

Planning & Zoning Commission



May 8, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flower-mound.com or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

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

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

E. COORDINATION OF CALENDARS

1. May 22, 2023 Regular Meeting
2. June 12, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Board Portal
2. Legislative Update

H. CONSENT ITEM(S)

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

1. Minutes of April 10, 2023 - Consider approval of the minutes from the April 10, 2023, Planning & Zoning Commission Regular Meeting.
2. RP22-0003 – Dixon Estates - Consider a request for a Replat (RP22-0003 – Dixon Estates) to create a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.

I. NON-DISCRETIONARY ITEM(S)

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.

1. SP23-0003 - Lifetime Fitness Pickleball Courts - Consider a request for a Site Plan (SP23-0003 – Lifetime Fitness Pickleball Courts) to develop outdoor pickleball courts for Lifetime Fitness center. The property is generally located east of Churchill Drive and south of Cross Timbers Road.

J. REGULAR ITEM(S)

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

1. SUP22-0006– 6201 Shoreview Accessory Dwelling - Public Hearing to consider an ordinance granting Specific Use Permit No. 483 (SUP22-0006– 6201 Shoreview Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Shoreview Court and west of Bayshore Drive.

K. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: May 4, 2023, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



April 10, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Jason Hobbs, Place 2
Brady Kilpper, Place 4
Greg Wilson, Place 5
Donald Gilmore, Place 6
Chris Drew, Place 8

with the following member(s) absent:

Janvier Werner, Place 3
Scott Jostes, Place 9

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Principal Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

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

	Speaker name and address	Subject (as written on the form)
None		

* Indicates person did not wish to speak

E. COORDINATION OF CALENDARS

1. April 24, 2023 Regular Meeting
2. May 8, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Landscape Guide

H. CONSENT ITEM(S)

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

1. Minutes of March 27, 2023 - Consider approval of the minutes from the March 27, 2023, Planning & Zoning Commission Regular Meeting.

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

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

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

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.

1. SP22-0012 - Salad and Go - Consider a Site Plan (SP22-0012 – Salad and Go) to develop a fast food restaurant with a drive-through window. The property is generally located at the southwest quadrant of Flower Mound Road and Gerault Road.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Aaron C. Hawkins, Quiddity; present for questions, no presentation

David Grates, Salad and Go; present for questions, no presentation

ACTION: Commissioner Wilson moved to approve item I.1. as presented in the agenda caption. Commissioner Drew seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. REGULAR ITEM(S)

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

No Regular Items were scheduled for this meeting.

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 6:42 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA H.2. CONSENT ITEM(S)

DATE: May 8, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a request for a Replat (RP22-0003 – Dixon Estates) to create a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create 51 buildable, single-family residential lots with a minimum lot size of 15,000 square feet, and six x-lots. The property contains approximately 26.96 acres.

On November 15, 2021, Town Council approved a Rezoning (Z21-0003 – Dixon Park) to change the zoning of the subject property from Agricultural uses to Single Family District-15 uses. On the same night, the Town Council also approved a Development Plan (DP21-0004 - Dixon Park) depicting 51 buildable lots for the property. The proposed replat is in conformance with the approved rezoning and development plan.

The proposed subdivision has access from Dixon Lane to the north and Waketon Road to the south. The plat depicts necessary easements, right-of-way dedication, and setbacks. The landscape plan features necessary buffers and the required number of landscape buffer trees along Dixon Lane and Waketon Road. The landscape plan also depicts approximately 1.738 acres of privately owned and publicly accessible parkland located within the subdivision.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

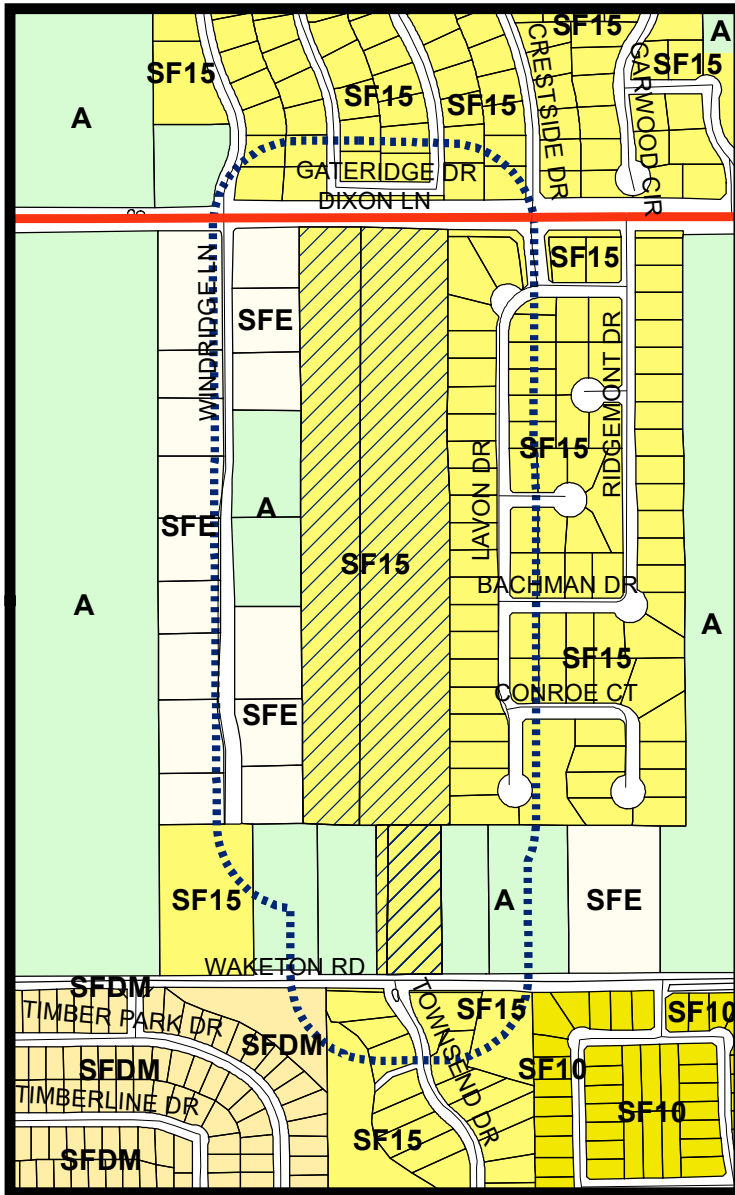
1. Map - Zoning & Aerial

2. Letter of Intent
3. Replat Package

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

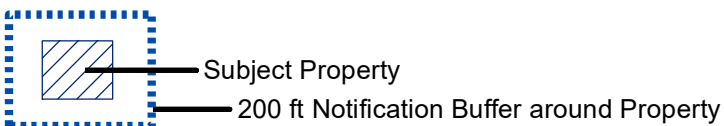
Vicinity Map

Reference Project: RP22-0003



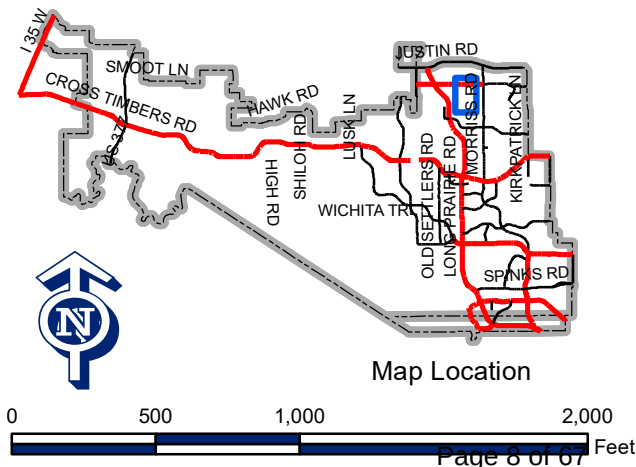
LEGEND

- Agriculture
- Single Family 10
- Single Family 15
- Single Family Density Medium
- Single Family Estate



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.



March 21, 2022

Chuck Russell, AICP
Planning Manager
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Dixon Estates
LOI for Replat & Construction Plans

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Replat and Construction Plans.

Dixon Park is a 26.97 acre tract and is identified on the Town's Master Land Use Plan for Low Density Residential. The existing land use allows SF-15 zoning, in which the Concept Plan and Developments Plans were approved by Town Council on November 15, 2021.

The Record Plat proposes 51 residential lots and 6 common area lots across the site and conforms to the Town's Development Code and we are not requesting any additional variances. We also plan to improve and convey the central open space to the HOA as an X-Lot, while at the same overlaying it with an easement to allow public use, thus fulfilling our park dedication requirement. The lot will be owned and maintained by the HOA and enjoyed by all Town of Flower Mound residents. It is anticipated the proposed site will not be phased for development at this time. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

The subject property has protected trees, both specimen and non-specimen, as indicated on the tree survey. We view the trees as an asset and we have worked extensively to preserve them, where possible, through creative planning and engineering.

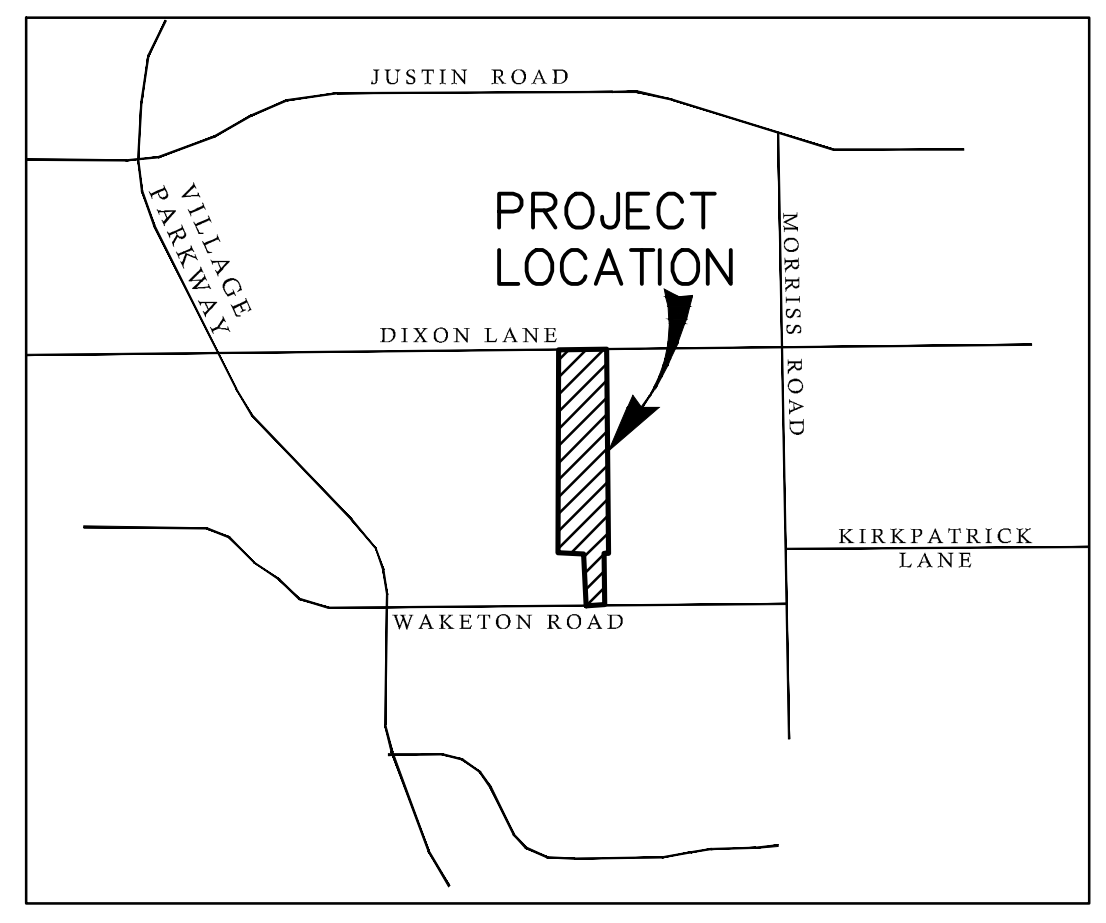
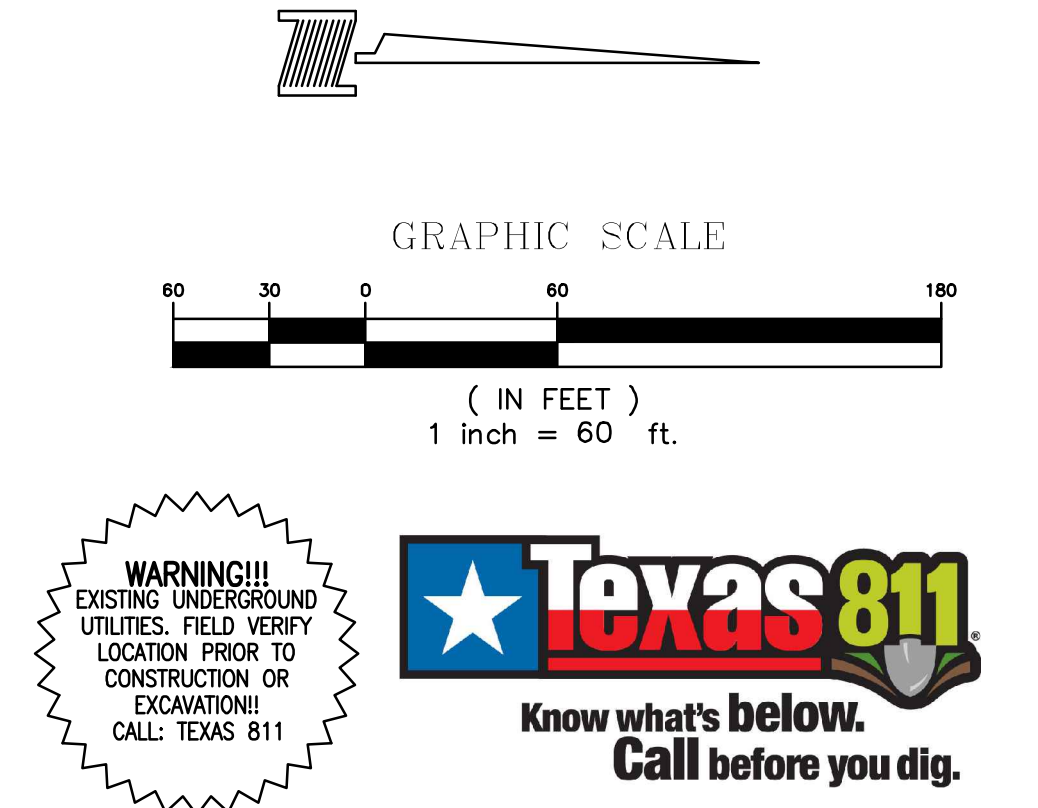
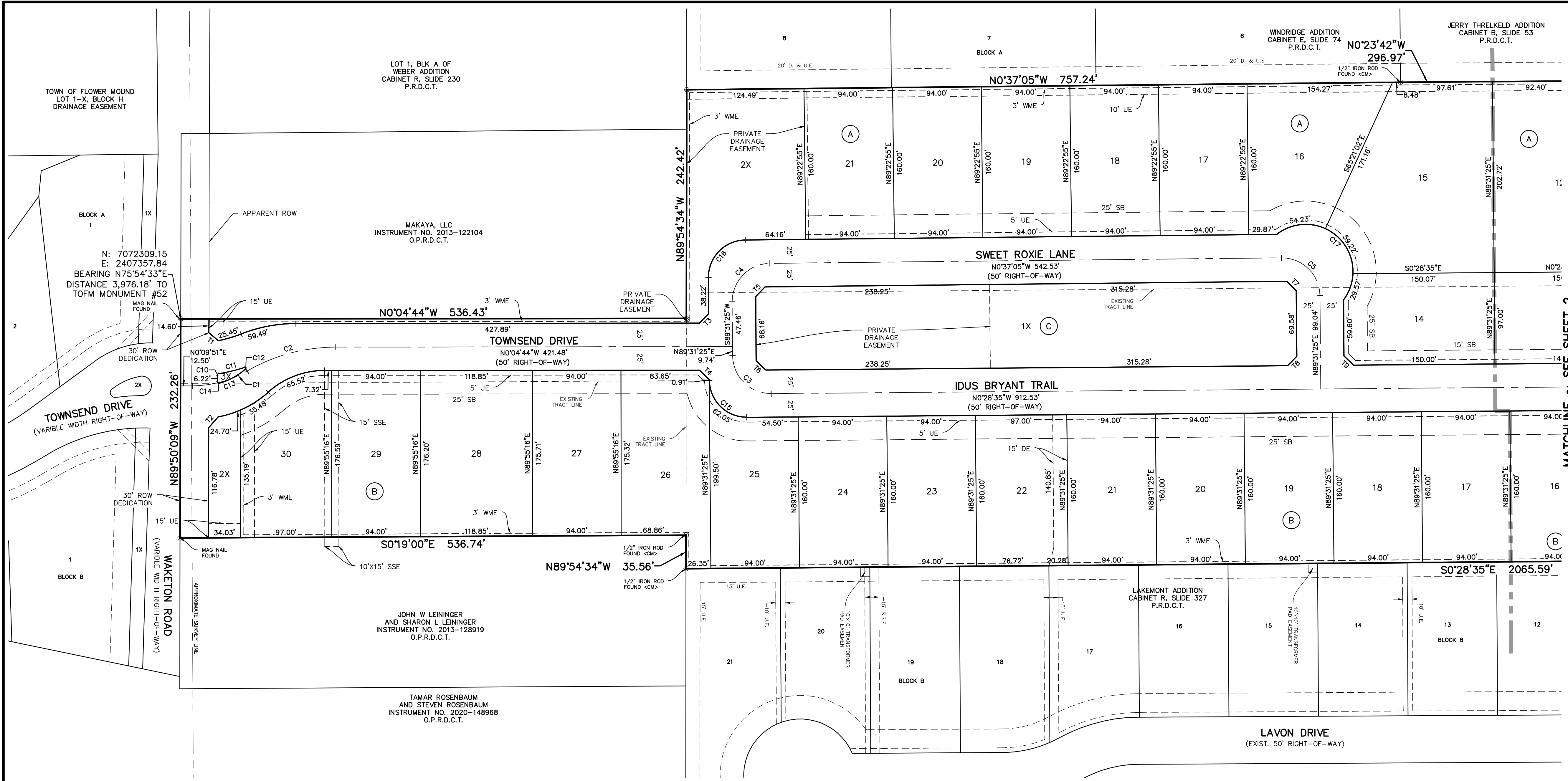
The overhead utilities along Dixon and Waketon will be buried in accordance with Town Ordinance, and tariffs as set and approved by the State and Federal guidelines.

Please contact myself or Michael Dowdey should you have any questions regarding this request. Thank you.

Sincerely,



Thomas Moss, P.E.



- LEGEND**
- LSE = LANDSCAPE EASEMENT
 - FADUE = FIRE ACCESS DRAINAGE & UTILITY EASEMENT
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - PDE = PRIVATE DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - SB = SETBACK
 - PAE = PUBLIC ACCESS EASEMENT
 - WME = WALL MAINTENANCE EASEMENT
 - MAE = MUTUAL ACCESS EASEMENT
 - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 - O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 - ◇ DENOTES STREET NAME CHANGE

LOT AREA TABLE				LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	15554	0.36	1	A	16358	0.38
2	B	15663	0.36	2	A	15040	0.35
3	B	17230	0.40	3	A	15040	0.35
4	B	17209	0.40	4	A	15040	0.35
5	B	17361	0.40	5	A	15040	0.35
6	B	19516	0.45	6	A	15040	0.35
7	B	17460	0.40	7	A	15040	0.35
8	B	16600	0.38	8	A	15040	0.35
9	B	17321	0.40	9	A	15040	0.35
10	B	17326	0.40	10	A	15040	0.35
11	B	16558	0.38	11	A	17101	0.39
12	B	17576	0.40	12	A	28340	0.65
13	B	15518	0.36	13	A	15312	0.35
14	B	29887	0.69	14	A	15292	0.35
15	B	18206	0.42	15	A	29616	0.68
16	B	15040	0.35	16	A	18264	0.42
17	B	15040	0.35	17	A	15040	0.35
18	B	15040	0.35	18	A	15040	0.35
19	B	15040	0.35	19	A	15040	0.35
20	B	15040	0.35	20	A	15040	0.35
21	B	15040	0.35	21	A	15040	0.35
22	B	15520	0.36	HOA LOT AREA TABLE			
23	B	15040	0.35				
24	B	15040	0.35				
25	B	15375	0.35				
26	B	17387	0.40				
27	B	16498	0.38				
28	B	20912	0.48				
29	B	16581	0.38	1X	A	2350	0.05
30	B	15723	0.36	1X	C	50769	1.17
				1X	B	4419	0.10
				2X	A	25644	0.59
				2X	B	4341	0.10
				3X	A	217	0.00

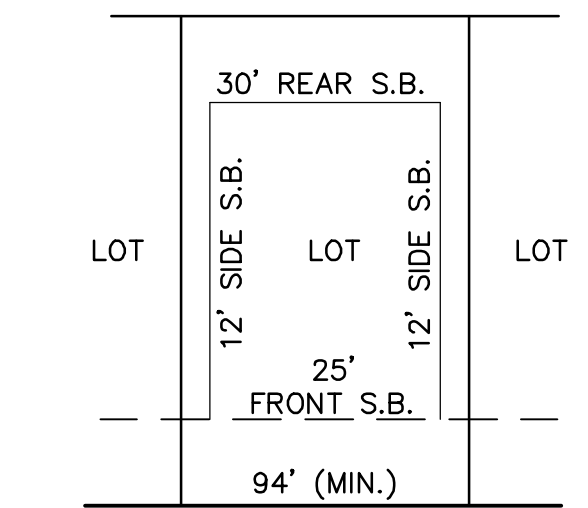
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	30°30'31"	114.50'	31.23'	60.97'	N15°05'25"W 60.25'
C2	30°15'56"	185.50'	50.17'	97.99'	N15°12'42"W 96.85'
C3	90°00'00"	40.50'	40.50'	63.62'	N44°31'25"E 57.28'
C4	89°51'30"	40.50'	40.40'	63.52'	N45°32'50"W 57.20'
C5	90°08'30"	40.50'	40.60'	63.72'	N44°27'10"E 57.35'
C6	89°39'58"	40.50'	40.26'	63.38'	N45°18'34"W 57.11'
C7	89°45'14"	40.50'	40.33'	63.44'	N45°15'56"W 57.15'
C8	10°28'30"	300.00'	27.50'	54.85'	S84°54'18"E 54.77'
C9	10°28'31"	300.00'	27.50'	54.85'	S84°54'18"E 54.77'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C10	80°58'30"	2.00'	1.71'	2.83'	N49°35'30"W 2.60'
C11	91°3'59"	175.00'	14.13'	28.20'	N13°43'14"W 28.17'
C12	160°01'19"	1.00'	5.66'	2.78'	N60°29'04"E 1.96'
C13	23°46'02"	76.00'	15.99'	31.53'	S28°48'37"E 31.30'
C14	106°50'52"	2.00'	2.70'	3.73'	S36°29'50"W 3.21'
C15	90°00'00"	39.50'	39.50'	62.05'	N44°31'25"E 55.86'
C16	89°51'30"	39.50'	39.40'	61.95'	S45°32'50"E 55.79'
C17	67°51'32"	50.00'	33.64'	59.22'	S58°34'44"W 55.82'
C18	67°58'05"	50.00'	33.71'	59.31'	N59°22'57"W 55.90'
C19	121°05'33"	60.00'	106.25'	126.81'	N60°04'11"E 104.49'
C20	121°56'15"	60.00'	108.10'	127.69'	N60°29'32"E 104.92'
C21	64°25'06"	50.00'	31.50'	56.22'	S81°03'28"E 53.30'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S40°34'01"W	12.96'
T2	N48°54'53"W	15.11'
T3	S45°16'40"E	14.09'
T4	N44°43'20"E	14.19'
T5	N45°32'50"W	14.16'
T6	S44°31'25"W	14.14'
T7	N44°27'10"E	14.12'
T8	S45°28'35"E	14.14'
T9	S44°31'25"W	14.14'
T10	S45°18'34"E	14.18'
T11	N45°15'56"W	14.17'
T12	N44°44'04"E	14.11'
T13	N45°15'56"W	14.17'
T14	N44°44'04"E	14.11'
T15	N45°15'57"W	14.17'
T16	N44°44'04"E	14.11'
T17	S45°15'56"E	14.17'
T18	N89°31'25"E	15.00'
T19	N89°31'25"E	15.00'

- DRAINAGE EASEMENT & POND MAINTENANCE NOTES:**
- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOA.
 - UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO 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 THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
 - NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.
- NOTES:**
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 - "X" CUTS SET IN CONCRETE AT ALL STREET CENTER LINE INTERSECTIONS AND POINTS OF CURVATURE.
 - NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
 - LOT 1X, 2X & 3X OF BLOCK A, LOT 1X & 2X OF BLOCK B ARE FOR LANDSCAPE AND SCREENING PURPOSES AND SHALL BE MAINTAINED BY THE HOA AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA. LOT 2X BLOCK B & LOT 2X BLOCK A, SHALL ALSO BE A PEDESTRIAN ACCESS EASEMENT (PAE) FOR THE TOWN TRAIL. LOT 2X BLOCK A INCLUDES A PRIVATE DRAINAGE EASEMENT (PDE) PER PLAN.
 - LOT 1X BLOCK C SHALL BE OWNED & MAINTAINED BY THE HOA, & DEDICATED FOR PUBLIC PARK PURPOSES.
 - AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 228,718 SF.
 - PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNER'S 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 IF 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 PARTIAL 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 ENTRYWAY.
 - ALL X-LOTS ARE UNBUILDABLE. LOT 1X, BLOCK C, MAY INCLUDE PLAYGROUND & PARK STRUCTURES.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL, EXCEPT ALONG WEST SIDE OF LOT 2X BLOCK A WHICH WILL BE 8' BOARD-ON-BOARD FENCE.
 - RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
 - THE PERPETUAL MAINTENANCE OF THE 8" TOWN TRAIL ALONG WAKETON ROAD SHALL BE THE RESPONSIBILITY OF THE HOA.
 - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE & STATE PLATTING STATUTES & IS SUBJECT TO FINES & WITHOLDING OF UTILITIES & BUILDING CERTIFICATES.
 - LOT-TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT TOWN COUNCIL EXCEPTION.

