaces. The landscape plan and elevations are in compliance with the approved conceptual plans for PD-120 as well as the Town's Urban Design Plan.

III. TOWN COUNCIL

On May 2, 2022, the Town Council approved an ordinance amending Planned Development No. 120 (ZPD21-0013 – Orchard Flower) to update the concept plans and development standards for the Planned Development to accommodate the proposed retail/restaurant building. PD changes included, but were not limited to, amended concept elevations for both non-residential buildings, an amended site plan to accommodate additional parking, a perimeter masonry wall between the residential and

non-residential areas, and the removal of day care center specific standards from the ordinance (a day care center would now require an SUP). All relevant changes are reflected in the site plan package. The meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/05032022-636>

IV. ATTACHMENTS

A. Background Information

1. Vicinity & Aerial Map
2. Letter of Intent

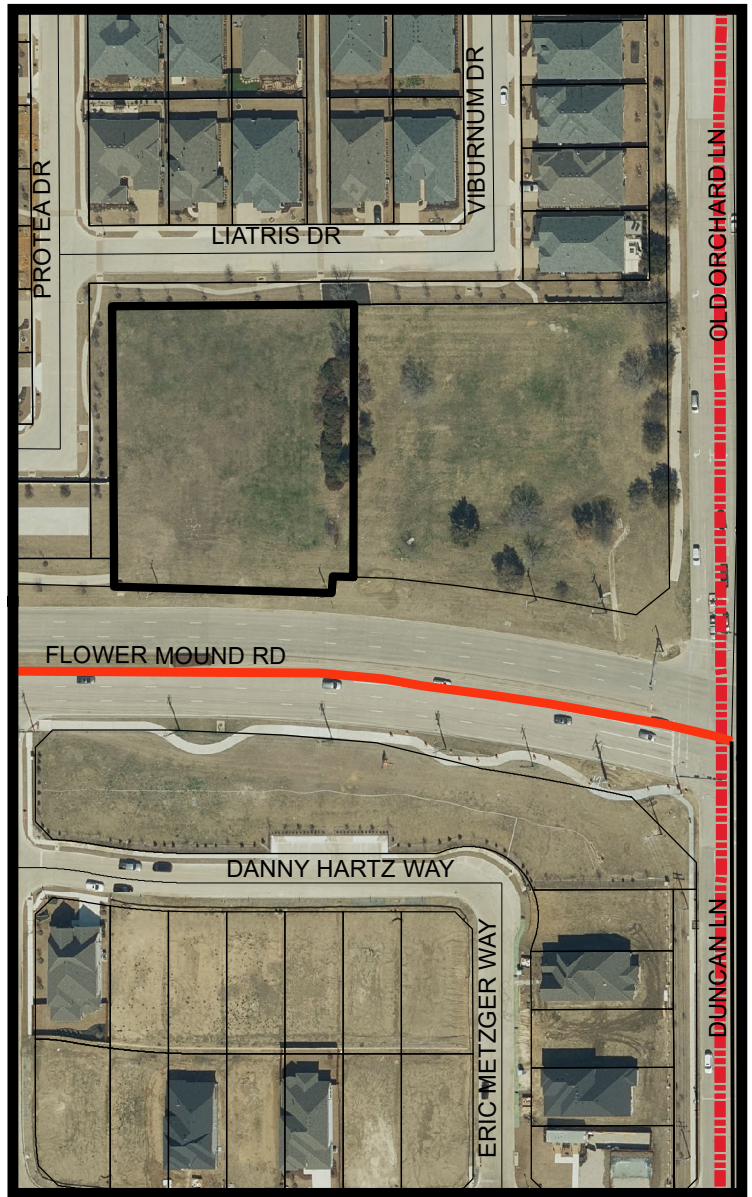
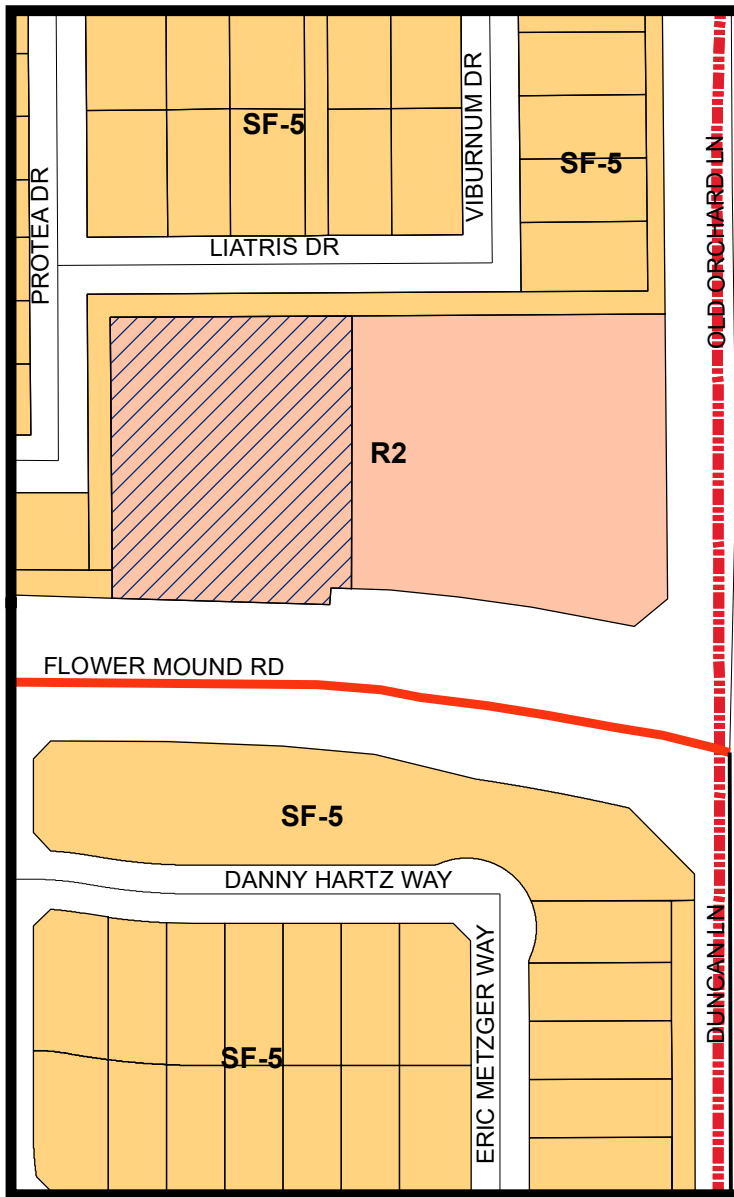
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP22-0011



LEGEND

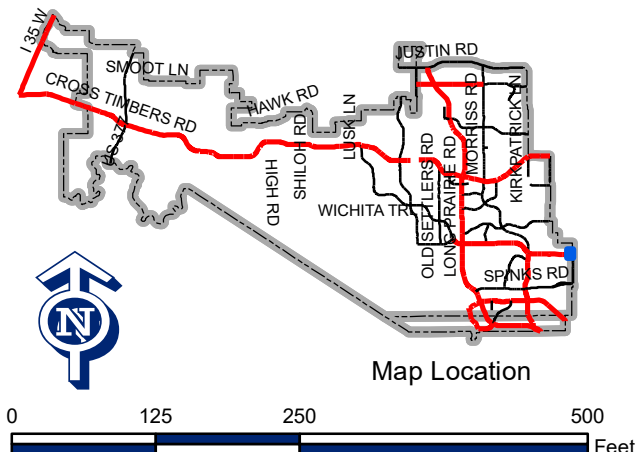
Retail 2

Single Family 5

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.





T: 469.331.8566 | F: 469.213.7145 | W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

LETTER OF INTENT

NOV 08, 2022

ATTN: Claire Barnes
Town of Flower Mound,
2121 Cross Timber Road
Flower Mound, Texas 75028

Subject: Site plan for Nine Oaks Retail Development Lot 1, Block A, Goddard School at Flower Mound.

Dear Ms. Barnes,

This letter of intent is to inform the Town of Flower Mound about submitting the Site Plan request for Nine Oaks Retail Development.

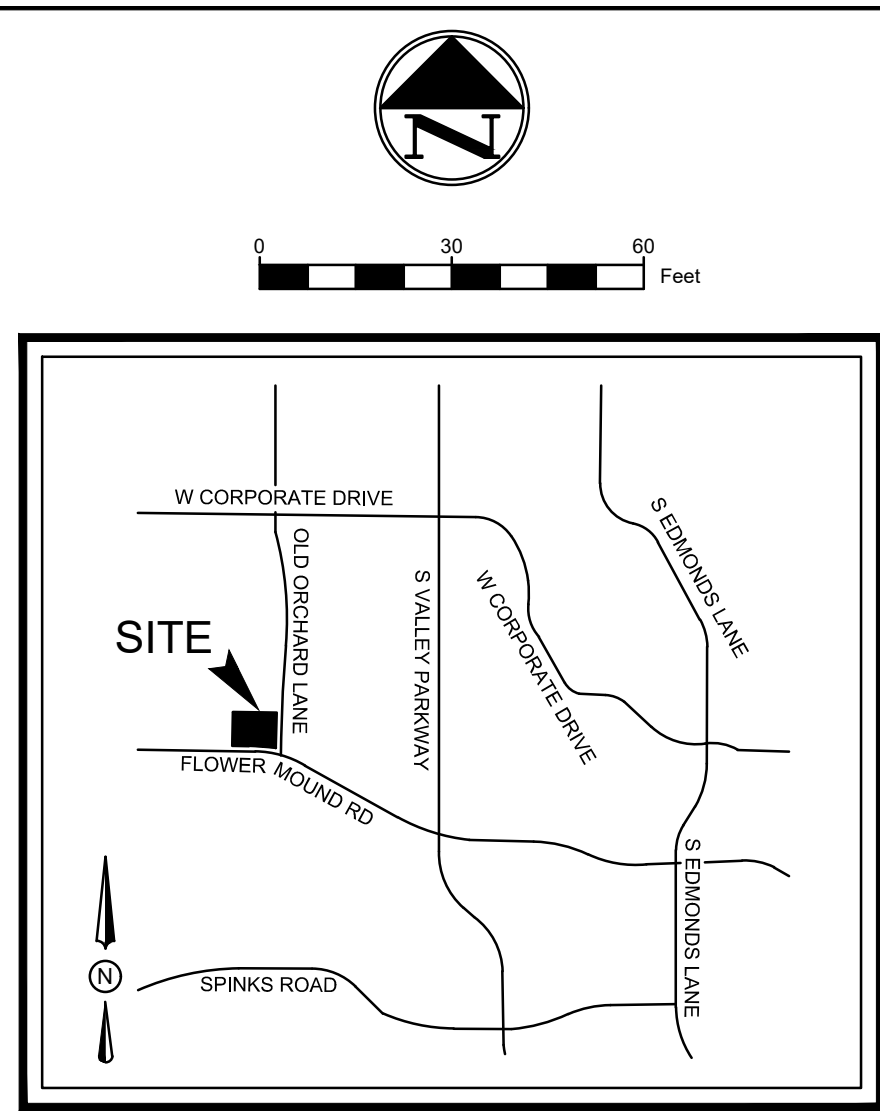
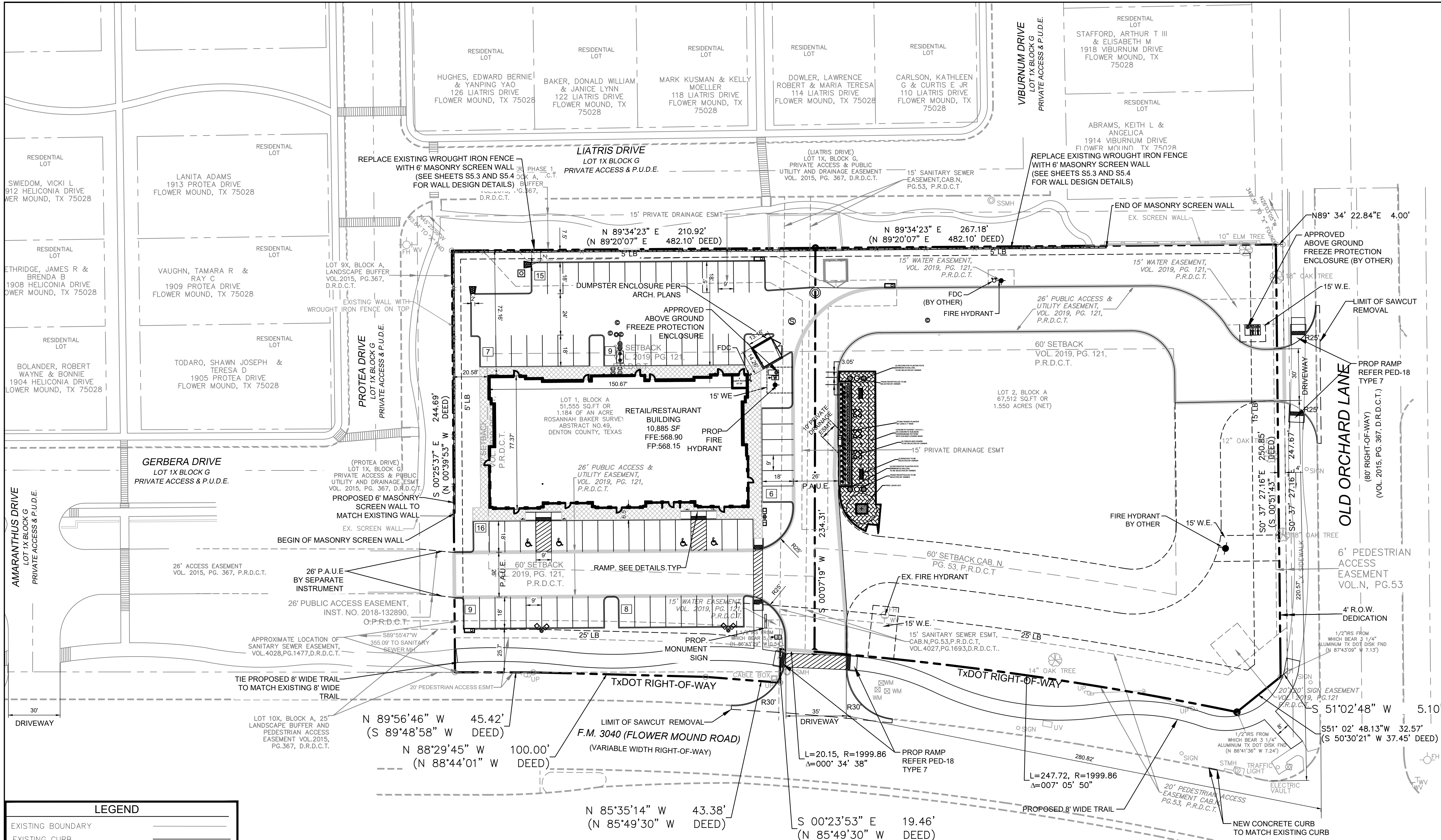
Site Data:

- a) Existing Zoning District: PD-120
- b) Development Plan Acreage: Lot 1: 51,555 SF OR 1.184 acres
- c) Proposed Use: Retail / Restaurant
- d) Proposed Building Area: 10,885 SF
- e) Proposed Parking Space Quantities: 70
- f) Phase Development: Yes
 - There will be Beall Retail development which is adjacent site at east (Area-B as shown on the plan) with Lot area of 1.55 acres, building area 11,651 sf and proposed parking spaces 76 numbers.
- g) Special consideration: No

On May 2, 2022, the Town Council of the Town of Flower Mound approved an ordinance for rezoning (ZPD21-0013 – Orchard Flower) to amend Planned Development No. 120 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion and modify the development standards. The Property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.

We believe the Retail Facility will be a great addition to the Town of Flower Mound. Should you have any questions, please feel free to contact us.

Triangle Engineering
TX PE FIRM #11525
Kiew Kam, P.E.
Senior Project Manager
469-213-2268



VICINITY MAP
N.T.S.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
LIGHT POLE	
POWER POLE	

LEGEND

EXISTING BOUNDARY	
EXISTING CURB	
EXISTING WATER MAIN	WTR
EXISTING SANITARY SEWER	SEWER
EXISTING SEWER MANHOLE	SSMH
EXISTING POWER POLE	PP
EXISTING STORM SEWER	EX. RCP
EXISTING FIRE HYDRANT	EX. FH
EXISTING STORM INLET	
EXISTING SCREEN WALL	
BOUNDARY LINE	
PROPOSED CURB	
PROPOSED HANDICAP SIGN	
PROPOSED HANDICAP LOGO	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED BACK FLOW PREVENTER	
PROP. BOLLARD	
PROP. STORM INLET	
PROP. FIRE DEPARTMENT CONNECTION	
PROP. MONUMENT SIGN	
PROP. 6' HIGH FENCE	
PROP. 4' HIGH SEPARATOR FENCE	
PROP. SITE LIGHT POLE	
PROP. SEWER MH BY DEVELOPER	
PROPOSED FIRE LANE	

SITE DATA SUMMARY TABLE

LOT:	1 (AREA-A)	2 (AREA-B)
NET SITE AREA:	1.184 ACRES 51,555 S.F.	1.550 ACRES OR 67,512 S.F.
ZONING:	AMENDED PD-120	AMENDED PD-120
CURRENT USE:	RETAIL	RETAIL
LOT COVERAGE DATA		
BUILDING COVERAGE	10,885 S.F. (21.11%)	17.27%
IMPERVIOUS AREA	32,983 S.F. (63.98%)	52,412 S.F. OR 77.6%
PERVIOUS AREA	18,567 S.F. (36.02%)	15,100 S.F. OR 22.4%
FLOOR AREA RATIO:	1:0.211	1:0.173
PARKING SUMMARY		
RETAIL, 1 PER 250 SF	REQUIRED 34	PROVIDED 37
RESTAURANT, 1 PER 75 SF	33	36
HANDICAP PARKING	3	4
TOTAL PARKING	67	70
BUILDING DATA		
NUMBER OF STORIES	1	1
PEAK HEIGHT	33'-1 1/2"	34'-1 1/2"
MEAN HEIGHT	22'-6"	30'-8"
RETAIL SQUARE FOOTAGE	8,385 S.F.	9,151 S.F.
RESTAURANT SQUARE FOOTAGE	2,500 S.F.	2,500 S.F.
TOTAL SQUARE FOOTAGE	10,885 S.F.	11,651 S.F.

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD. FLOOD MAP AREA NUMBER 48121C0545G, EFFECTIVE ON 4-18-2011.

MASTER PLAN FEATURES TABLE

LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE NORTH SIDE OF FLOWER MOUND ROAD AND CONNECTED TO EXISTING 8' MULTI-PURPOSE TRAIL ON THE WEST SIDE OF OLD ORCHARD LANE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FLOWER MOUND ROAD - MAJOR ARTERIAL WITH 120 FEET OF ROW OLD ORCHARD LANE - URBAN COLLECTOR WITH 80 FEET OF ROW INGRESS/EGRESS DRIVEWAY OFF FLOWER MOUND ROAD INGRESS/EGRESS DRIVEWAY OFF OLD ORCHARD LANE CROSS ACCESS PROVIDED TO NEIGHBORING PROPERTY TO EAST
WATER PLAN	LONG PRAIRIE DISTRICT, 12 INCH WATER LINES ALONG NORTH SIDE FLOWER MOUND ROAD AND WEST SIDE OF OLD ORCHARD LANE
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 10 INCH SANITARY SEWER LINES ALONG NORTH SIDE OF FLOWER MOUND ROAD AND 10 LINE EXTENDED THROUGH PROPERTY A PORTION OF LINE EXTENDED THROUGH PROPERTY TO ABANDONED AS PART OF THIS DEVELOPMENT

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

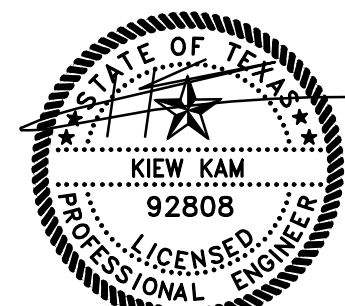
NOTES:
1. ALL WORK WITHIN TxDOT ROW REQUIRE SEPARATE PERMIT ISSUED BY TxDOT.
2. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



NOTES

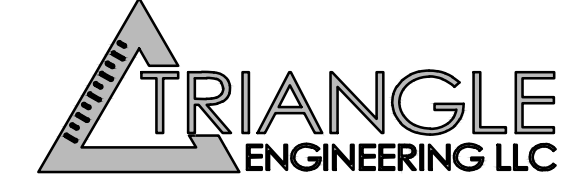
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS 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 PERMITTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL ACCESSIBLE WALKWAYS SHALL HAVE CROSS SLOPES NO GREATER THAN 2% AND RUNNING SLOPES NOT GREATER THAN 5%. NO GAPS IN THE SIDEWALK NO GREATER THAN 1/2 INCH OR ELEVATION CHANGE GREATER THAN 1/4 INCH.