LOT & BLOCK SUMMARY		
SMALLEST	15,040 SQ FT	0.345 AC
LARGEST	29,887 SQ FT	0.686 AC
AVERAGE	16,826 SQ FT	0.386 AC
TOTAL LOTS (INCLUDING X LOTS)	57 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	51 LOTS	
OPEN SPACE AREA	87,739 SQ FT	2.014 AC
FLOODPLAIN (IF APPLICABLE)	NOT APPLICABLE	



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

A REPLAT OF
DIXON ESTATES
BLOCK A, LOTS 1-21, 1X, 2X & 3X;
BLOCK B, LOTS 1-30, 1X & 2X;
BLOCK C, LOT 1X
(TOTAL RESIDENTIAL LOTS: 51)
(TOTAL OPEN SPACE LOTS: 6)
BEING 26.967 ACRES OF LAND LOCATED IN THE
EDWARD MARSH SURVEY, ABSTRACT NO. 834,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

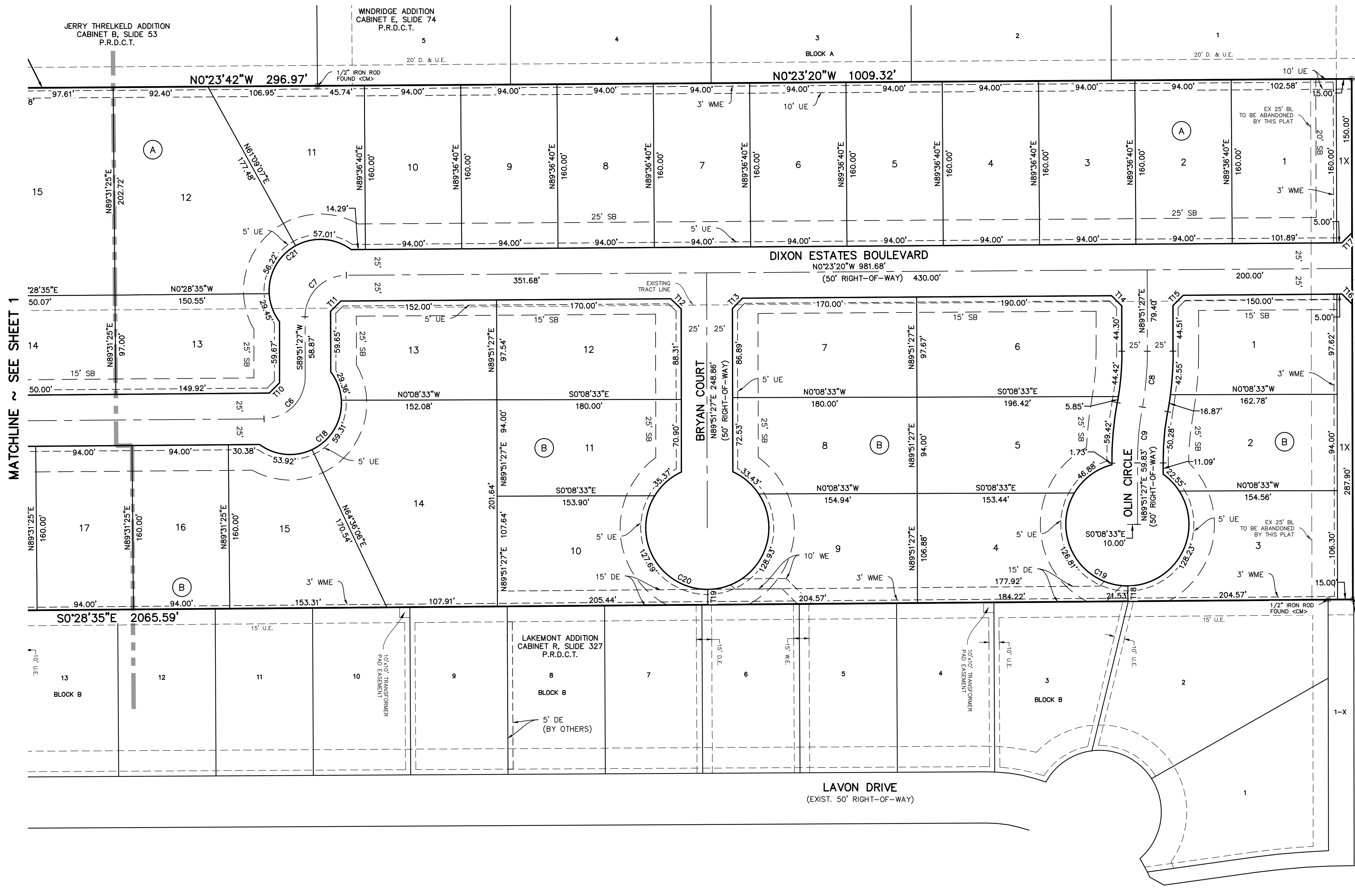
MARCH 2023 SCALE: 1"=60'

OWNER/DEVELOPER:
TOLL SOUTHWEST, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
CONTACT: MIKE BOSWELL
817-329-8770

ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
A PAPE DAWSON COMPANY
5225 VILLAGE CREEK DR., SUITE 200
PLANO, TEXAS 75093
CONTACT: COLLIN HELFRICH, P.E.
972-931-0694

AXIS
SURVEYING INFO@AXIS-SURVEY.COM

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168
214.903.8200 | TBPELS FIRM NO. 10194367

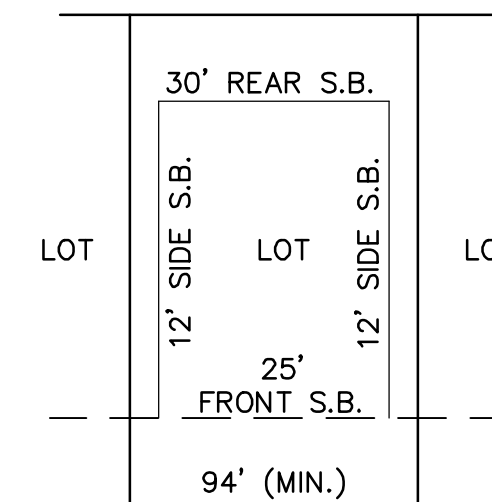


NOTES:

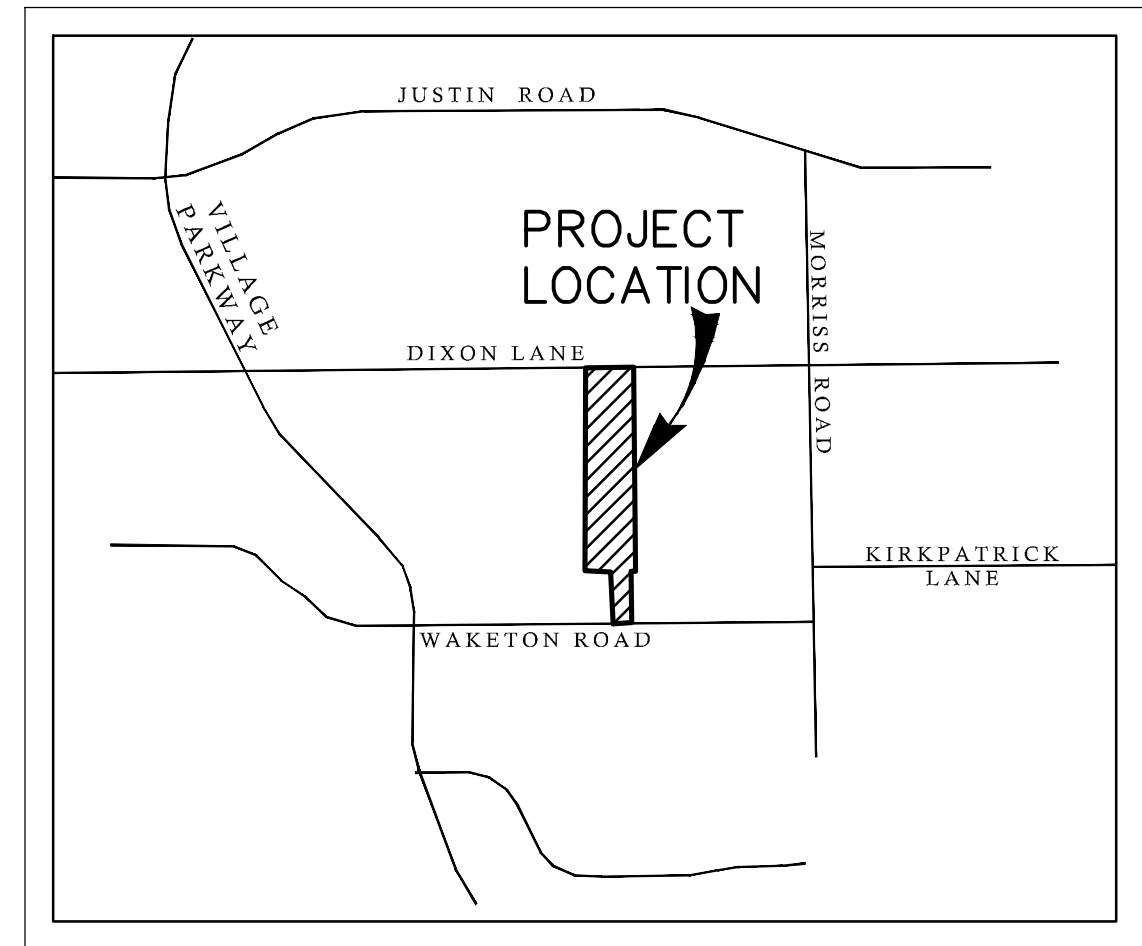
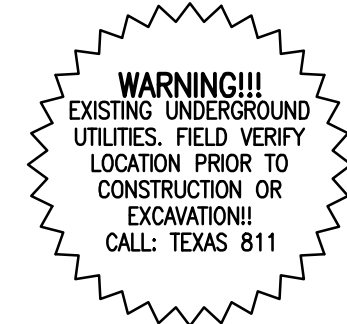
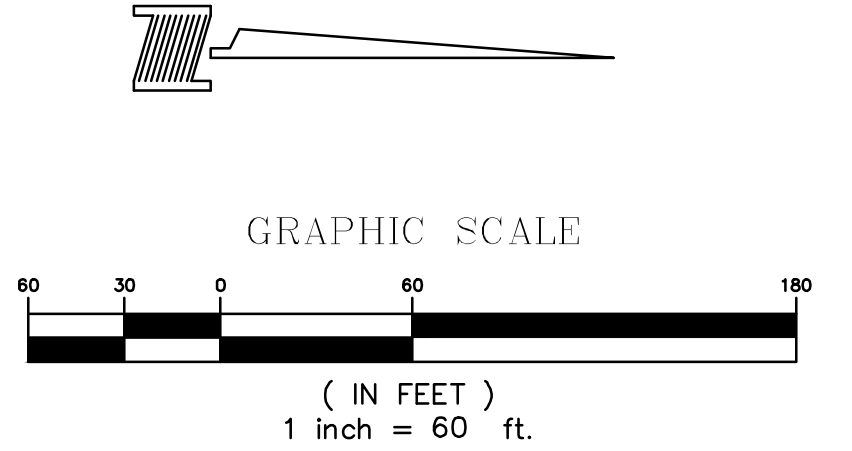
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
2. "X" CUTS SET IN CONCRETE AT ALL STREET CENTER LINE INTERSECTIONS AND POINTS OF CURVATURE.
3. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
4. LOT 1X, 2X & 3X OF BLOCK A, LOT 1X & 2X OF BLOCK B ARE FOR LANDSCAPE AND SCREENING PURPOSES AND SHALL BE MAINTAINED BY THE HOA AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA. LOT 2X BLOCK B & LOT 2X BLOCK A, SHALL ALSO BE A PEDESTRIAN ACCESS EASEMENT (PAE) FOR THE TOWN TRAIL. LOT 2X BLOCK A INCLUDES A PRIVATE DRAINAGE EASEMENT (PDE) PER PLAN.
5. LOT 1X BLOCK C SHALL BE OWNED & MAINTAINED BY THE HOA, & DEDICATED FOR PUBLIC PARK PURPOSES.
6. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 228,718 SF.
7. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNER'S 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 IF 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 PARTIAL 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 ENTRYWAY.
8. ALL X-LOTS ARE UNBUILDABLE. LOT 1X, BLOCK C, MAY INCLUDE PLAYGROUND & PARK STRUCTURES.
9. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL, EXCEPT ALONG WEST SIDE OF LOT 2X BLOCK A WHICH WILL BE 8' BOARD-ON-BOARD FENCE.
10. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
11. THE PERPETUAL MAINTENANCE OF THE TOWN TRAIL ALONG WAKETON ROAD SHALL BE THE RESPONSIBILITY OF THE HOA.
12. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE & STATE PLATTING STATUTES & IS SUBJECT TO FINES & WITHOLDING OF UTILITIES & BUILDING CERTIFICATES.
13. LOT-TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT TOWN COUNCIL EXCEPTION.

DRAINAGE EASEMENT & POND MAINTENANCE NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOA.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - A) GRASS AND GROUND COVER SHALL BE KEPT TO 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.
 - D) ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

- LSE = LANDSCAPE EASEMENT
FADUE = FIRE ACCESS DRAINAGE & UTILITY EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
SB = SETBACK
PAE = PUBLIC ACCESS EASEMENT
WME = WALL MAINTENANCE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

◇ DENOTES STREET NAME CHANGE

- = 5/8" IRON ROD FOUND W/ YELLOW PLASTIC CAP
STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "RPLS 5674"
- <CM> = CONTROL MONUMENT

A REPLAT OF
DIXON ESTATES
BLOCK A, LOTS 1-2

A RECORD PLAT OF
DIXON ESTATES
BLOCK A, LOTS 1-21, 1X, 2X & 3X;
BLOCK B, LOTS 1-30, 1X & 2X;
BLOCK C, LOT 1X
(TOTAL RESIDENTIAL LOTS: 51)
(TOTAL OPEN SPACE LOTS: 6)

BEING 26.967 ACRES OF LAND LOCATED IN THE
EDWARD MARSH SURVEY, ABSTRACT NO. 834,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

MARCH 2023

SCALE: 1"=60'

SURVEYOR



OWNER/DEVELOPER:
TOLL SOUTHWEST, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
CONTACT: MIKE BOSWELL
817-329-8770

ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
A PAPE DAWSON COMPANY
5225 VILLAGE CREEK DR., SUITE 200
PLANO, TEXAS 75093
CONTACT: COLLIN HELFFRICH, P.E.
972-931-0694

OWNER’S CERTIFICATE & DEDICATION:

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND LOCATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO. 834, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING ALL OF LOTS 1 AND 2 OF DIXON ESTATES, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, SLIDE 287, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.) AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO TOLL SOUTHWEST LLC, RECORDED IN INSTRUMENT NO. 2021-229138, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF DIXON LANE, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE WEST LINE OF LAKEMONT ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET R, SLIDE 327, P.R.D.C.T. AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 00°28'35" EAST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID DIXON ESTATES AND SAID LAKEMONT ADDITION, PASSING AT A DISTANCE OF 24.26 FEET A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2 OF SAID LAKEMONT ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 2,065.59 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN W. LEININGER AND SHARON L. LEININGER, RECORDED IN INSTRUMENT NO. 2013-128919, O.P.R.D.C.T. AT THE SOUTH COMMON CORNER OF SAID DIXON ESTATES AND SAID LAKEMONT ADDITION;

THENCE NORTH 89°54'34" WEST, ALONG THE SOUTH LINE OF SAID DIXON ESTATES, A DISTANCE OF 35.56 FEET TO A 1/2-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTH COMMON CORNER OF SAID TOLL SOUTHWEST LLC TRACT AND SAID LEININGER TRACT;

THENCE SOUTH 00°19'00" EAST, ALONG THE COMMON LINE OF SAID TOLL SOUTHWEST LLC TRACT AND SAID LEININGER TRACT, PASSING A 1/2-INCH IRON PIPE FOUND AT A DISTANCE OF 506.72 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 536.74 FEET TO A MAG NAIL FOUND IN WAKETON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE SOUTH COMMON CORNER OF SAID TOLL SOUTHWEST LLC TRACT AND SAID LEININGER TRACT;

THENCE NORTH 89°50'09" WEST, ALONG SAID WAKETON ROAD AND THE SOUTH LINE OF SAID TOLL SOUTHWEST LLC TRACT, A DISTANCE OF 232.26 FEET TO A MAG NAIL FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MAKAYA, LLC, RECORDED IN INSTRUMENT NO. 2013-122104, O.P.R.D.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF SAID MAKAYA TRACT AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF WEBER ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET R, SLIDE 230, P.R.D.C.T. BEARS NORTH 81°10'39" WEST, A DISTANCE OF 199.28 FEET;

THENCE NORTH 00°04'44" WEST, LEAVING SAID WAKETON ROAD AND ALONG THE EAST LINE OF SAID MAKAYA TRACT, A DISTANCE OF 536.43 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND IN THE SOUTH LINE OF SAID DIXON ESTATES AT THE NORTHEAST CORNER OF SAID MAKAYA TRACT;

THENCE NORTH 89°54'34" WEST, ALONG THE SOUTH LINE OF SAID DIXON ESTATES, A DISTANCE OF 242.42 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE SOUTH COMMON CORNER OF SAID DIXON ESTATES AND WINDRIDGE ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 74, P.R.D.C.T., FROM WHICH AN AXLE FOUND BEARS SOUTH 07°24'09" EAST, A DISTANCE OF 0.62 FEET;

THENCE NORTH 00°37'05" WEST, ALONG THE EAST LINE OF SAID WINDRIDGE ADDITION, A DISTANCE OF 757.24 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH EAST CORNER OF JERRY THRELKELD ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 53, P.R.D.C.T.;

THENCE NORTH 00°23'42" WEST, A DISTANCE OF 296.97 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID JERRY THRELKELD ADDITION AND THE SOUTHEAST CORNER OF LOT 4R, BLOCK A OF THE REPLAT OF LOT 4R, BLOCK A OF WINDRIDGE ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 205, P.R.D.C.T.;

THENCE NORTH 00°23'20" WEST, ALONG THE EAST LINE OF SAID WINDRIDGE ADDITION, A DISTANCE OF 1,009.32 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND IN SAID SOUTH RIGHT-OF-WAY LINE OF DIXON LANE AND THE EAST LINE OF LOT 1R, BLOCK A OF THE REPLAT LOT 1, BLOCK A AND LOT 1, BLOCK B, WINDRIDGE ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 31, P.R.D.C.T. AT THE NORTHWEST CORNER OF SAID LOT 1 OF DIXON ESTATES;

THENCE NORTH 89°51'27" EAST, LEAVING THE EAST LINE OF SAID WINDRIDGE ADDITION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 507.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,174,679 SQUARE FEET OR 26.967 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL SOUTHWEST, LLC, a Delaware limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as DIXON ESTATES, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets 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 and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

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

TOLL SOUTHWEST, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared _____ of TOLL SOUTHWEST, LLC, a Delaware limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability corporation for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Shropshire, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

PRELIMINARY

Sean Shropshire
Registered Professional Land Surveyor
No. 5674

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

Notary Public in and for the 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

_____, 2023
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

A REPLAT OF
DIXON ESTATES
BLOCK A, LOTS 1-2

A RECORD PLAT OF
DIXON ESTATES
BLOCK A, LOTS 1-21, 1X, 2X & 3X;
BLOCK B, LOTS 1-30, 1X & 2X;
BLOCK C, LOT 1X
(TOTAL RESIDENTIAL LOTS: 51)
(TOTAL OPEN SPACE LOTS: 6)

BEING 26.967 ACRES OF LAND LOCATED IN THE
EDWARD MARSH SURVEY, ABSTRACT NO. 834,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

MARCH 2023

SCALE: --

OWNER/DEVELOPER:
TOLL SOUTHWEST, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
CONTACT: MIKE BOSWELL
817-329-8770



ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
A PAPE DAWSON COMPANY
5225 VILLAGE CREEK DR., SUITE 200
PLANO, TEXAS 75093
CONTACT: COLLIN HELFFRICH, P.E.
972-931-0694

Dixon Estates

TOWN OF FLOWER MOUND

L A N D S C A P E C O N S T R U C T I O N D O C U M E N T S

PROJECT TEAM

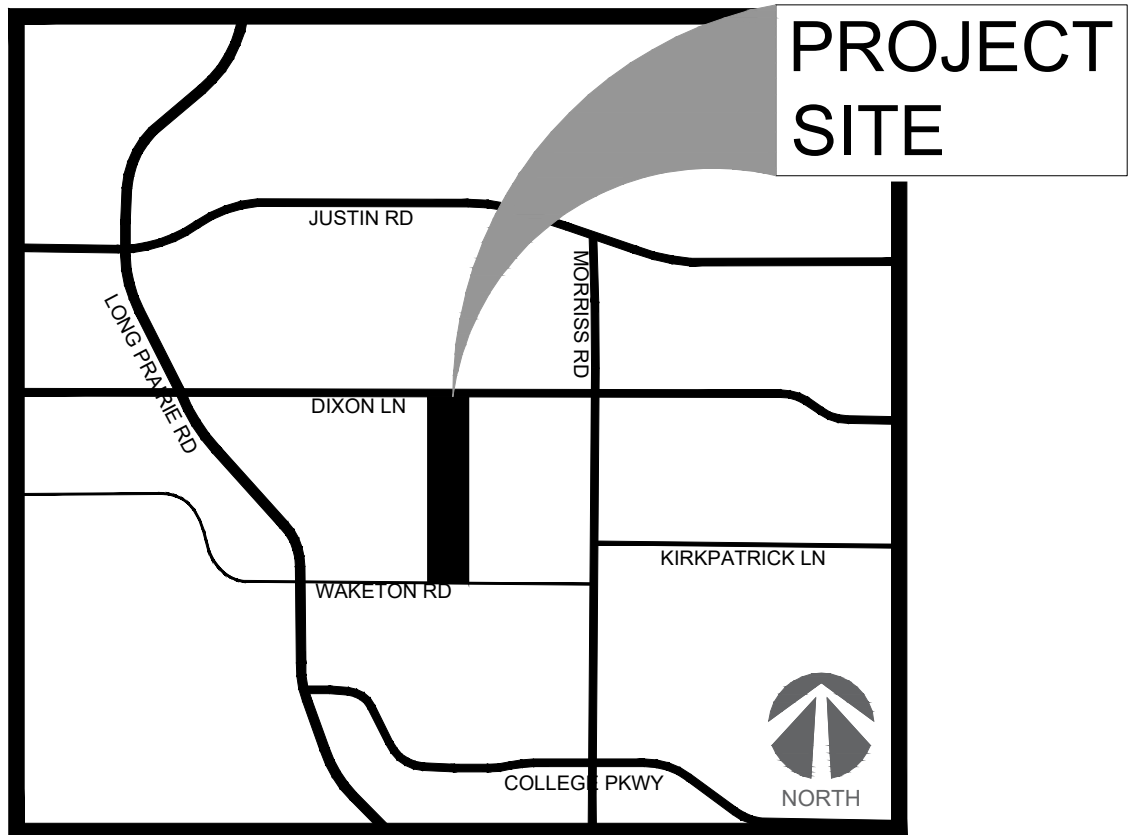
OWNER

TOLL BROTHERS INC.
Contact:
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, TX 76051
214.460.4647

LANDSCAPE ARCHITECT

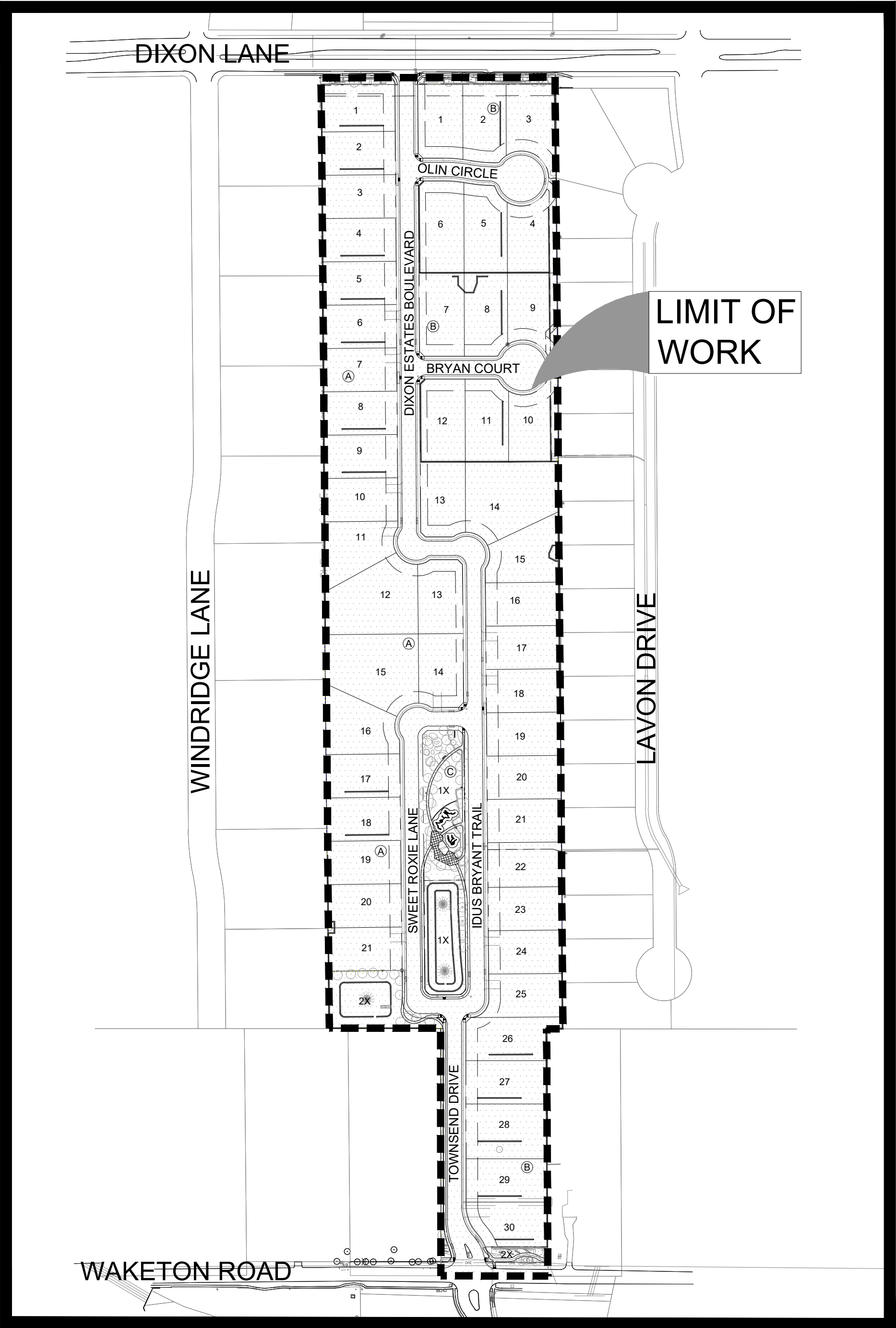


Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
Dallas, TX 75238
O: 972.855.8705



VICINITY MAP

N.T.S.



SITE MAP



Sheet List Table	
Sheet Number	Sheet Title
--	Cover
G-0.01	General Construction Notes
G-0.02	Overall Screening Plan
G-0.03	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	Layout and Grading Plan
L-3.01	Hardscape Details
L-3.02	Hardscape Details
L-3.03	Hardscape Details
L-3.04	Hardscape Details
L-3.05	Hardscape Details
L-3.06	Hardscape Details
L-4.01	Landscape Layout
L-4.02	Landscape Layout
L-4.03	Landscape Layout
L-4.03A	Landscape Enlargement
L-4.04	Landscape Layout
L-5.01	Planting Detail Schedule and Notes
L-5.02	Planting Details Schedule and Notes
IR-1.01	Irrigation Plan
IR-1.02	Irrigation Plan
IR-1.03	Irrigation Plan
IR-1.04	Irrigation Plan
IR-1.05	Irrigation Details
T-1.01	Tree Survey & Preservation Plan
T-1.02	Tree Survey & Preservation Plan
T-1.03	Tree Survey & Preservation Plan
T-1.04	Tree Survey & Preservation Plan
T-1.05	Tree Survey & Preservation Plan
T-1.06	Tree Survey & Preservation Plan
T-2.00	Tree Inventory

ISSUED	REVISIONS
4/27/2023 City Submittal	△
	△
	△
	△
	△
	△

PROJECT NO. : 210002
DRW: P.C., FY
RVW: P.C.

- 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 immediately submitted to the Owners Representative; without 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 800-645-6005. 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.

- 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 tilled 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.

- 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:

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 ¼".

d. 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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DIXON ESTATES

TOWN OF FLOWER MOUND
DENTON COUNTY, TX

LANDSCAPE CONSTRUCTION DOCUMENTS

issue

4/27/2023 City Submittal

revisions



title

General
Construction
Notes

project number 210002

date 4/27/2023

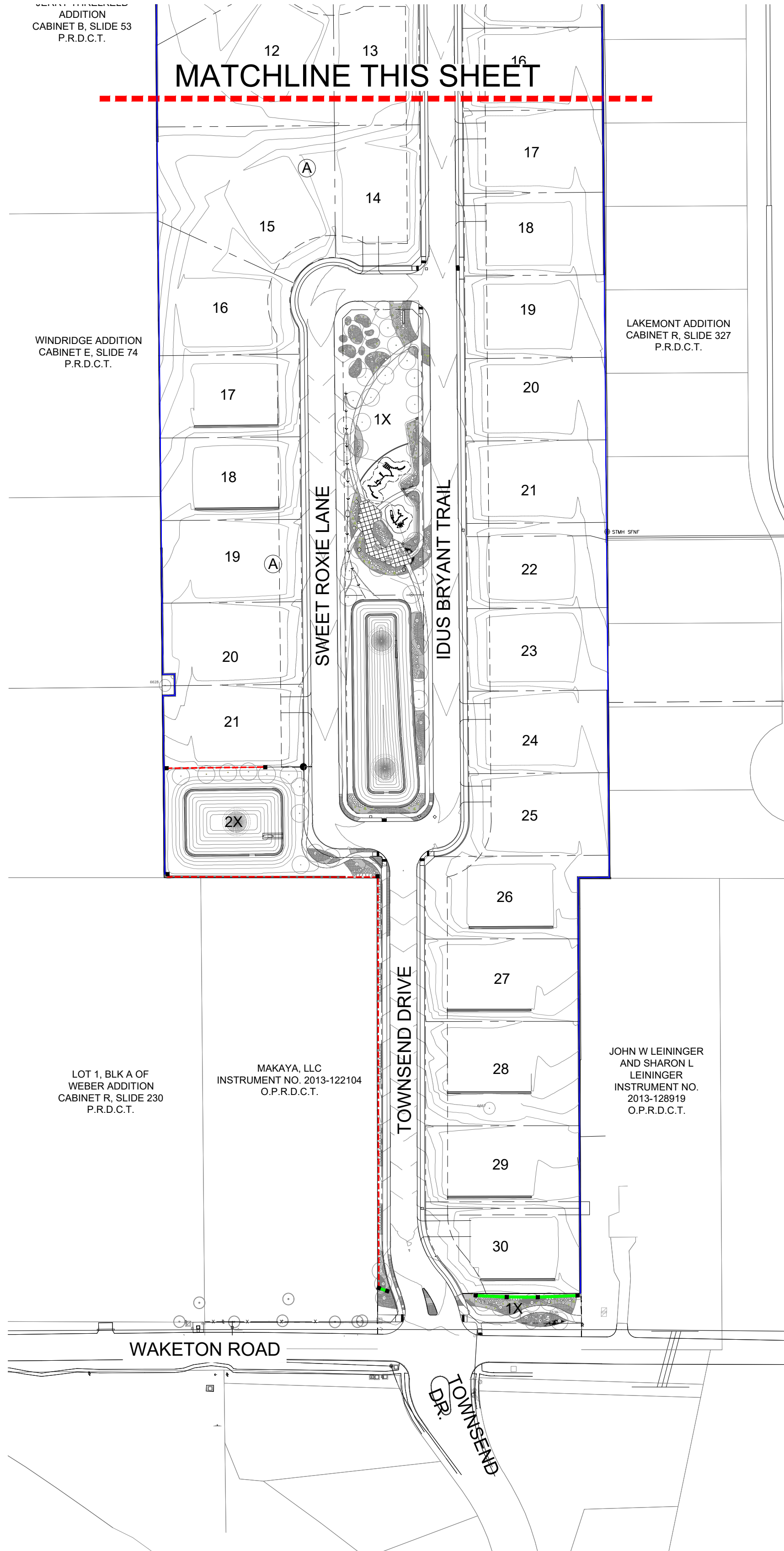
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14 January 2023
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B OVERALL SCREENING PLAN
SCALE: 1" = 100'-0"



A OVERALL SCREENING PLAN
SCALE: 1" = 100'-0"

LEGEND

- 6" HEIGHT ORNAMENTAL METAL VIEW FENCE
- 6" HEIGHT MASONRY WALL
- 8" HEIGHT BOARD ON BOARD WOOD FENCE

NOTE: IN ADDITION TO THE SUBDIVISION PERIMETER WALLM THE ORNAMENTAL METAL VIEW FENCE AND BOARD ON BOARD WOOD FENCE LOCATED AT LOT 2X WILL BE INSTALLED PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION. BOARD ON BOARD WOOD FENCE AT PRIVATE RESIDENTIAL LOTS WILL BE INSTALL BY HOMEBUILDER CONCURRENT WITH THE CONSTRUCTION OF THE HOME.