NO.	DATE	DESCRIPTION	BY
1	07-22-22	SITE PLAN SUBMITTAL	KK
2	10-04-22	2ND SITE PLAN SUBMITTAL	KK
3	11-10-22	3RD SITE PLAN SUBMITTAL	KK
4			
5			
6			

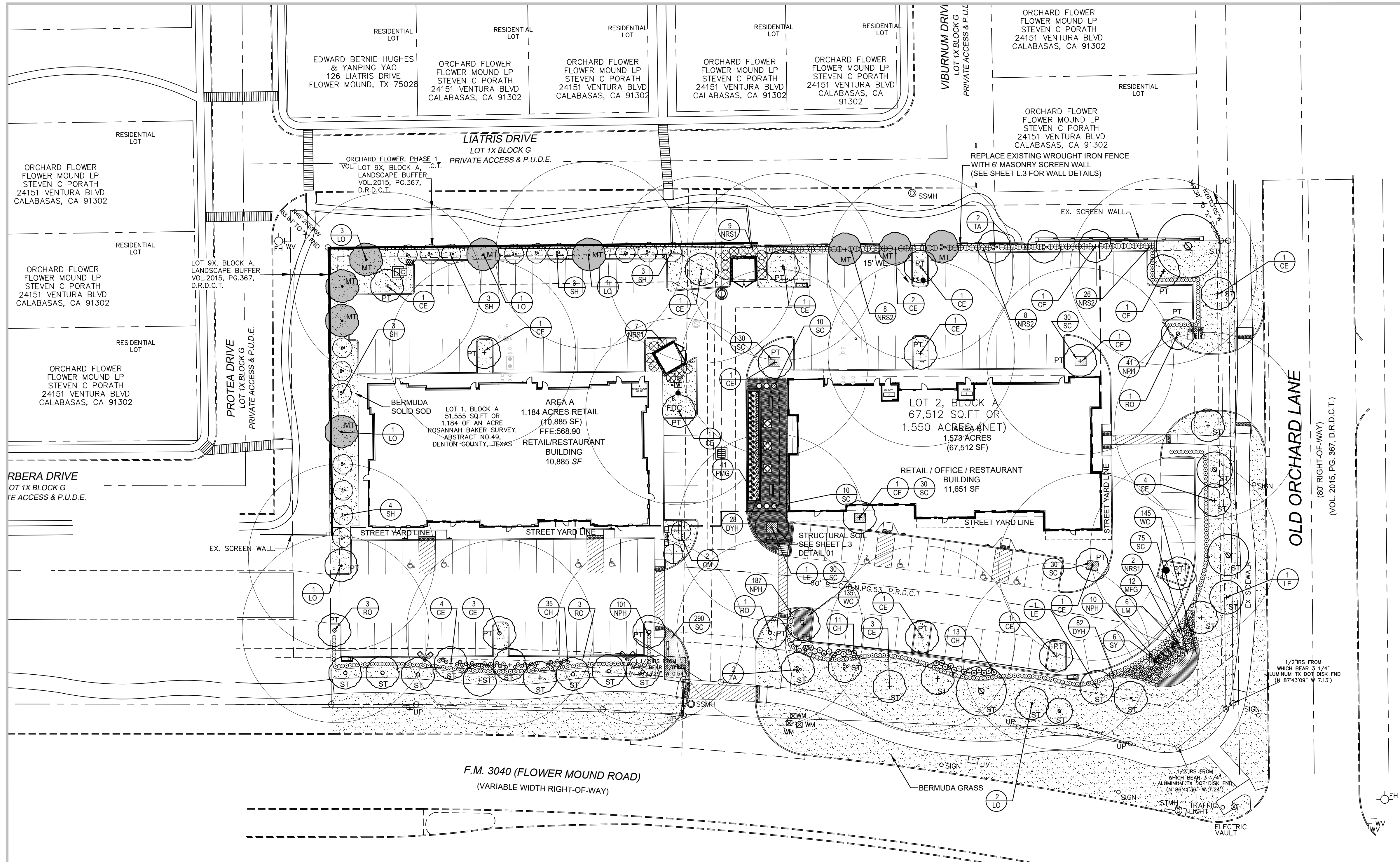


SITE PLAN

NINE OAKS RETAIL DEVELOPMENT
LOT 1, BLOCK A
GODDARD SCHOOL AT FLOWER MOUND
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
OR	OR	04-27-22	SEE SCALE BAR	119-20	C-3.0
TX. P.E. FIRM #11525					



LANDSCAPE TABULATIONS - AREA A

Street Yard Landscaping				
Standard	Total Street Yard (Square Feet)	Required	Provided	
Min. 20% of street yard	20,328	4,066	4,687	
Street Yard Trees				
Standard	Total Street Yard (Square Feet)	Required	Provided	
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 in excess of 10,000 s.f.	Flower Mound Road 20,328 s.f.	14	14-3' Cal. 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 Trees				
Standard	Street Frontage (Linear Feet)	Required	Provided	
1 canopy tree per 30 l.f.	Flower Mound Road 188.78 l.f.	7	7-3' Cal. Trees	
Parking Area Landscaping				
Standard	No. of Parking Spaces	Required	Provided	
90 s.f. per 12 spaces	70	525 s.f.	800 s.f.	
Parking Area Trees				
Standard	No. of Parking Spaces	Required	Provided	
1 tree per 10 spaces	70	7	8	

LANDSCAPE TABULATIONS - AREA B

Street Yard Landscaping				
Standard	Total Street Yard (Square Feet)	Required	Provided	
Min. 20% of street yard	40,486	8,097	13,443	
Street Yard Trees				
Standard	Total Street Yard (Square Feet)	Required	Provided	
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 in excess of 10,000 s.f.	Flower Mound Road & Old Orchard Ln. 40,486 s.f.	23	18- 3' Cal. Trees 5- Existing 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 Trees				
Standard	Street Frontage (Linear Feet)	Required	Provided	
1 per 30 l.f.	Flower Mound Road 248.01 l.f.	8	7- 3' Cal. Trees 1 Existing Trees	
1 per 30 l.f.	Old Orchard Lane 247.67 l.f.	8	5- 3' Cal. Trees 3 Existing Trees	
Parking Area Landscaping				
Standard	No. of Parking Spaces	Required	Provided	
90 s.f. per 12 spaces	76	570 s.f.	1,187 s.f.	
Parking Area Trees				
Standard	No. of Parking Spaces	Required	Provided	
1 tree per 10 spaces	76	8	13	

LEGEND

PT-PARKING LOT TREES
ST-STREET TREES
MT-MITIGATION TREES

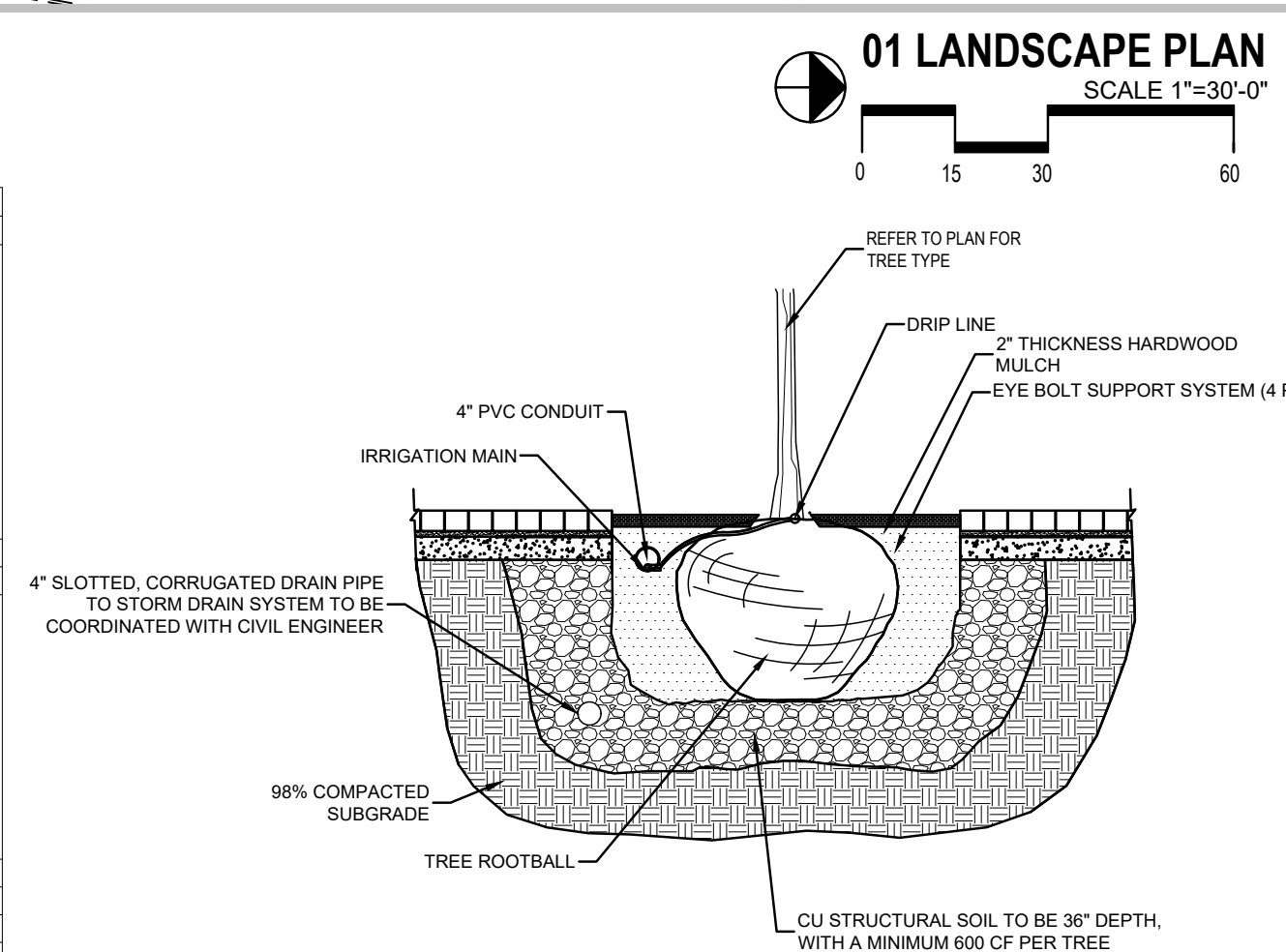
PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	2	Crepe Myrtle 'Dallas Red'	<i>Lagerstroemia indica 'Dallas Red'</i>	8' ht.	container, 3 or 5 trunks, tree form
CE	29	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LE	3	Athens Lacebark Elm	<i>Ulmus parvifolia 'Athena'</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LO	9	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LM	6	Lil Gem Magnolia	<i>Magnolia grandiflora 'Lil Gem'</i>	8' ht.	container, 8' ht., 4' spread, full to base
RO	11	Shumard Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SH	16	Savannah Holly	<i>Ilex americana 'Savannah'</i>	8' ht.	container, 8' ht., 4' spread, tree form
TA	5	Texas Ash	<i>Fraxinus albicans</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	110	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	container grown, 20" spread
CH	58	Carissa Holly	<i>Ilex cornuta 'Carissa'</i>	7 gal.	container full, 30" spread
MFG	12	Mexican Feathergrass	<i>Nassella tenuissima</i>	3 gal.	container full, well rooted
PMG	41	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container, 24" ht., 20" spread
NPH	329	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	7 gal.	container, 36" ht., 24" spread
NRS1	18	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	6' ht.	container grown, 36" spread, full to base
NRS2	64	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	515	Seasonal Color	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	selection by owner, 12" o.c.
WC	280	Purple Wintercreeper '419'	<i>Cynodon dactylon '419'</i>	4" pots	container, 3-12" runners min., 12" o.c. Solid Sod refer to notes

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

01 STRUCTURAL SOIL DETAIL

NOT TO SCALE



GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

LANDSCAPE NOTES

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

SITE FURNISHING NOTES

1. CONTRACTOR SHALL PROVIDE TURN-KEY INSTALLATION OF ALL PLANTERS INCLUDING, BUT NOT LIMITED TO, SHIPMENT, HANDLING, PLACEMENT, ETC.
2. IRRIGATION AND DRAINAGE HOLES TO BE DRILLED ON SITE BY CONTRACTOR.
3. BOTTOM OF POTS TO INCLUDE PEA GRAVEL, 4" DEPTH. FILTER FABRIC TO SEPARATE PEA GRAVEL FROM PLANTING MIX.

MASONRY WALL DETAILS

FIND MASONRY WALL DETAILS ON SHEET S5.3 AND S5.4
EXTERIOR MATERIALS TO MATCH EXISTING WALL

FENCE DETAILS

FIND FENCE DETAILS ON SHEET C7.2

SITE FURNISHINGS

1. TABLE SHALL BE:
PARC CENTRE 30" ROUND
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 3
LARA MOFFAT
(269) 337-1309
2. CHAIRS TO BE:
PARC CENTRE- CHAIR NO ARMS
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 12
LARA MOFFAT
(269) 337-1309
3. BENCHES TO BE:
NEOCOMBO BENCH- 59" WITH BACK
STANDARD FINISH AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 2
LARA MOFFAT
(269) 337-1309
4. LITTER RECEPTACLE TO BE:
PARC CENTRE- LITTER RECEPTACLE- HINGED LID
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 2
LARA MOFFAT
(269) 337-1309

PLANTER NOTES

1. PLANTERS SHALL BE:
DECORATIVE PLANTERS, 36" DIA.
TOTAL OF (4), WALSHIRE COLLECTION
WS-3600 FRB
COLOR TO BE SELECTED
AVAILABLE FROM TOURNESOL SITE WORKS
JOHN WILLINGHAM
(800) 542-2282
2. CONTRACTOR SHALL PROVIDE TURN-KEY INSTALLATION OF ALL PLANTERS INCLUDING, BUT NOT LIMITED TO, SHIPMENT, HANDLING, PLACEMENT, ETC.
3. IRRIGATION AND DRAINAGE HOLES TO BE DRILLED ON SITE BY CONTRACTOR.
4. BOTTOM OF POTS TO INCLUDE PEA GRAVEL, 4" DEPTH. FILTER FABRIC TO SEPARATE PEA GRAVEL FROM PLANTING MIX.
5. ALL PLANTERS ARE TO HAVE MICRO SPRAY IRRIGATION INSTALLED.

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CHRIS@STUDIOGREENSPOT.COM



10.11.2022

RETAIL PROJECT

FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:

FOR APPROVAL 08.12.2021
CITY COMMENTS 11.24.2021
CITY COMMENTS 03.24.2022
CITY COMMENTS 04.13.2022
CITY COMMENTS 04.19.2022
CITY COMMENTS 04.27.2022
CITY COMMENTS 08.18.2022
CITY COMMENTS 10.11.2022

DATE:

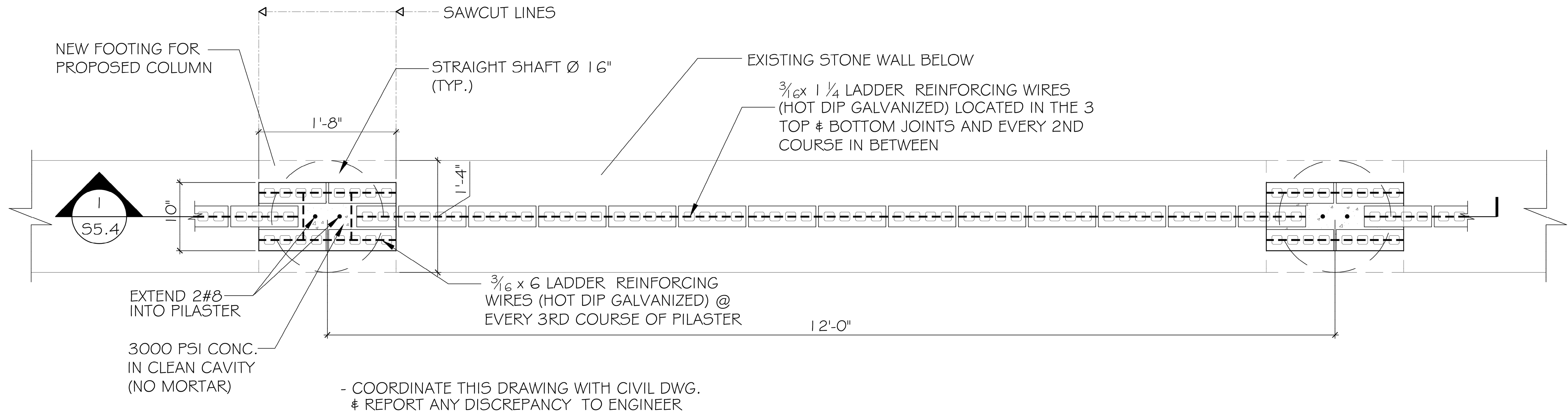
10.10.2022

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

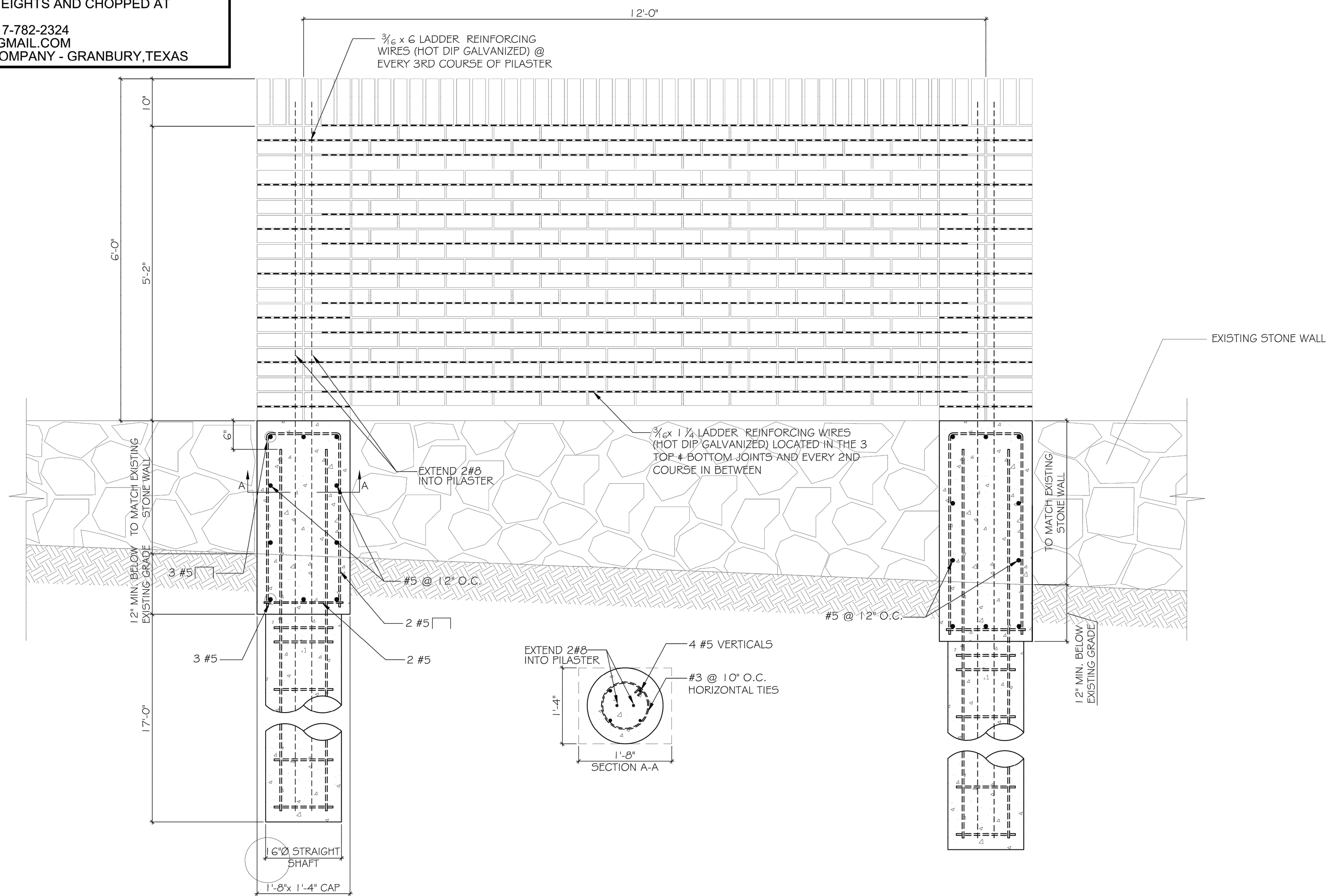
L.4



1 FENCE WALL FOUNDATION PLAN @ STONE WALL
SCALE: 1 1/2" = 1'-0"

BRICK: MANGUM COUNTRY FRENCH TUMBLED FACE BRICK
WEBSITE: MANGUMBRICK.COM
CONTACT: 1-580-782-2324
COMPANY: MANGUM BRICK COMPANY - MANGUM, OKLAHOMA

STONE: LUEDERS BUFF STONE - SAW CUT TOP AND BOTTOM AT
4"-6"-8"-10" COURSE HEIGHTS AND CHOPPED AT
RANDOM LENGTHS
CONTACT: SUSAN HURST/1-817-782-2324
EMAIL: MYWESTEXSTONE@GMAIL.COM
COMPANY: WESTEX STONE COMPANY - GRANBURY, TEXAS



- COORDINATE THIS DRAWING WITH CIVIL DWG.
& REPORT ANY DISCREPANCY TO ENGINEER

1 SECTION @ FENCE WALL
SCALE: 1" = 1'-0"

NOTE: PROPOSED BRICK WILL MATCH THE EXISTING BRICK.

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RETAIL PROJECT
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:
FOR APPROVAL 08.12.2021
CITY COMMENT 10.25.2021

DATE:
10.25.2021

SHEET NAME:
CONCEPT SCREEN WALL DETAILS

SHEET NUMBER:

L.3

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

3.2 INSTALLATION

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

JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

1.7 QUALITY ASSURANCE

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- 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 PLANTS

- 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 to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- 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 aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.

Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

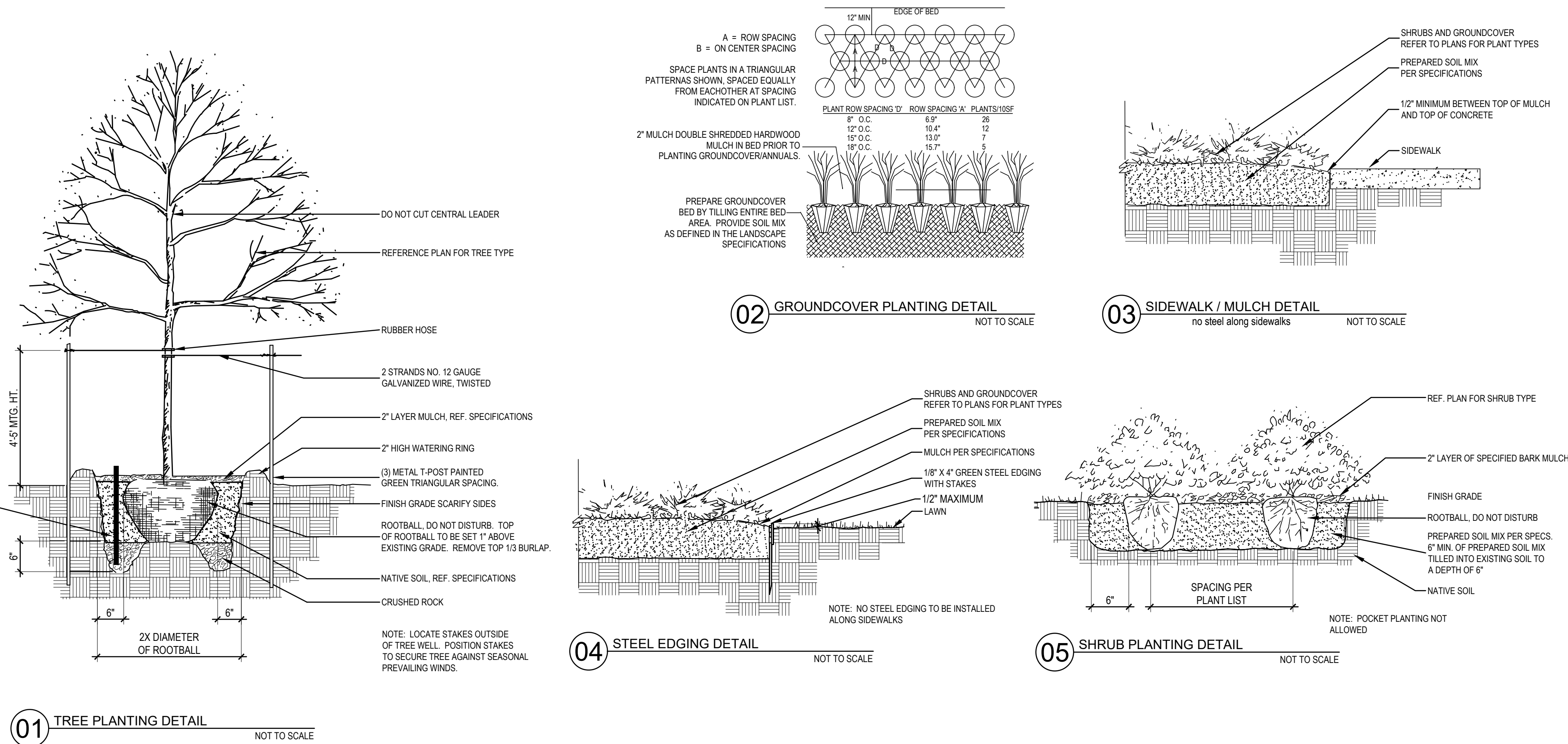
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.
- If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Ferti-laid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

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



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10.25.2021

RETAIL PROJECT

FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:

FOR APPROVAL 10.25.2021

DATE:

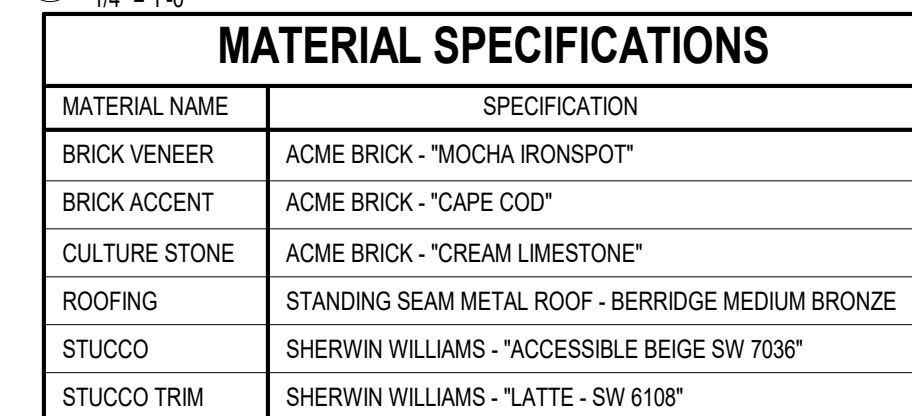
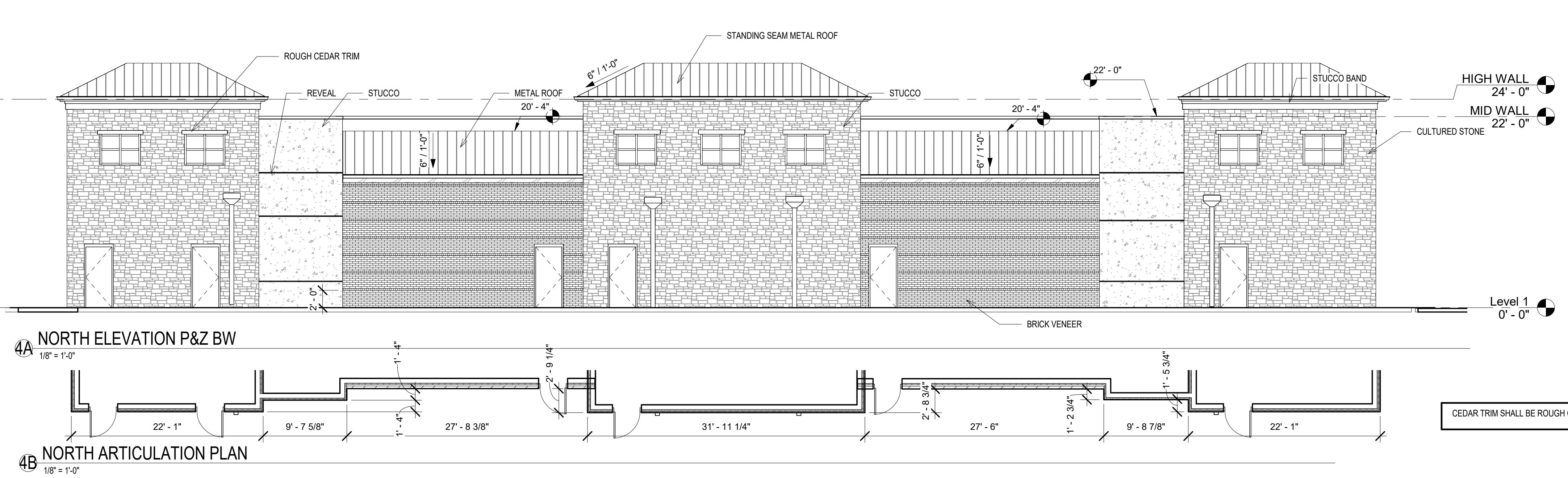
10.25.2021

SHEET NAME:

LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.5



ELEVATION MATERIAL CALCULATIONS								
	EAST	%	WEST	%	NORTH	%	SOUTH	%
TOTAL FACADE AREA	1681	100	1681	100	3057	100	3382	100
DOORS/WINDOWS	240	14	240	14	241	8	1130	33
FACADE AREA LESS DOORS & WINDOWS	1441	86	1441	86	2816	92	2252	67
PRIMARY MASONRY								
BRICK VENEER	437	26	437	26	749	26	459	14
CULTURE STONE	626	37	626	37	1571	51	1104	33
STUCCO	336	20	336	20	426	14	618	18
ACCENT MATERIAL								
ROUGH CEDAR WOOD TRIM	42	2	42	2	70	2	71	2



PRIZM ARCHITECTS
INTERNATIONAL LTD., INC.

ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170
IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

[illegible]

Owner	
NINE OAKS PLAZA	
CONCEPTUAL ELEVATIONS	
Project number	0.009.0421
Date	11/29/21
Drawn by	PA
Checked by	RCS
P&Z -2	
Scale	As indicated



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: December 12, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 482 (SUP22-0005 – Long Prairie Plaza Daycare) to permit a day care center use. The property is generally located south of Sherri 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 is one waiver request to the Town's Urban Design Plan, 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 the application is to request approval of a Specific Use Permit (SUP 482) to permit a day care center use to occupy a one-story building containing 13,062 square-feet. The property is located within Planned Development No. 157 (PD-157) with Retail District-2 (R-2) uses. A day care center use requires approval of a Specific Use Permit (SUP) in this zoning district.

Waiver:

- Waiver to Section 12.1 of the Architectural Standards of the Town's Urban Design Plan regarding roof pitch

The subject site contains approximately 2.008 acres and is primarily undeveloped. Two retail buildings are located west of the site, one is complete, and the other is under construction. Future development to the north and south of the site is planned to contain retail, restaurant and office uses in accordance with PD-157.

A day care center use has a required parking ratio of one space for each four persons accommodated. The applicant is estimating a maximum capacity of 220 children and 28 staff for a total of 248 people accommodated. The required number of parking spaces is 62 with 67 being provided, which is within the 20% allowable parking deviation. According to the applicant, parents will be parking and walking the children into the building.

The proposed development includes an outdoor play area that will be enclosed with an eight-foot-tall wrought iron fence. Access to the property will be provided through two mutual access easements to a driveway entrance on Long Prairie Road. The conceptual landscape plan and conceptual elevations are in compliance with the Town Code and Urban Design Plan with the exception of one waiver request (see below).

The site contains an access road on its north side for the gas well operation east of the site as well as five parking spaces that were constructed with the two retail buildings immediately west of the site. As a part of the day care center development, a portion of the gas well pad access road will be improved adjacent to the subject property and access to the gas well pad will remain. The proposed development is outside the required 500-foot setback from the gas well equipment.

The ordinance for the SUP will include the following conditions for the day care center use:

1. The Specific Use Permit is limited to the playground and approximately 13,062 square-feet building as shown on the conceptual site plan.
2. An amended site plan application is required for the two retail buildings west of the subject property to transfer five existing parking spaces to the proposed day care center.

III. WAIVER

Waiver to Section 12.1 of the Architectural Standards of the Town's Urban Design Plan

Section 12.1 of the Town's Urban Design Plan states:

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.

The proposed building is less than 15,000 square-feet in size. Although a pitched roof is being provided on the proposed building in a style that reflects and compliments the adjacent buildings, the proposed pitch of the roof is 4/12, which falls outside of the parameters established in the Urban Design Plan, necessitating the waiver request.

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. Project No. SUP22-0005 had a

total of 15 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.

V. ATTACHMENTS

A. Background Information

1. Vicinity & Aerial Map
2. Letter of Intent

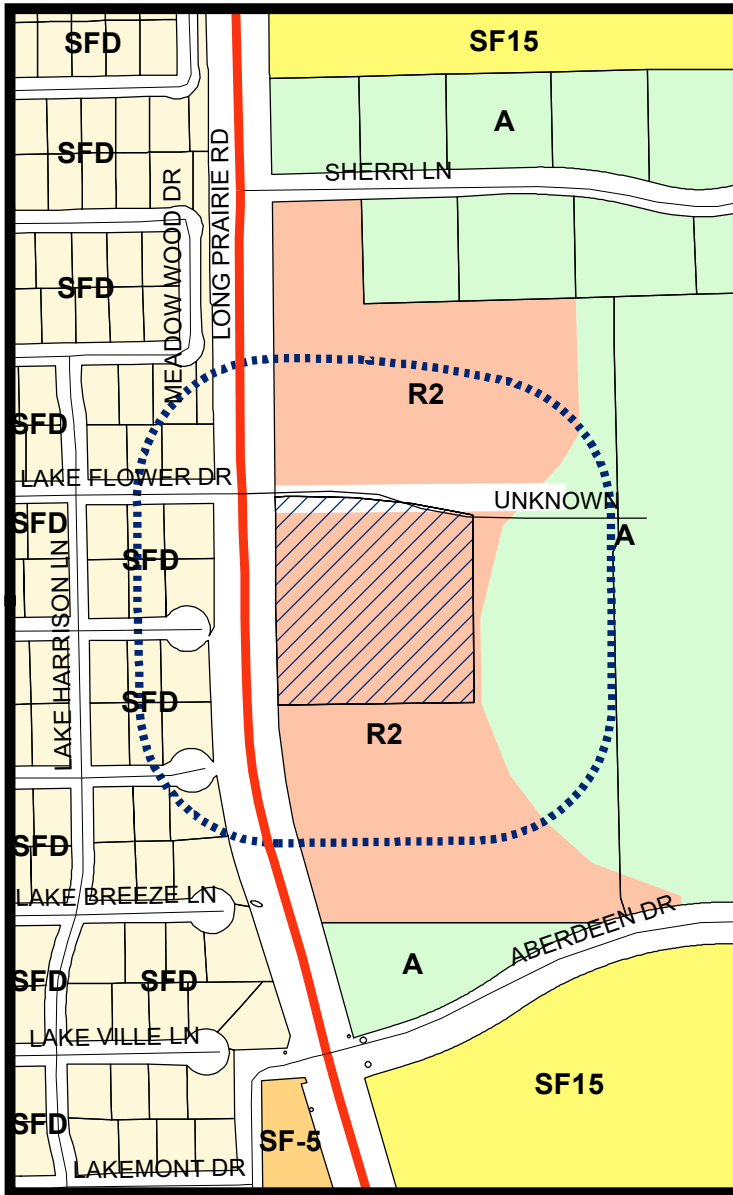
B. Application Details

1. Specific Use Permit Package

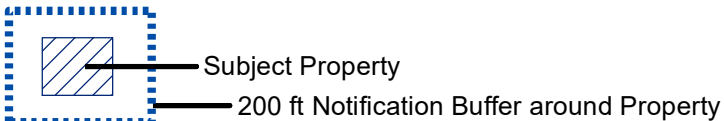


Vicinity Map

Reference Project: SUP22-0005

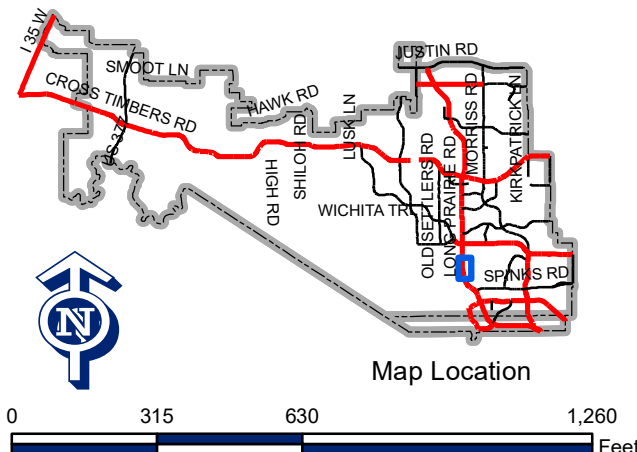


LEGEND



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.





November 1, 2022

Mr. Chuck Russell, Town Planner
Planning Department
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

**Re: Long Prairie Plaza Daycare SUP
1500 Long Prairie Rd**

Dear Mr. Russell,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to request a Specific Use Permit for an approximately 13,000 square foot daycare, on the proposed 2.008 acre Lot 4, Block A of the Long Prairie Plaza Addition on the east side of Long Prairie Rd between Aberdeen and Sherri Ln.

The zoning for this property is PD-157, which allows this type of use with the approval from the Town of a Specific Use Permit. All plans submitted are intended to comply with PD-157. We are requesting an exception for the slope of the roof pitch. While the square footage of the building is less than 15,000 square feet, the total area under roof is greater than 15,000. We also feel that a 4:12 slope looks more appropriate with this size building.

We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

A handwritten signature in blue ink, appearing to read 'J. Kilpatrick', is written over a faint, larger blue signature.

Mr. Jason R. Kilpatrick, P.E.
Engineer

Cc: file



-

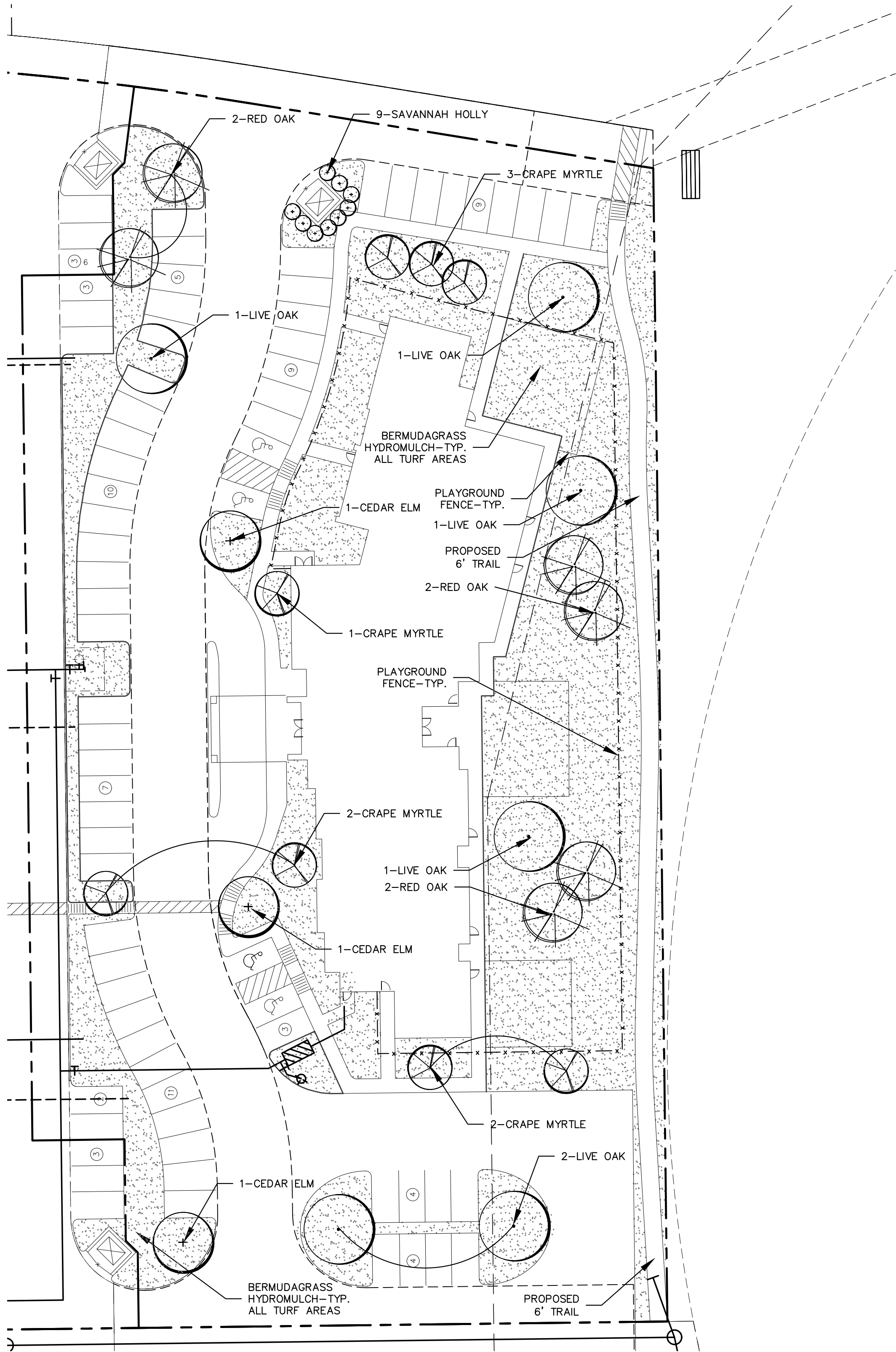
PAVING LEGEND

The diagram illustrates four different pavement types, each represented by a rectangular box with a specific texture or color, and a corresponding label to its right:

- PAVING:** Represented by a light gray box.
- FIRELANE PAVING:** Represented by a medium gray box.
- SIDEWALK:** Represented by a box with a coarse, pebbly texture.
- 6 FT. TRAIL:** Represented by a box with a fine, dotted texture.



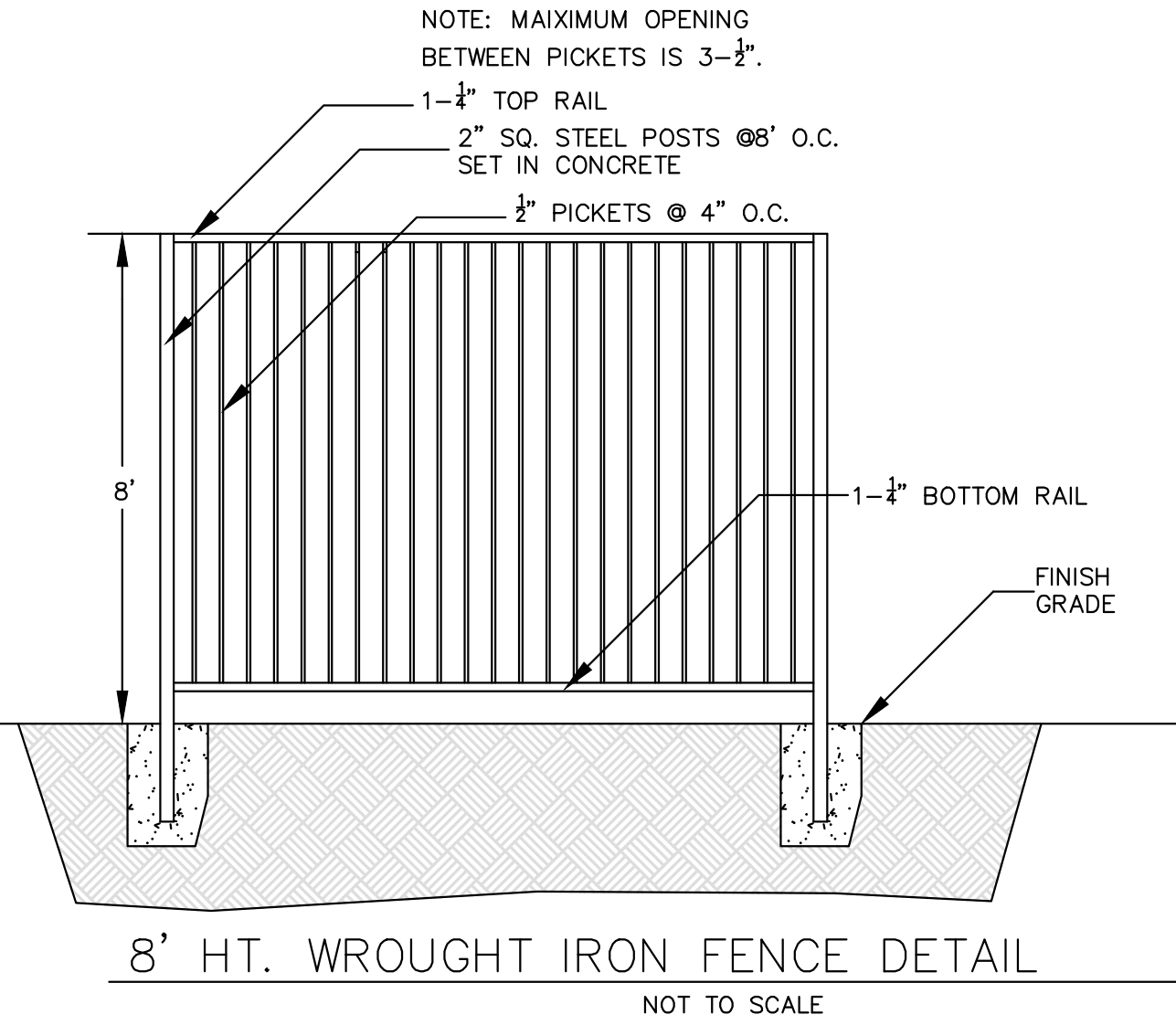
*LONG PRAIRIE PLAZA
LOT 4 BLOCK A
2.008 acres
John White Survey Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas*



GENERAL LANDSCAPE NOTES

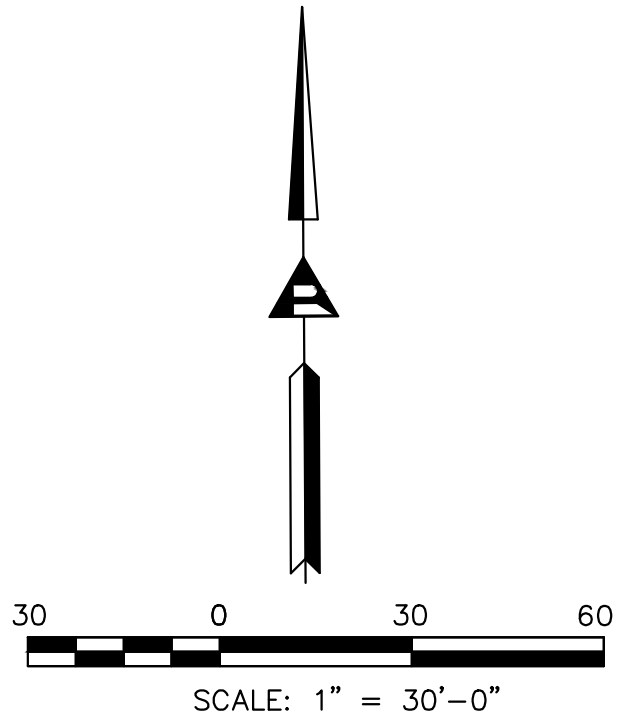
1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. Any sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

TREE MITIGATION NOTE;
THERE ARE NO EXISTING TREES ON THIS SITE.