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LANDSCAPE CONSTRUCTION DOCUMENTS

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title

Overall Screening Plan

project number 210002

date 4/27/2023

sheet

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LANDSCAPE CONSTRUCTION DOCUMENTS

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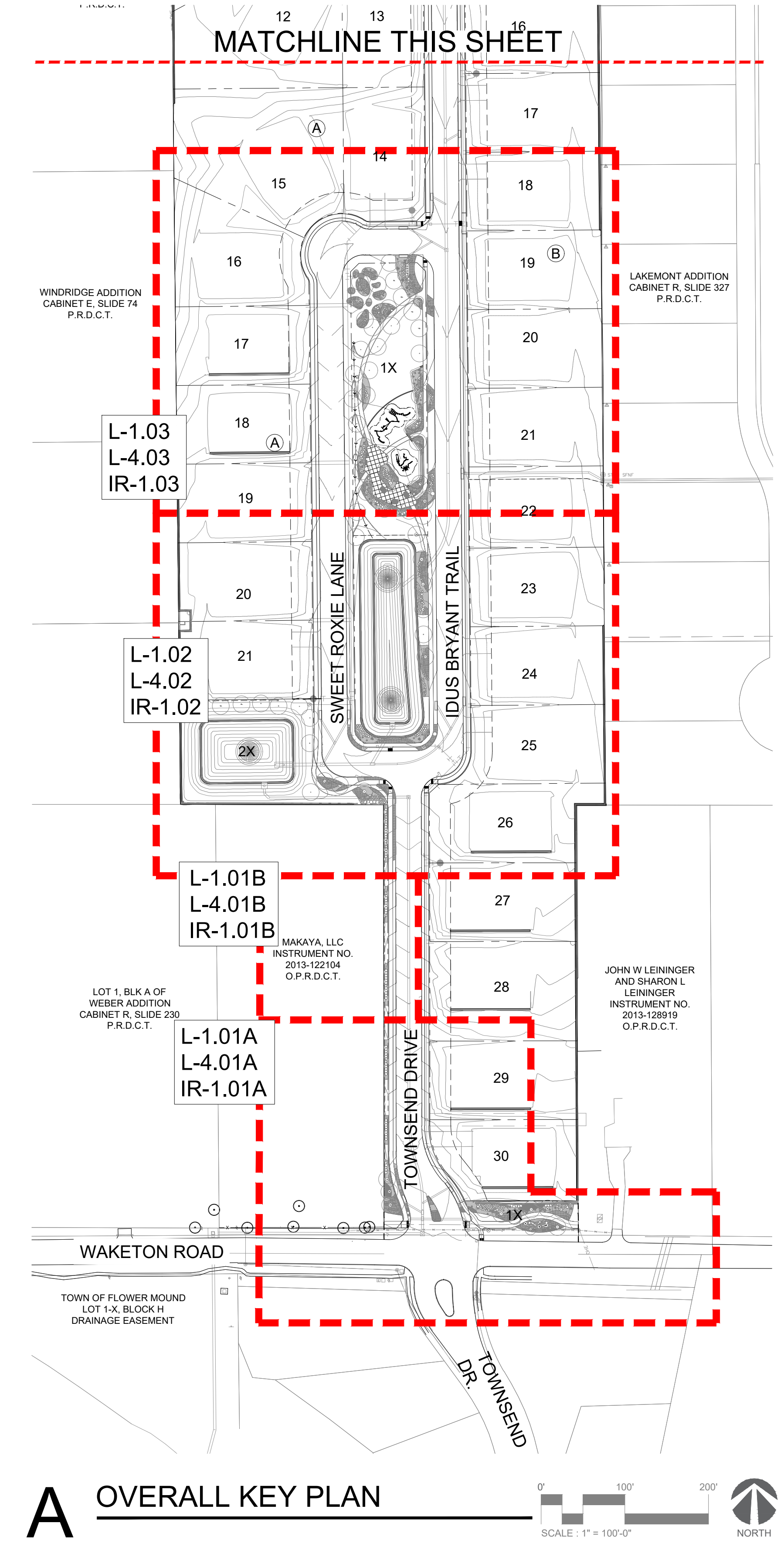
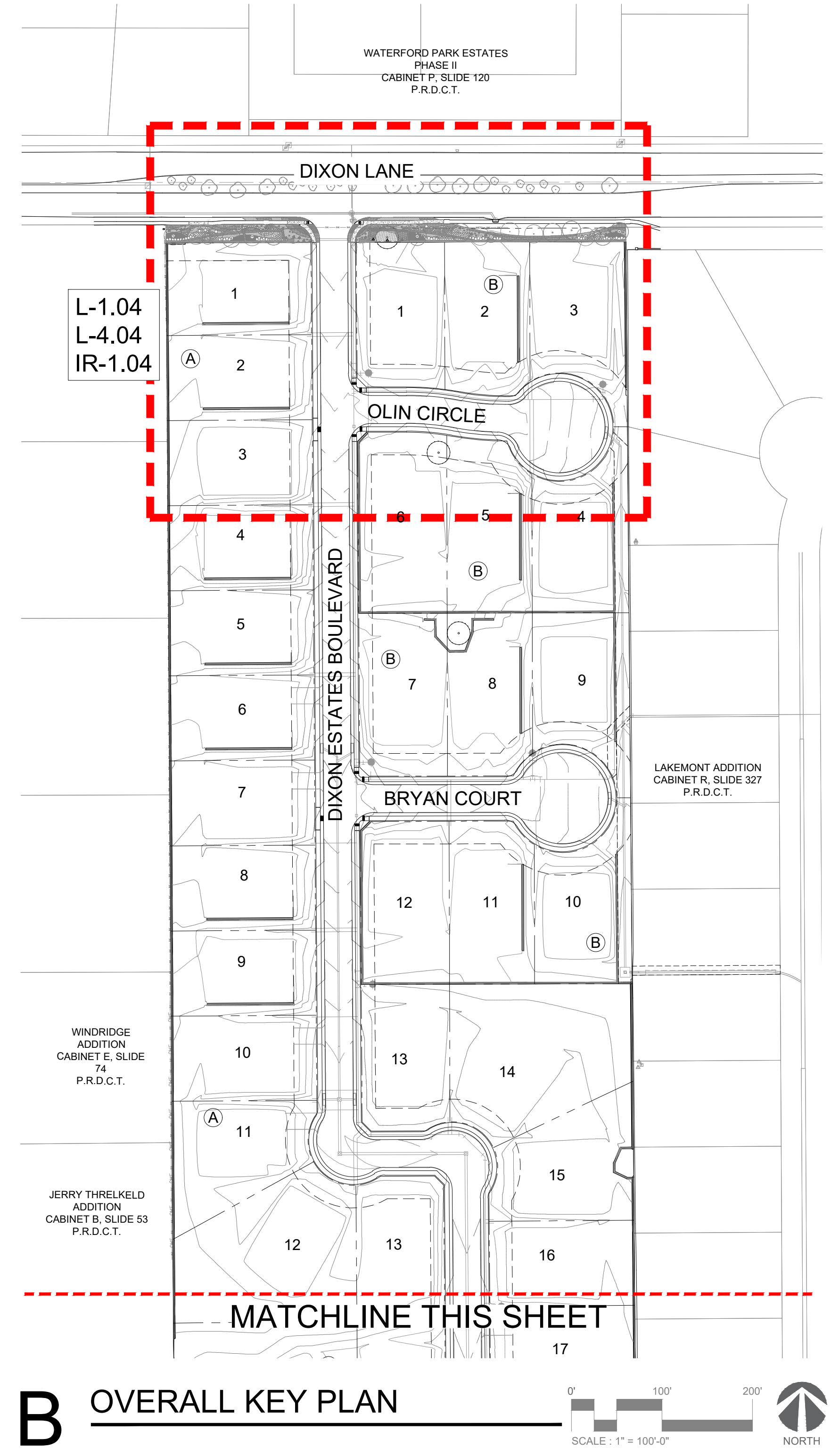
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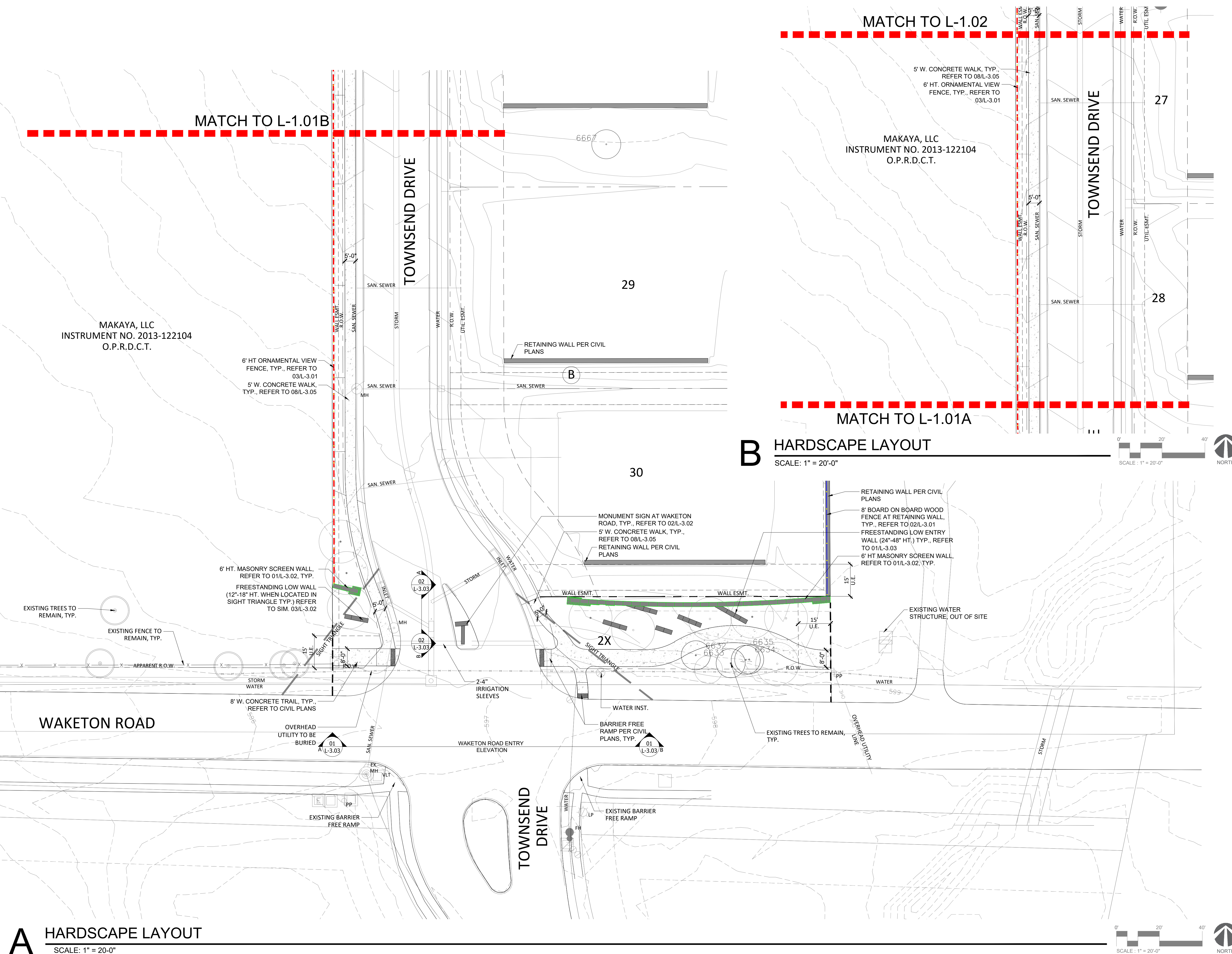
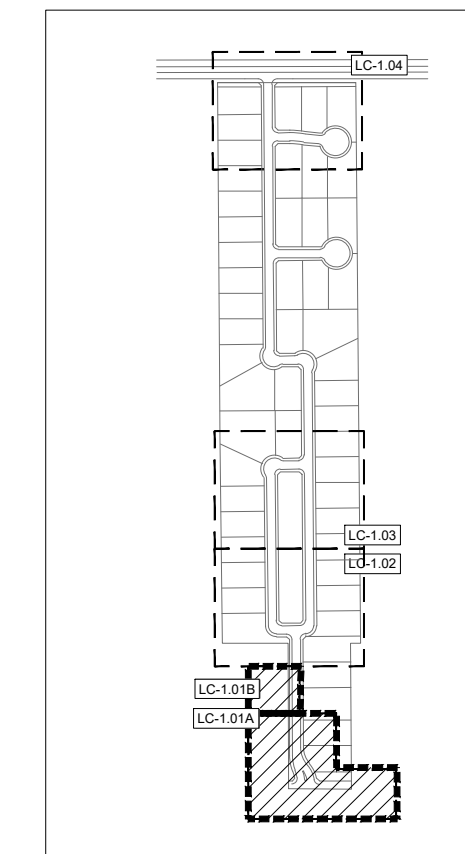
project number 210002

date 4/27/2023

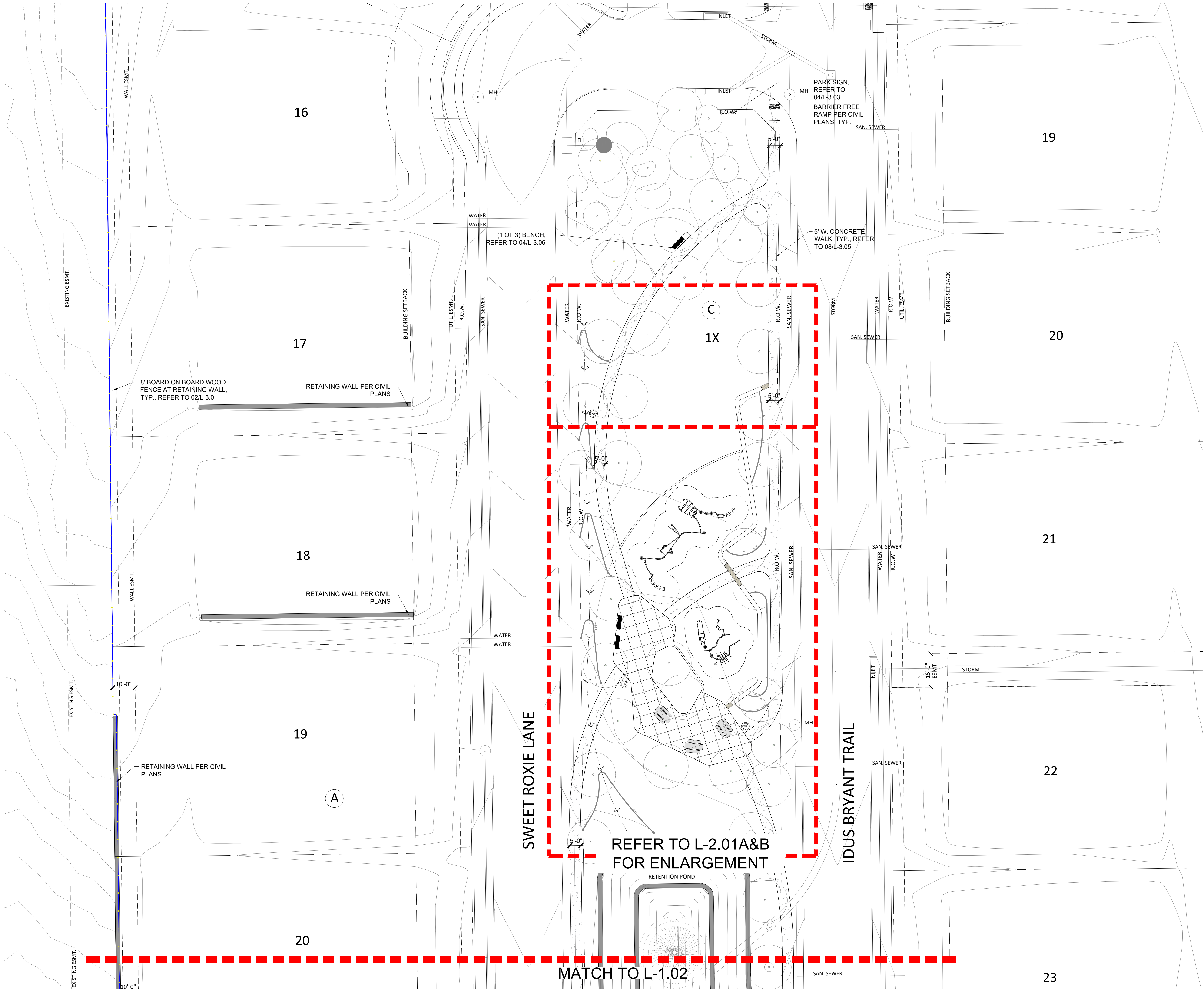
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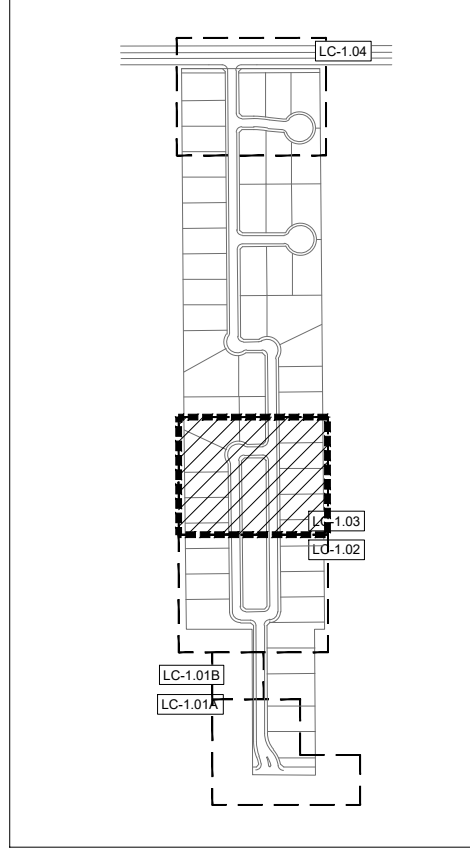




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KEYMAP



green
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studio

landscape architecture

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DIXON ESTATES TOWN OF FLOWER MOUND DENTON COUNTY, TX LANDSCAPE CONSTRUCTION DOCUMENTS

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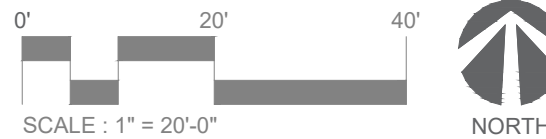
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Layout

project number 210002

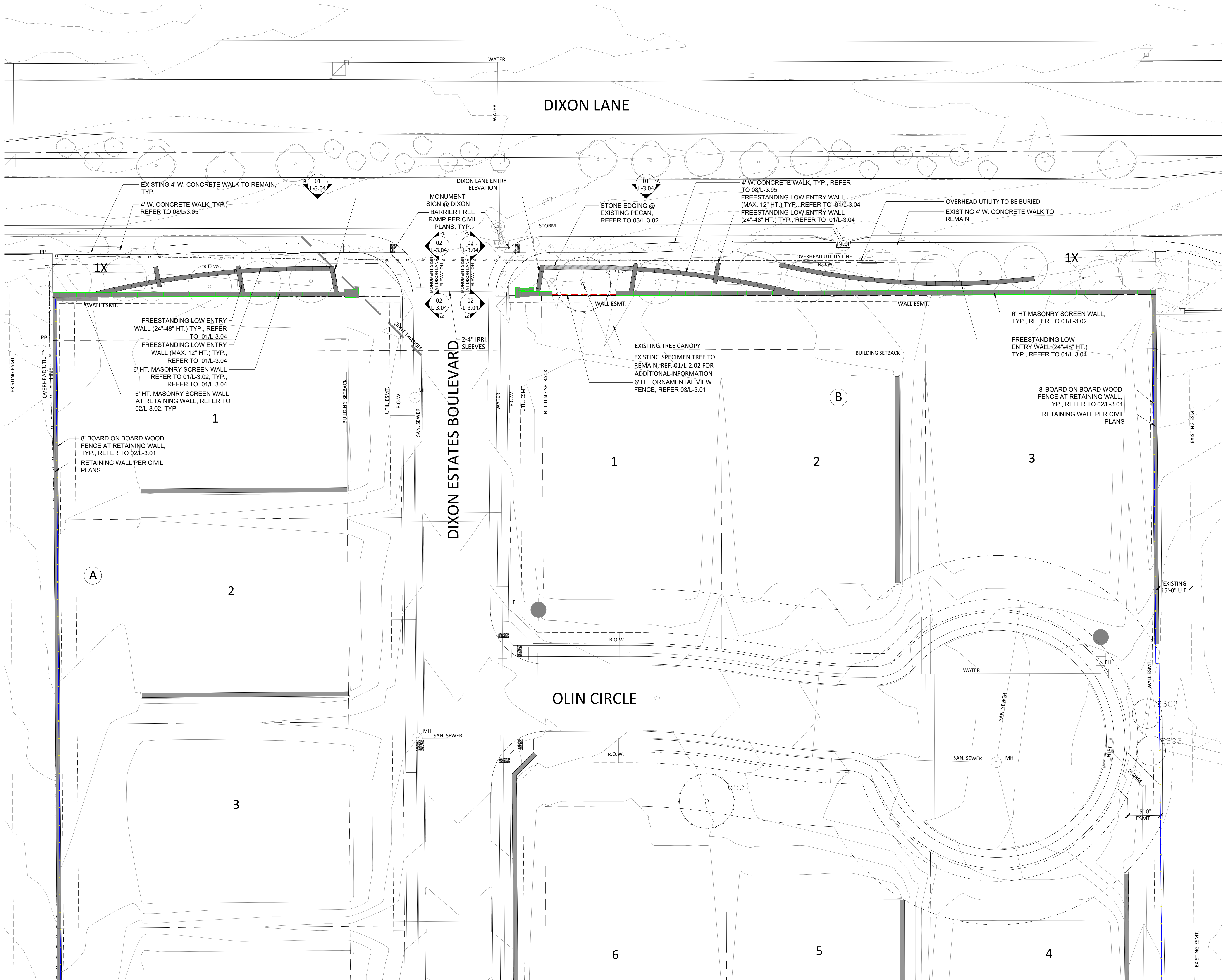
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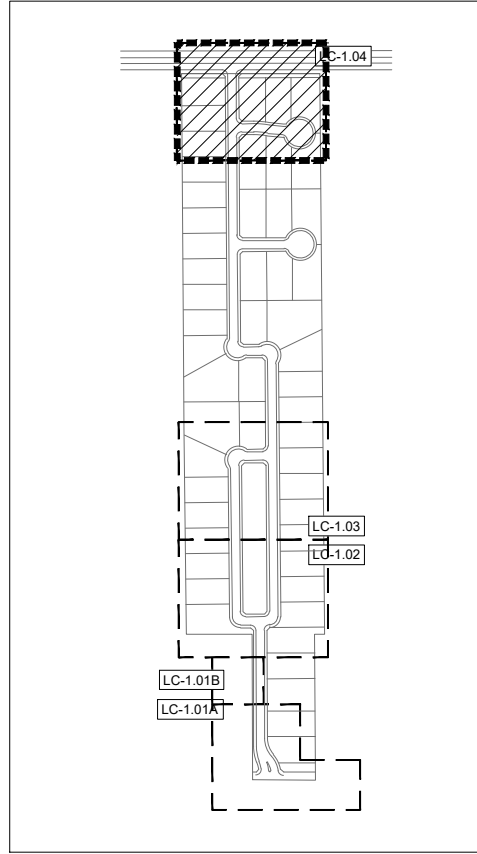
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KEYMAP



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Layout

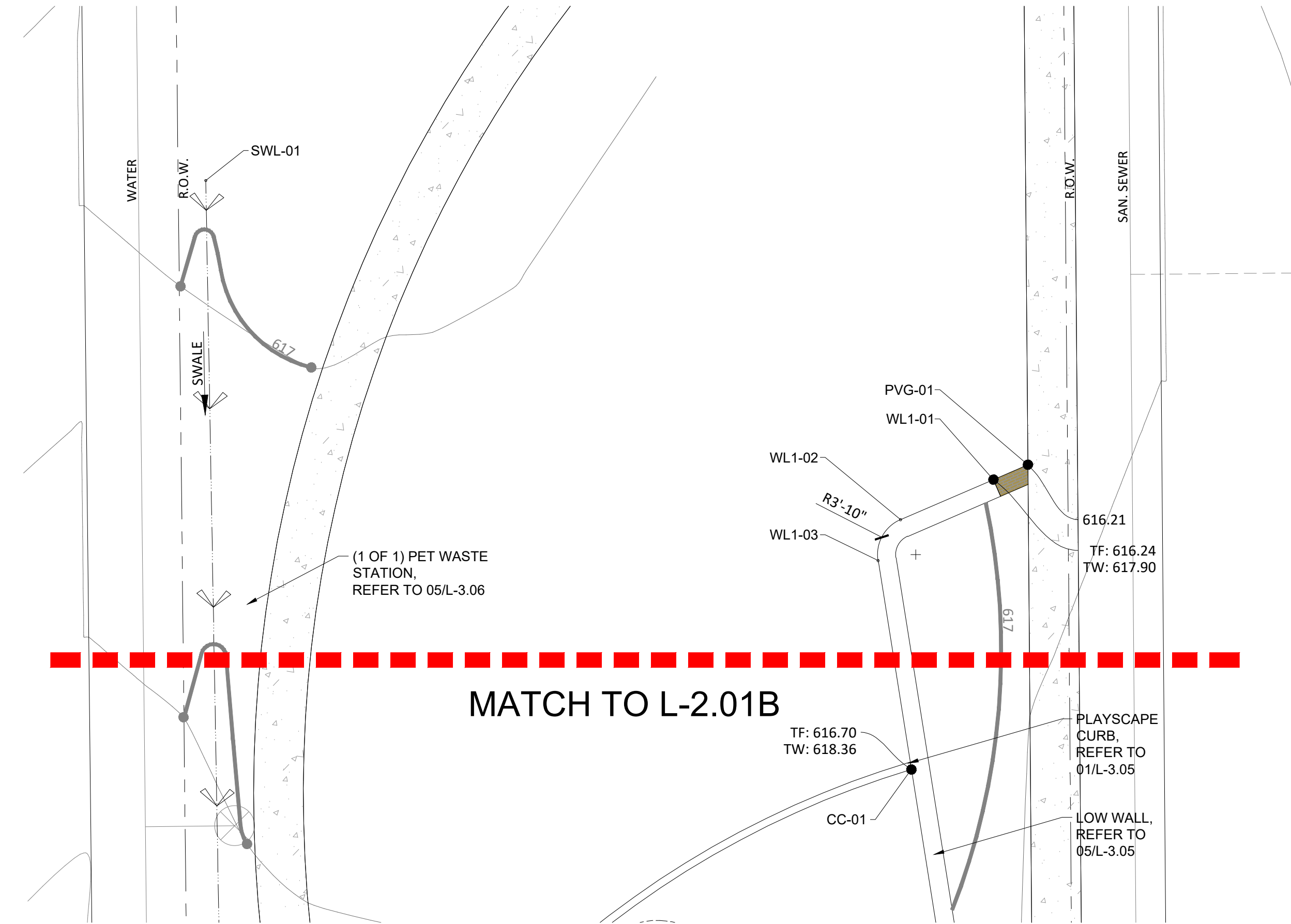
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date 4/27/2023

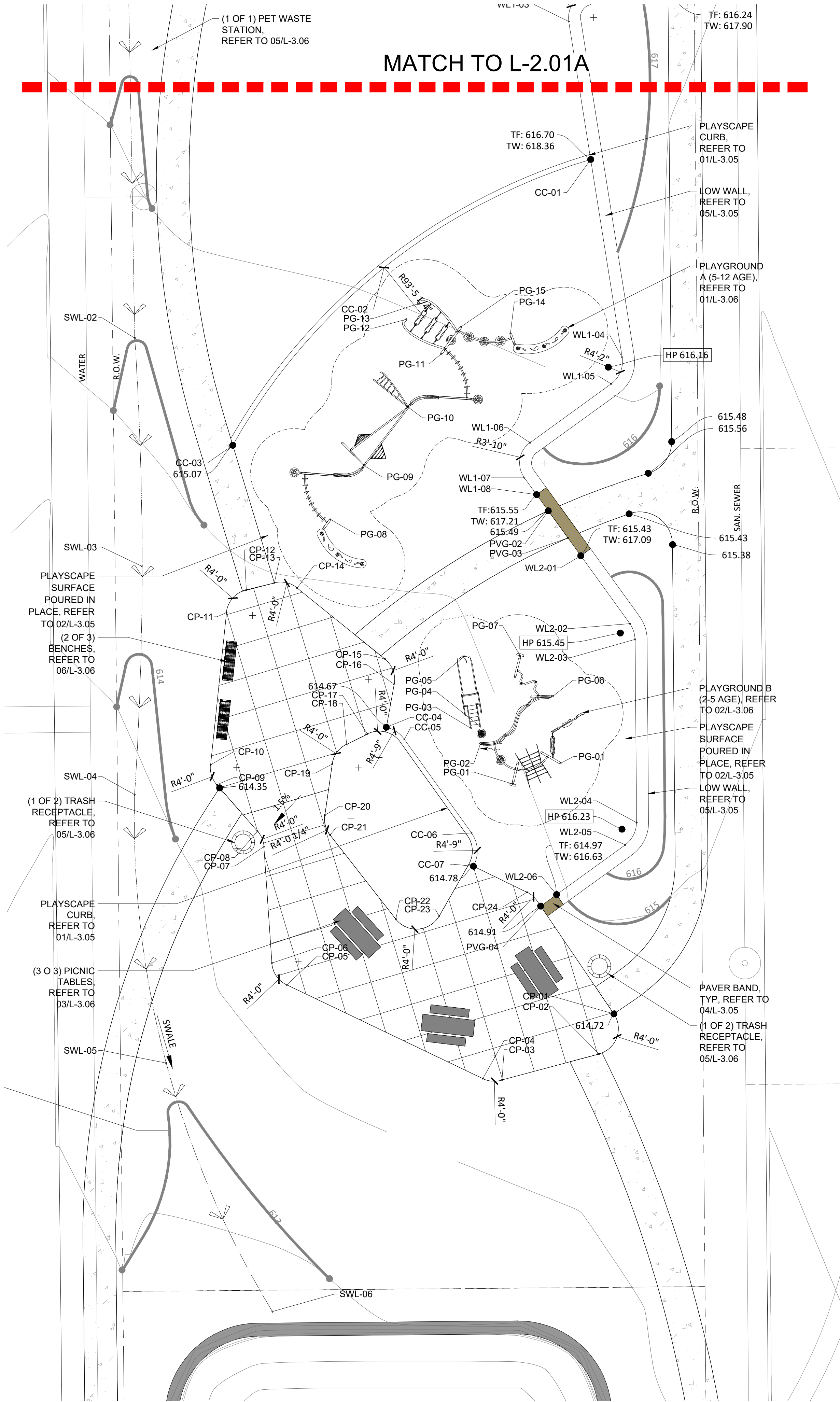
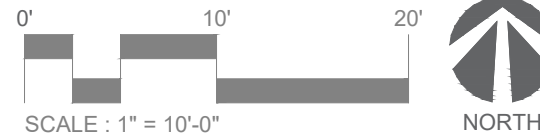
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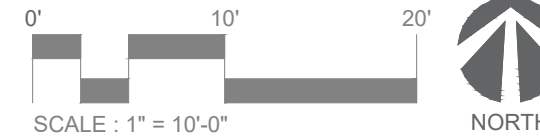
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A HARDSCAPE LAYOUT & GRADING



B HARDSCAPE LAYOUT & GRADING



NOTES

GRADING NOTES

1. Walk surface cross-slope shall not exceed 2%, running (direction of travel) slope shall not exceed 5%
2. Playsurface cross slope shall not exceed 2.08%, running (direction of travel) slope shall not exceed 6.25%
3. Earthwork fine grading shall be smooth and natural in appearance without abrupt changes in grade, specifically for proposed swales. Review design intent of swales with owner's representative prior to proceeding with earthwork.

LEGEND

CC = Concrete Curb
CP = Concrete
HP = High Point
PG = Playground
PVG = Paver
R = Radius Point
SWL = Swale Centerline
TW = Top of Wall
TF = Top of Footer
WL = Wall

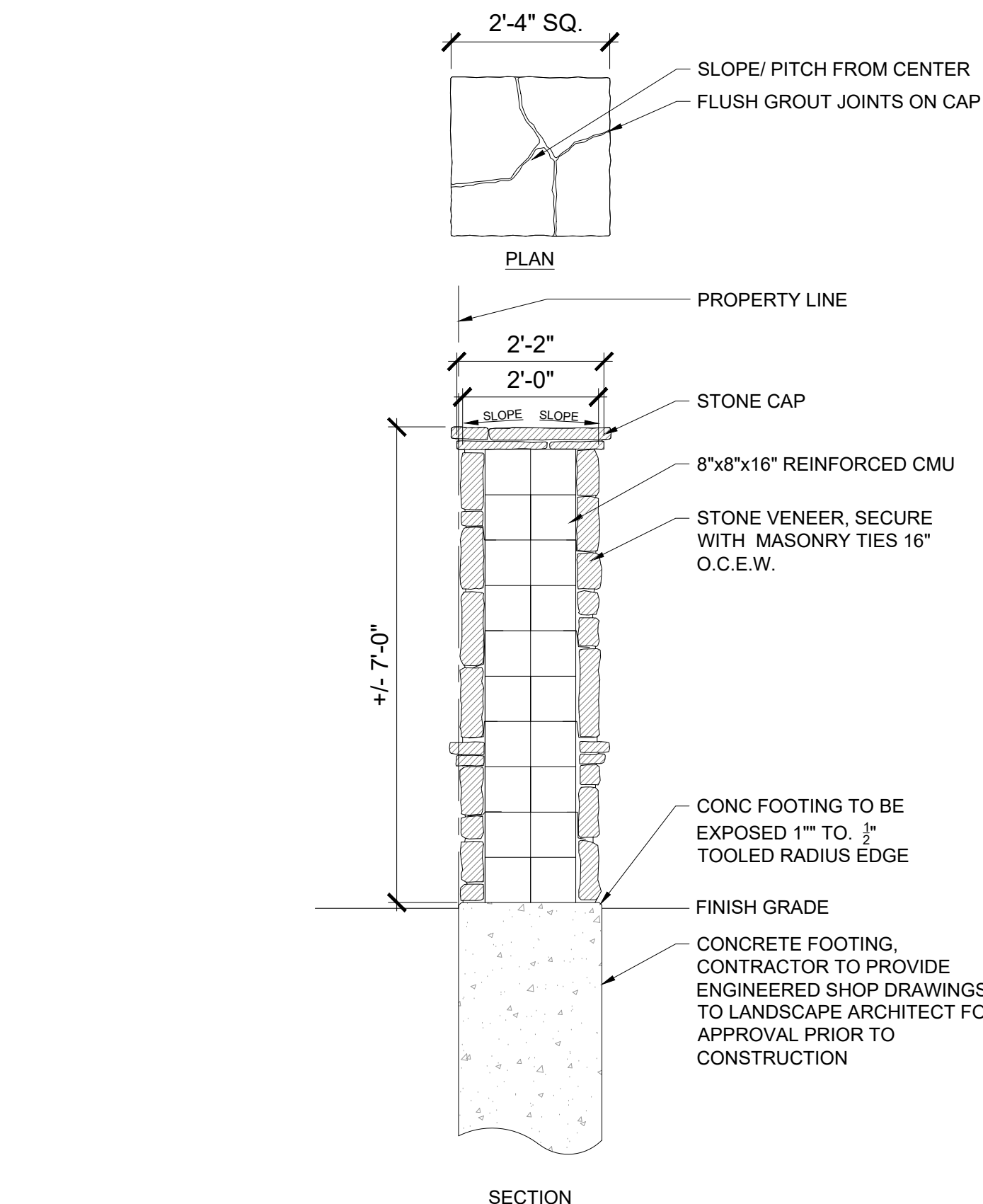
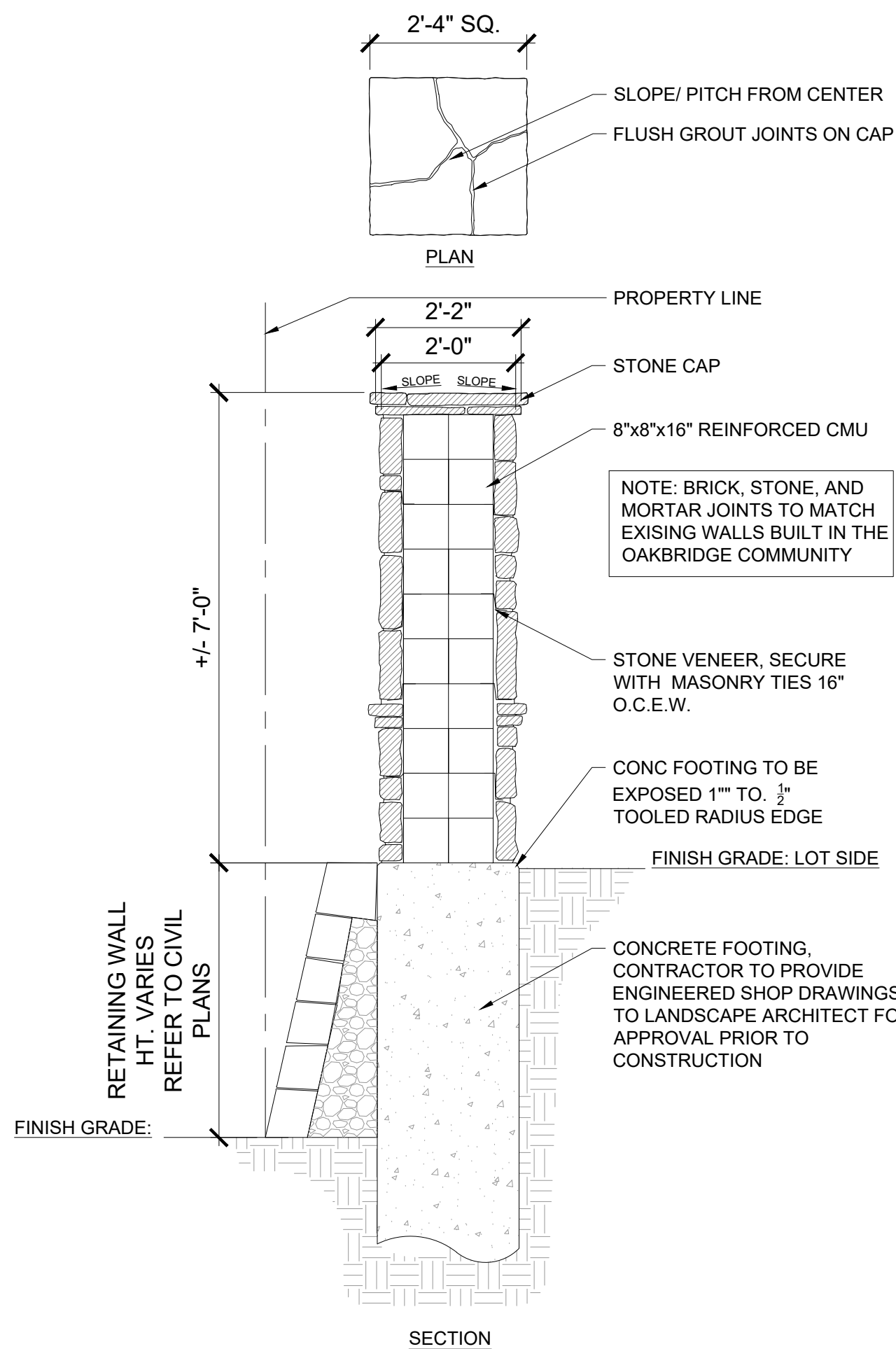
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CC-04	2407361.402	7073253.316
CC-05	2407364.16	7073251.465
CC-06	2407374.397	7073237.201
CC-07	2407374.687	7073232.118
CP-01	2407396.11	7073209.601
CP-02	2407393.837	7073203.488
CP-03	2407379.046	7073199.524
CP-04	2407376.117	7073199.73
CP-05	2407346.222	7073214.02
CP-06	2407343.957	7073217.353
CP-07	2407342.732	7073235.091
CP-08	2407341.757	7073237.443
CP-09	2407335.564	7073244.552
CP-10	2407334.601	7073247.596
CP-11	2407337.033	7073270.793
CP-12	2407340.045	7073274.258
CP-13	2407344.324	7073275.322
CP-14	2407347.807	7073274.549
CP-15	2407361.191	7073263.708
CP-16	2407362.608	7073259.877
CP-17	2407358.522	7073252.278
CP-18	2407355.343	7073250.7
CP-19	2407353.164	7073247.694
CP-20	2407352.021	7073239.907
CP-21	2407352.836	7073236.885
CP-22	2407362.863	7073224.049
CP-23	2407369.486	7073224.529
CP-24	2407382.854	7073228.154
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PG-02	2407387.978	7073247.819
PG-03	2407375.754	7073250.827
PG-04	2407374.292	7073253.176
PG-05	2407375.741	7073253.422
PG-06	2407373.262	7073264.119
PG-07	2407386.87	7073258.084
PG-08	2407381.818	7073264.213
PG-09	2407352.878	7073285.023
PG-10	2407358.028	7073293.246
PG-11	2407364.754	7073302.123
PG-12	2407369.772	7073310.272
PG-13	2407364.465	7073315.552
PG-14	2407366.204	7073317.896
PG-15	2407380.336	7073313.376
PVG-01	2407372.81	7073314.389
PVG-02	2407404.313	7073370.631
PVG-03	2407386.109	7073286.324
PVG-04	2407389.101	7073282.187
PVG-05	2407384.939	7073226.033
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SWL-02	2407323.04	7073312.657
SWL-03	2407324.171	7073277.847
SWL-04	2407323.012	7073243.038
SWL-05	2407327.829	7073202.098
SWL-06	2407344.033	7073164.195
WL1-01	2407400.848	7073369.131
WL1-02	2407391.494	7073365.083
WL1-03	2407389.231	7073360.963
WL1-04	2407397.381	7073309.717
WL1-05	2407395.708	7073305.687
WL1-06	2407383.318	7073296.725
WL1-07	2407382.458	7073291.372
WL1-08	2407384.326	7073288.789
WL2-01	2407391.066	7073279.471
WL2-02	2407398.553	7073269.118
WL2-03	2407399.343	7073266.711
WL2-04	2407399.576	7073238.782
WL2-05	2407397.851	7073235.372



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06 MASONRY COLUMN AT RETAINING WALL

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

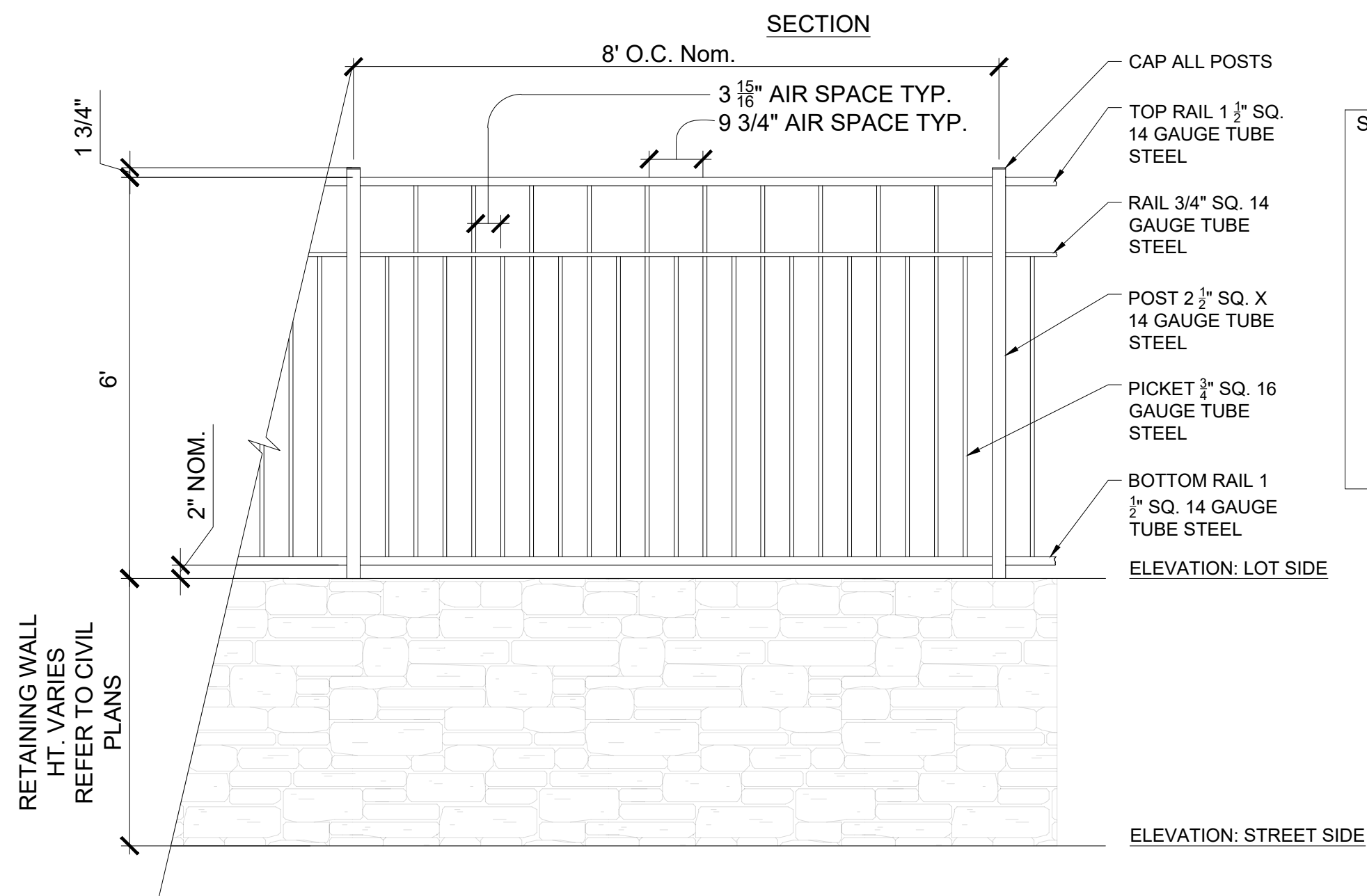


05 MASONRY COLUMN

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

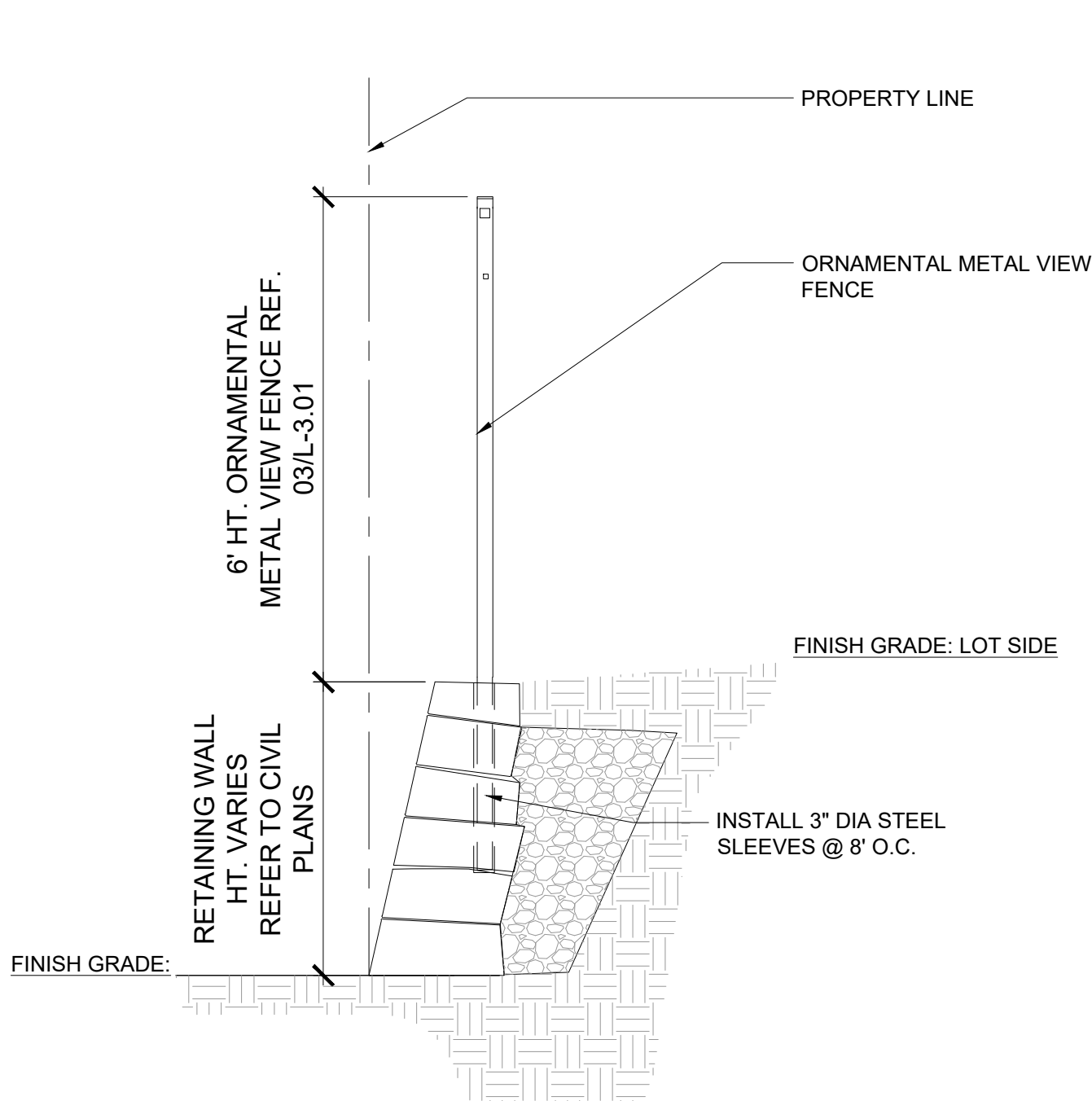
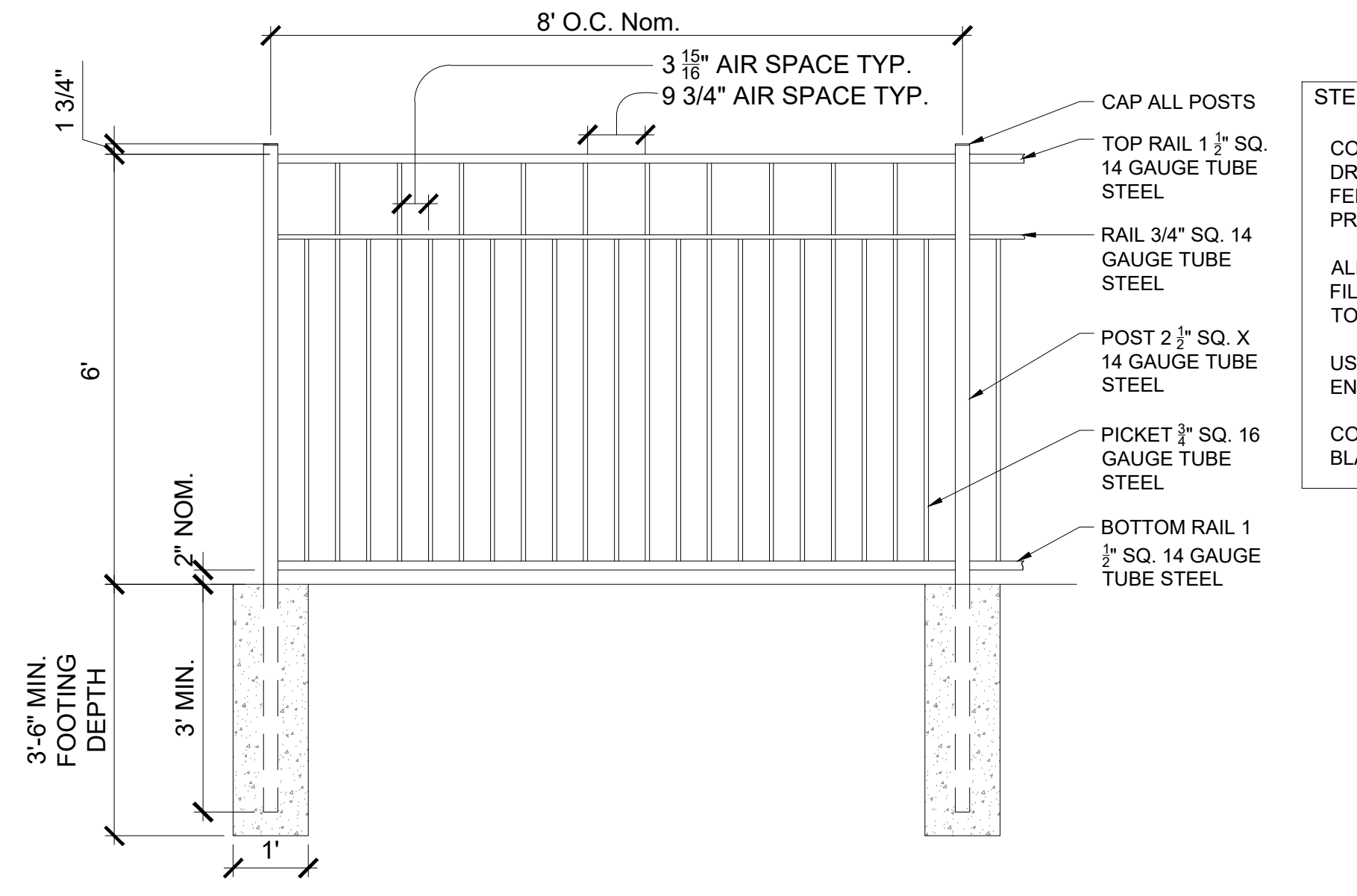
04 ORNAMENTAL METAL VIEW FENCE AT RETAINING WALL

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



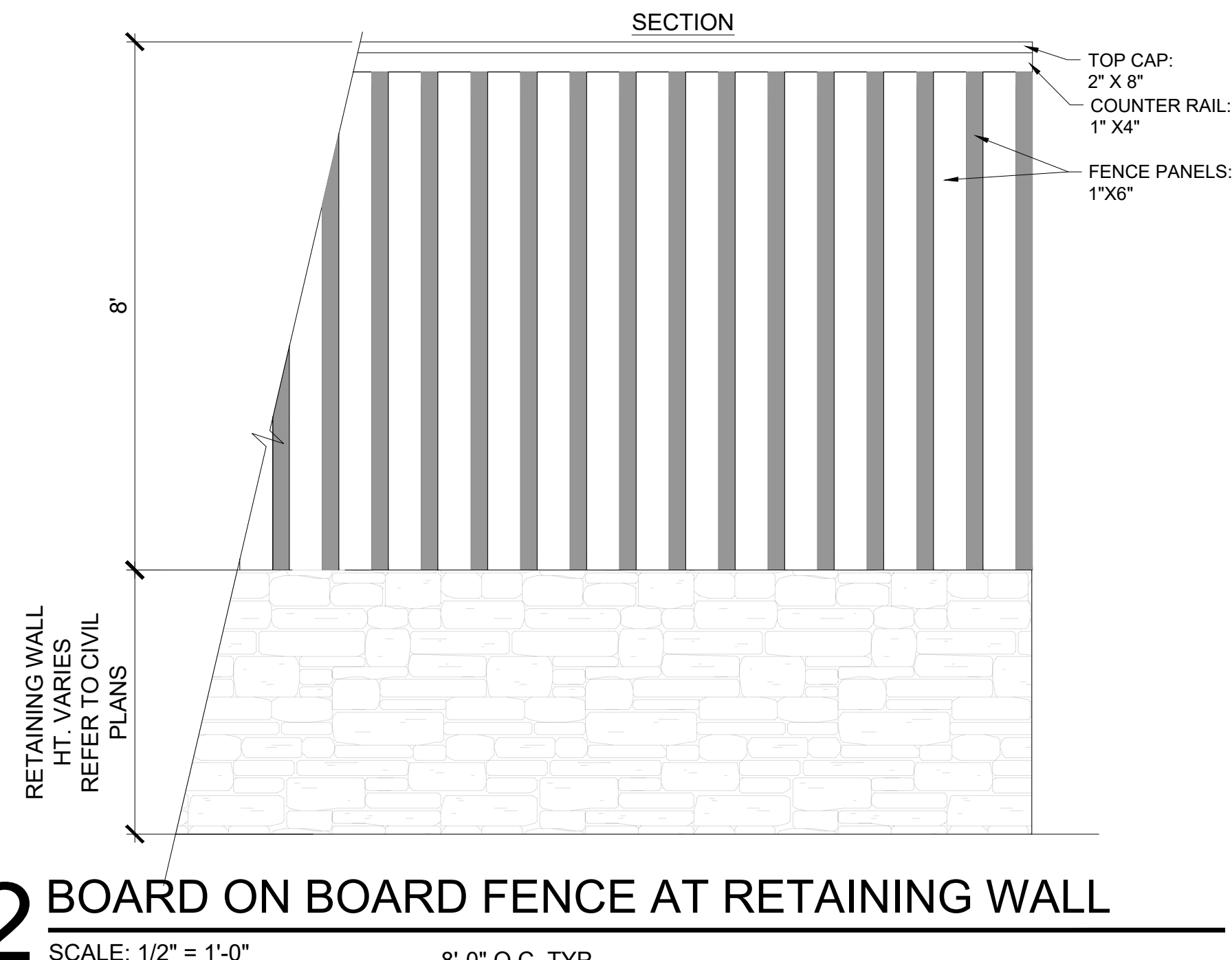
03 ORNAMENTAL METAL VIEW FENCE

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



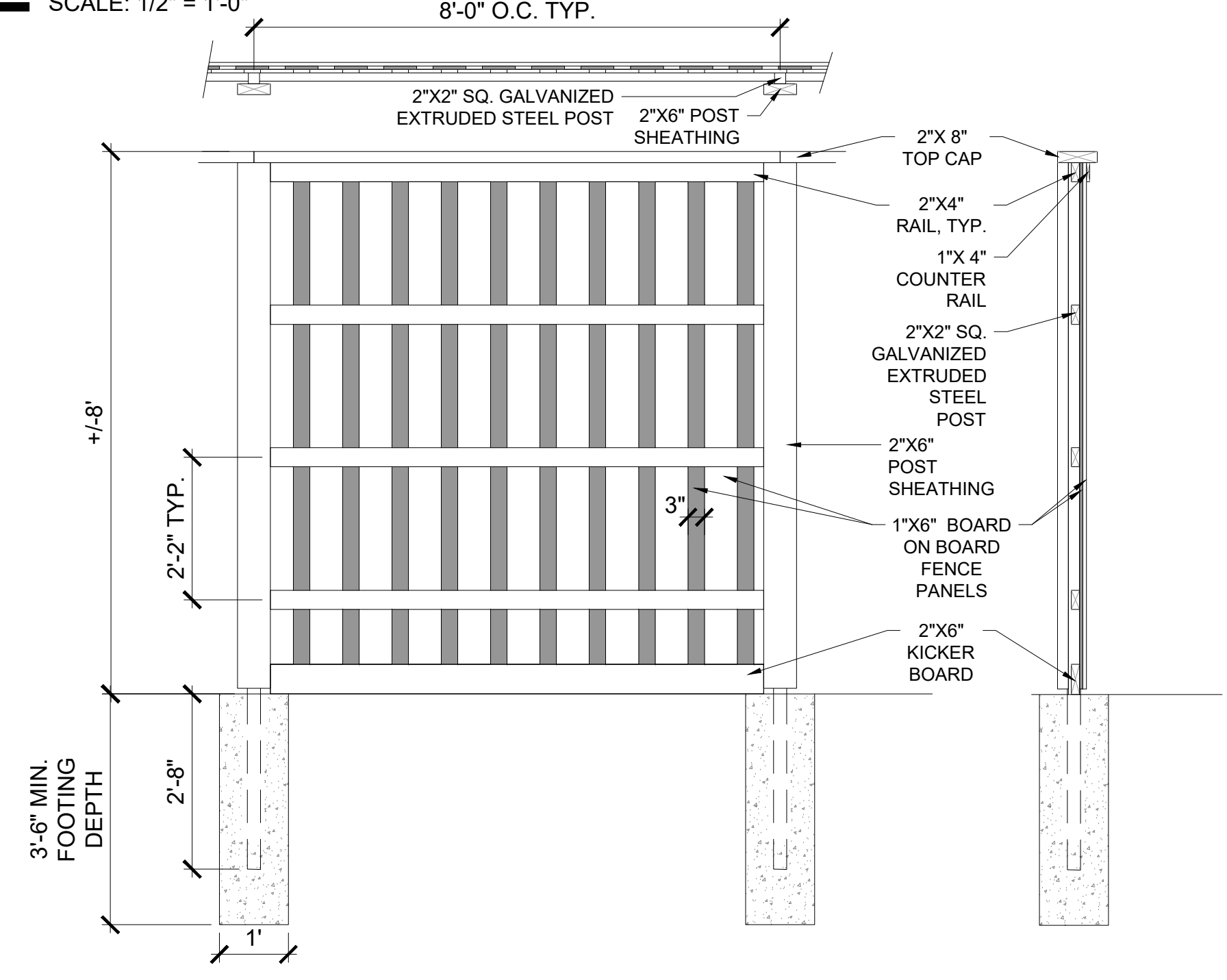
02 BOARD ON BOARD FENCE AT RETAINING WALL