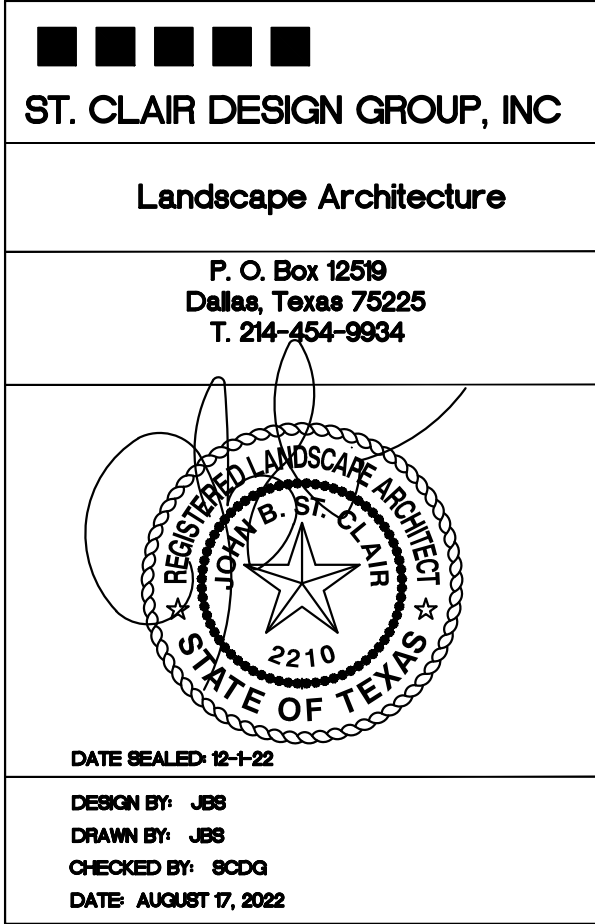


PLANT LIST

6-LIVE OAK / QUERCUS VIRGINIANA / 3" CAL. / 8' HT. / 6' SP. / CONTAINER GROWN
6-RED OAK / QUERCUS SHUMARDII / 3" CAL. / 8' HT. / 6' SP. / CONTAINER GROWN
3-CEDAR ELM / ULMUS CRASSIFOLIA / 3" CAL. / 8' HT. / 6' SP. / CONTAINER GROWN
9-SAVANNAH HOLLY / ILEX SPP. 'SAVANNAH' / 15 GAL. / 6' HT. / FULL TO GROUND
8-CRAPE MYRTLE / LAGERSTROEMIA INDICA 'NATCHEZ' / 3 TRUNKS MIN. / 8' HT. / MATCHED / IN BLOOM
BERMUDAGRASS / CYNODON DACTYLON / HYDROMULCH



STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	0 SQ. FT.	0 TREES	0 TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRAIRIE ROAD = 1 PER 2,500 SF PLUS 10 TREES	NONE	NONE	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	LONG PRAIRIE ROAD NONE	NONE	NONE
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	67	502 S.F.	4,502 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	67	7 TREES	8 TREES 1 SMALL TREE
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A LARGE TREE.			



LONG PRAIRIE PLAZA
LOT 4 BLOCK A

2.008 acres
in the

T.J. Payne Survey, Abstract No. 1056
T & P. Railroad Co. Survey, Abstract
No. 1618, John West Survey, Abstract
No. 1414, John West Survey, Abstract
No. 1415, H. Campbell, Abstract No.
1462, and the B.B.B. & C.R.R. Survey
Abstract No. 152

in the
Town of Flower Mound
Denton County, Texas

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

MAINTENANCE NOTES:

1. All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
2. Landscaped areas shall be kept free of trash, litter, weeds and other such materials or plants not part of the landscaping.
3. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other maintenance of all plantings, including parkways, as needed.
4. Undisturbed, naturalized areas, if shown on this plan, are to be maintained by periodic field mowing as required by Town of Flower Mound standards.

LONG PRAIRIE DAYCARE

FLOWER MOUND, TEXAS

LANDSCAPE PLAN

Scale: 1" = 30'-0"

Designed by: JBS

Drawn by: JBS

Checked by: SODG

Date: AUGUST 17, 2022

Project No. 191-001

SHEET

LP-1

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1989
5500 S.W. 11th Lane, Suite 101
Fort Lauderdale, Florida 33309
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

No.	Date	ADD SCREENING AT DUMPTER	Per City Comments	App.
No.2	12/1/22			
No.1	10/31/22			

MATERIAL TABULATION CHART

	FRONT - ELEVATION A	FRONT - ELEVATION B	LEFT - ELEVATION C	REAR - ELEVATION D	REAR - ELEVATION E	RIGHT - ELEVATION F
1. Total Facade S.F.	2511 s.f.	1721 s.f.	1068 s.f.	1414 s.f.	1714 s.f.	996 s.f.
2. Facade S.F. (exclusive of doors and windows)	2007 s.f.	1512 s.f.	957 s.f.	1172 s.f.	1414 s.f.	909 s.f.
3. Doors and Windows S.F.	504 s.f.	209 s.f.	111 s.f.	242 s.f.	300 s.f.	87 s.f.
4. Primary Masonry Totals	2007 s.f. and 100% of 2	1512 s.f. and 100% of 2	957 s.f. and 100% of 2	1172 s.f. and 100% of 2	1414 s.f. and 100% of 2	909 s.f. and 100% of 2
- Brick s.f. (as applicable)	1573 s.f. and 78% of 2	1343 s.f. and 89% of 2	696 s.f. and 73% of 2	1172 s.f. and 100% of 2	1414 s.f. and 100% of 2	621 s.f. and 68% of 2
- Stone s.f. (as applicable)	434 s.f. and 22% of 2	169 s.f. and 11% of 2	261 s.f. and 27% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	288 s.f. and 32% of 2



STONE
GRANBURY STONE



BRICK
ACME BRICK - DOVE GRAY



BRICK
ACME BRICK - AMARETTO



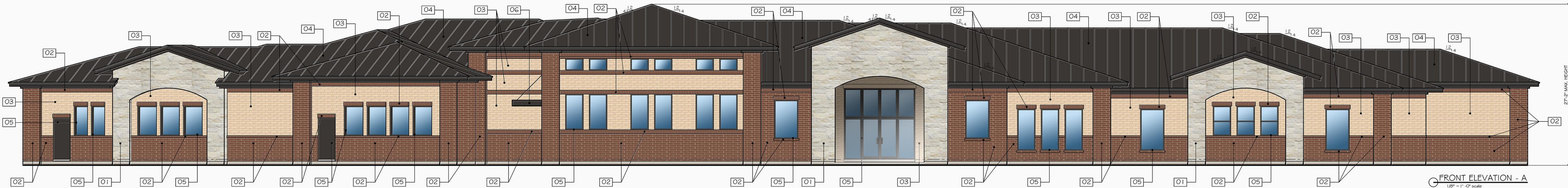
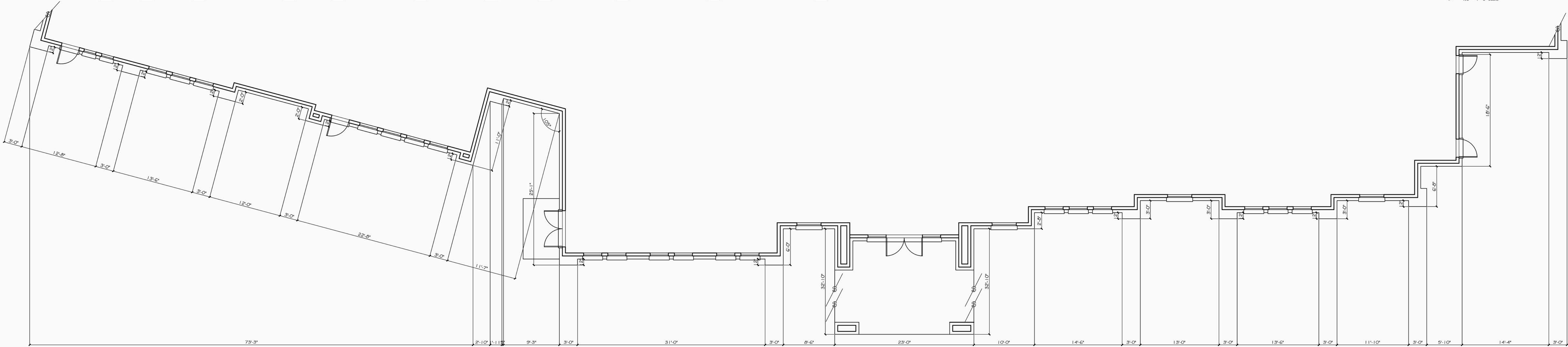
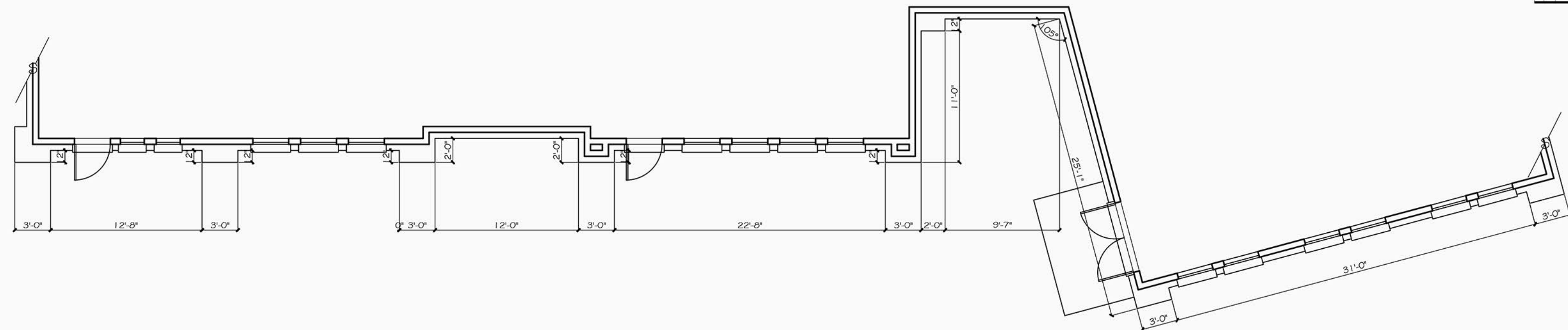
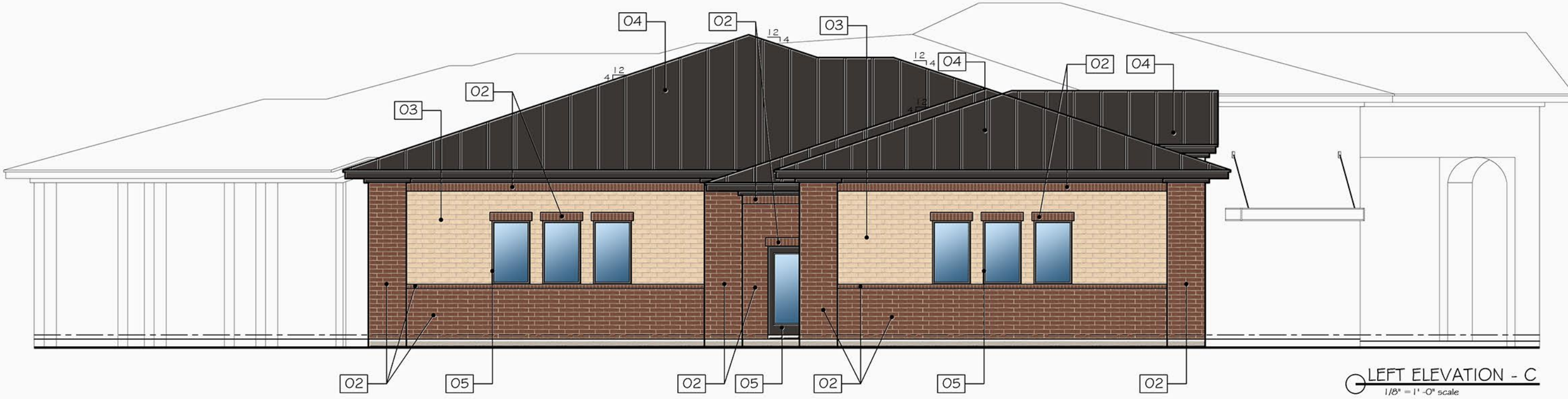
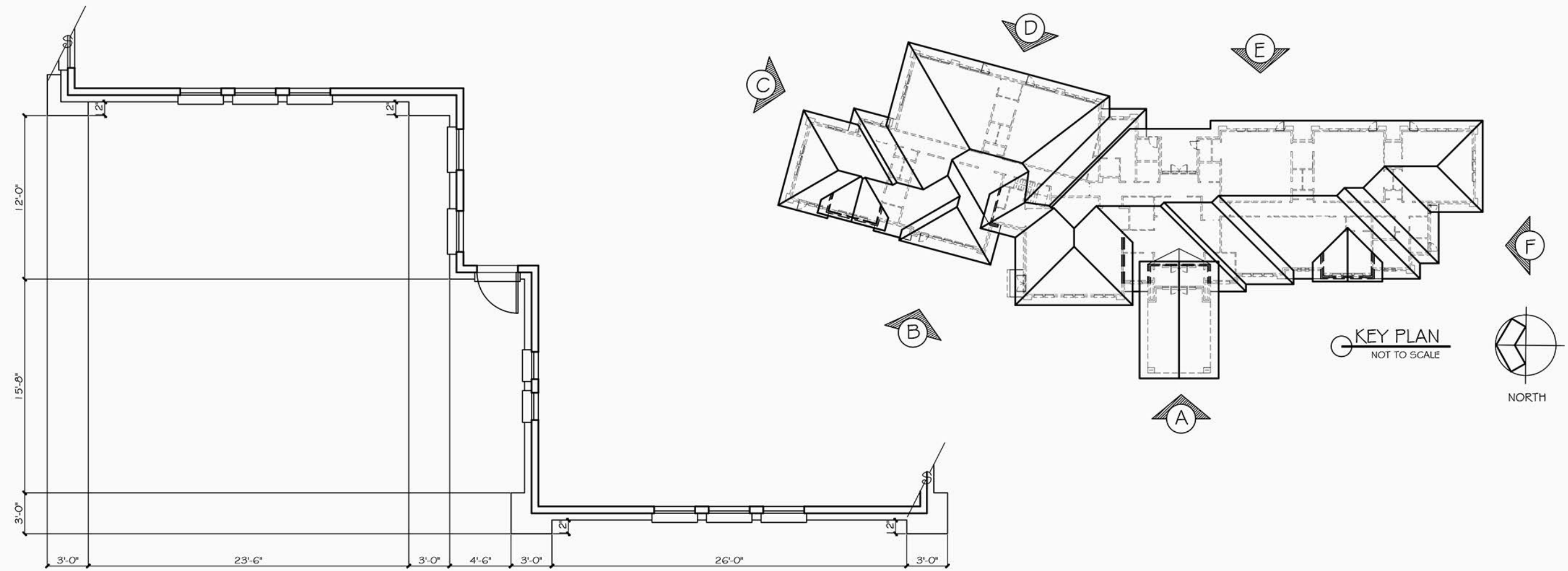
ROOFING
STANDING SEAM METAL - BRONZE

MATERIAL LEGEND	
01	STONE - GRANBURY STONE
02	BRICK - ACME - AMARETTO
03	BRICK - ACME - DOVE GRAY
04	STANDING SEAM METAL ROOF - BRONZE
05	WINDOW/DOOR FRAME - BRONZE
06	METAL AWNING - BRONZE

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

**NOTE: ALL ROOF SLOPES TO HAVE A 4:12 PITCH



CLAUSE

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

DATE: AUGUST 19, 2022

DRAWN BY: J.A. HZ

REVISIONS:

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 400
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PLANNING & ZONING
ONLY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
FLOWER MOUND MONTESSORI
1500 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS

JOB #
22-065

SHEET
P&Z

REVISED 9-21-2022

MATERIAL TABULATION CHART

	FRONT - ELEVATION A	FRONT - ELEVATION B	LEFT - ELEVATION C	REAR - ELEVATION D	REAR - ELEVATION E	RIGHT - ELEVATION F
1. Total Facade S.F.	2511 s.f.	1721 s.f.	1065 s.f.	1414 s.f.	1714 s.f.	996 s.f.
2. Facade S.F. (exclusive of doors and windows)	2007 s.f.	1512 s.f.	957 s.f.	1172 s.f.	1414 s.f.	909 s.f.
3. Doors and Windows S.F.	504 s.f.	209 s.f.	111 s.f.	242 s.f.	300 s.f.	87 s.f.
4. Primary Masonry Totals	2007 s.f. and 100% of 2	1512 s.f. and 100% of 2	957 s.f. and 100% of 2	1172 s.f. and 100% of 2	1414 s.f. and 100% of 2	909 s.f. and 100% of 2
- Brck s.f. (as applicable)	1573 s.f. and 78% of 2	1343 s.f. and 89% of 2	696 s.f. and 73% of 2	1172 s.f. and 100% of 2	1414 s.f. and 100% of 2	621 s.f. and 68% of 2
- Stone s.f. (as applicable)	434 s.f. and 22% of 2	169 s.f. and 11% of 2	261 s.f. and 27% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	288 s.f. and 32% of 2

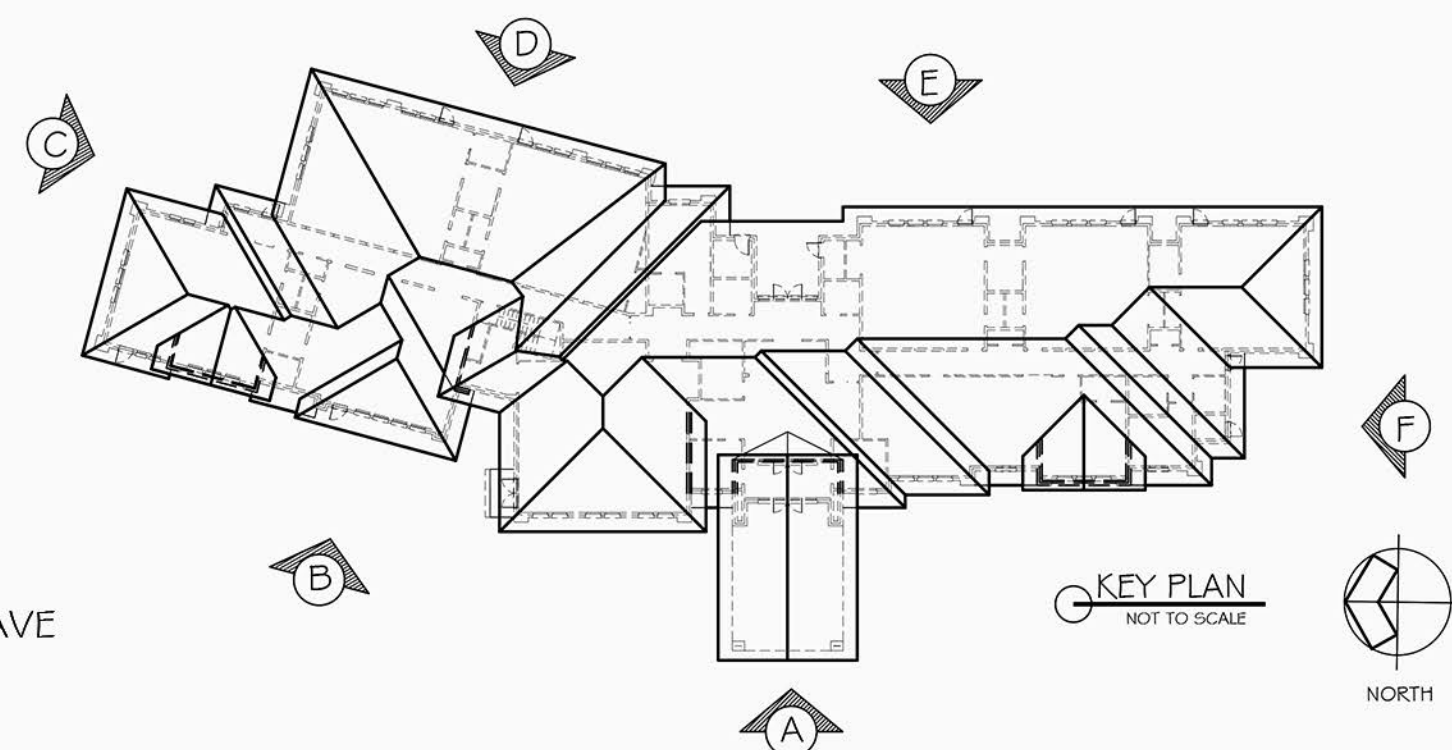
**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

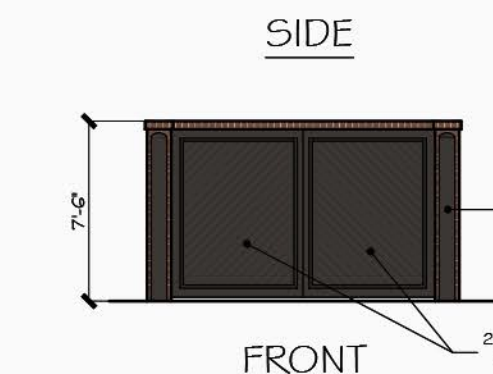
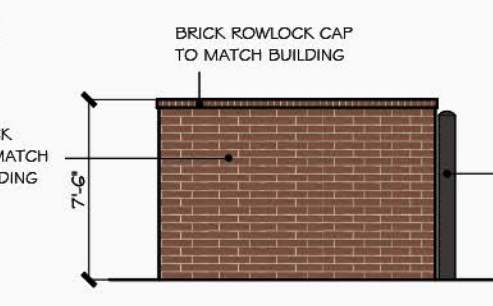
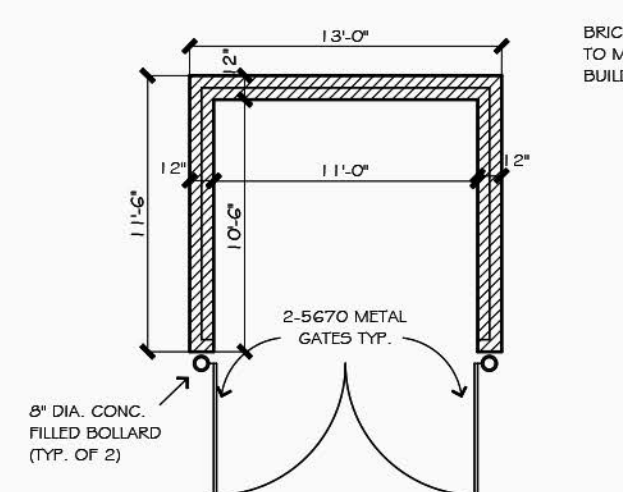
**NOTE: ALL ROOF SLOPES TO HAVE A 4:12 PITCH