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

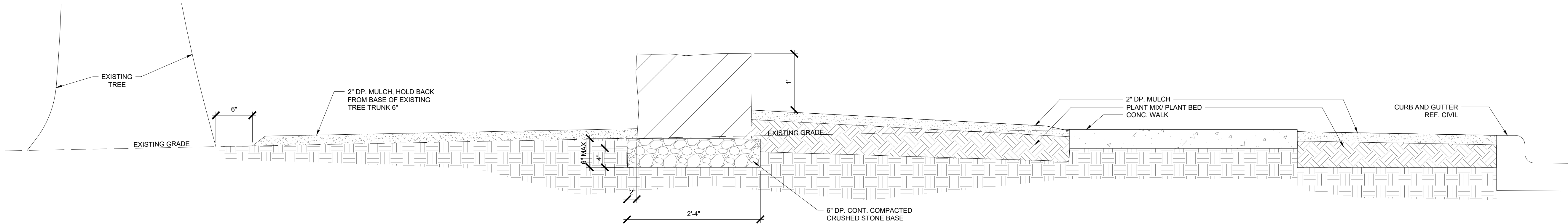


01 BOARD ON BOARD FENCE

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



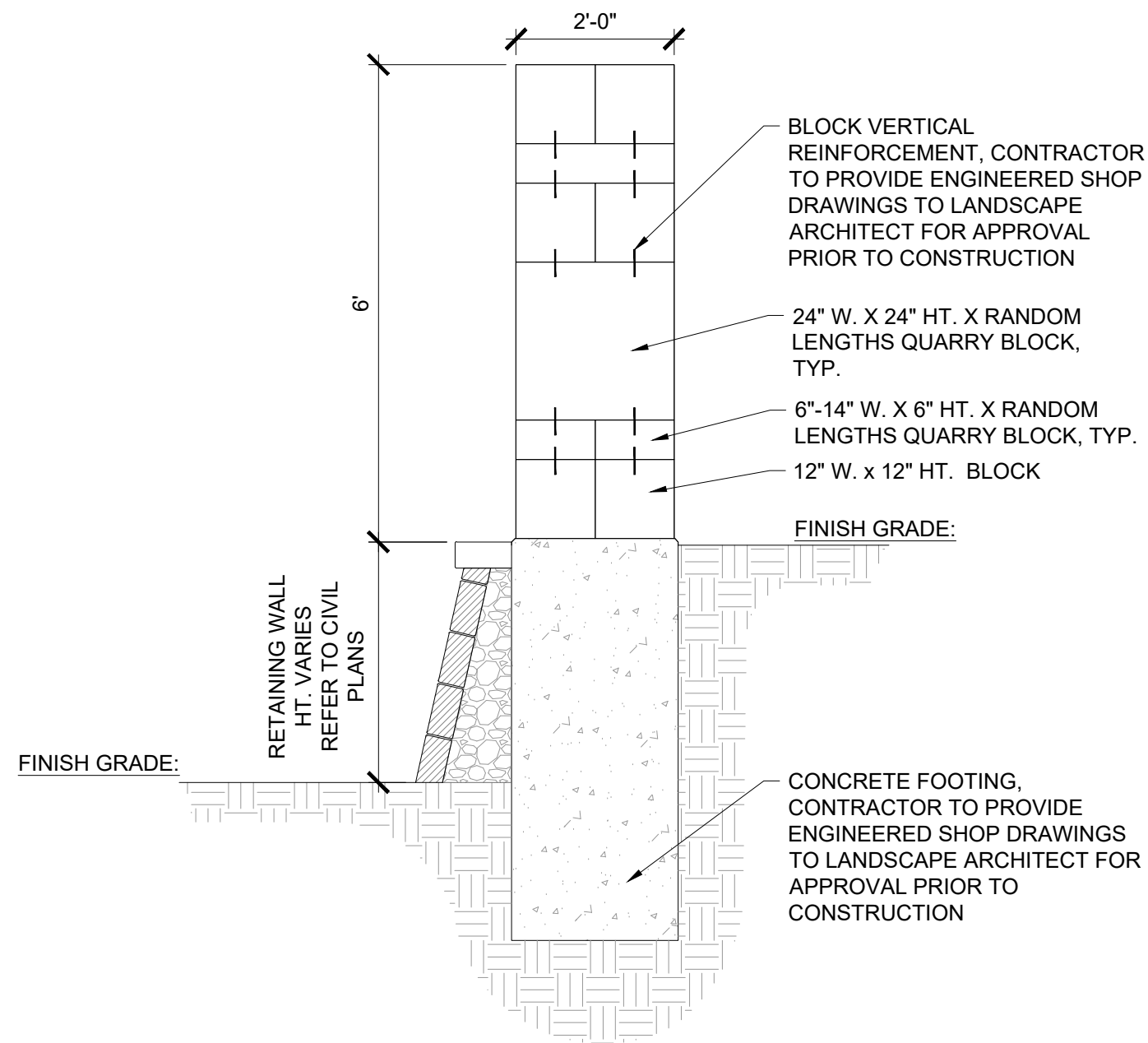
11 January 2023
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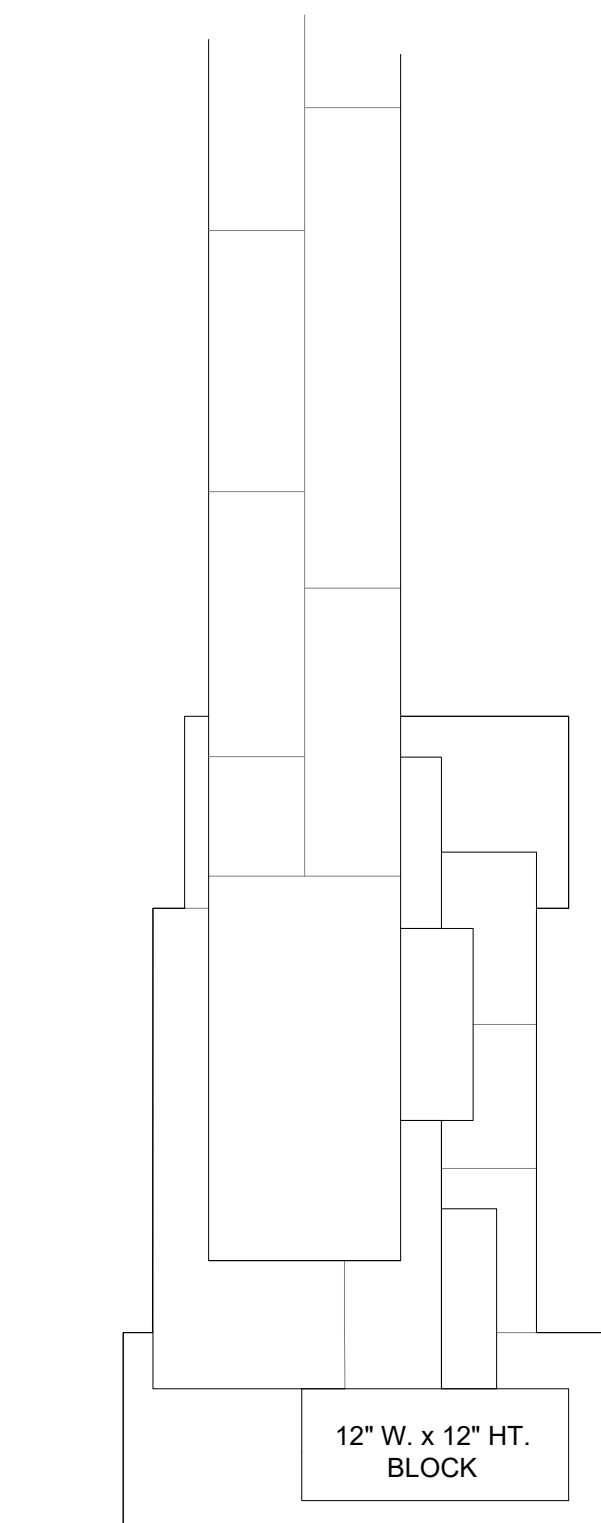
03 STONE EDGING AT EXISTING TREE

SCALE: 1"= 1'-0"

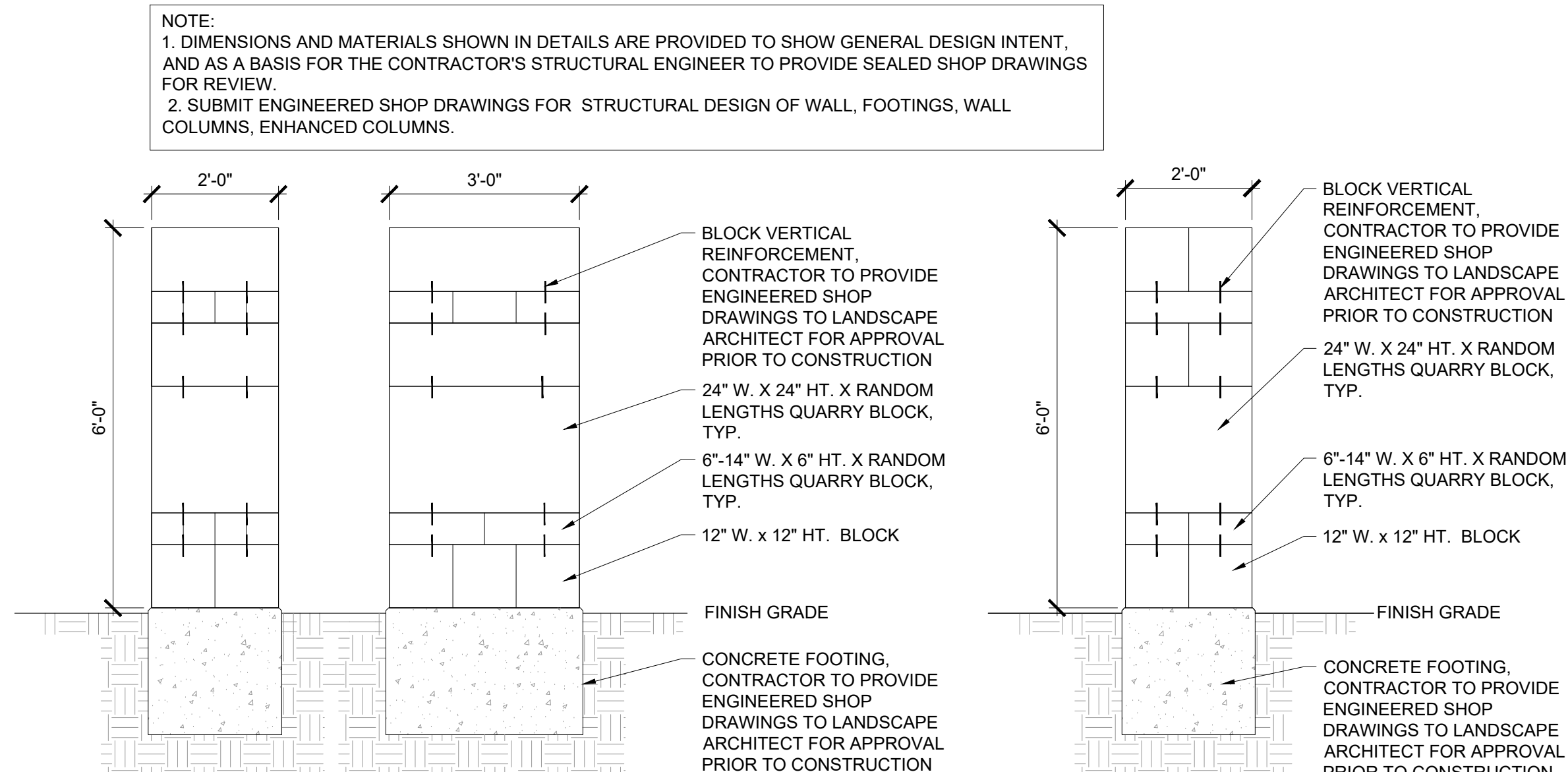
NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT, AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL COLUMNS, ENHANCED COLUMNS.



SECTION- MASONRY WALL
AT REGULAR COURSED ASHLAR PATTERN

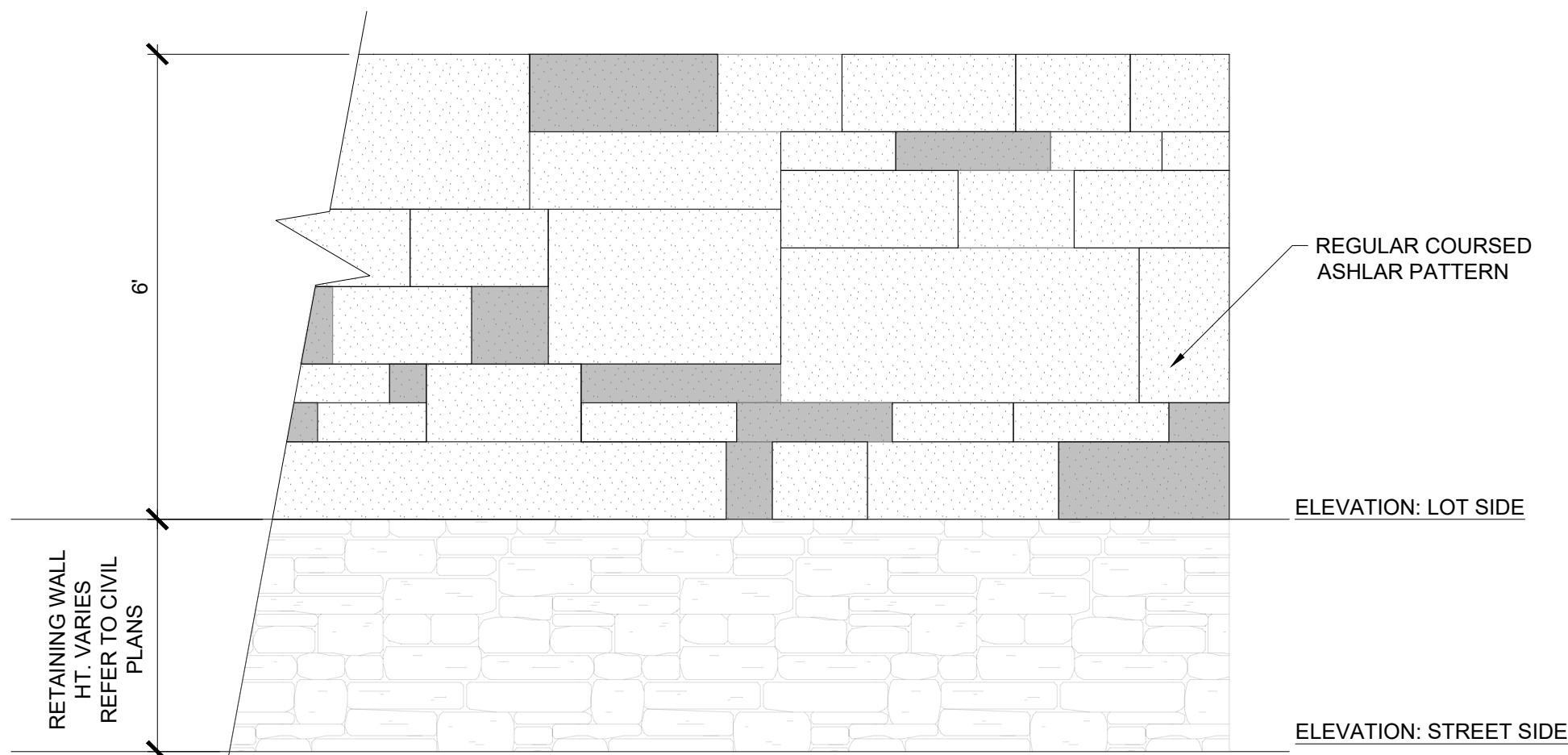


PLAN- MASONRY WALL
END TREATMENTS @ ENTRIES



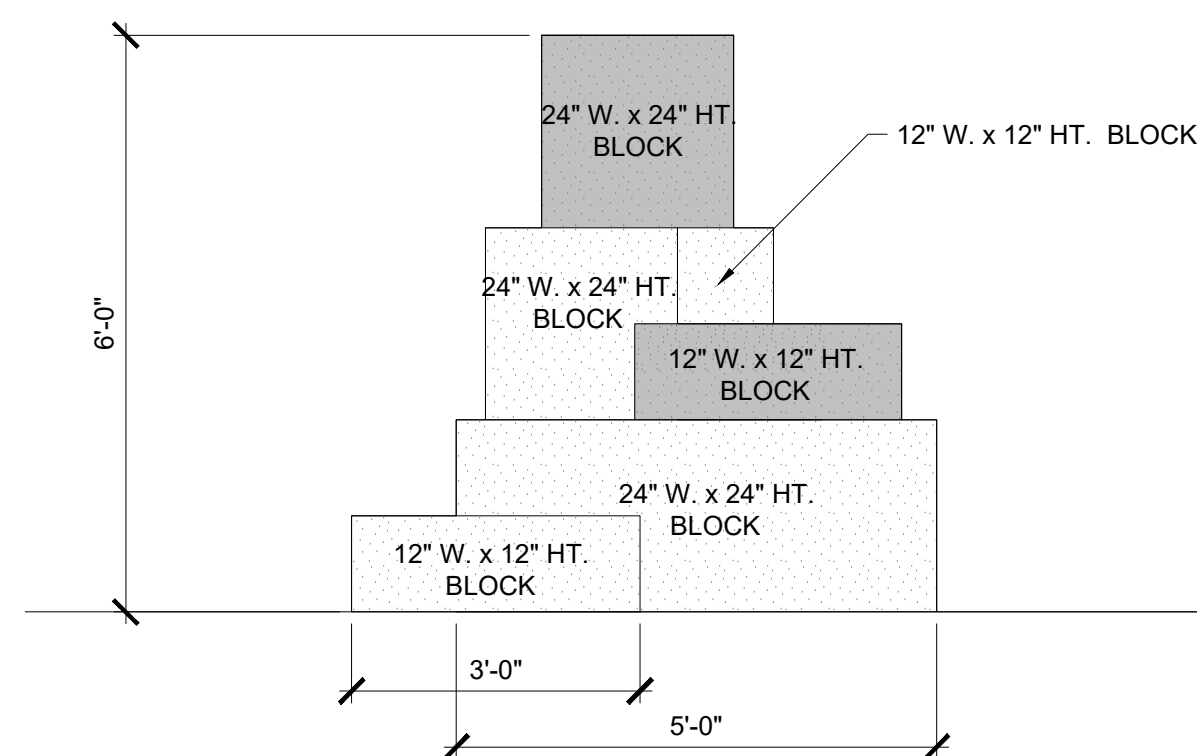
SECTION- MASONRY WALL
AT RANDOM ASHLAR PATTERN

SECTION- MASONRY WALL
AT REGULAR COURSED ASHLAR PATTERN



02 MASONRY SCREEN WALL AT RETAINING WALL

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

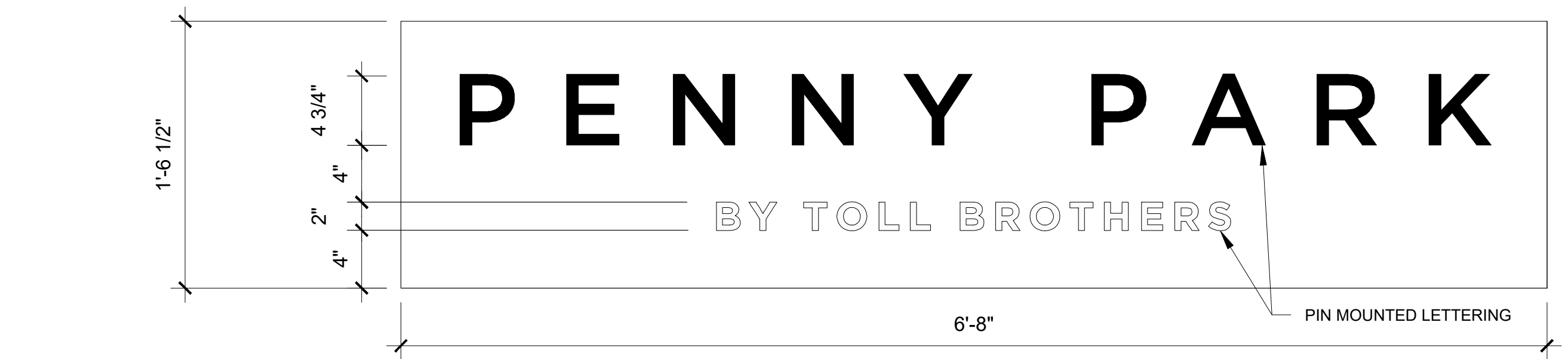


01 MASONRY SCREEN WALL

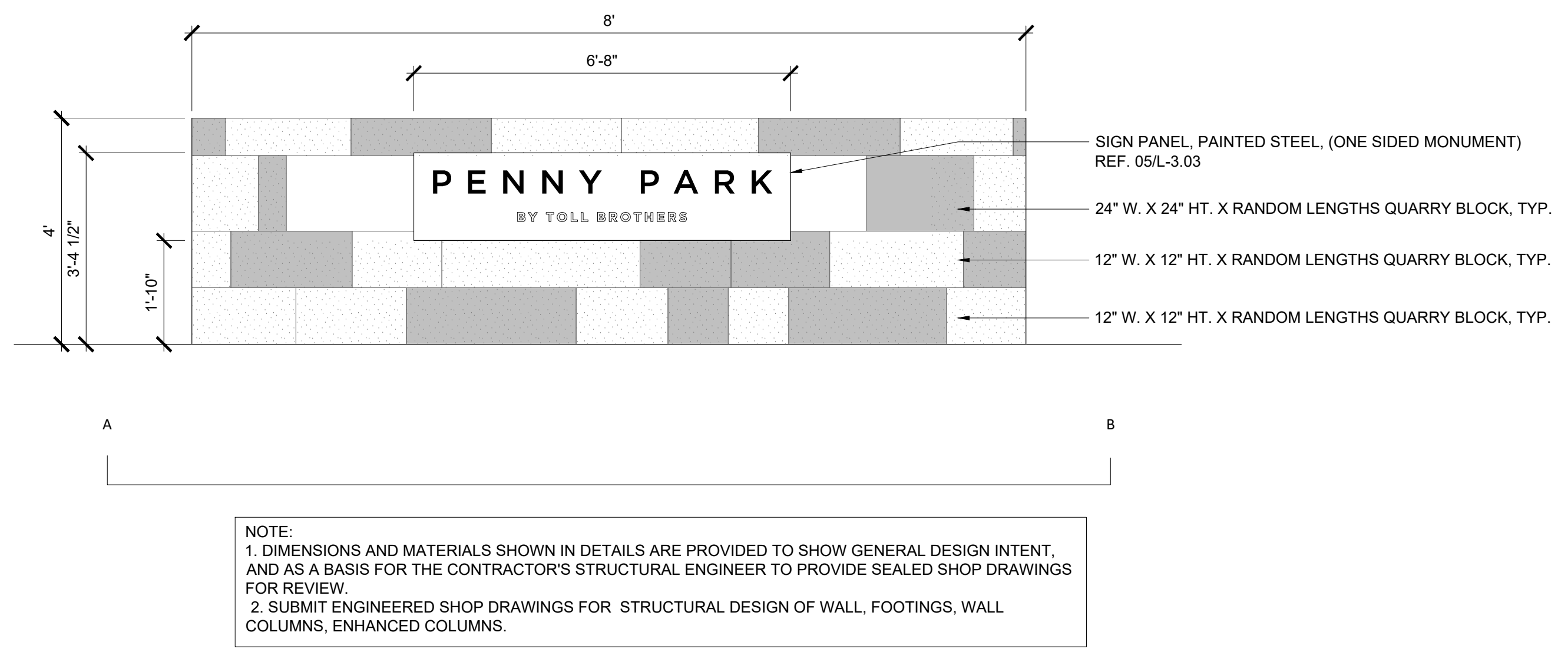
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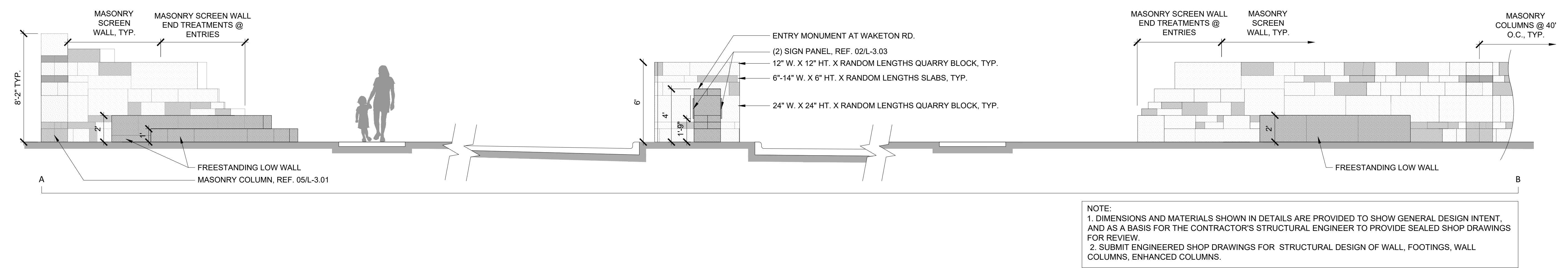
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05 SIGN PANEL LETTERING AT PENNY PARK
SCALE: 3/4" = 1'-0"

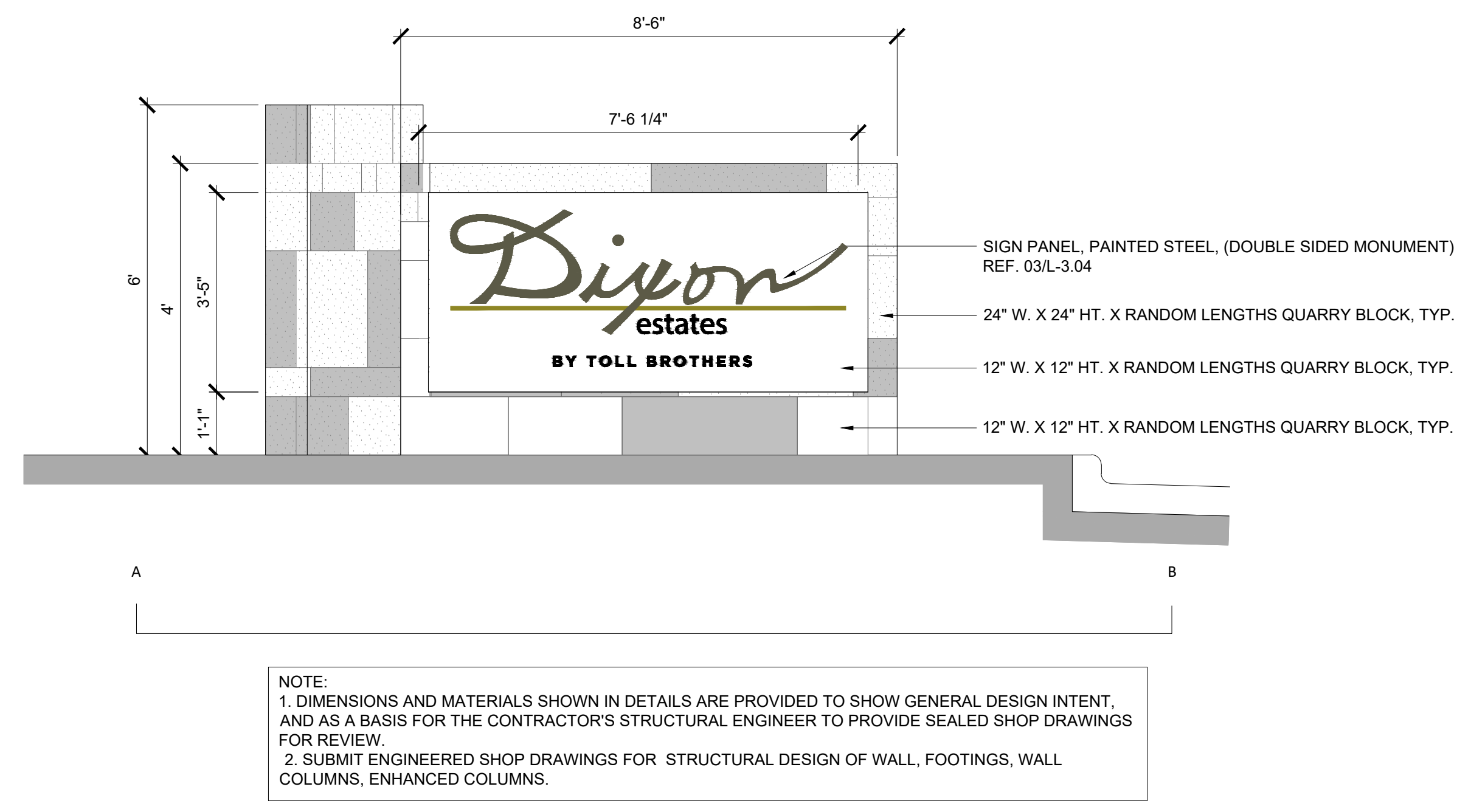


04 MONUMENT SIGN AT PENNY PARK
SCALE: 1/2" = 1'-0"



01 WAKETON ROAD ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

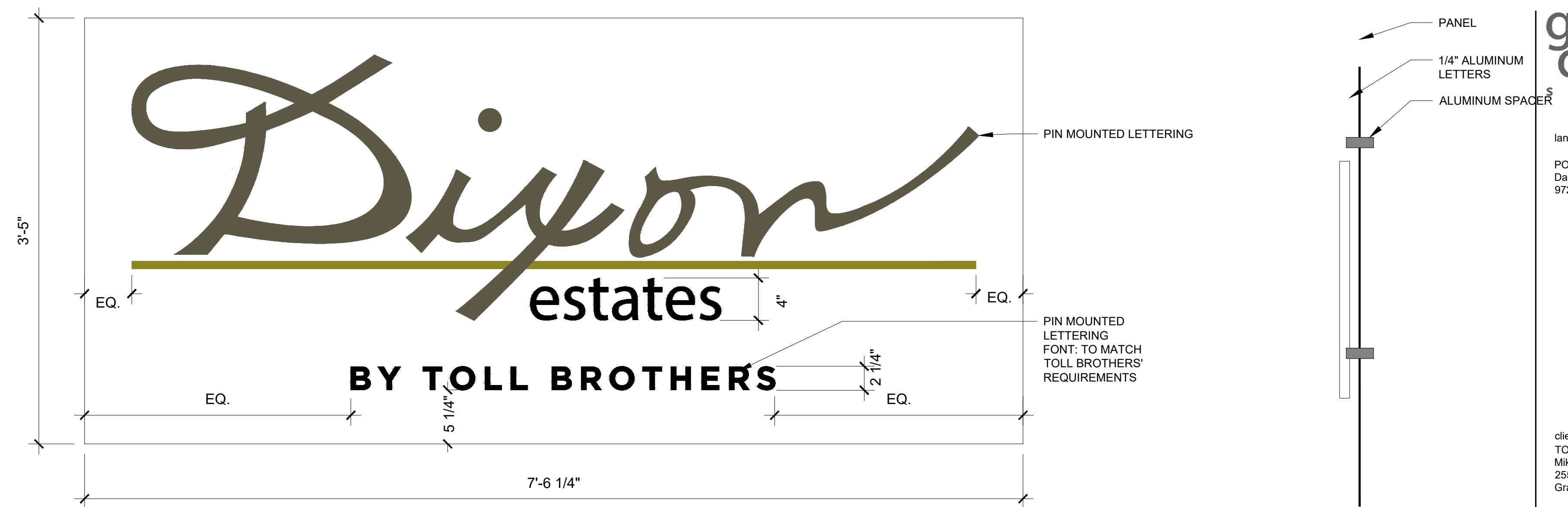
03 NOT USED
SCALE: 3/4" = 1'-0"



02 MONUMENT SIGN AT WAKETON ROAD
SCALE: 1/2" = 1'-0"

01 DIXON LANE ENTRY ELEVATION

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

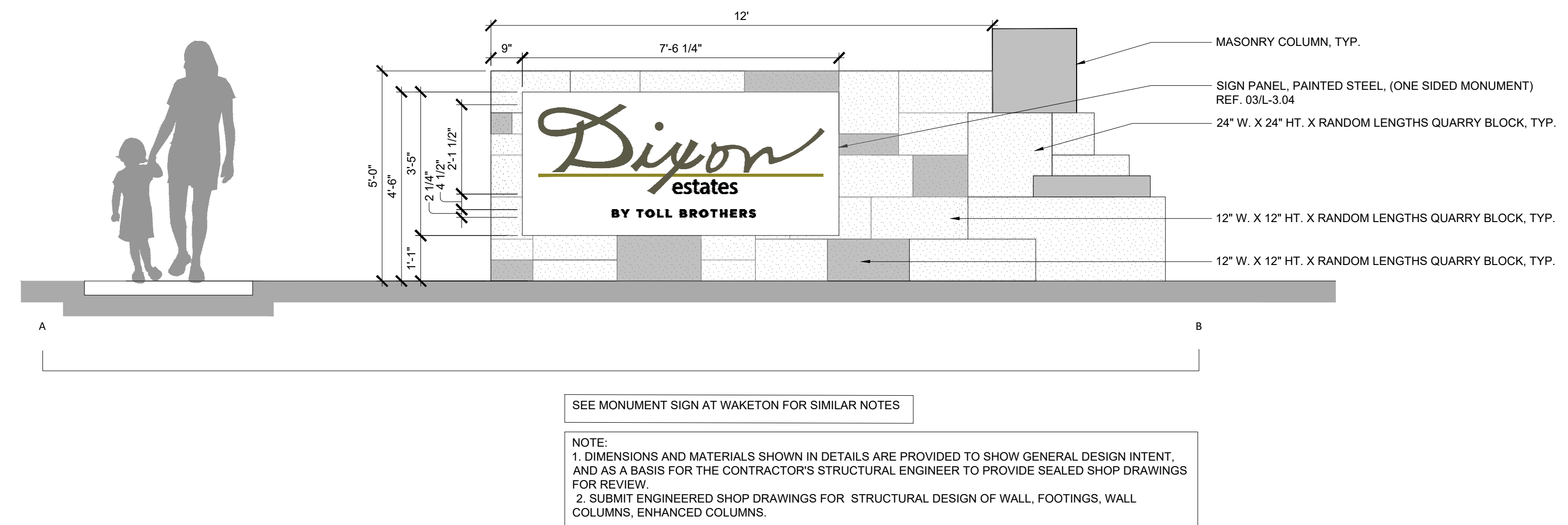


03 SIGN PANEL LETTERING AT DIXON LANE

SCALE: 3/4" = 1'-0'

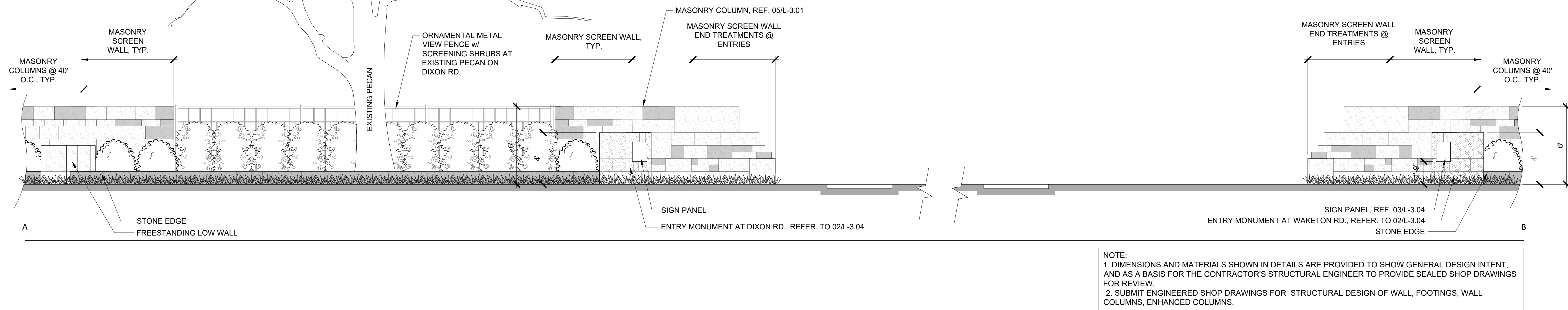
04 LETTERING MOUNT

SCALE: NTS



02 MONUMENT SIGN AT DIXON LANE ELEVATION

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



01 DIXON LANE ENTRY ELEVATION

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

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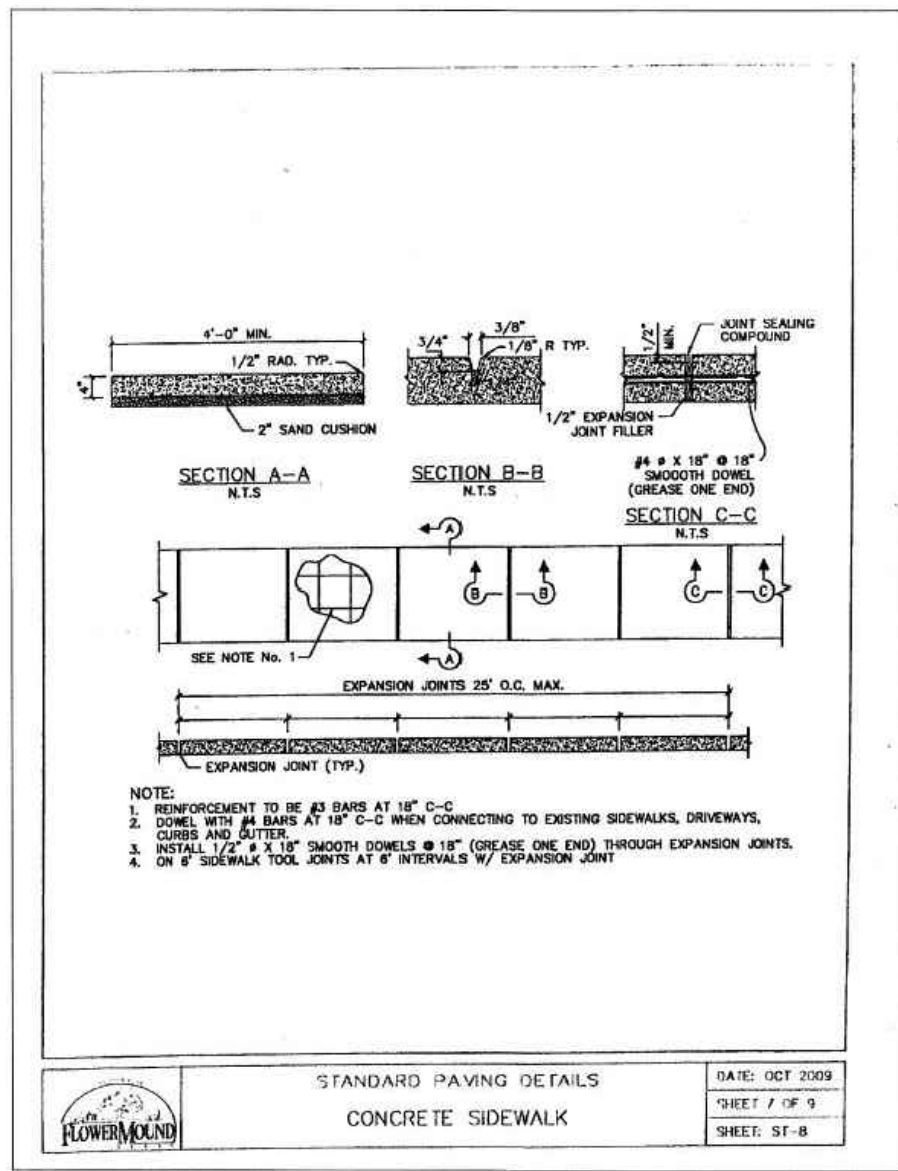
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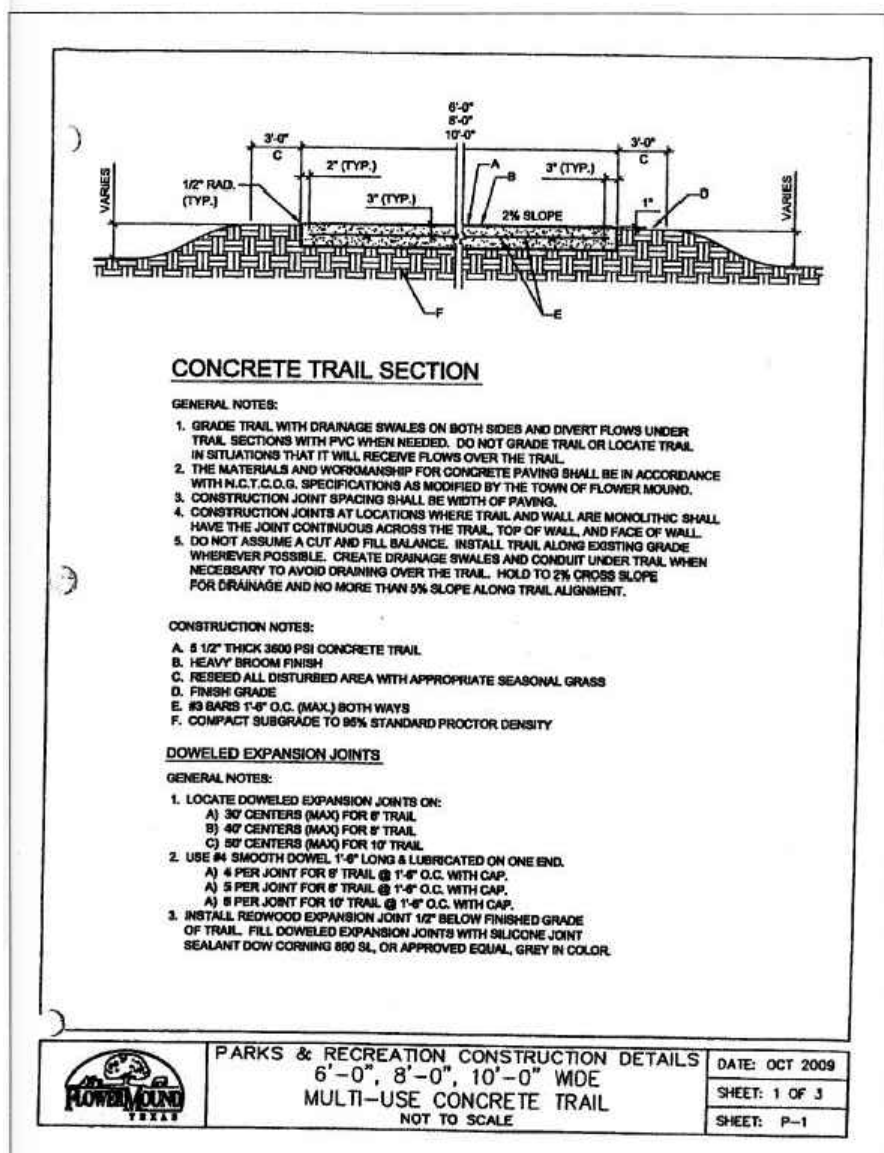
08 CONCRETE SIDEWALK

SCALE: NTS



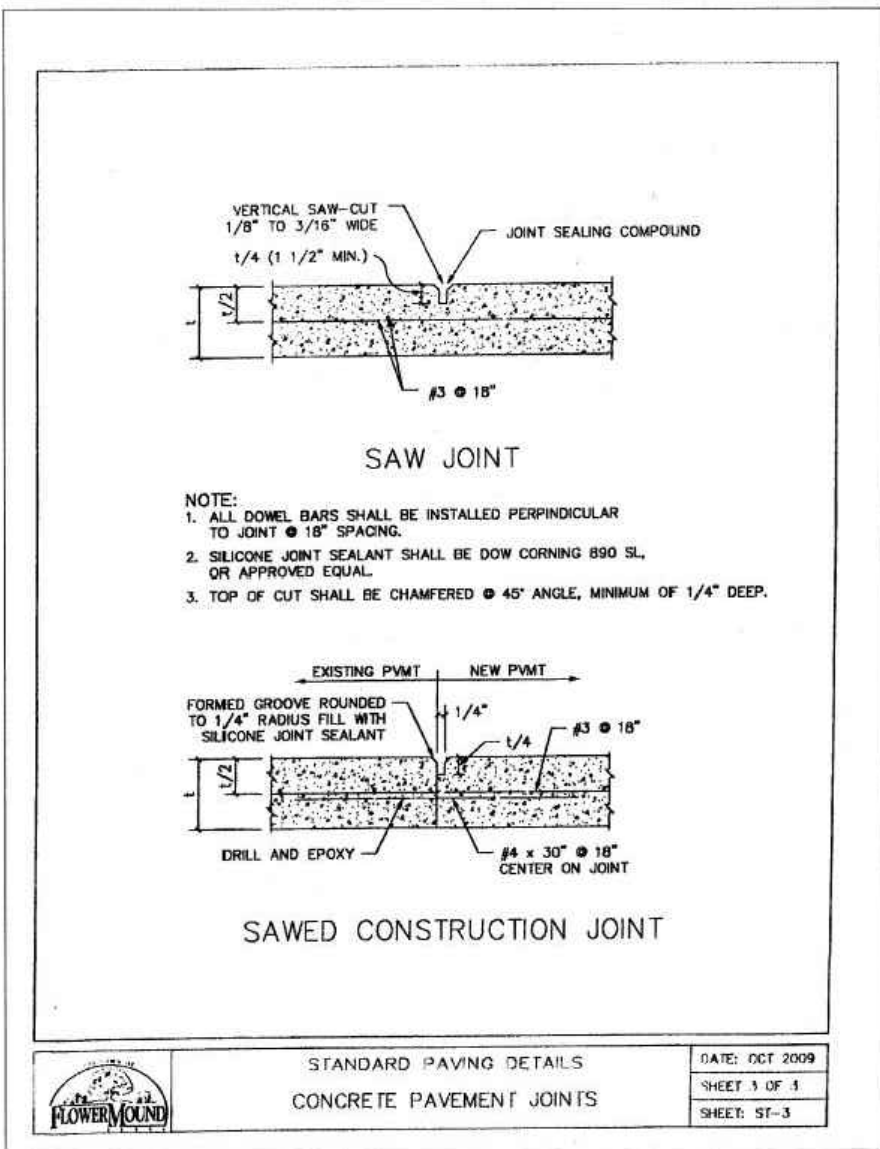
07 JOINTS

SCALE: NTS



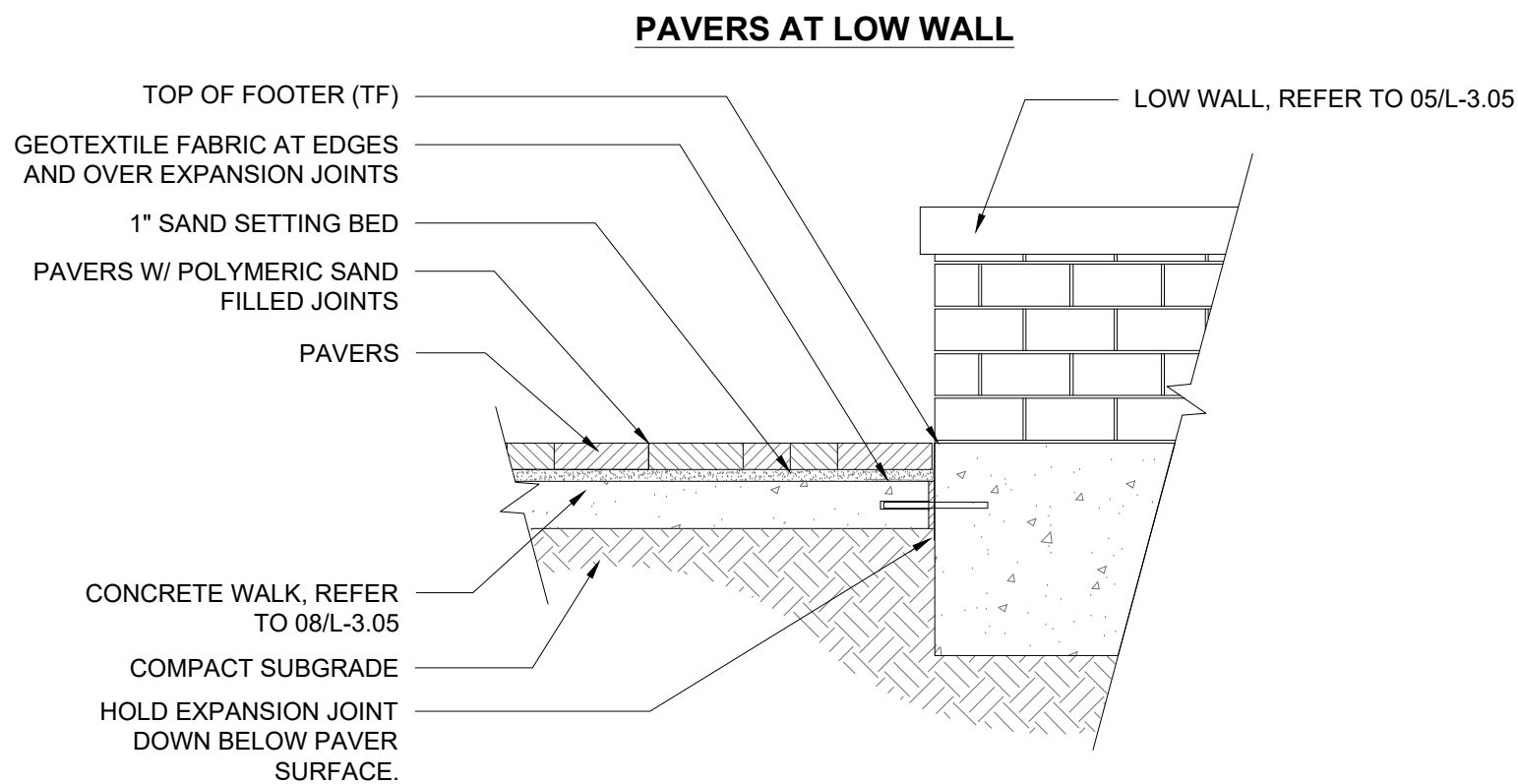
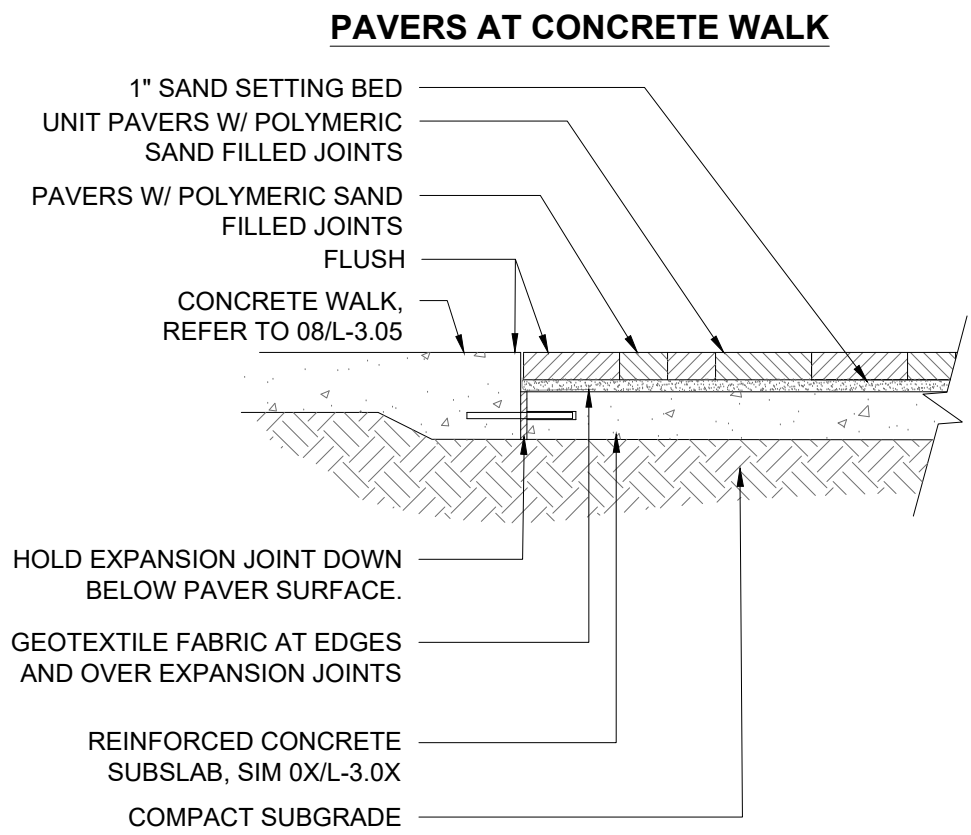
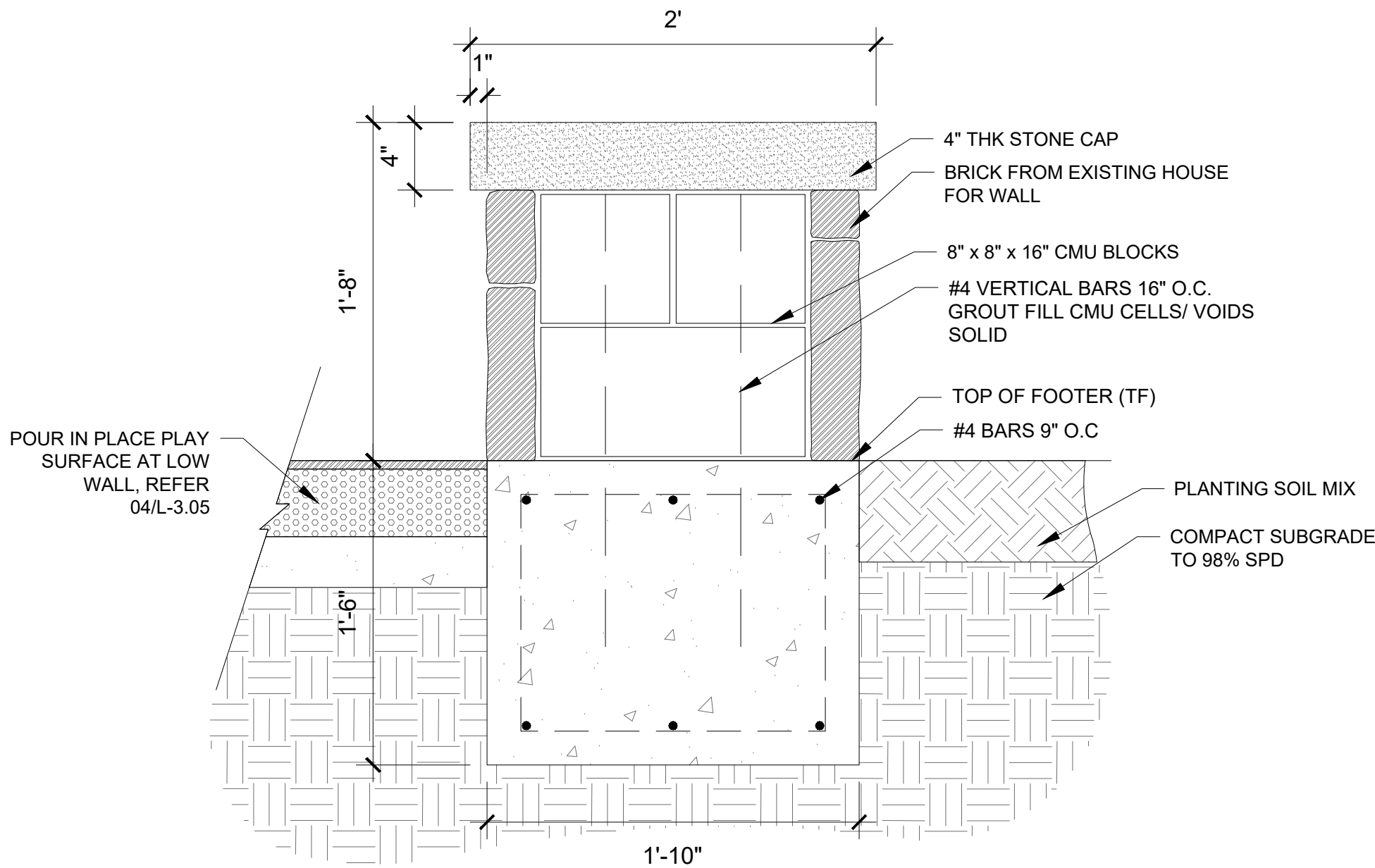
06 MULTI-USE CONCRETE TRAIL

SCALE: NTS



05 LOW WALL

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

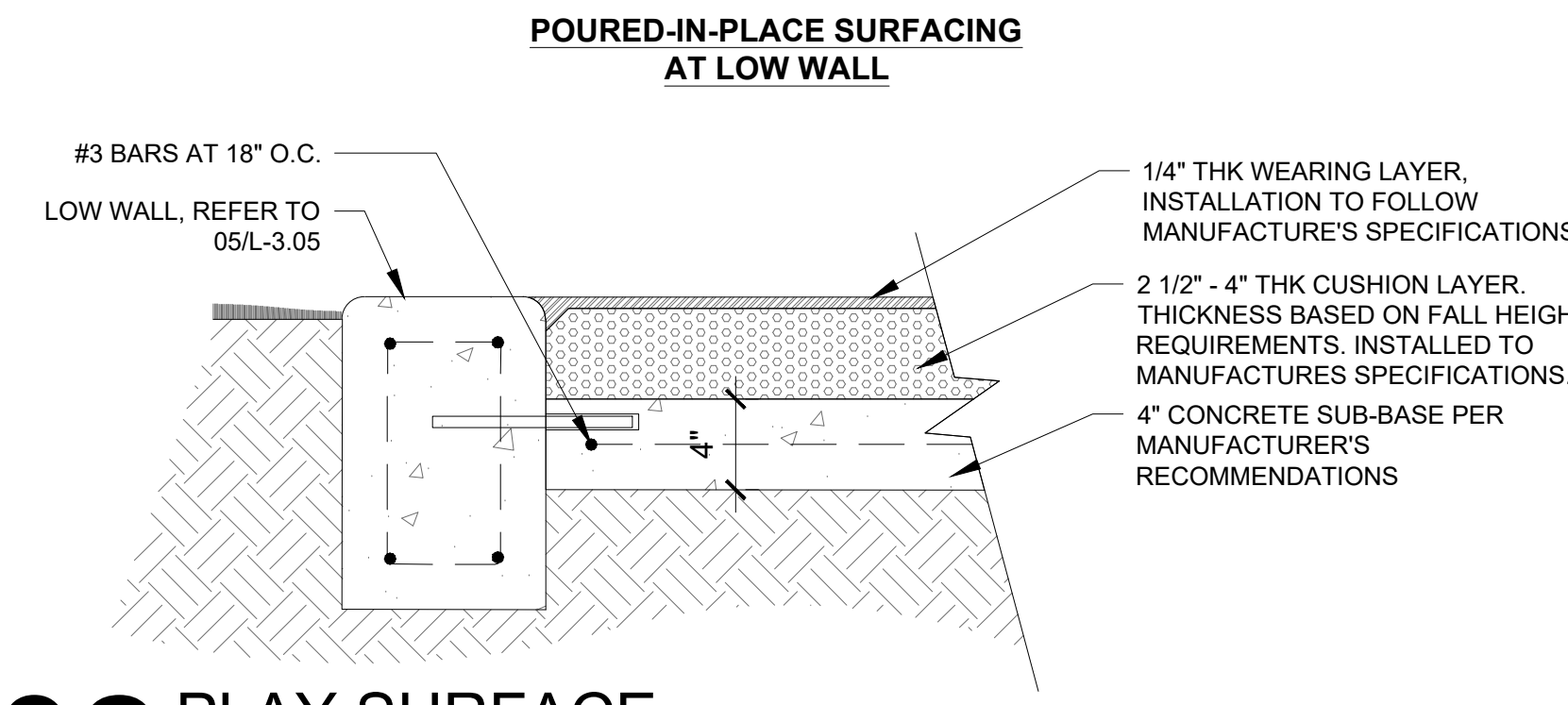
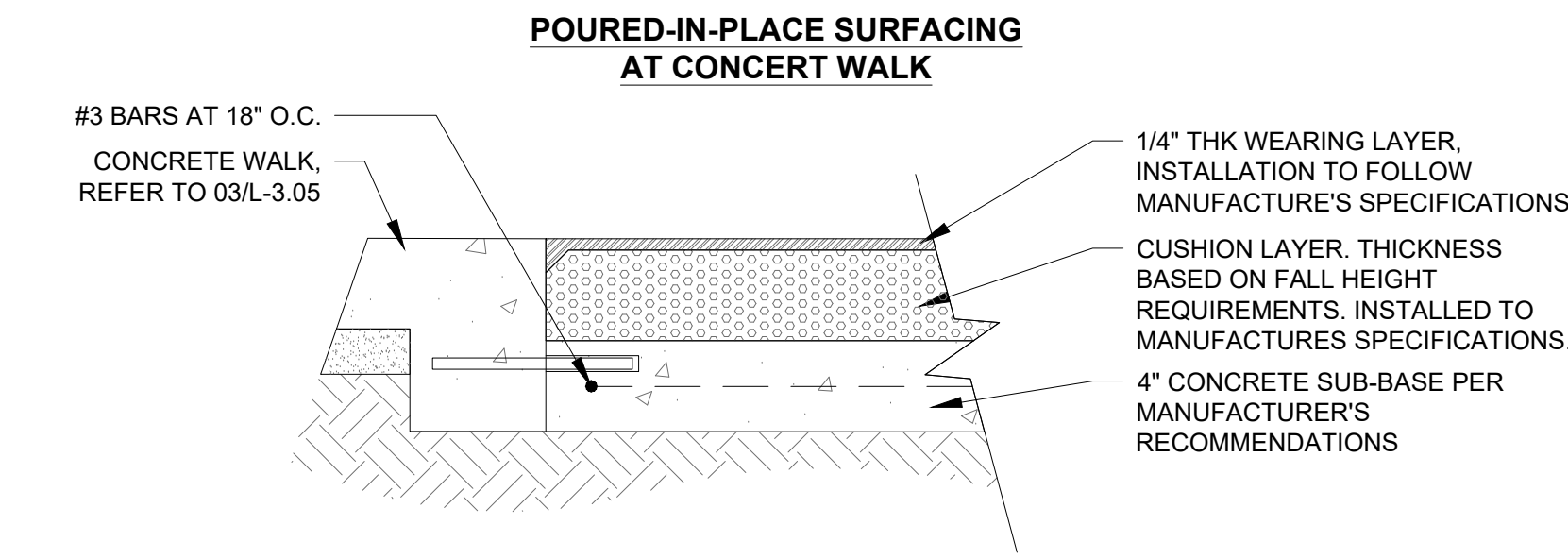
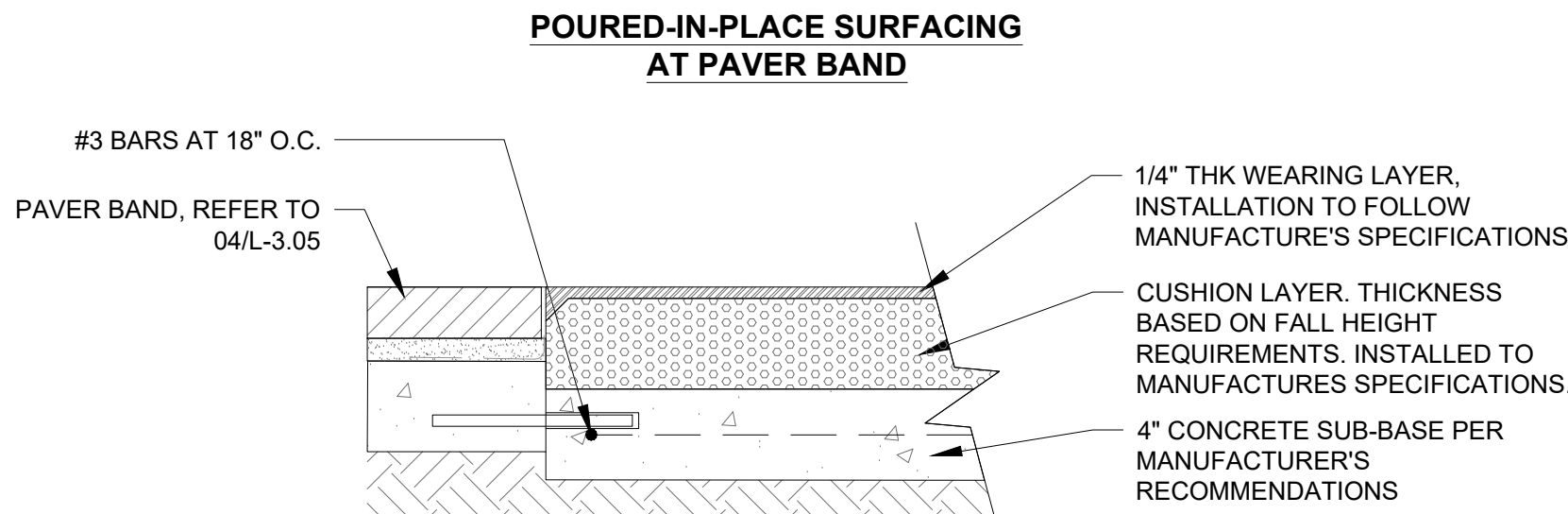
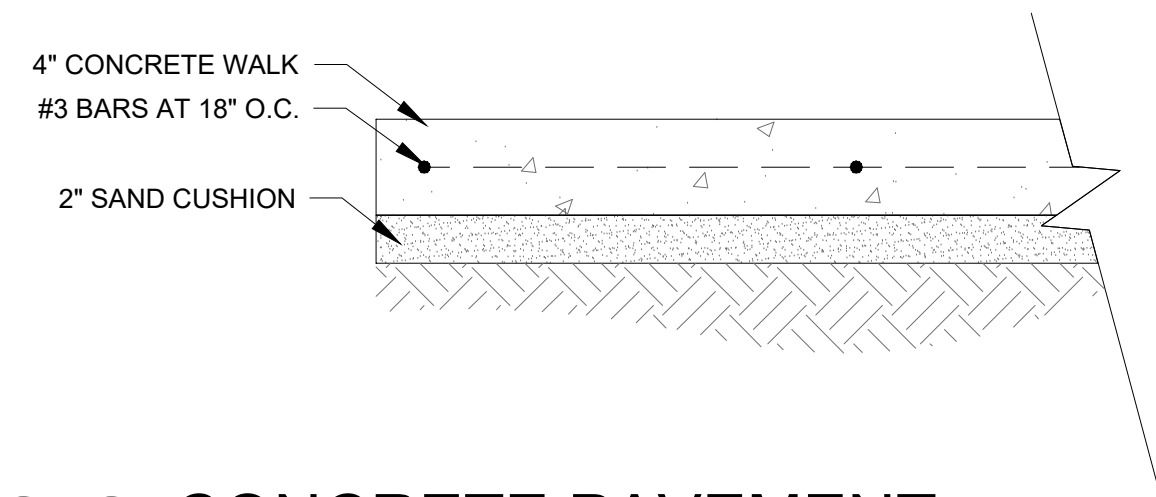