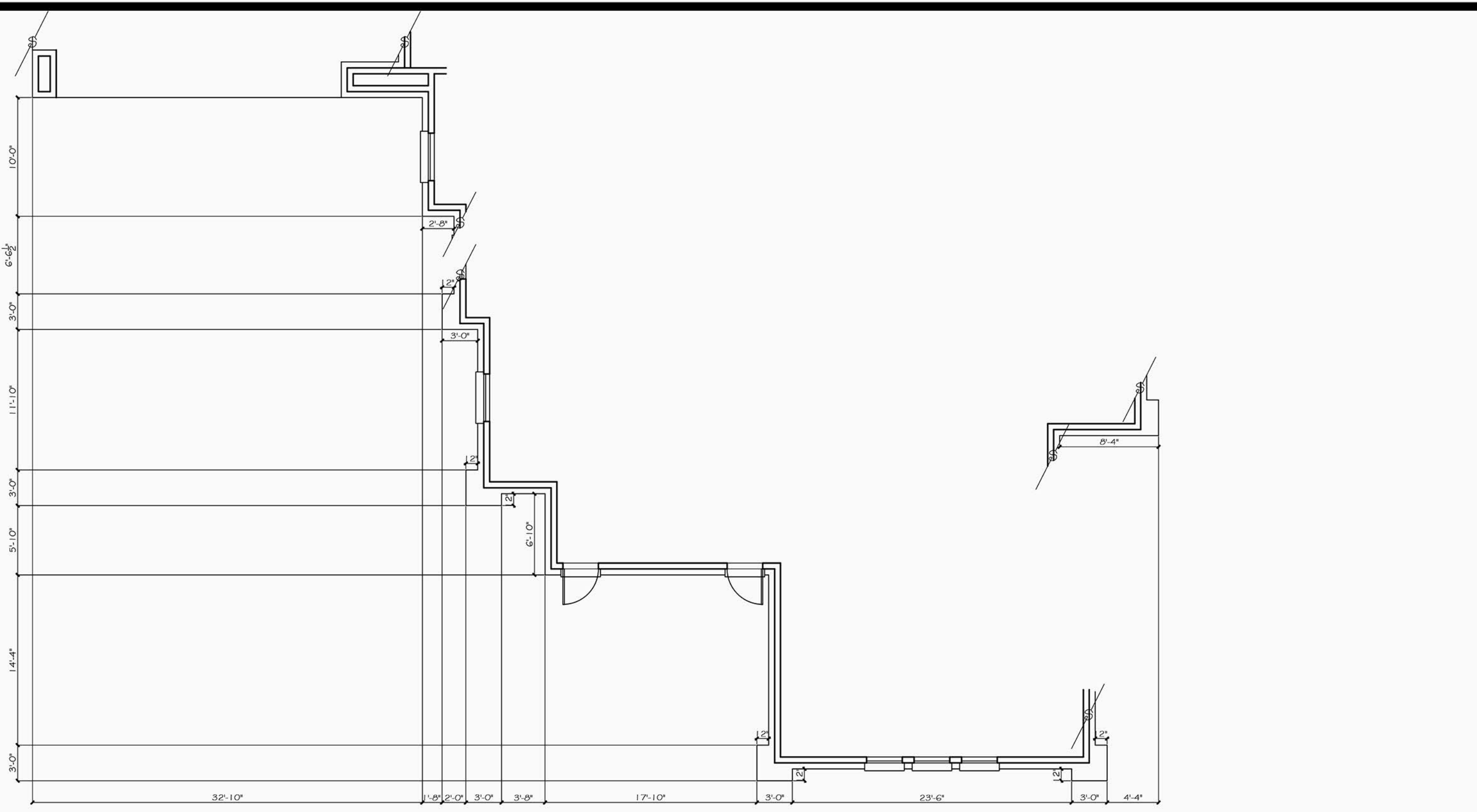
MATERIAL LEGEND	
01	STONE - GRANBURY STONE
02	BRICK - ACME - AMARETTO
03	BRICK - ACME - DOVE GRAY
04	STANDING SEAM METAL ROOF - BRONZE
05	WINDOW/DOOR FRAME - BRONZE
06	METAL AWNING - BRONZE



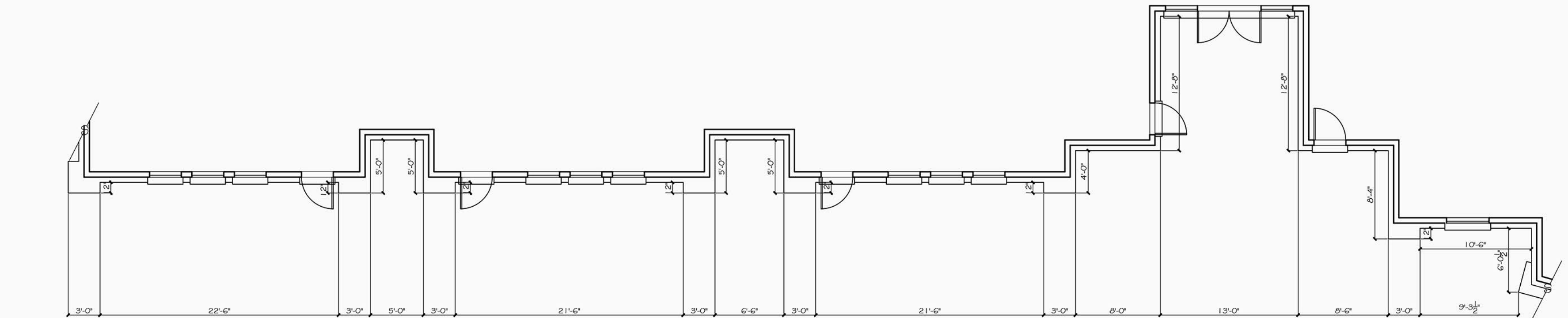
**NOTE: MATERIALS AND CONSTRUCTION TO MATCH MAIN BUILDING



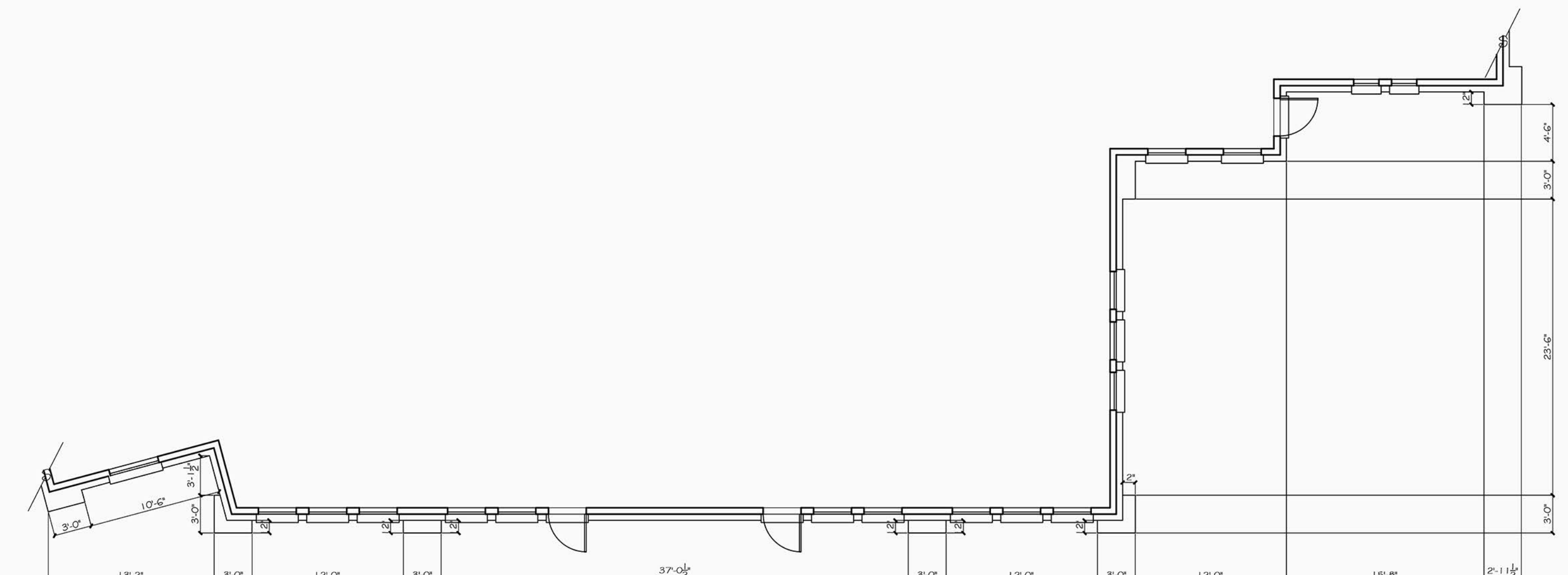
DUMPSTER ENCLOSURE
1/8" = 1'-0" scale



RIGHT ELEVATION - F
1/8" = 1'-0" scale



FRONT ELEVATION - A
1/8" = 1'-0" scale



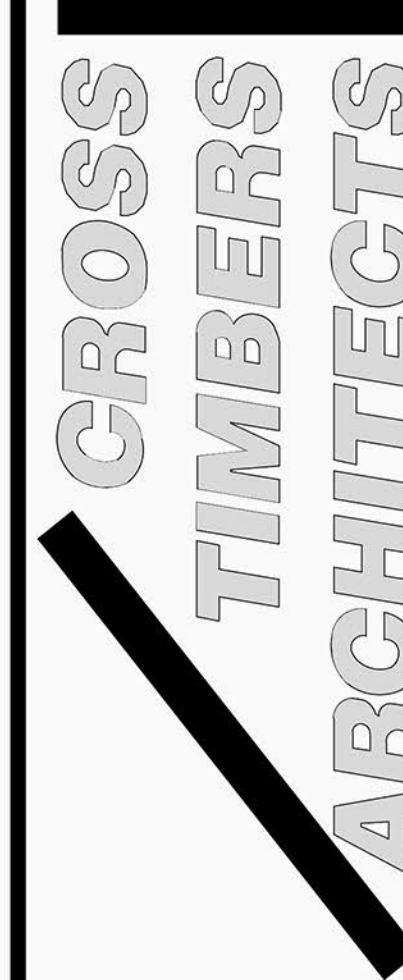
REAR ELEVATION - D
1/8" = 1'-0" scale

CLAUSE

DATE: AUGUST 19, 2022

DRAWN BY: JA, HZ

REVISIONS:



PLANNING & ZONING ONLY

NOT FOR CONSTRUCTION

A CUSTOM PROJECT FOR:

FLOWER MOUND MONTESSORI

1500 LONG PRAIRIE ROAD

FLOWER MOUND, TEXAS

JOB #

22-065

SHEET

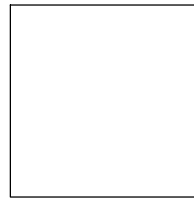
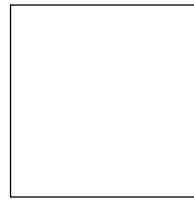
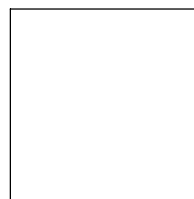
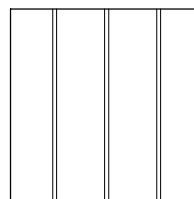
P&Z

2 OF 2

REVISED 9-21-2022

MATERIAL TABULATION CHART

	FRONT - ELEVATION A	FRONT - ELEVATION B	LEFT - ELEVATION C	REAR - ELEVATION D	REAR - ELEVATION E	RIGHT - ELEVATION F
1. Total Facade S.F.	2511 s.f.	1721 s.f.	1068 s.f.	1414 s.f.	1714 s.f.	996 s.f.
2. Facade S.F. (exclusive of doors and windows)	2007 s.f.	1512 s.f.	957 s.f.	1172 s.f.	1414 s.f.	909 s.f.
3. Doors and Windows S.F.	504 s.f.	209 s.f.	111 s.f.	242 s.f.	300 s.f.	87 s.f.
4. Primary Masonry Totals	2007 s.f. and 100% of 2	1512 s.f. and 100% of 2	957 s.f. and 100% of 2	1172 sf and 100% of 2	1414 sf and 100% of 2	909 sf and 100% of 2
- Brck s.f. (as applicable)	1573 s.f. and 78% of 2	1343 s.f. and 89% of 2	696 s.f. and 73% of 2	1172 sf and 100% of 2	1414 sf and 100% of 2	621 sf and 68% of 2
- Stone s.f. (as applicable)	434 s.f. and 22% of 2	169 s.f. and 11% of 2	261 s.f. and 27% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	288 s.f. and 32% of 2

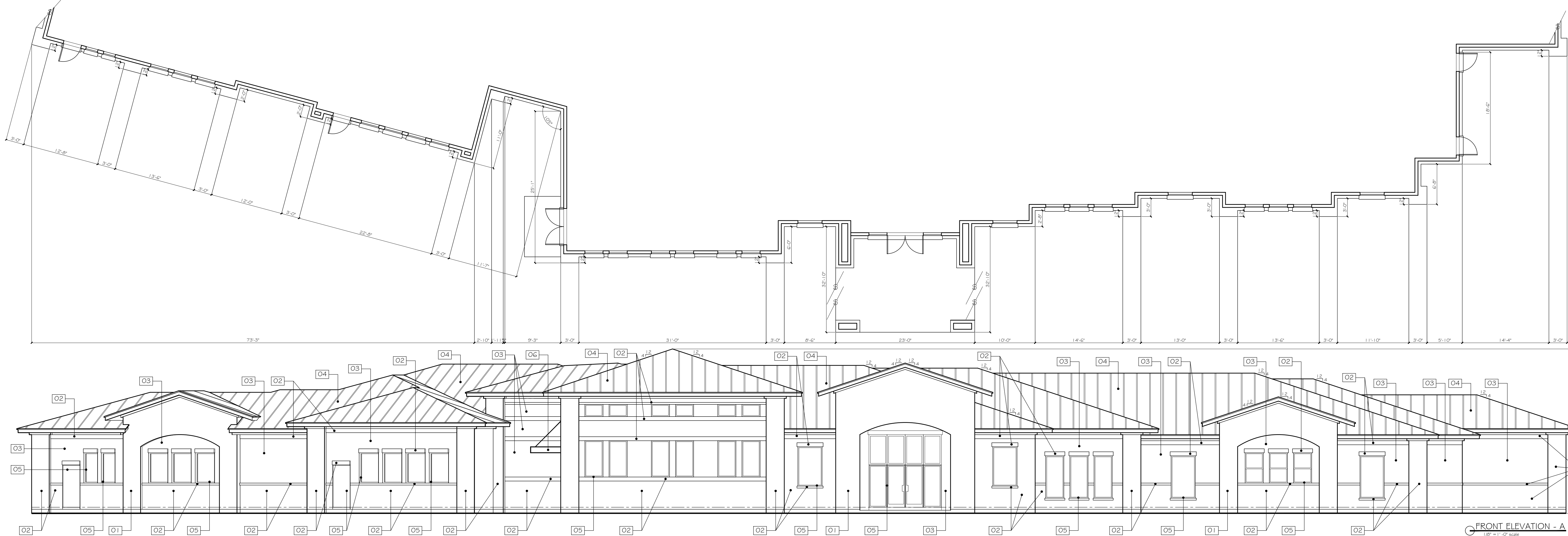
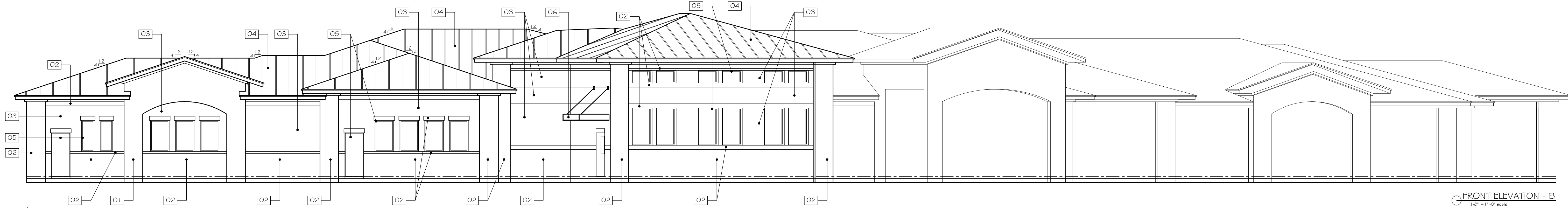
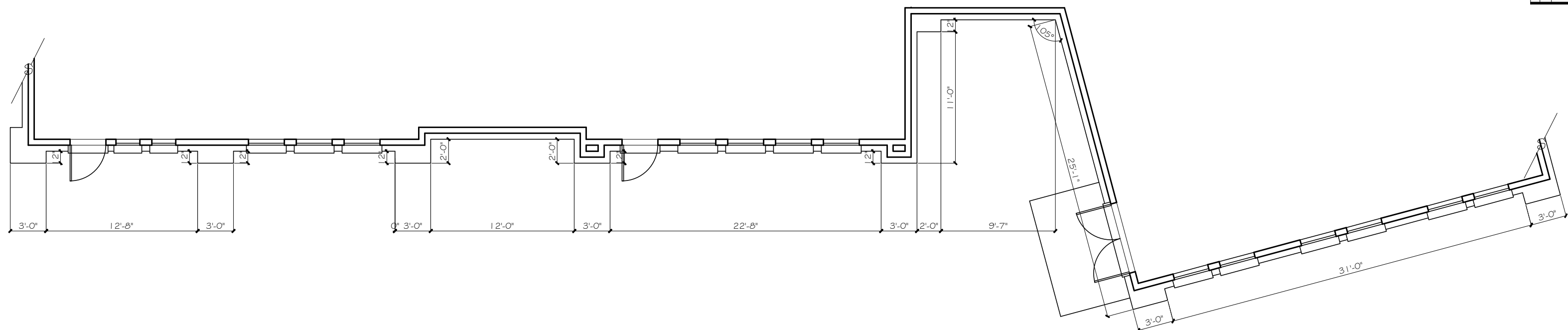
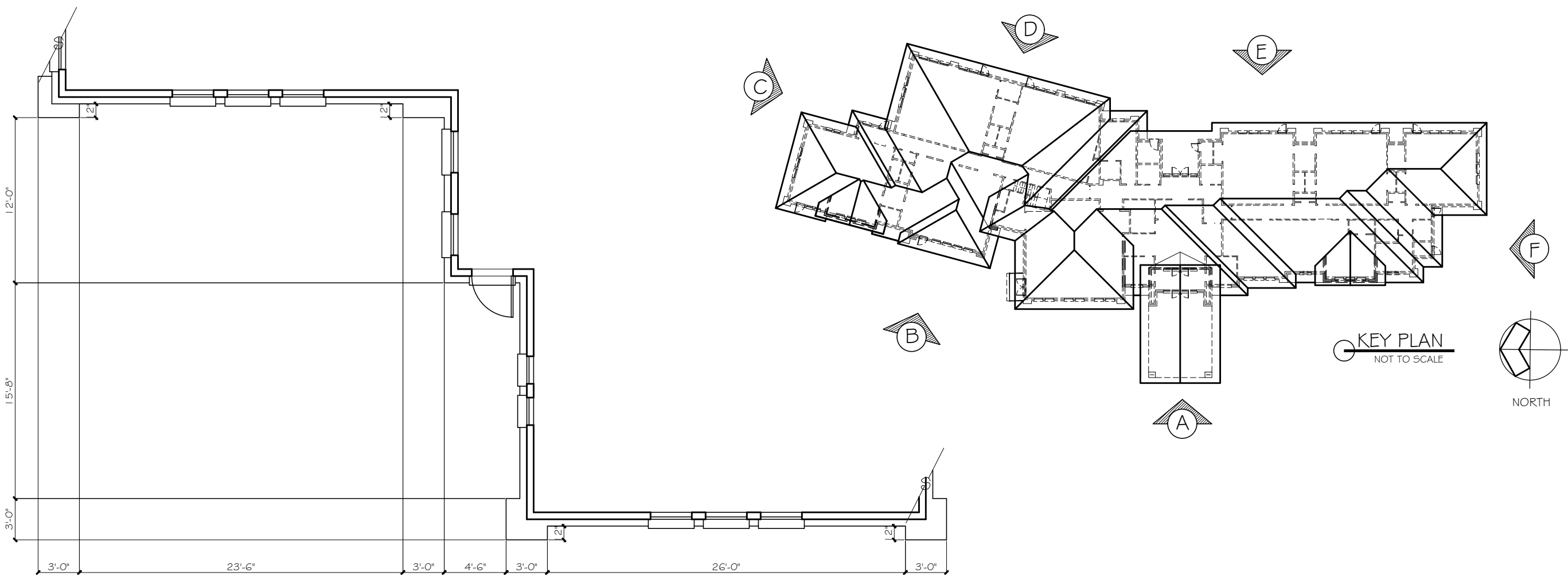
	STONE GRANBURY STONE		BRICK ACME BRICK - DOVE GRAY
	BRICK ACME BRICK - AMARETTO		ROOFING STANDING SEAM METAL - BRONZE

MATERIAL LEGEND	
01	STONE - GRANBURY STONE
02	BRICK - ACME - AMARETTO
03	BRICK - ACME - DOVE GRAY
04	STANDING SEAM METAL ROOF - BRONZE
05	WINDOW/DOOR FRAME - BRONZE
06	METAL AWNING - BRONZE

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

**NOTE: ALL ROOF SLOPES TO HAVE A 4:12 PITCH



CLAU

DATE: AUGUST 19, 2022
DRAWN BY: J.A. HZ
REVISIONS:
Δ
Δ
Δ

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 400
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PLANNING & ZONING
ONLY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
FLOWER MOUND MONTESSORI
1500 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS

JOB #
22-065
SHEET
P&Z
1 OF 2

REVISED 9-21-2022

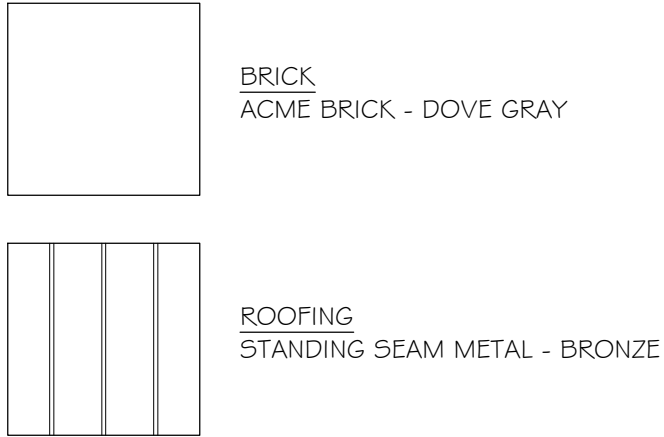
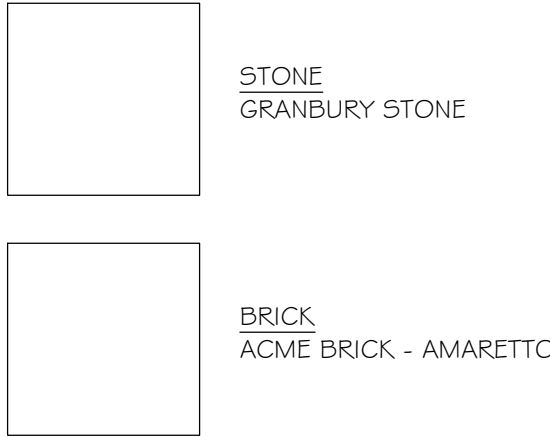
MATERIAL TABULATION CHART

	FRONT - ELEVATION A	FRONT - ELEVATION B	LEFT - ELEVATION C	REAR - ELEVATION D	REAR - ELEVATION E	RIGHT - ELEVATION F
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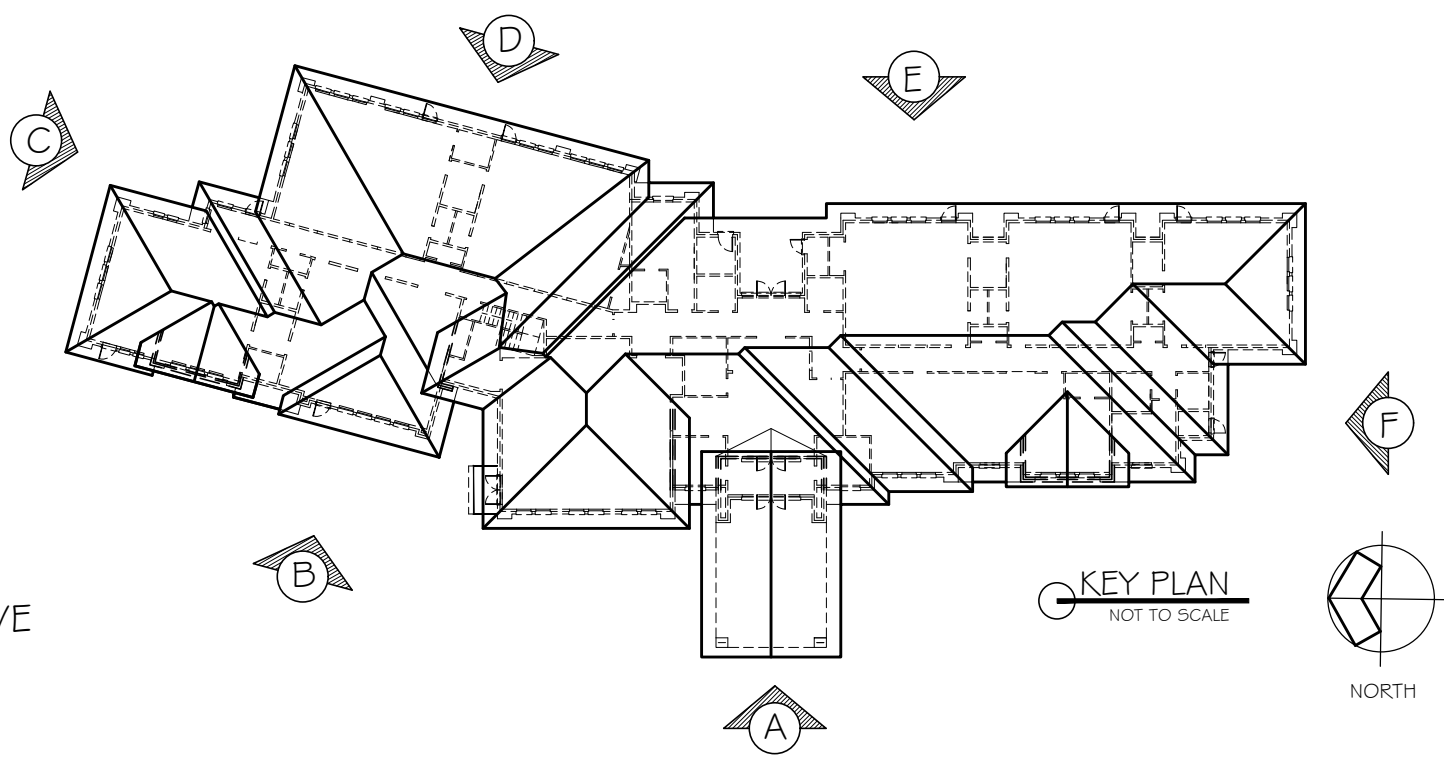
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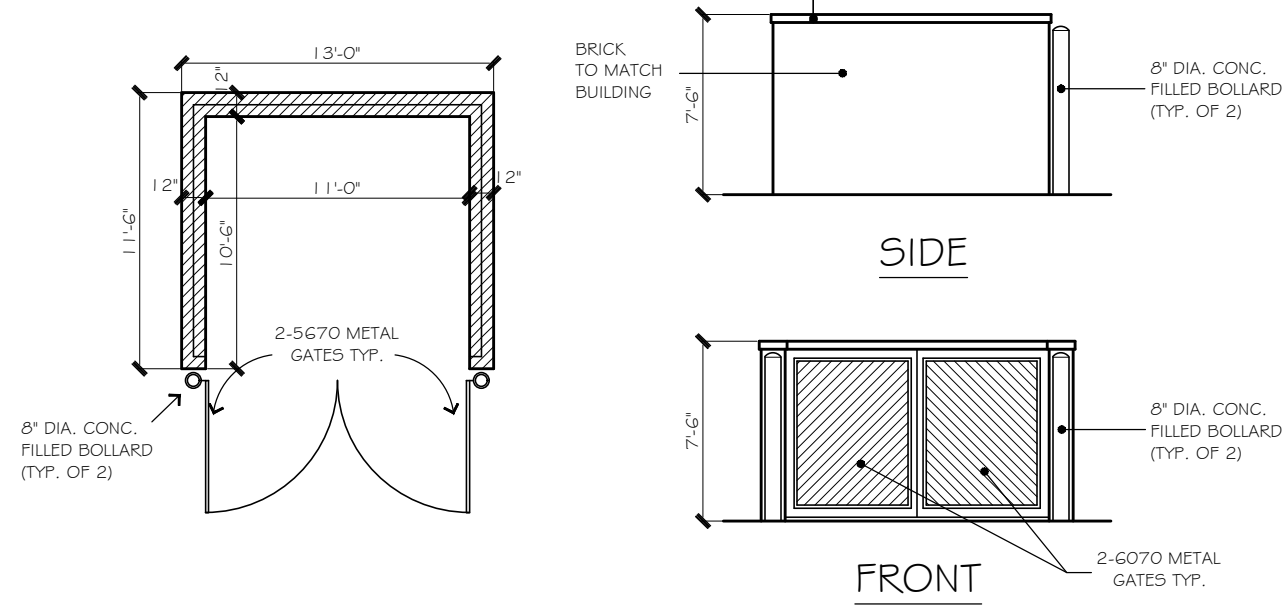
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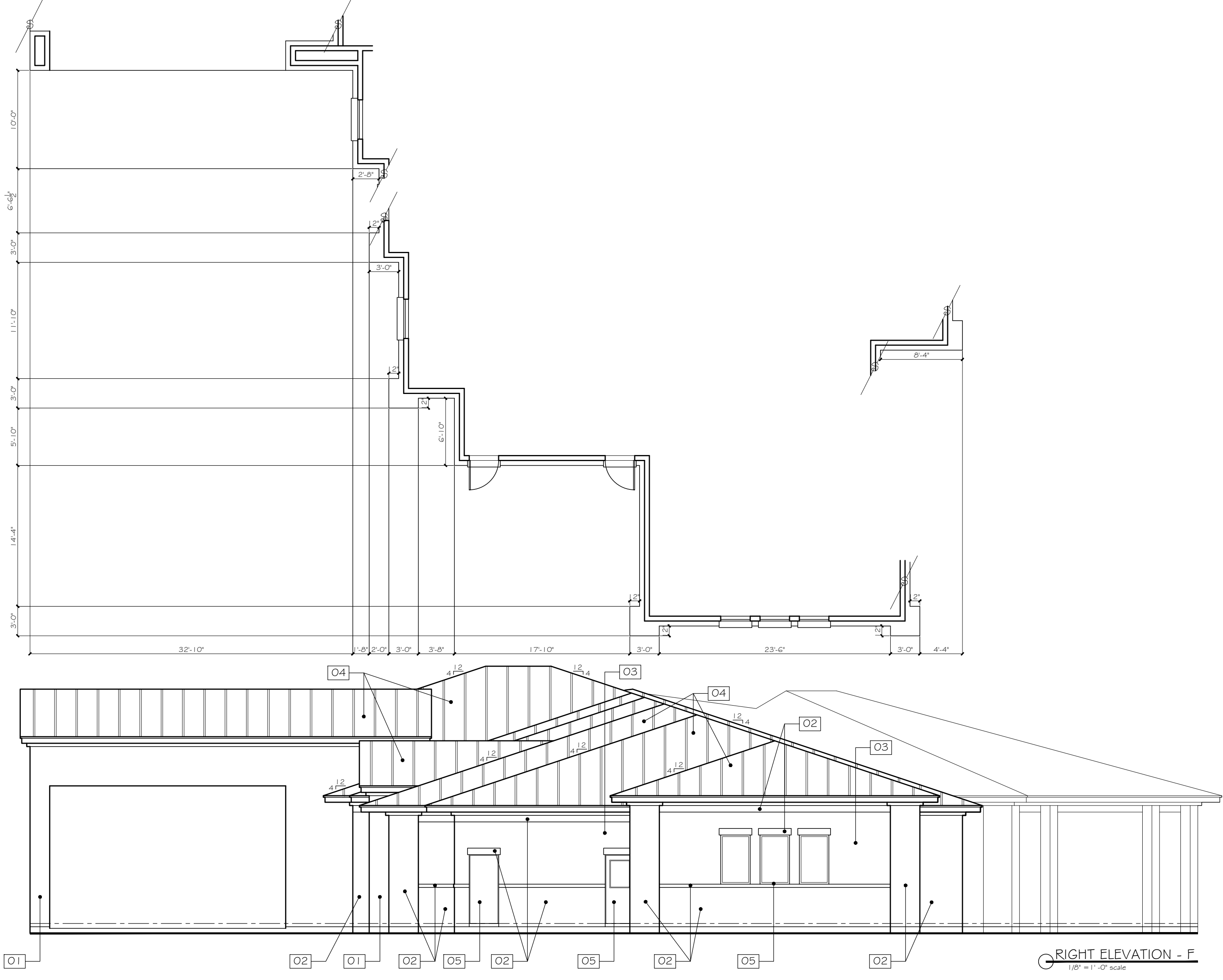
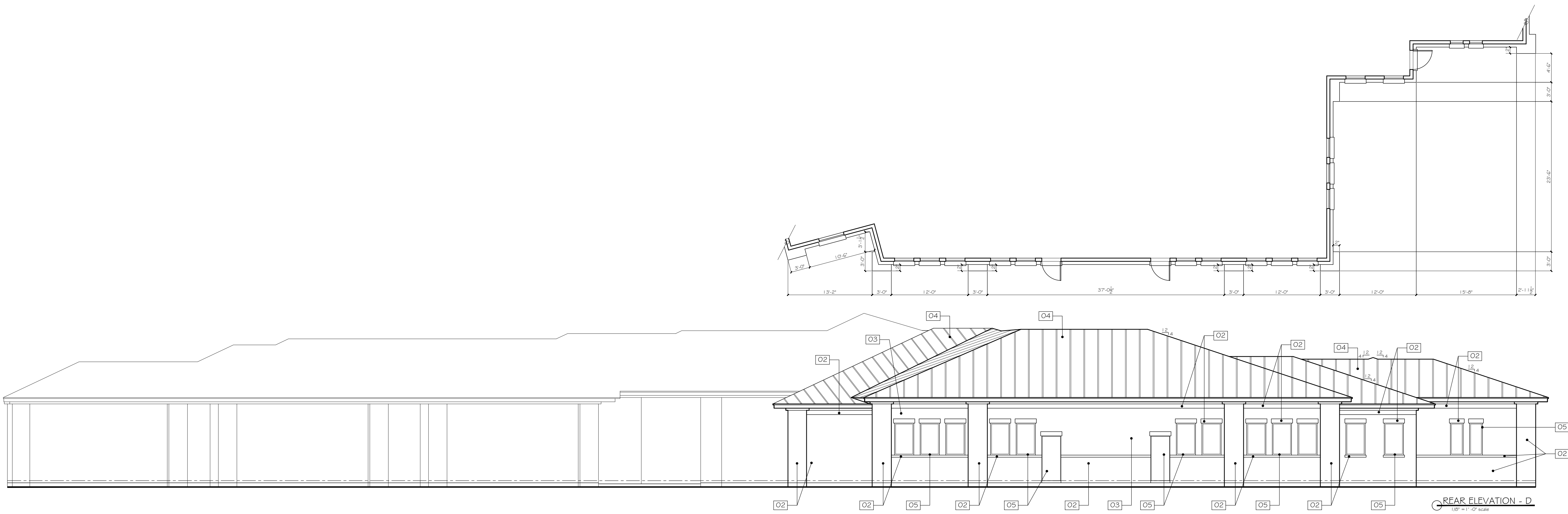
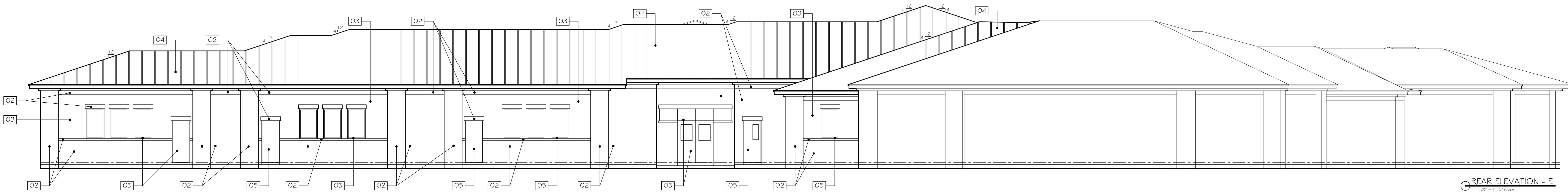
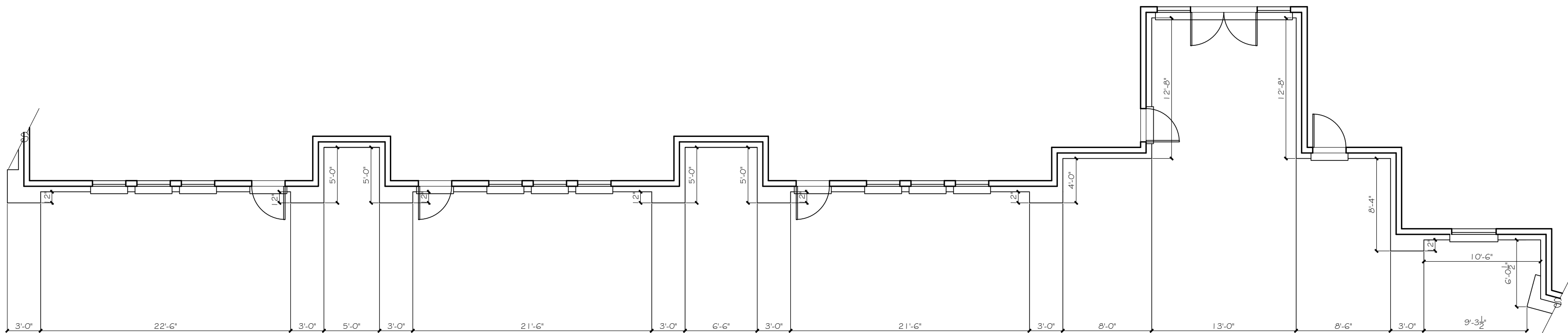
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**NOTE: MATERIALS AND CONSTRUCTION TO MATCH MAIN BUILDING



DUMPSTER ENCLOSURE
1/8" = 1'-0" scale



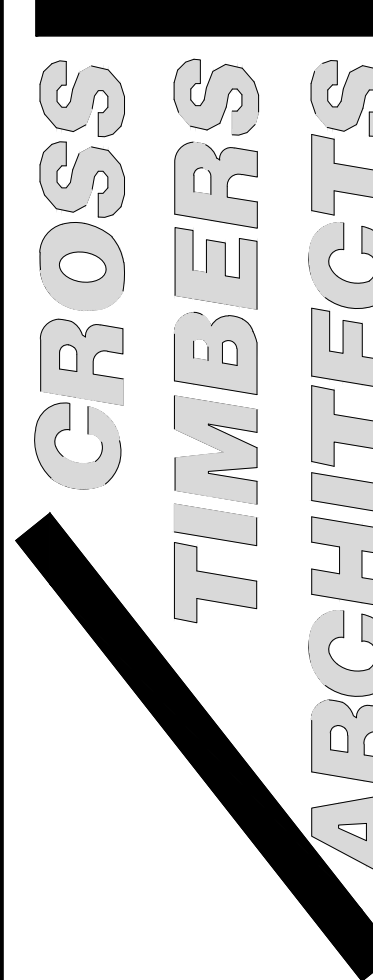
CLAUSE

DATE: AUGUST 19, 2022

DRAWN BY: J.A. HZ

REVISIONS:

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P&Z

REVISED 9-21-2022



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 8

REGULAR ITEM

DATE: December 12/12/2022

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD22-0005 – Roach Addition) from Agricultural District uses and Interim Holding uses to Planned Development District No. 194 (PD-194) with Agricultural uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Lusk 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 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 12.476 acres from Agricultural District (A) uses and Interim Holding District (IH) uses to Planned Development District No. 194 (PD-194) with Agricultural District uses to allow for the proposed development consisting of three lots. The proposed zoning is consistent with the Town's Master Plan designation of Rural Residential within the Cross Timbers Conservation Development District. The existing and proposed Agricultural zoning permits residential lots containing a minimum of two acres in size.

As part of the request, the applicant is requesting an exception and a modification to the Code of Ordinances. Please see Section III of the staff report below for detailed information.

Exceptions:

- An exception to the Town's Engineering Design Criteria and Construction Standards regarding grading and drainage standards.
- A modification to the front setback requirement for an accessory building.

The accompanying conceptual site plan [Attachment B(1)] depicts three lots. There are existing residences on two of the lots, Lot 1 and Lot 3, and through this process, the applicant is proposing to develop a third lot, Lot 2. Lots 1 and 2 will have access from a proposed private street and Lot 3 will continue to have access from Lusk Lane. The concept plan also indicates a temporary cul-de-sac for emergency vehicle turn around.

This temporary cul-de-sac would be required until such time the properties to the west developed or redeveloped. The private street and the cul-de-sac shall be constructed to meet the Town's street standards. The lots are two acres or more in size and comply with applicable Town ordinances except for the items listed below.

III. REQUESTED EXCEPTION AND MODIFICATION

A. Exception to the Town's Engineering Design Criteria and Construction Standards

Per the Engineering Design Criteria and Construction Standards, each residential lot must drain either to the right-of-way or to a drainage easement that is contained within an open-space lot owned and maintained by the Homeowner's Association, unless the Town Council grants an exception to this standard. The developer is requesting an exception to this requirement. The applicant is proposing for Lot 3 to drain to Lot 1 in order to continue the existing drainage pattern. From there, Lot 1 drains to the proposed private drive. To service this lot-to-lot drainage, the concept plan depicts private drainage easements on both lots. Private drainage easements are maintained by the property owner.

3. Residential Construction

a. Lot Grading

- (1) No lot-to-lot drainage is permitted in residential sub-divisions; lots shall be designed so that they drain to either the ROW or to a drainage easement contained within an X-Lot. The Town Council may grant an exception to this section provided that the developer agrees to install a private drainage system that is located within a drainage easement dedicated to the HOA and that the system meets the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria.

B. Setback Requirements for Accessory Buildings

Section 98-1032 of the Town's code of ordinances provides regulations for accessory buildings. Per these regulations, accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater. The existing accessory building on Lot 1 met the setback requirement when it was one tract of land, but due to the subdivision of the property, the orientation of Lot 1 changes from fronting on to Lusk Lane to fronting on to the proposed private street and in turn placing the accessory building in front of the main house. The applicant is requesting a modification to the front setback requirement to allow the existing accessory building to remain in its current location in front of the main house. A condition has been included in the development standards that the existing accessory building shall be subject to the Town's [Nonconformity](#) ordinance which states that:

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

The Nonconformity ordinance also addresses repairs and maintenance; abandonment or discontinuance; and destruction or damage to nonconforming structures.

IV. ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On December 6, 2022, the Environmental Conservation Committee (ECC) reviewed and recommended approval of the removal of one specimen tree located within the x-lot dedicated for a private street. The December 6, 2022, ECC meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/12072022-808>

V. 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. ZPD22-0005 had a total of 30 Property Owner Notifications mailed. At the time this report was written, the Town had received no items of correspondence in support or opposition, one item requesting additional information and one phone call requesting additional information regarding the request.