04 PAVER BAND

SCALE: 3/4" = 1'-0"

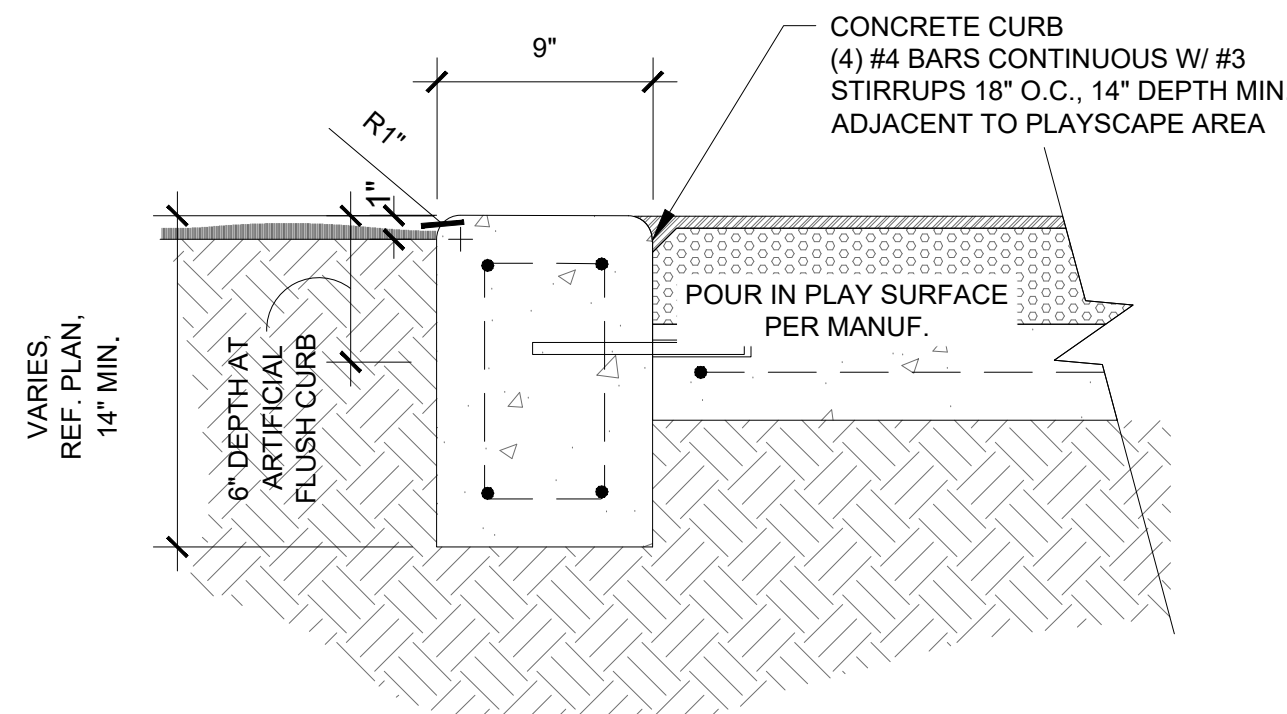
03 CONCRETE PAVEMENT

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



02 PLAY SURFACE

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



01 PLAYScape FLUSH CURB

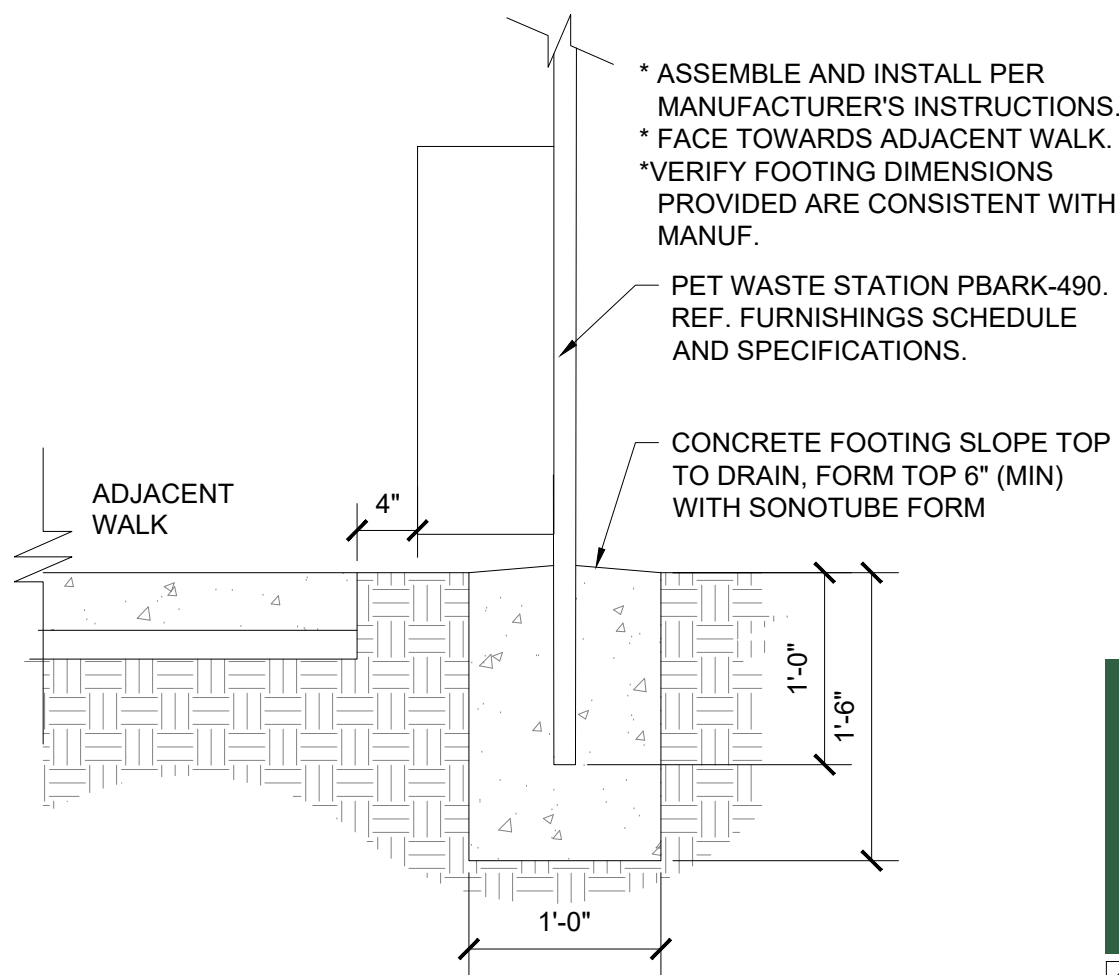
SCALE: 1/2"=1'-0"

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QTY	ITEM	DESCRIPTION	MANUFACTURE R/ SUPPLIER	MODEL	FINISH/COLOR	CONTACT	REMARKS/ SUBMITTALS
2	Trash Receptacle	Waste Receptacle w/ Rain Bonnet Lid	TEXACRAFT	M31090	Weathered Teak, Reference L-3.06 for	Jerry Leigh 800-231-9790 jleigh@texacraft.com	Surface Mount, Install per manuf. recommendations. Includes waste lid (M31090-LID)
1	Pet Waste Receptacle	Waste Station w/ Bags and Receptacle		PBARK-490	BPGRN (green) with Sign - Leave Nothing but Paw Prints		In-ground Mount, Install per manuf. recommendations.
3	Bench	6' Bench w/ Back and Arms		M732-6	Weathered Teak		Surface Mount, Install per manuf. recommendations.
3	Tables	Picnic Table with Umbrella Hole, ADA		M31015	Weathered Teak, Reference L-3.06 for representative photo		Surface Mount, Install per manuf. recommendations.
1	Playscape 'A'	Hop Skip Jump	All People Can Play	40-131707	Reference L-3.06 for representative photo, Color subject to change base on availability	Angela Roberts 1-888-401-6446 angela.roberts@apcplay.com	Fall surface approximatly 34' x 35'; ages 5-12; Install per manuf. Recommendations
1	Playscape 'B'	Kung Fu Run		40-944-50			Fall surface approximatly 25' x 27'; ages 2-5; Install per manuf. Recommendations
3	Pond Bubbblers	Sunburst	Otterbine	Suburst			Install per manuf. recommendations.

06 PRODUCT & FURNISHING SCHEDULE

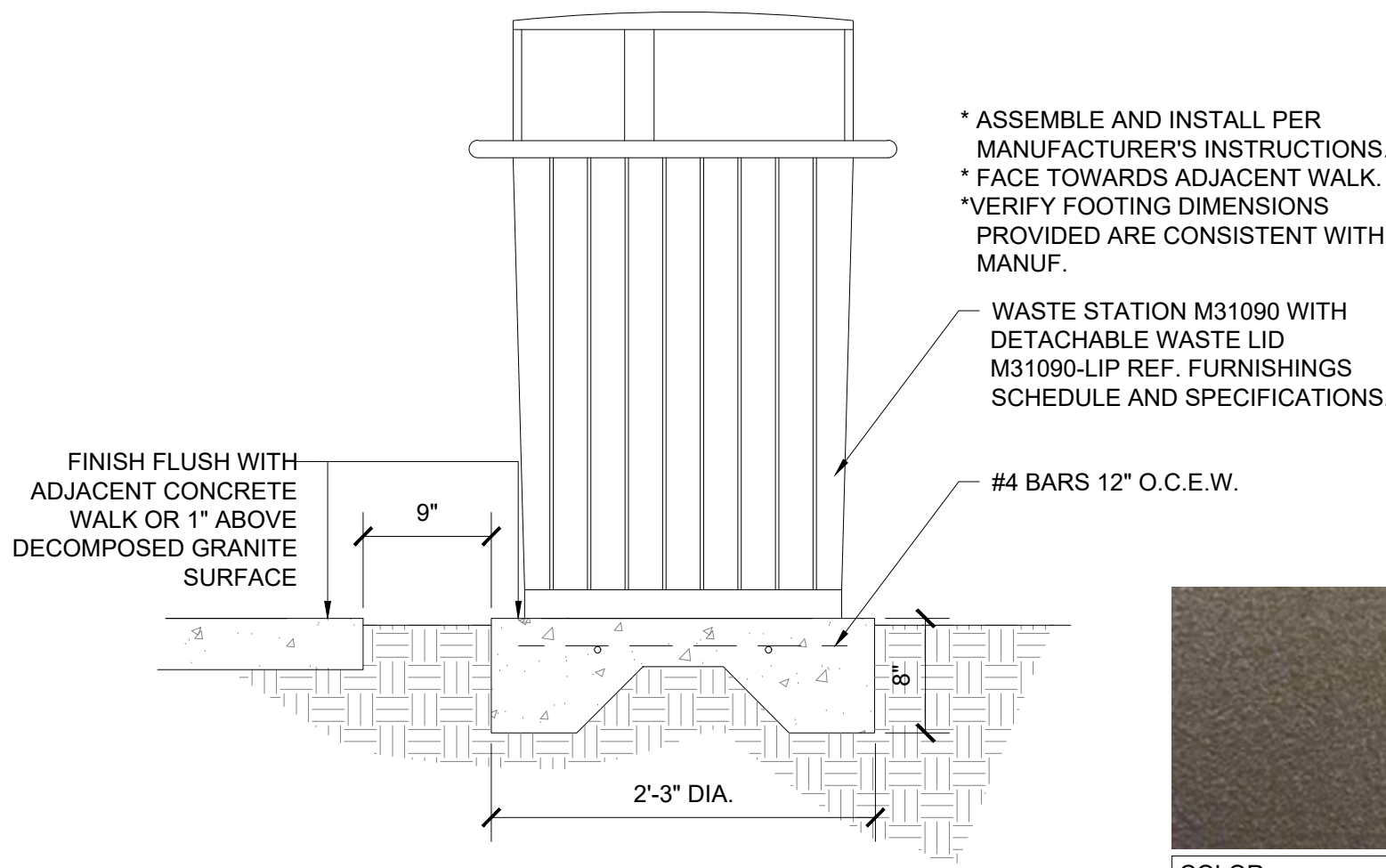
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PET WASTE STATION



*NOTE: THIS IS A REPRESENTATIVE PHOTO OF THE PRODUCT. FINAL PRODUCT AND COLOR SUBJECT TO CHANGE BASE ON AVAILABILITY.



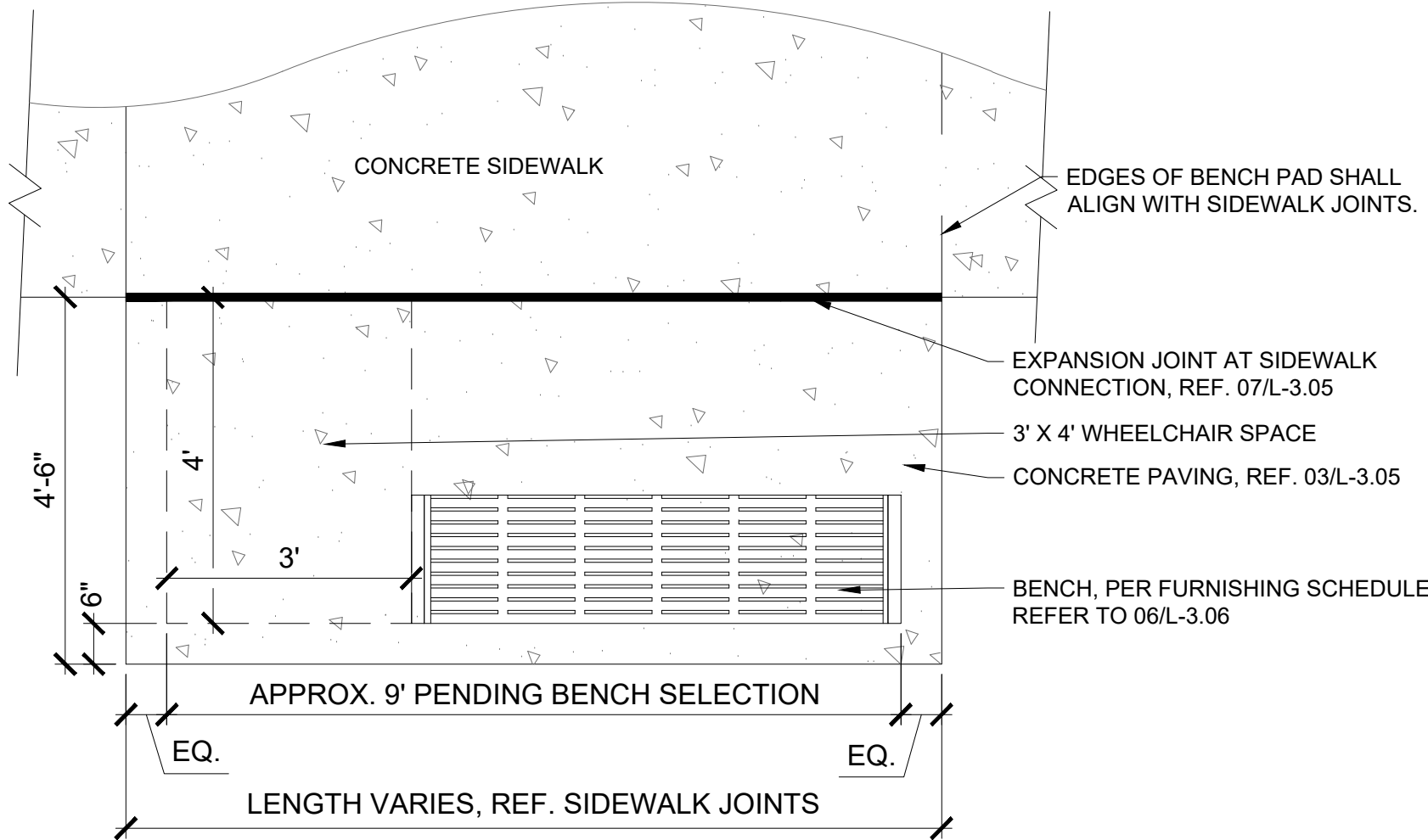
LITTER RECEPTACLE ON CONC PAD



*NOTE: THIS IS A REPRESENTATIVE PHOTO OF THE PRODUCT. FINAL PRODUCT AND COLOR SUBJECT TO CHANGE BASE ON AVAILABILITY.

05 WASTE RECEPTACLES

SCALE: NTS



04 CONCRETE BENCH PAD

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



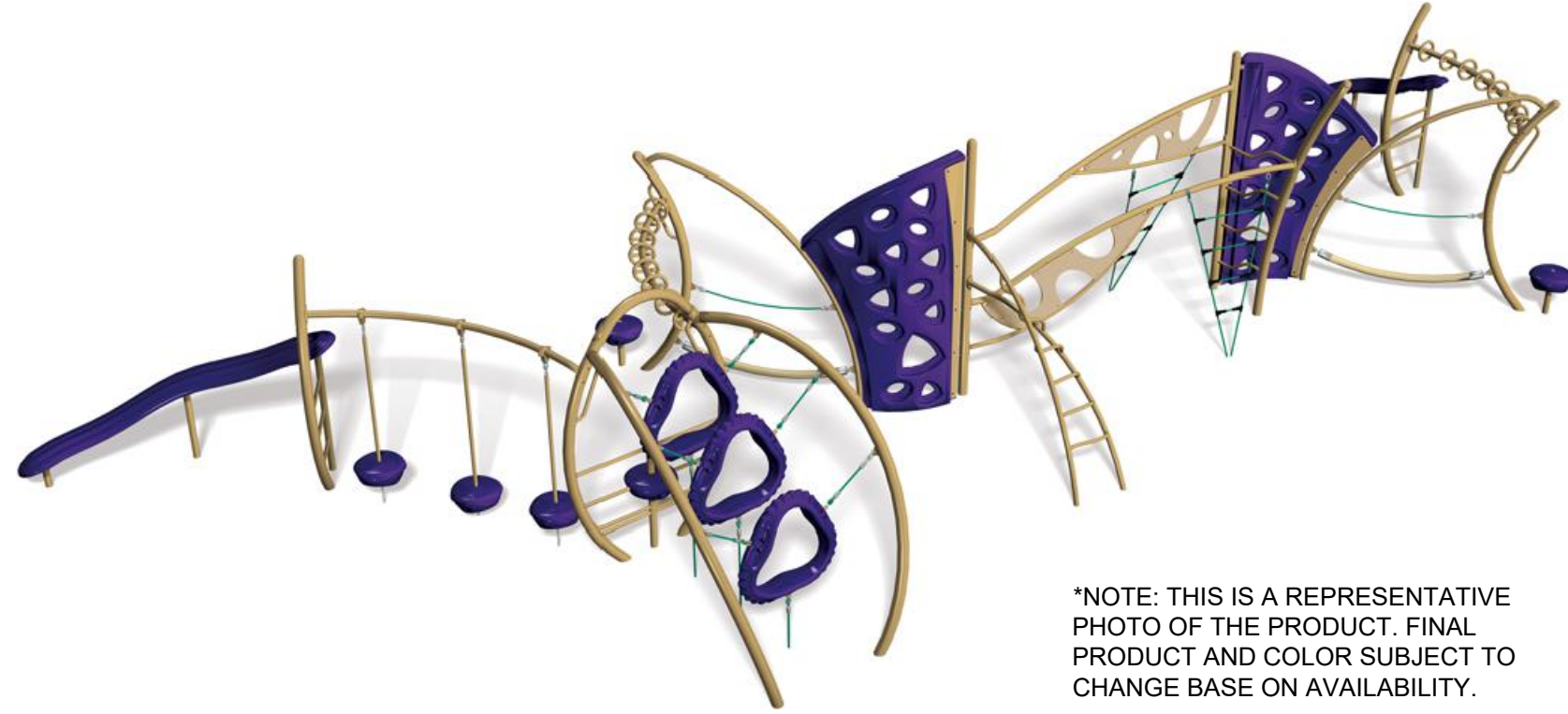
*NOTE: THIS IS A REPRESENTATIVE PHOTO OF THE PRODUCT. FINAL PRODUCT AND COLOR SUBJECT TO CHANGE BASE ON AVAILABILITY.



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02 PLAYGROUND 'B'

SCALE: NTS



*NOTE: THIS IS A REPRESENTATIVE PHOTO OF THE PRODUCT. FINAL PRODUCT AND COLOR SUBJECT TO CHANGE BASE ON AVAILABILITY.

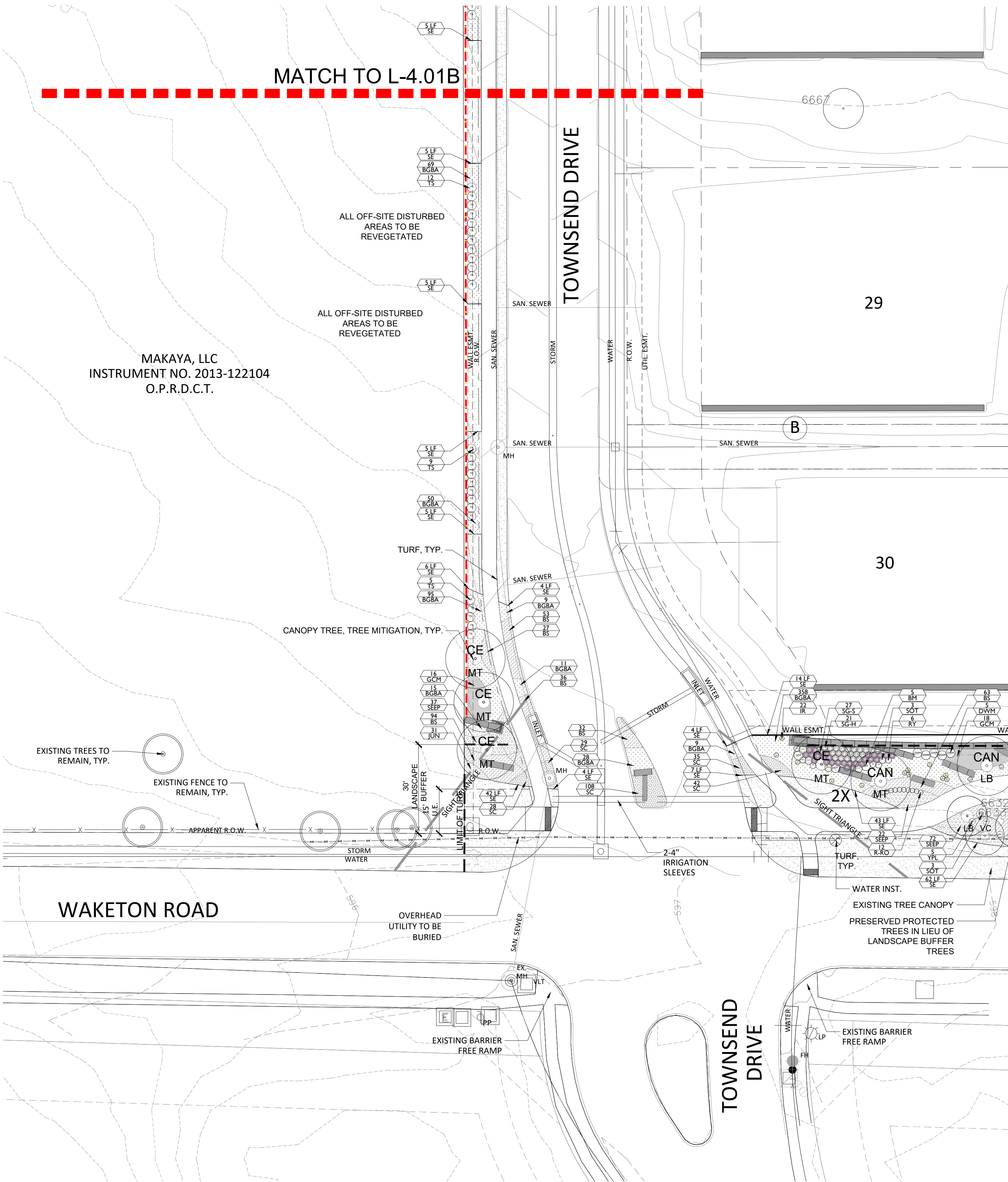
01 PLAYGROUND 'A'

SCALE: NTS

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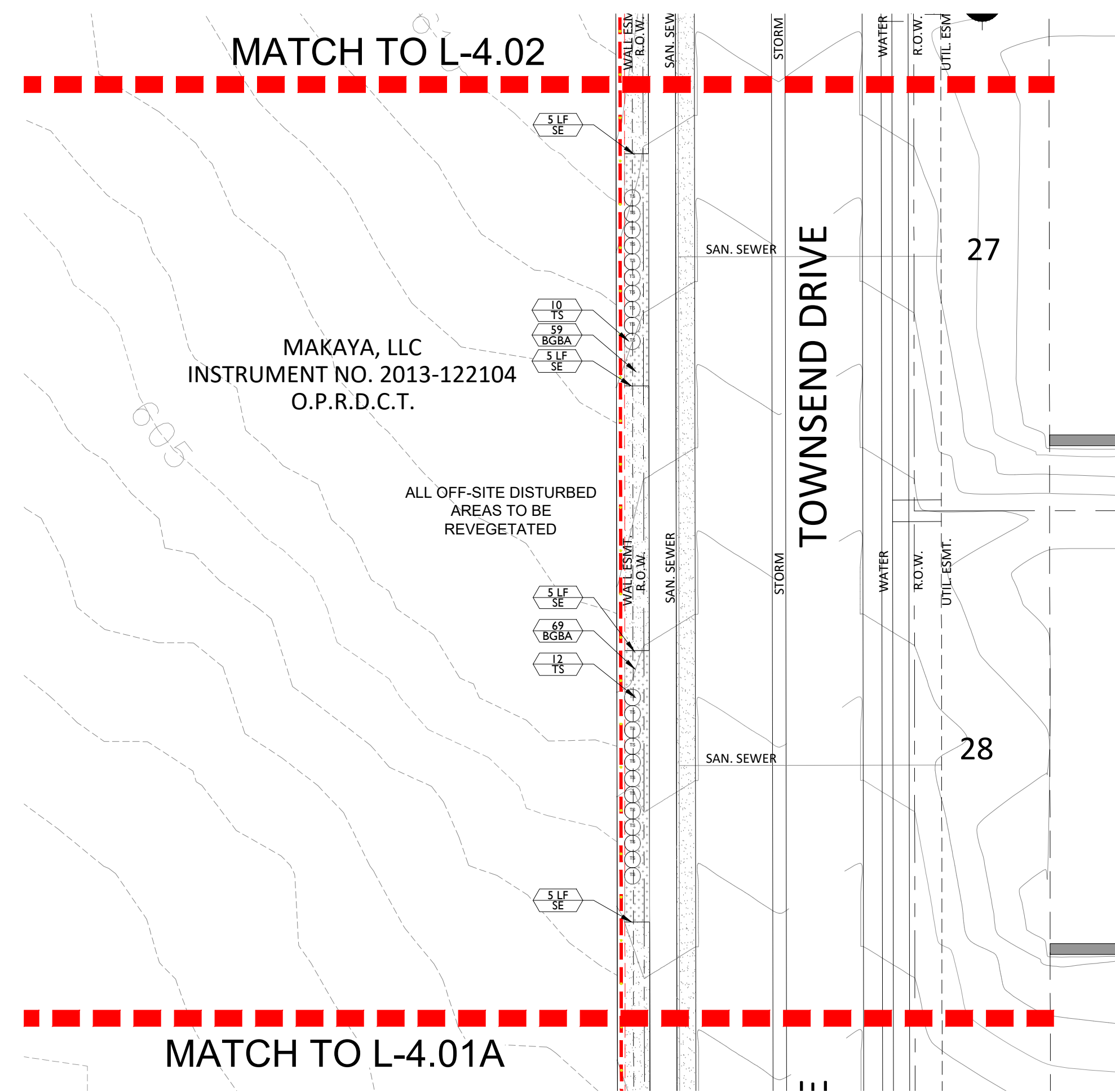
A LANDSCAPE AND SCREENING