VI. ATTACHMENTS

A. Background Information

1. Vicinity & Aerial Map
2. Letter of Intent

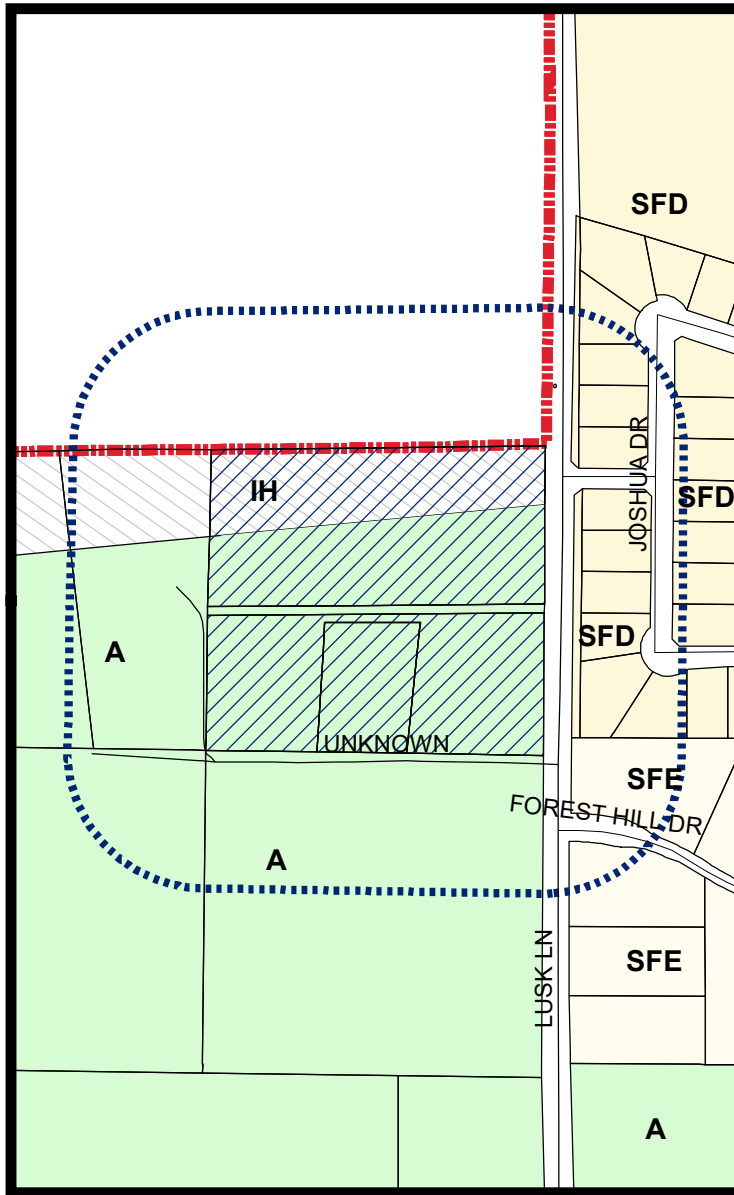
B. Application Details

1. Zoning Planned Development Package
2. Draft Planned Development (PD) Standards

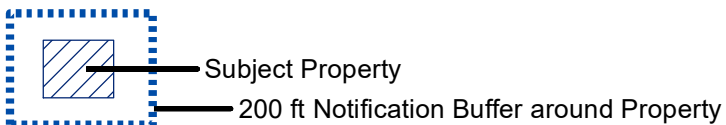


Vicinity Map

Reference Project: ZPD22-0005

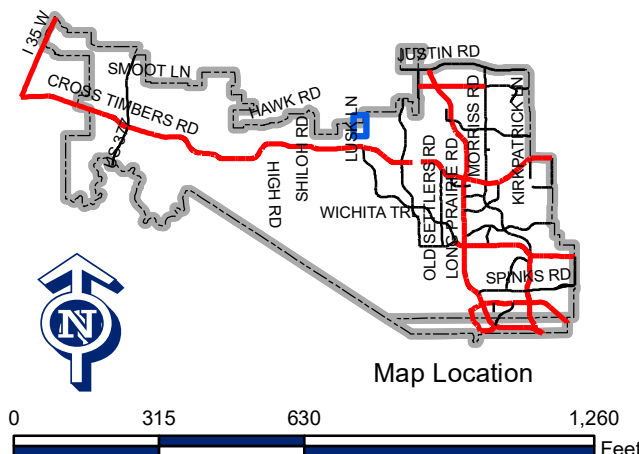


LEGEND



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 > ROACH ADDITION

November 6, 2022

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

RE: Roach Addition – Zoning Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed zoning application. We are submitting, for review and approval, a Planned Development for the three lot site to be known as Roach Addition.

This application is in conjunction with the plat application to create a residential subdivision and a private street. The PD will meet all of the Town's requirements for development in the Agricultural zoning district except for the following exceptions.

1. A modification to the front setback requirement for an existing accessory building on Lot 1, Block A, to be located closer to the front property line than the primary building. This accessory building shall be subject to the regulations within Article V.-Nonconformities of the Town's code of ordinances.
2. An exception to allow for lot to lot drainage. A drainage easement has been added to reflect the current water flow from the existing pond on lot 1 to the pond on lot 3.

Please feel free to contact me if you have any questions or comments regarding this submittal.

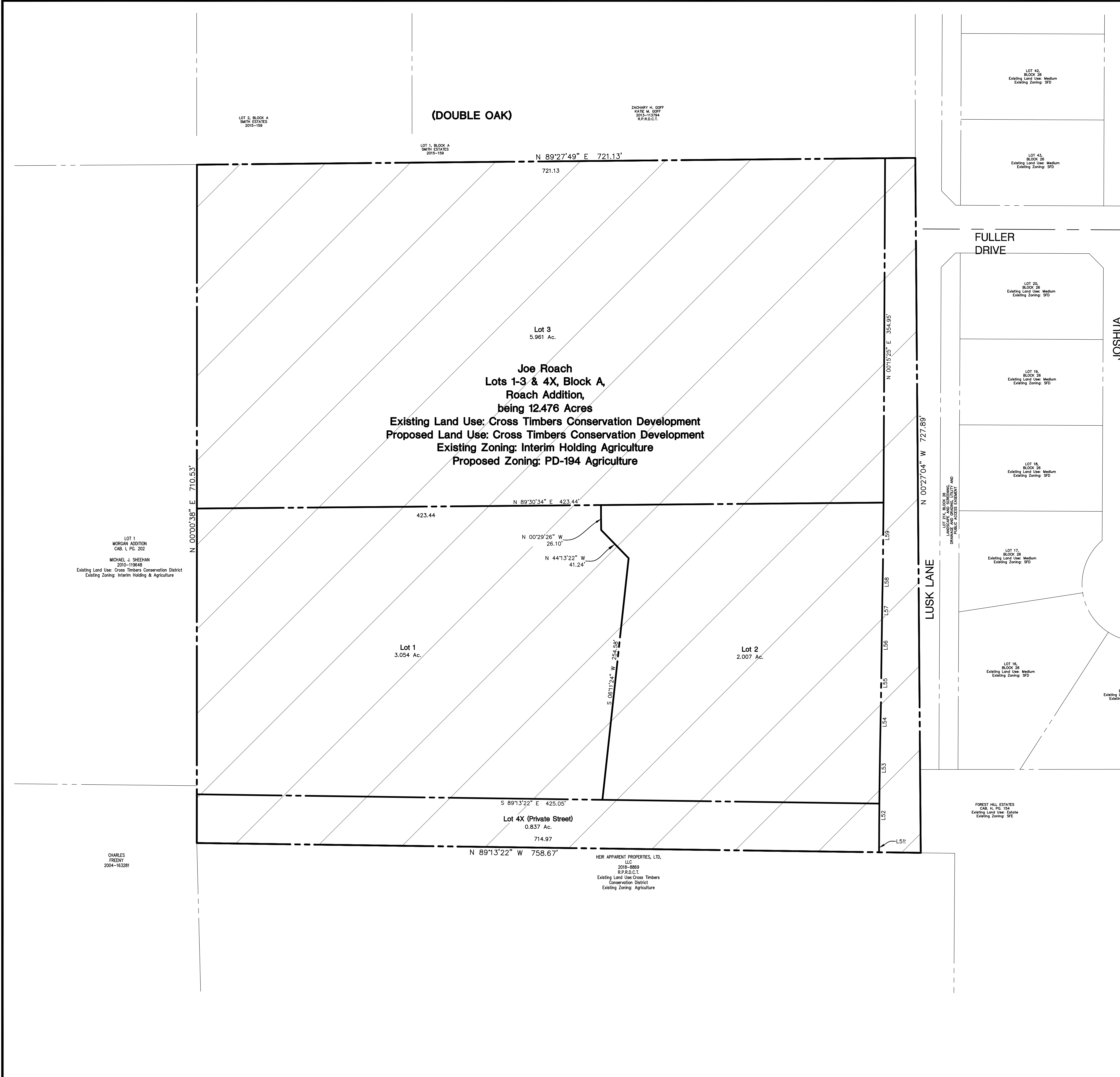
Sincerely,

MCADAMS

A handwritten signature in blue ink that reads 'Doug Powell'.

Doug Powell AICP
SR. Planner, Planning + Entitlement

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99. The City of Flower Mound, Texas, hereby certifies that the information contained herein is true and correct to the best of its knowledge and belief.
100. The City of Flower Mound, Texas, hereby certifies that the information contained herein is true and correct to the best of its knowledge and belief.



500

0

50

100

150

Feet

SCALE: 1"=50'

PROJECT SITE

VICINITY MAP SCALE 1"=1000'

LEGAL DESCRIPTION:

BEGINNING all that certain, lot, tract, or parcel of land, situated in the T & P Railroad Survey, Abstract Number 1298, Denton County, Texas, being all of a certain tract of land, described by deed to Joe G. Roach, recorded in Document Number 2010-91523, Deed Records, Denton County, Texas, and being all of a certain tract of land, described by deed to Joe G. Roach, recorded in Document Number 2008-32679, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said Roach tract (2010-91523), same being the northwest corner of a certain tract of land described by deed to Heir Apparent Properties, LTD, LLC, recorded in Document Number 2018-8869, Real Property Records, Denton County, Texas, and being in the east line of a certain tract of land, described by deed to Charles Freeny, recorded in Document Number 2004-163281, Deed Records, Denton County, Texas;

THENCE N 00°00'38" E, with the west line of said Roach tract (2010-91523), and the east line of said Freeny tract, passing at a distance of 60.00 feet a 3/8" rebar found, at the northeast corner thereof, same being the southeast corner of Lot 1, Morgan Addition, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet I, Page 202, Plat Records, Denton County, Texas, continuing with the east line thereof, passing a 1/2" capped rebar found, stamped "C85 Surveying" at the northwest corner of said Roach tract (2010-91523), same being the southwest corner of said Roach tract (2008-32679), continuing with the west line thereof, a total distance of 710.53 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner of said Roach tract (2008-32679), same being the northeast corner of said Lot 1 (Morgan Addition), and being in the south line of Lot 1, Block A, Smith Estates, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2015-159, Plat Records, Denton County, Texas;

THENCE N 89°27'49" E, with the north line of said Roach tract (2008-32679), and the south line of said Lot 1 (Smith Estates), a distance of 720.40 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Roach tract (2008-32679), and being the southeast corner of said Lot 1 (Smith Estates), and being in the west line of Lusk Lane;

THENCE S 00°27'04" E, with the west line of said Lusk Lane, and the east line of said Roach tract (2008-32679), passing the southeast corner thereof, same being the northeast corner of said Roach tract (2010-91523), continuing a total distance of 727.89 feet to the southeast corner of said Roach tract (2010-91523), being in the north line of said Heir Apparent tract, and being in the west line of said Lusk Lane;

THENCE N 89°13'22" W, with the south line of said Roach tract (2010-91523), and the north line of said Heir Apparent tract, passing a 1/2" rebar found for witness at a distance of 30.00 feet, continuing a total distance of 758.67 feet to the POINT OF BEGINNING and containing approximately 12.476 acres of land.

NOTES:

Coordinates for the Southeast corner of Roach Addition (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 23 & 24 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner: N 7069103.6; E 2393684.5
Bearing and distance from the NWC of Roach tract (2010-91523) to Geo Point 24: S 76°36'04" E, 5316.44'
Southwest Corner (POB): N 7068753.3; E 2393684.5
Bearing and distance from the POB to Geo Point 23: S 67°52'02" E, 2385.74'

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Urban Design Plan	N/A
Parks and Trails	N/A
Open Space Plan	N/A
Throughfare Plan	Lusk Ln (Rural Collector)
Water Plan	24" on Lusk Ln
Wastewater Plan	N/A

Development Standards	Zoning Map Designation: Interim Holding & Agriculture	Proposed: PD-194 with AG
Min. Lot Size	87,120 sq ft.	87,120 sq ft.
Min. Lot Width	200 ft.	200 ft.
Min. Area/Unit	1,800 sq ft.	1,800 sq ft.
Min. Front Yard	40 ft	40 ft
Min. Side Yard	25 ft	25 ft
Min. Rear Yard	20 ft	20 ft
Max. Lot Coverage	25%	25%
Max. Height (stories/ft.)	3 stories / 35 ft.	3 stories / 35 ft.

OWNER/DEVELOPER
JOE ROACH
4993 Lusk Lane
Flower Mound, TX 75028
Ph. (469) 951-9076

The John R. McAdams Company, Inc.
(DBA G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.3712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gascon.com

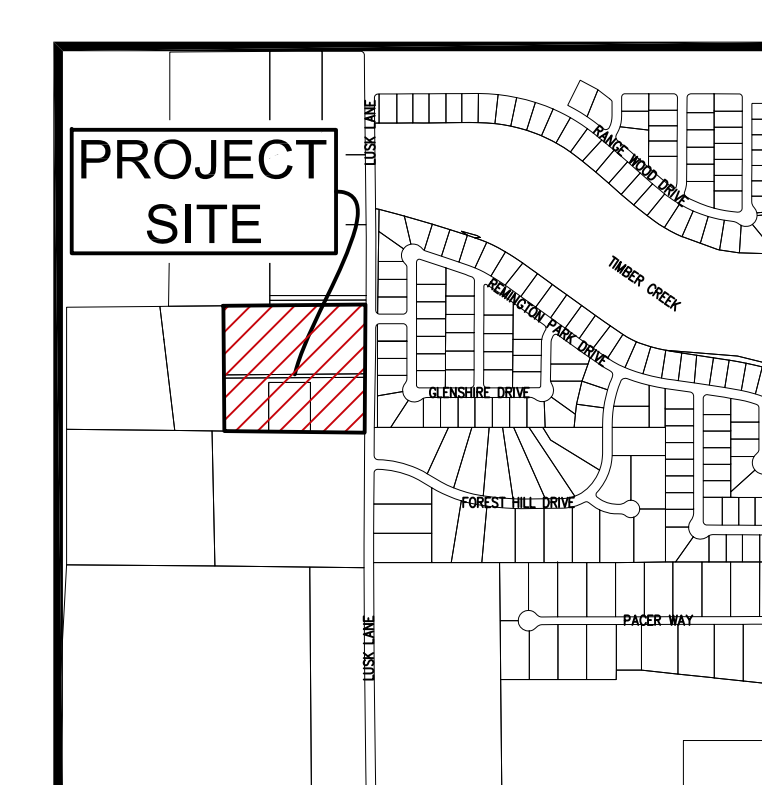
ROACH ADDITION

Lot 1-3 & 4X, Block A
12.476 Acres
in the
T&P RAILROAD SURVEY, ABSTRACT NO. 1298
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ZONING EXHIBIT

2021310062

ZE



Lot and Block Analysis			
LOT	BLOCK	SQUARE FEET	ACREAGE
1	A	133,032	3.054
2	A	87,425	2.007
3	A	259,661	5.961
4x	A	36,460	0.837

Lot and Block Summary		
Smallest	87,424.92 sq ft.	2.007 acres
Largest	259,661.16 sq ft.	5.961 acres
Average	160,039 sq ft.	3.674 acres
Total Lots (Including X Lots)	4	
Total BLDG Lots (Excluding X Lots)	3	
Park Area (If Applicable)	N/A	
Floodplain (If Applicable)	N/A	

Development Standards	Zoning Map Designation: Interim Holding & Agriculture	Proposed: PD-194 with AG
Min. Lot Size	87,120 sq ft.	87,120 sq ft.
Min. Lot Width	200 ft.	200 ft.
Min. Area/Unit	1,800 sq ft.	1,800 sq ft.
Min. Front Yard	40 ft	40 ft
Min. Side Yard	25 ft	25 ft
Min. Rear Yard	20 ft	20 ft
Max. Lot Coverage	25%	25%
Max. Height (stories/ft.)	3 stories / 35 ft.	3 stories / 35 ft.

Drawn By: AB
Date: 10/27/2022
Scale: 1" = 50'
Revisions:

2021310062

OWNER/DEVELOPER
JOE ROACH
4993 LUSK LANE
FLOWER MOUND, TX 75028
Ph. (469) 951-9076

C1

ROACH ADDITION

Lot 1-3 & 4X, Block A
12.476 Acres
in the
T&P SURVEY, ABSTRACT NO. 1298
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ROACH ADDITION

CONCEPT PLAN

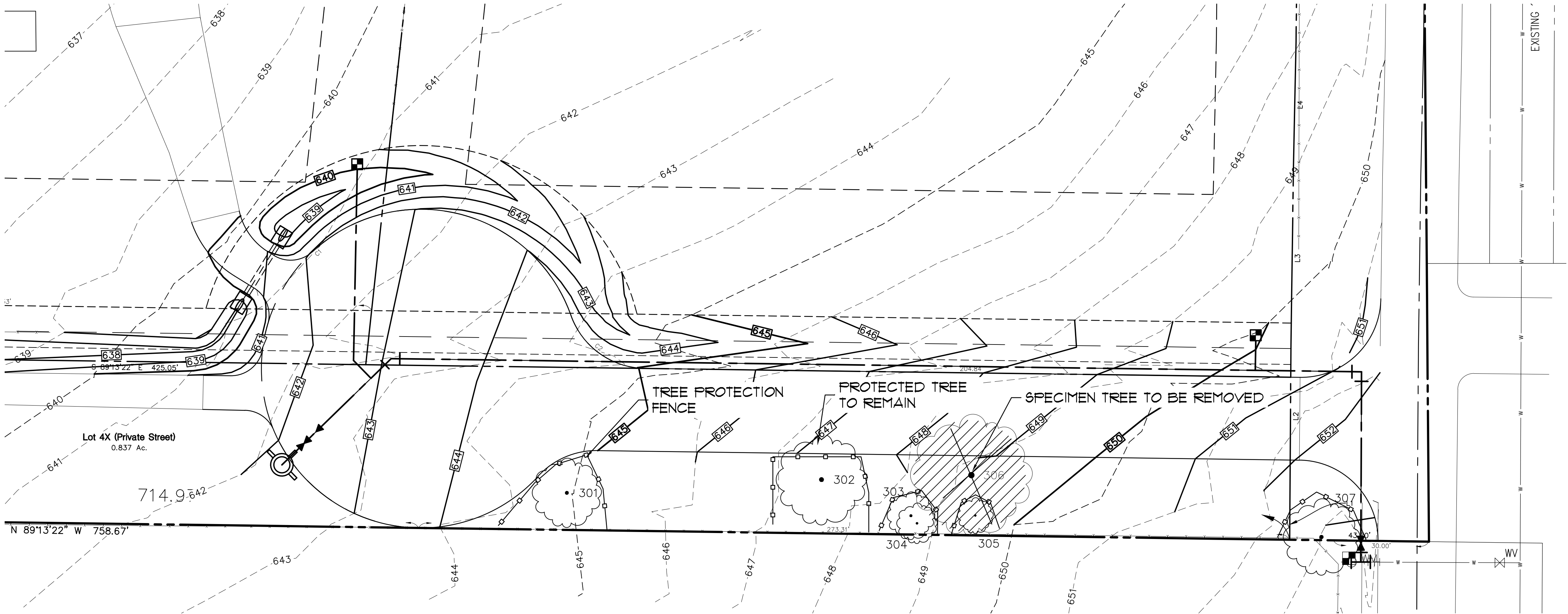
**The John R. McAdams
Company, Inc.**
111 Hillside Drive
Lewisville, Texas 75057
972.406.9712

201 Country View Drive
Lewisville, Texas 75062
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.jr-mc.com
www.mcadamsco.com

MCADAMS

ROACH ADDITION



TAG NUMBER	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED	REMARKS	SPECIMEN	HEALTH
301	14.5	POST OAK	Quercus stellata	NO		NO	GOOD
302	38	POST OAK	Quercus stellata	NO	MULTI-TRUNK	NO	GOOD
303	10	POST OAK	Quercus stellata	NO		NO	GOOD
304	8.5	POST OAK	Quercus stellata	NO		NO	GOOD
305	6	POST OAK	Quercus stellata	NO		NO	GOOD
306	25.5	POST OAK	Quercus stellata	YES		YES	GOOD
307	16	POST OAK	Quercus stellata	NO		NO	GOOD

TOTAL MITIGATION FOR THE (3) REMOVED SPECIMEN TREES IS 162 INCHES.

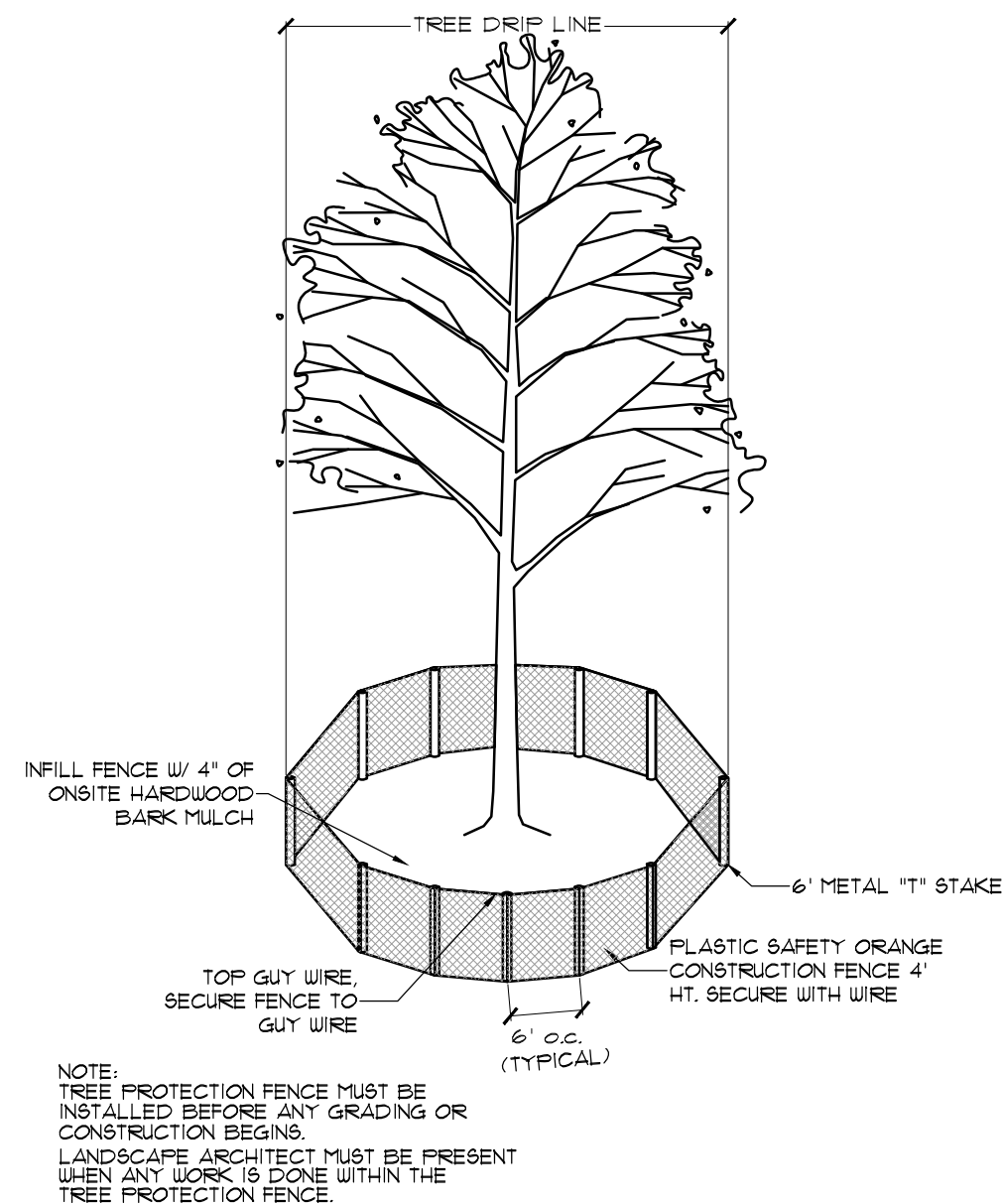
162 / 3 = 54 MITIGATION DEBITS

54 X \$600 = \$32,400 IN MITIGATION FEES

FINAL DEBITS/CREDITS TO BE CALCULATED WITH THE RECORD PLAT

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. TREE PROTECTION FENCING NTS



SCALE: 1"=20'

LEGEND

- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- PROTECTED TREE TO REMAIN

NOTE: THERE IS A TOTAL OF 1 SPECIMEN TREES AND 6 PROTECTED TREES ON SITE.

The John B. McAdams Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Round Rock, Texas 78682
TBP#: 87962 TBP# S: 10194440
www.mcadams.com



ROACH ADDITION
Lot 1-3, Block A
12.476 Acres
in the
T&P SURVEY, ABSTRACT NO. 1298
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
2826
DATED 11/3/2022

Drawn By: LH
Date: 11/3/2022
Scale: 1"=20'
Revisions:

2021310062

L1.0

OWNER/DEVELOPER
JOE ROACH
4993 LUSK LANE
FLOWER MOUND, TX 75028
Ph. 469-951-9078

Exhibit “B”

DEVELOPMENT STANDARDS
Planned Development District No. 194 (PD-194)

ROACH ADDITION

The Development depicted in Exhibit “C” shall be in accordance with the Town of Flower Mound’s Master Plan and Land Development Regulations as amended and shall be subject to the following requirements and conditions.

A. Agricultural District (A) uses:

Development of PD-194 designated on Exhibit “C,” the Concept Plan for The Roach Property, comprising approximately 12.476 acres, shall be in compliance with all regulations applicable to Agricultural District (A) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- 1. Permitted Uses:** The following uses shall be permitted within PD-194, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended.
 - a. Accessory use, general, subject to section 98-972;
 - b. Day care, home;
 - c. Dwelling, single-family detached;
 - d. Garage Sale, subject to section 98-982;
 - e. Home occupation, subject to section 98-984;
 - f. Keeping of livestock or poultry, subject to [section 98-985](#)
 - g. Small wind energy system (lots five acres or more), subject to [section 98-1001](#)
 - h. Solar panel systems, subject to [section 98-1002](#)
 - i. Swimming pool, private.
- 2. Specific Uses:** No uses requiring a Specific Use Permit shall be permitted within PD-194, except as listed below.
 - a. Accessory dwelling, subject to section 98-983
 - b. Small wind energy system (lots less than five acres), subject to [section 98-1001](#)
- 3. Temporary Uses:** Only the following temporary uses may be permitted within PD-194 subject to approval of a Temporary Use Permit in accordance with the procedures and standards of section 78-87 of the Code, “Temporary Use Permits”:
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974; and
 - b. Field office, temporary.

B. Minimum and Maximum Dimensions

The dimensional regulations listed for Agricultural District (A) in the Town’s Zoning Ordinance shall be required for this Planned Development.

C. Supplementary Standards

1. Temporary street easement for cul-de-sac includes area outside 60' private street. Private street and temporary cul-de-sac shall be constructed of concrete and shall meet the Town standards for a private street and cul-de-sac.
2. Property owners of Lot 1, Block A, and Lot 2, Block A, shall be responsible for perpetual maintenance of Lot 4x, Block A, a private street, including the temporary cul-de-sac.
3. Prior to the Planning and Zoning Commission considering the first plat application for the properties located within PD-194, the owner or owner's representative shall obtain a permit to relocate any septic system including tanks, spray fields, and equipment so that they are located on the same lot as the residence they are serving.
4. The existing accessory building on Lot 1 shall be subject to the standards within Subpart B-Land Development Regulations, Chapter 78-Administration, Article V-Nonconformities of the Town's code of ordinances, as amended.

D. Access

1. Vehicular access for Lot 2, Block A, shall be prohibited from Lusk Lane.
2. A tree survey must be submitted for Lot 2, Block A at the time of Single-Family Dwelling permit.

E. Exceptions and Modifications

The following exceptions and modifications shall be granted with the approval of Planned Development District-194 (PD-194).

1. An exception to allow for lot-to-lot drainage from Lot 3 to Lot 1 as indicated on Exhibit C – Concept Plan.
2. A modification to the front setback requirement for an existing accessory building on Lot 1, Block A, to be located closer to the front property line than the primary building.



PLANNING AND ZONING COMMISSION

AGENDA ITEM: 9

REGULAR ITEM

DATE: December 12, 2022

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider an ordinance amending the Town's Code of Ordinances (LDR22-0003 – Development Fees) by amending Section 78-201 entitled "Application," Section 90-221 entitled "Inspection Fee," and appendix A entitled "Fee Schedule," to update fees related to land development within the Town.**

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town's Land Development Regulations by updating fees related to land development within the Town.

This item will require final action by the Town Council, which is scheduled for December 19, 2022.

II. ANALYSIS

Review of Town development-based fees began during the June 21, 2019, Town Council Strategic Planning Session (SPS). The Town created a [Development Services fee webpage](#) that provides the background and history on the Town's effort to update development-based fees. The webpage also contains fee schedules that contain the current fees and the proposed fees for the Commission's review and consideration. The specific updates under the Commission's purview are included as Attachment 1.

Essentially, these updates accomplish the following:

1. Adjust fees to recover 100% of Town development review and permit costs associated with new construction.
2. Continue to subsidize Town development review and permit costs associated with existing commercial, residential customers, and small businesses.
3. Adjust any fees where the Town is currently recovering more than 100% of the costs.

Since this item proposes updating fees associated with the Town's Land Development Regulations, the changes must receive a recommendation from the Planning and Zoning Commission.

Staff is also processing updates to the Town's building permit fees, environmental health permit fees, and fire prevention fees that fall within subpart A of the Town's Code of Ordinances (all available on the webpage linked above). Those changes do not fall under the purview of the Planning and Zoning Commission, and only require consideration and

approval by the Town Council. Those changes are scheduled to be considered by the Council concurrently this item.

III. CORRESPONDENCE

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

IV. ATTACHMENTS

1. Draft Development Fee Updates

Attachment A: Draft Updates

Chapter 32. Engineering Design Criteria and Construction Standards.

Code Section Number	Description
32-3	<i>Flat rate inspection fee to work outside of normal working hours (charged in addition to the usual inspection fee(s) for the work inspected)</i>

	Inspection Type:	Fee:
1.	Weekdays outside of the hours of 7:00 a.m. to 4:00 p.m.	\$100.00
2.	Saturdays (and Sunday emergency work)	\$410.00

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Code Section Number	Description
32-4	<i>Development permit fees:</i>

1. A site development permit is required prior to mobilization, grading, utility and paving construction, and site landscape installation, and subject to the following fees:

	Permit Type:	Fee:
a)	Site Development Permit (DEV)	\$2,165.00
b)	Grading Permit	\$1,405.00
c)	Right-of-Way Permit (ROW)	\$260.00
d)	Small Cell Permit	\$260.00
e)	Batch Plant	\$235.00
f)	Geotechnical Permit	Included with DEV permit
g)	Development or construction re-inspection	\$85.00
h)	Landscape plan inspection	\$195.00
i)	Landscape plan re-inspection*	\$45.00
j)	Inspection of public infrastructure and Drainage**	3.15%
k)	Development contractor registration	\$35.00
*	A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which the inspection is requested is not in compliance with all local codes or when	

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	requested corrections are not made. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
**	Section 90-221 – Inspection Fee: Prior to the issuance of the development permit by the Town for the construction of a subdivision, the subdivider shall pay a design review and inspection fee equal to 3.15% of the estimated construction costs of the water and sewer utilities, drainage facilities, fire lanes and streets in each subdivision. If deemed necessary by staff, the subdivider shall provide certified copies of the executed construction contracts to the Town Manager for verification of the actual amount of the fee to be assessed against the subdivider prior to acceptance of the subdivision.

Chapter 78. Administration.	
<i>Code Section Number</i>	<i>Description</i>
78-1	<i>Application fees:</i>
78-84	<i>Appeals:</i>
78-124	<i>Outdoor lighting fees:</i>
78-263	<i>Vested rights petition:</i>
78-301	<i>Amendments to approved plans:</i>

1) Application Fees:

a. Plan review fees:

- (1) Master Plan amendments, Zoning amendments, Specific Use Permits, and site plans: A nonrefundable plan review deposit of \$500.00 is due at time of application submittal. The plan review deposit will be applied toward the cost of the application.
- (2) Plats, including development plans: A nonrefundable plan review deposit of \$250.00 is due at time of application submittal. The plan review deposit will be applied toward the cost of the application.
- (3) Multiple plan review fee: A \$140.00 additional plan review fee may be applied to any development application when thirty percent (30%) or more of the previously provided written comments are not addressed by the applicant, as determined by the Town Manager or their designee.
- (4) Development Agreement fee: A \$500.00 review fee is required for any application that requires a development agreement as determined by the Town Manager or their designee.

2) Outdoor lighting fees:

Deleted: <#>Appeals.¶
<#>Appeal of administrative decision (all): \$100.00¶

- a. Plan review fees: \$100.00
- 3) Vested rights petition: A \$1,500.00 review fee is required upon submittal of a petition for vested rights.
- 4) Amendments to approved plans:

	Amendment Type:	Fee:
1.	Plan Amendment Application Fee	\$250.00
2.	Plan Amendment Inspection Fee (Landscape Changes)	\$100.00
3.	Plan Amendment Reinspection Fee (Landscape)	\$50.00

Chapter 82. Development Standards.

Code Section Number	Description
82-31	Site plan required:
<u>82-275</u>	<u>Outdoor Lighting Waiver</u>

1) Site plan fees:

- a. All except multi-family: ~~\$2,115~~ + ~~\$210~~ per ~~additional building~~ + property owner notice fees (PON), if applicable, of \$2.50 per PON.*
- b. Multi-family: ~~\$2,455~~ + ~~\$105~~ per ~~additional building~~ + property owner notice fees, if applicable, of \$2.50 per PON.*

* There are property owner notification requirements for site plans with certain exceptions. Please contact Planning Services for further explanation.

2) Outdoor Lighting Waiver: Same as Zoning variance request

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Chapter 86. Signs.

Code Section Number	Description
86-1 et seq.	Sign permit fees are as follows

- 1) Initial permit fees. Initial permit fees shall be as follows:

	Sign type or characteristic:	Fee:
a)	Ground Sign	\$330
b)	Wall or Window Sign	\$100
c)	Changeable Sign Face (additional fee)	\$45
d)	Off-premises Project or Development Sign	\$250
e)	On-premises Project or Development Sign	\$250
f)	Model Home Sign	\$230
g)	Real Estate Sign (greater than 6 square feet)	\$160
h)	Grand Opening or Coming Soon Sign	\$25
i)	Awning or Canopy Sign	\$250
j)	Neon Sign (wall transom)	\$110
k)	Now Hiring Sign	\$25
l)	Change of Business/Ownership	\$25
m)	Business/Office Park Ground Sign	\$230
n)	Building Identification Ground Sign	\$230
o)	Miscellaneous sign types not classified (monuments, statues, artwork, towers, architectural designs and etc.)	\$275
p)	Sign Renewal Permit	\$90
q)	Sign Repair Permit	\$135
r)	Special Event Sign*	
s)	Comprehensive sign package review	\$2,320
t)	Confiscated signs	\$50.00
*	There shall be no permit fee for special event of public announcement signs for bona fide charitable and other nonprofit organizations upon proof of tax-exempt status under federal or state law.	

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Chapter 90. Subdivisions.

Code Section Number	Description
90-31 et seq.	Development plan fees:
90-91 et seq.	Platting fees:
90-446	Park development fee:

1) Platting fees:

a. Development plans:

	Development plan type:	Fee:
1)	Single Family Residential (0-20 acres)	\$1,160 + \$25/acre
2)	Single Family Residential (20-50 acres)	\$1,185 + \$20/acre over 20
3)	Single Family Residential (50+ acres)	\$1,655 + \$15/acre over 50
4)	Multi-Family and Non-Residential	\$1,680

~~Deleted: \$500 + \$10/lot~~~~Deleted: \$500 + \$10/lot~~~~Deleted: \$500 + \$10/lot~~~~Deleted: \$500 + \$15/acre~~

b. Record plats:

	Record plat type:	Fee:
1)	Single Family Residential (0-20 acres)	\$960 + \$25/acre
2)	Single Family Residential (20-50 acres)	\$1,040 + \$20/acre over 20
3)	Single Family Residential (50+ acres)	\$1,585 + \$15/acre over 50
4)	Multi-Family and Non-Residential	\$1,535

~~Deleted: \$500 + \$15/lot~~~~Deleted: \$500 + \$15/lot~~~~Deleted: \$500 + \$15/lot~~~~Deleted: \$500 + \$15/acre~~

c. Replats:

- (1) All types: ~~\$400~~ + property owner notice (PON) fees, if applicable, of \$2.50 per PON.*

*Residential replats are subject to property owner notification requirements. Please contact Planning Services for further explanation.

~~Deleted: 350.00 + \$20.00 per lot~~

d. Minor plats:

- (1) Single-family residential: ~~\$300~~
- (2) Multi-family and non-residential: ~~\$350~~

~~Deleted: 250 + \$10 per lot~~~~Deleted: 300.00 + \$20 per acre~~

e. Amended plats:

- (1) Single-family residential: ~~\$300~~
- (2) Multi-family and non-residential: ~~\$350~~

~~Deleted: 250 + \$10 per lot~~~~Deleted: 300.00 + \$20 per acre~~

f. Vacating plats:

- (1) All types: ~~\$1,960~~

~~Deleted: \$300~~

g. Park development fee: \$1,388.00 per unit

Chapter 94. Trees.	
Code Section Number	Description
94-23 & 94-24	Tree survey; development projects – Tree survey; residential lots
	Tree survey inspection fee: 1) 0 -10 specimen trees = \$100.00; 2) 11 – 50 specimen trees = \$200.00; 3) 51 – 100 specimen trees = \$300.00; 4) 101+ specimen trees = \$500.00
94-34	Tree removal permit:
	(1) Tree removal permit for protected trees is \$100.00 per tree not to exceed \$1,000.00 per permit application. (2) Tree removal permit fee for a specimen tree, majestic tree or historic tree is \$250.00 per tree, not to exceed \$1000.00
94-38	Per-caliper-inch cash value; replacement trees:
	\$200.00 per caliper inch

Chapter 98. Zoning.	
Code Section Number	Description
98-1 et seq.	Zoning fees:

1) Miscellaneous:

- a. Legal notifications: All notification fees are due no later than the Friday before the notice is to be mailed and sent to the newspaper. If the notification fees are not paid, the application will not be scheduled for the public hearing.

- (1) \$2.50 per property owner notice
- (2) \$40.00 per newspaper notice

2) Development Applications:

- a. Annexation petition (all acreages): Cost of legal notices
- b. Pre-application Development Review Committee (DRC) meetings: included with application.
- c. Master plan amendments:

	Master plan amendment type:	Fee:
1)	0 to 5 acres	\$1,390 + \$25/acre
2)	5+ acres to 20 acres	\$1,390 + \$25/acre
3)	20+ acres to 50 acres	\$1,835 + \$20/acre over 20
4)	50+ acres	\$2,530 + \$15/acre over 50
Note: All Master Plan Amendments are subject to the legal notification fees prescribed above.		

~~Deleted:~~ \$750 + \$25/acre~~Deleted:~~ \$1,000 + \$25/acre~~Deleted:~~ \$1,250 + \$20/acre~~Deleted:~~ \$1,500 + \$15/acre

- d. Zoning Amendments:

	Zoning amendment type:	Fee:
1)	0 to 5 acres	\$500 + \$25/acre
2)	5+ acres to 20 acres	\$500 + \$25/acre
3)	20+ acres to 50 acres	\$670 + \$20/acre over 20
4)	50+ acres	\$860 + \$15/acre over 50
Note: All Zoning Amendments are subject to the legal notification fees prescribed above.		

~~Deleted:~~ \$500 + \$25/acre~~Deleted:~~ \$750 + \$25/acre~~Deleted:~~ \$1,000 + \$20/acre~~Deleted:~~ \$1,250 + \$15/acre

- e. Zoning Planned Development (PD) – Single Family:

	PD type:	Fee:
1)	0 to 5 acres	\$2,935 + \$25/acre
2)	5+ acres to 20 acres	\$2,935 + \$25/acre
3)	20+ acres to 50 acres	\$3,525 + \$20/acre over 20
4)	50+ acres	\$4,965 + \$15/acre over 50
Note: All PDs are subject to the legal notification fees prescribed above.		

~~Deleted:~~ \$700 + \$25/acre~~Deleted:~~ \$950 + \$25/acre~~Deleted:~~ \$1,200 + \$20/acre~~Deleted:~~ \$1,450 + \$15/acre

f. Zoning Planned Development (PD) – Cluster/Conservation:

	PD type:	Fee:
1)	0 to 5 acres	\$4,320 + \$25/acre
2)	5+ acres to 20 acres	\$4,320 + \$25/acre
3)	20+ acres to 50 acres	\$5,295 + \$20/acre over 20
4)	50+ acres	\$6,735 + \$15/acre over 50
Note: All PDs are subject to the legal notification fees prescribed above.		

~~Deleted:~~ \$700 + \$25/acre~~Deleted:~~ \$950 + \$25/acre~~Deleted:~~ \$1,200 + \$20/acre~~Deleted:~~ \$1,450 + \$15/acre

g. Zoning Planned Development (PD) – Multi-family and non-residential:

	PD type:	Fee:
1)	0 to 5 acres	\$4,005 + \$25/acre
2)	5+ acres to 20 acres	\$4,005 + \$25/acre
3)	20+ acres to 50 acres	\$4,690 + \$20/acre over 20
4)	50+ acres	\$5,440 + \$15/acre over 50
Note: All PDs are subject to the legal notification fees prescribed above.		

~~Deleted:~~ \$1,000 + \$25/acre~~Deleted:~~ \$1,250 + \$25/acre~~Deleted:~~ \$1,500 + \$20/acre~~Deleted:~~ \$1,750 + \$15/acre

h. Zoning – Minor amendment (includes minor PD amendments):

	PD type:	Fee:
1)	0 to 5 acres	\$1,000
2)	5+ acres to 20 acres	\$1,000
3)	20+ acres to 50 acres	\$1,000
4)	50+ acres	\$1,000
Note: All PDs are subject to the legal notification fees prescribed above.		

~~Deleted:~~ \$1,000 + \$25/acre~~Deleted:~~ \$1,250 + \$25/acre~~Deleted:~~ \$1,500 + \$20/acre~~Deleted:~~ \$1,750 + \$15/acre

i. Specific Use Permit (SUP):

	SUP type:	Fee:
1)	0 to 5 acres	\$625
2)	5+ acres to 20 acres	\$2,635
3)	20+ acres to 50 acres	\$2,635
4)	50+ acres	\$2,635

~~Deleted:~~ \$500 + \$25/acre~~Deleted:~~ \$750 + \$25/acre~~Deleted:~~ \$1,000 + \$20/acre~~Deleted:~~ \$1,250 + \$15/acre

Note: All SUPs are subject to the legal notification fees prescribed above.

j. Specific Use Permit Accessory Dwelling Unit or Existing Building:

	SUP type:	Fee:
1)	0 to 5 acres	\$625
2)	5+ acres to 20 acres	\$625
3)	20+ acres to 50 acres	\$625
4)	50+ acres	\$625
Note: All SUPs are subject to the legal notification fees prescribed above.		

Deleted: \$500 + \$25/acre

Deleted: \$750 + \$25/acre

Deleted: \$1,000 + \$20/acre

Deleted: \$1,250 + \$15/acre

3) SMARTGrowth Reviews: Analyses performed within the previous 12 months may be counted towards current fee.

a. SMARTGrowth application analysis: \$500.00

	SMARTGrowth application type:	Fee:
1)	0 to 20 acres	\$500
2)	20+ acres to 50 acres	\$500
3)	50+ acres	\$500

Deleted: \$500

Deleted: \$750

Deleted: \$1,000

b. Environmental Survey: Additional fees may be assessed if environmental protection plan required.

	Environmental Survey type:	Fee:
1)	0 to 5 acres	\$100.00
2)	5+ acres to 20 acres	\$200.00
3)	20+ acres to 50 acres	\$300.00
4)	50+ acres	\$500.00

c. Infrastructure analysis: Additional fees may be assessed, depending on scope of work.

- (1) Transportation analysis (TA): \$2,500.00
- (2) Water capacity analysis: \$550.00
- (3) Wastewater analysis: \$550.00

d. Zoning variance request: ~~\$665.00~~ + legal notices

Deleted: 250.00

e. Zoning verification letter: \$25.00 each

4) Copies:

a. Land Development Regulations:

- (1) Paper: Actual cost
- (2) Digital format on CD or thumb drive: Actual cost

b. Master Plan:

- (1) Paper: Actual cost
- (2) Digital format on CD or thumb drive: Actual cost

c. SMARTGrowth Manual:

- (1) Paper: Actual cost
- (2) Digital format on CD or thumb drive: Actual cost

d. Maps (land use, zoning, etc.): Actual cost