SCALE: 1" = 20'-0"

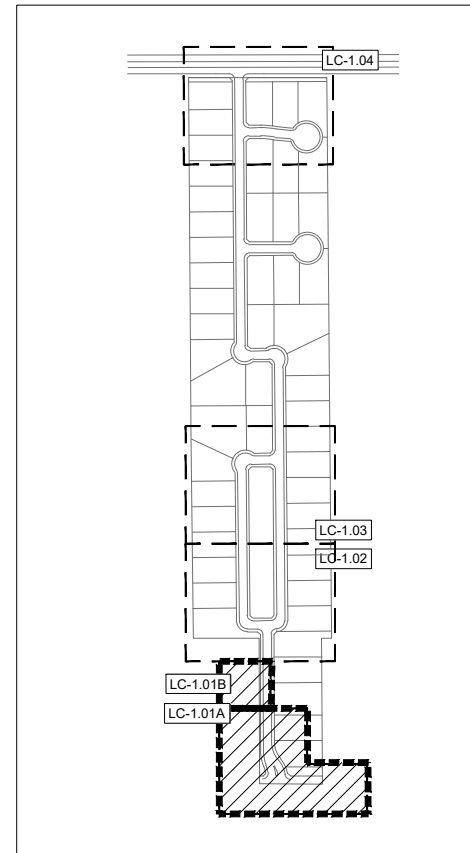


B LANDSCAPE AND SCREENING

SCALE: 1" = 20'-0"



KEYMAP



LEGEND

- LB LANDSCAPE BUFFER TREE
- MT 4" MITIGATION TREE
- TP-0000 TRANSPLANT CANOPY TREE
- TP-CM 0000 TRANSPLANT ORNAMENTAL TREE
- EXISTING SPECIMEN TREE
- EXISTING PROTECTED TREE

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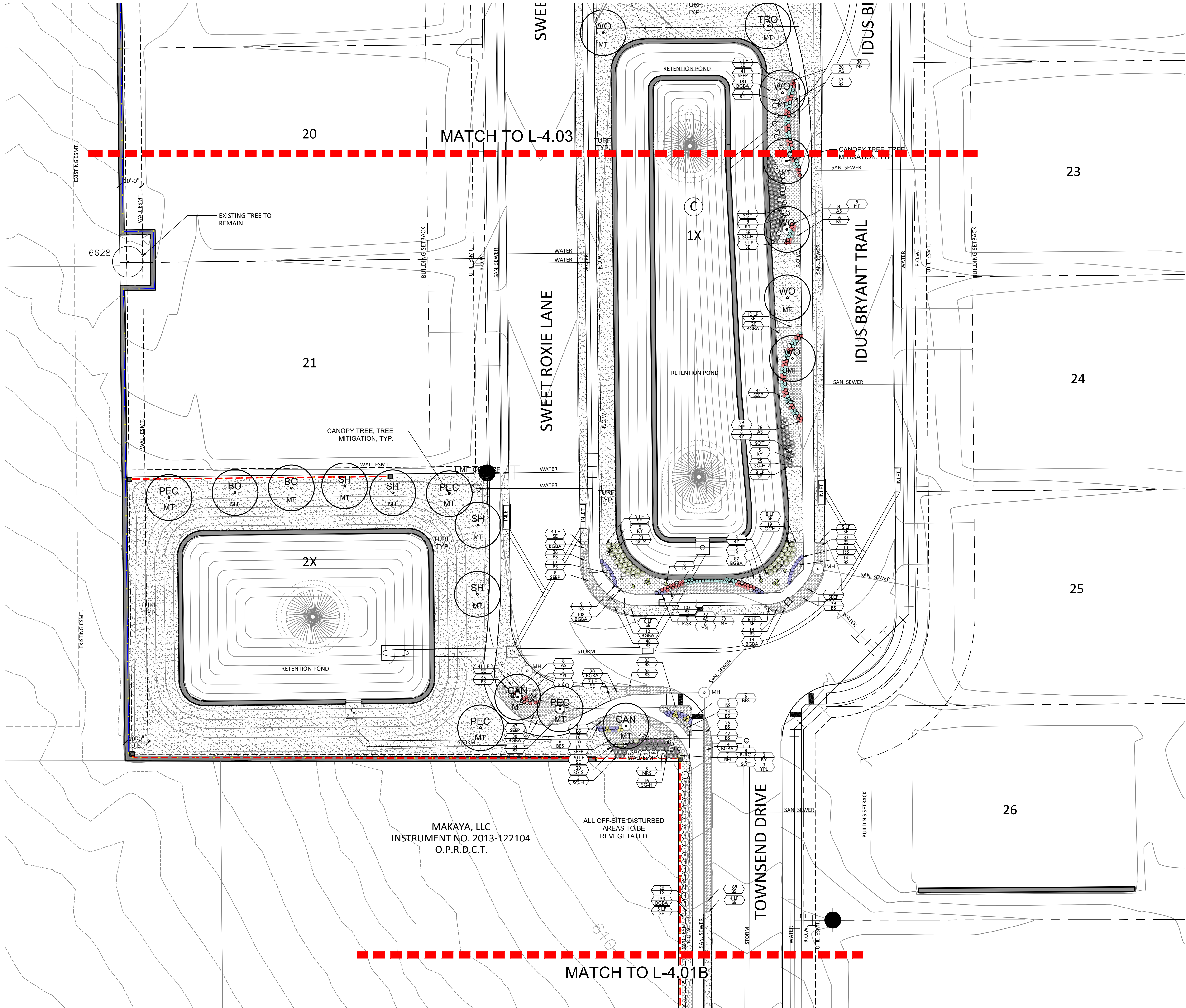
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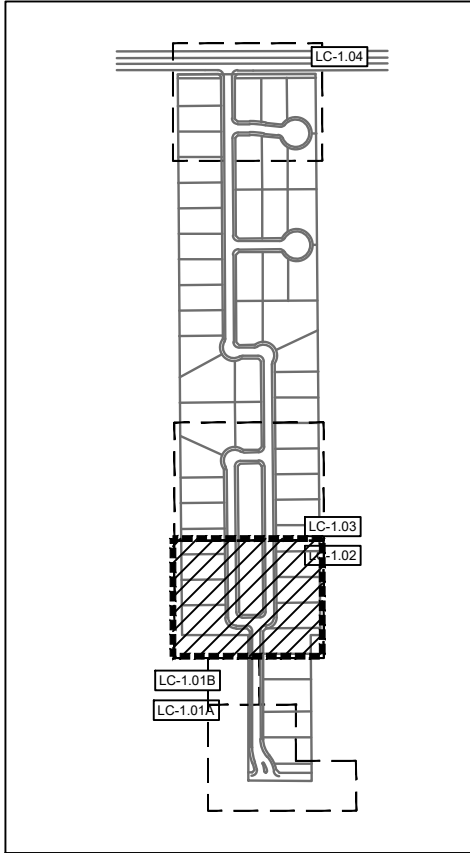


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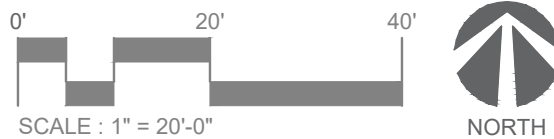


KEYMAP



LEGEND

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- MT 4" MITIGATION TREE
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- TP-CM 0000 • TRANSPLANT ORNAMENTAL TREE
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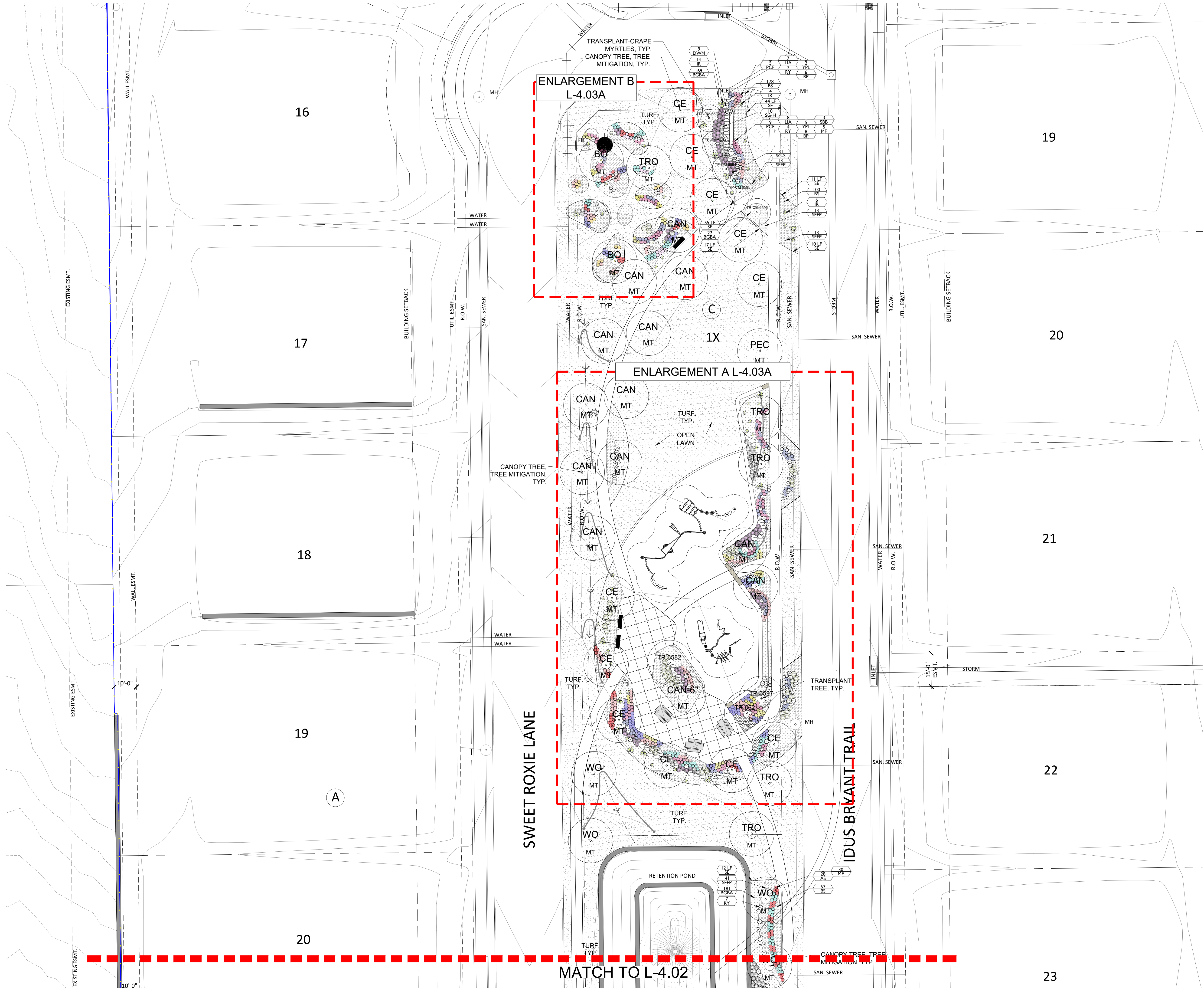
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date 4/27/2023

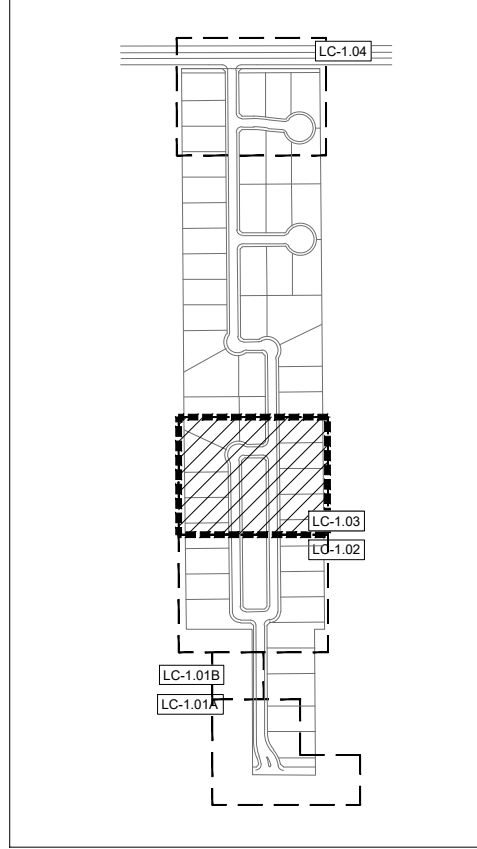
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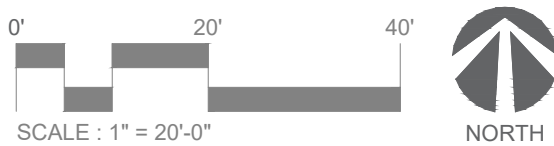


KEYMAP



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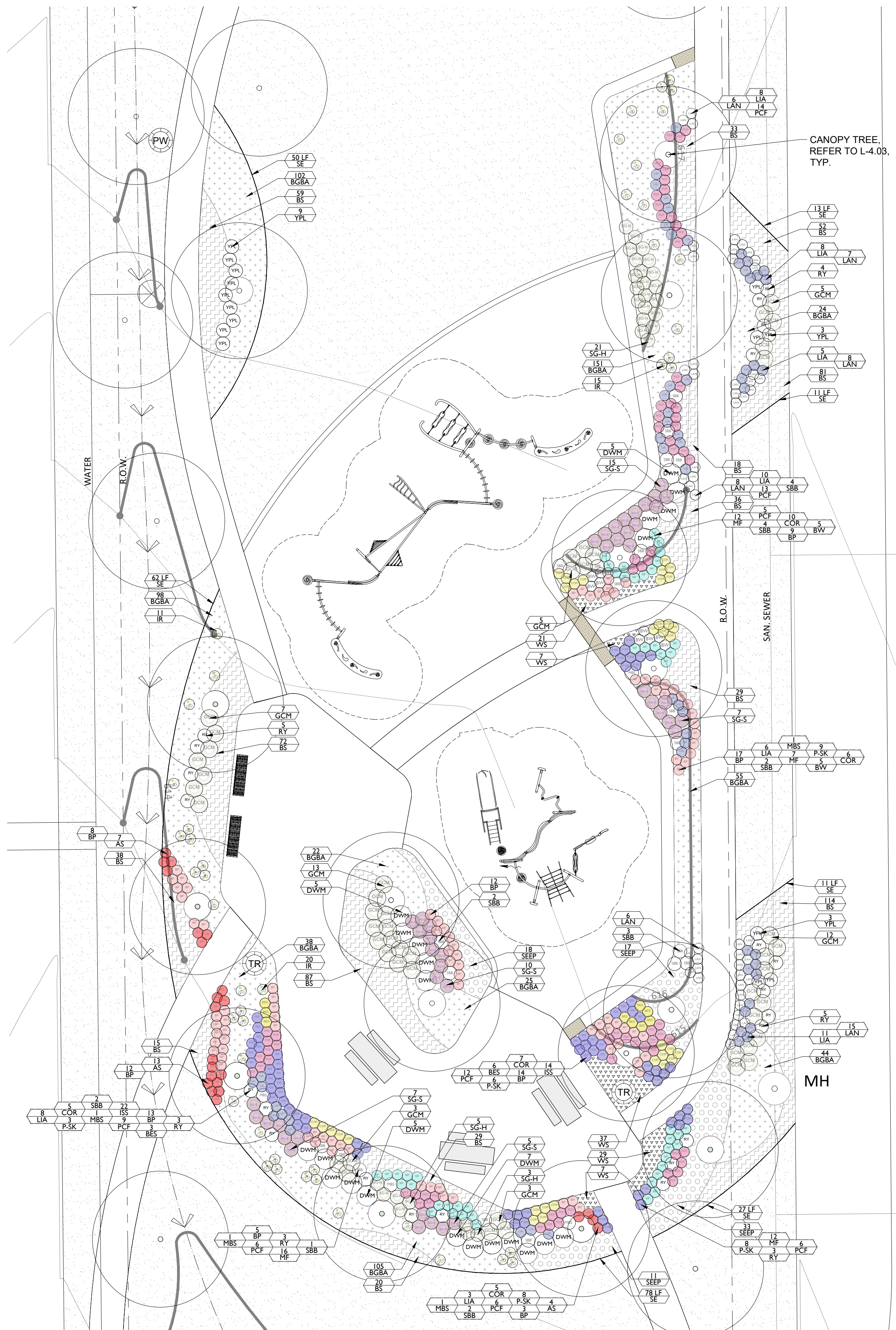
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project number 210002

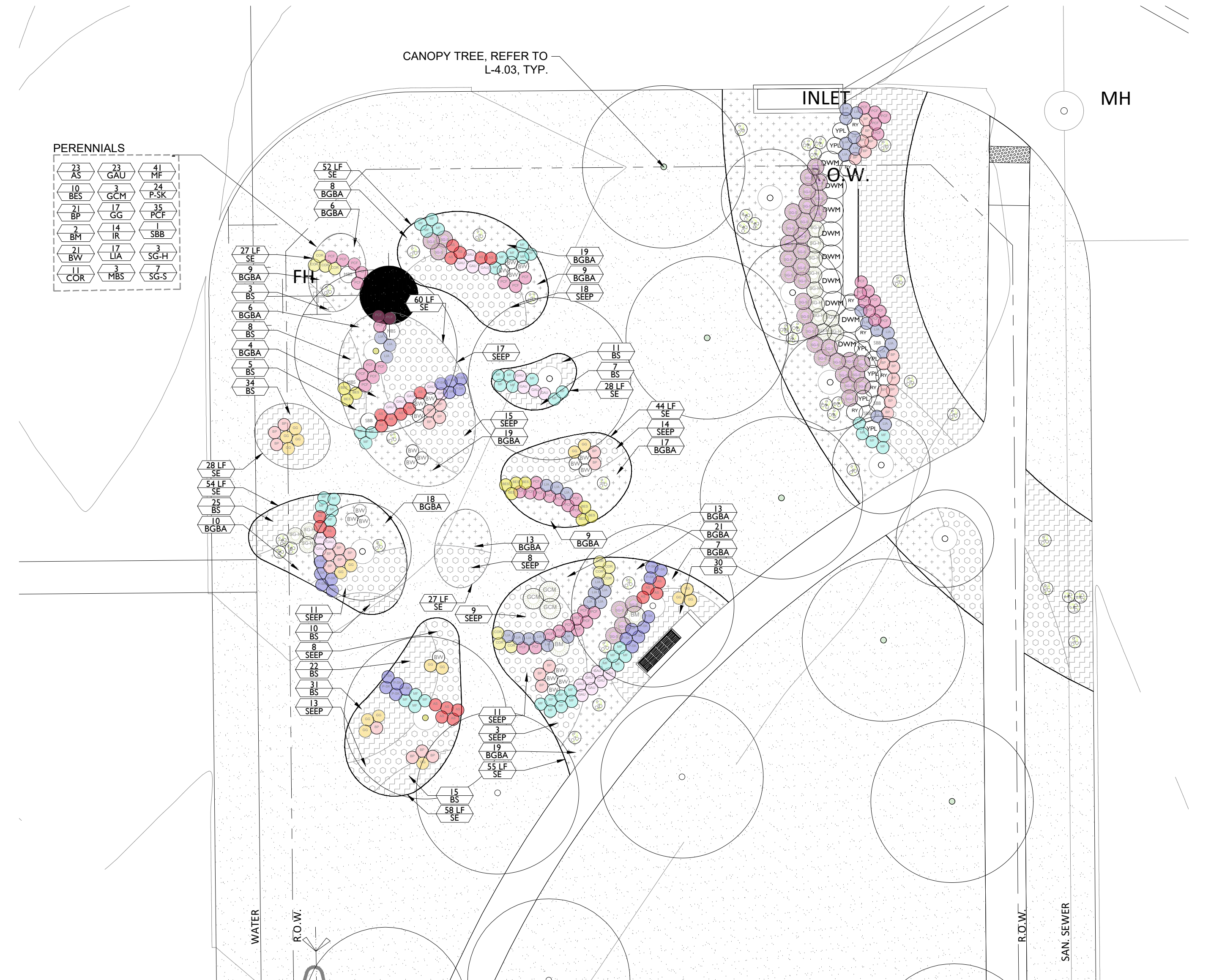
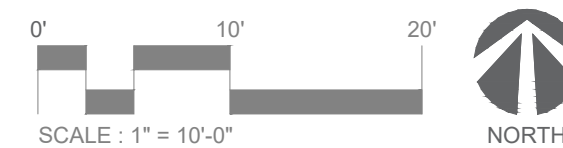
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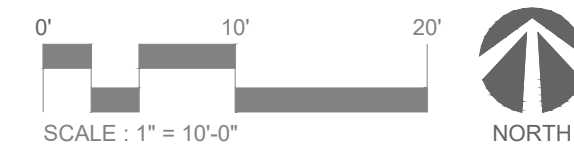
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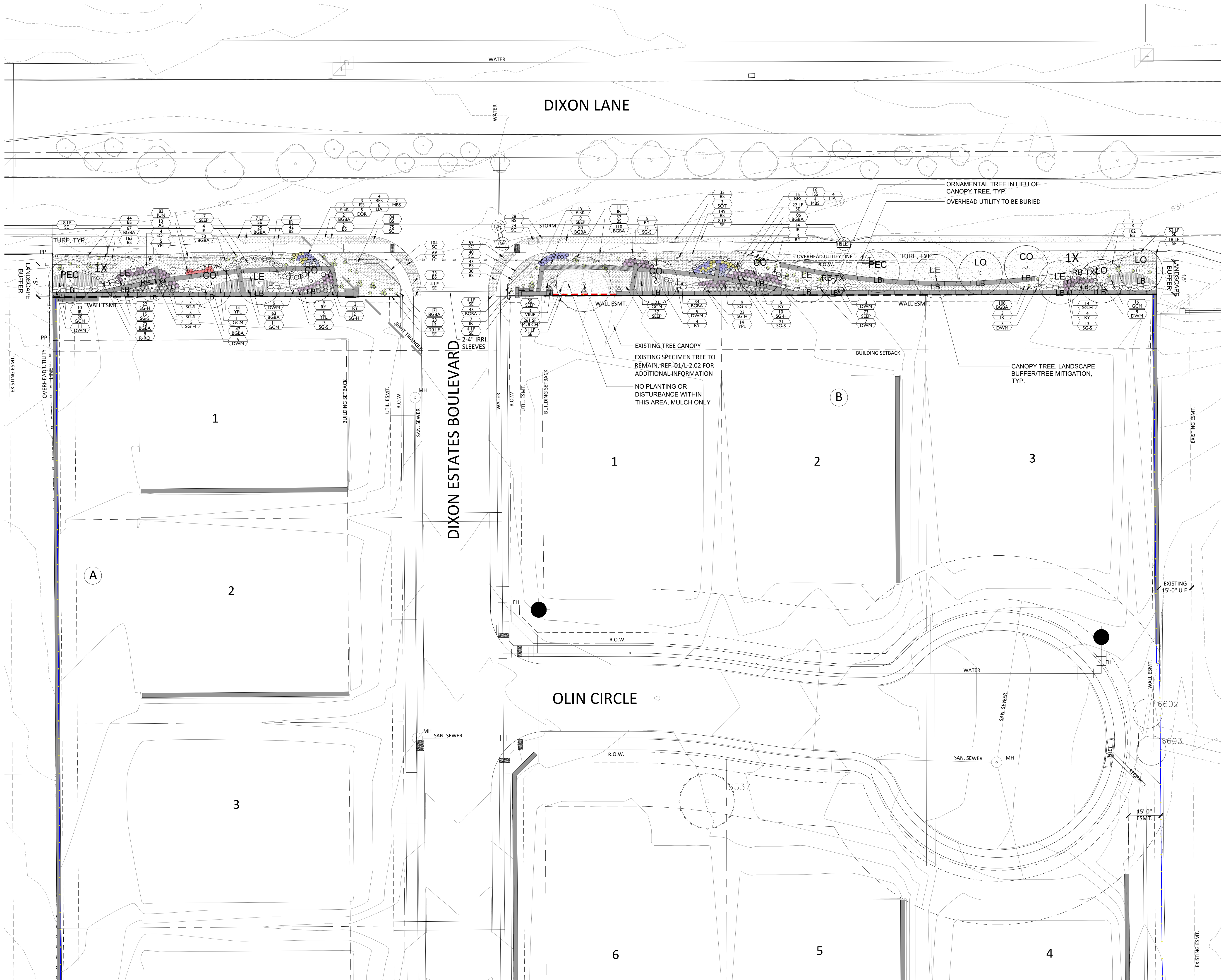
A LANDSCAPE ENLARGEMENT



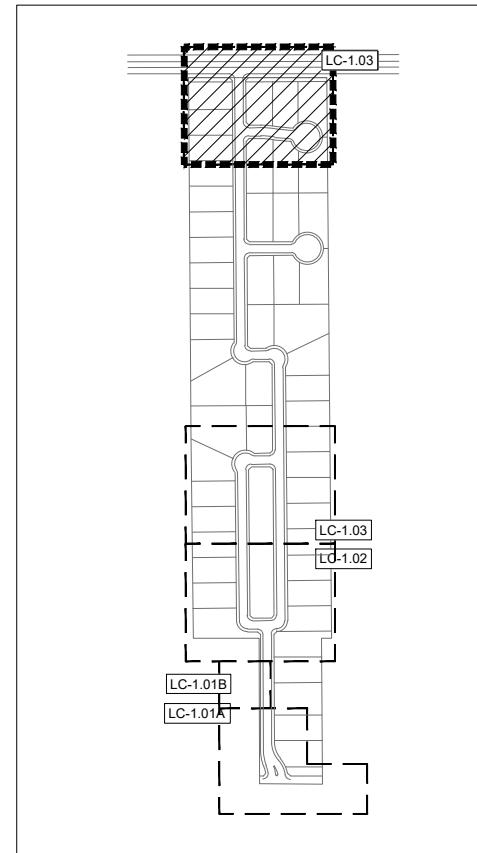
B LANDSCAPE ENLARGEMENT



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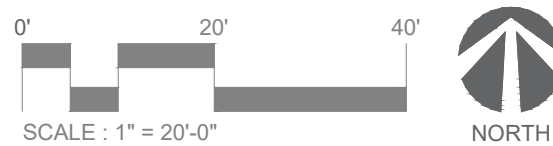


KEYMAP



LEGEND

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MITIGATION SUMMARY							
A	B	C	D	E	F	G	H
Required Mitigation (inches)	Preservation Credits	Preservation Credits (B X 3 inches)	Total Mitigation Inches Required (A-C)	Total Mitigation Provided (Inches)	Total Mitigation Provided	Excess / Shortage (D-E)	Escrow Fee
793	17	51	744	168	56 3" Caliper Mitigation Trees 56 Trees X 3" = 168 Inches	576 Inch deficit	576 inches X \$125 \$72,000

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

LANDSCAPE TABULATION CHART				
Street Buffer Landscape				
Street	Required	Provided		
Dixon Lane	15' Buffer	15' Buffer		
Waketon Road	15' Buffer	30' Buffer		
Street Buffer Trees				
Street	Linear Frontage	Standard	Required	Provided
Dixon Lane	508 LF	1 per 30 LF	17 Canopy Trees	15 - 3" Caliper Canopy Trees 3 - Ornamental Trees (in lieu of 1 - 3" Canopy Tree) 1 - Preserved Protected Trees Tree #'s 6516
Waketon Road	232 LF	1 per 30 LF	8 Canopy Trees	4 - 3" Caliper Canopy Trees 4 - Preserved Protected Trees Tree #'s 6632, 6633, 6634, 6635



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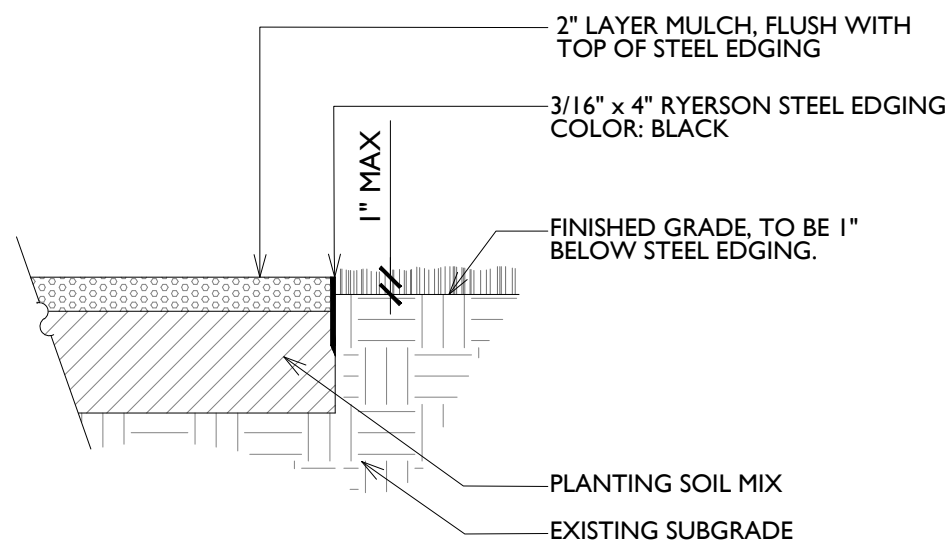
PLANTING SCHEDULE

DIXON TRACT

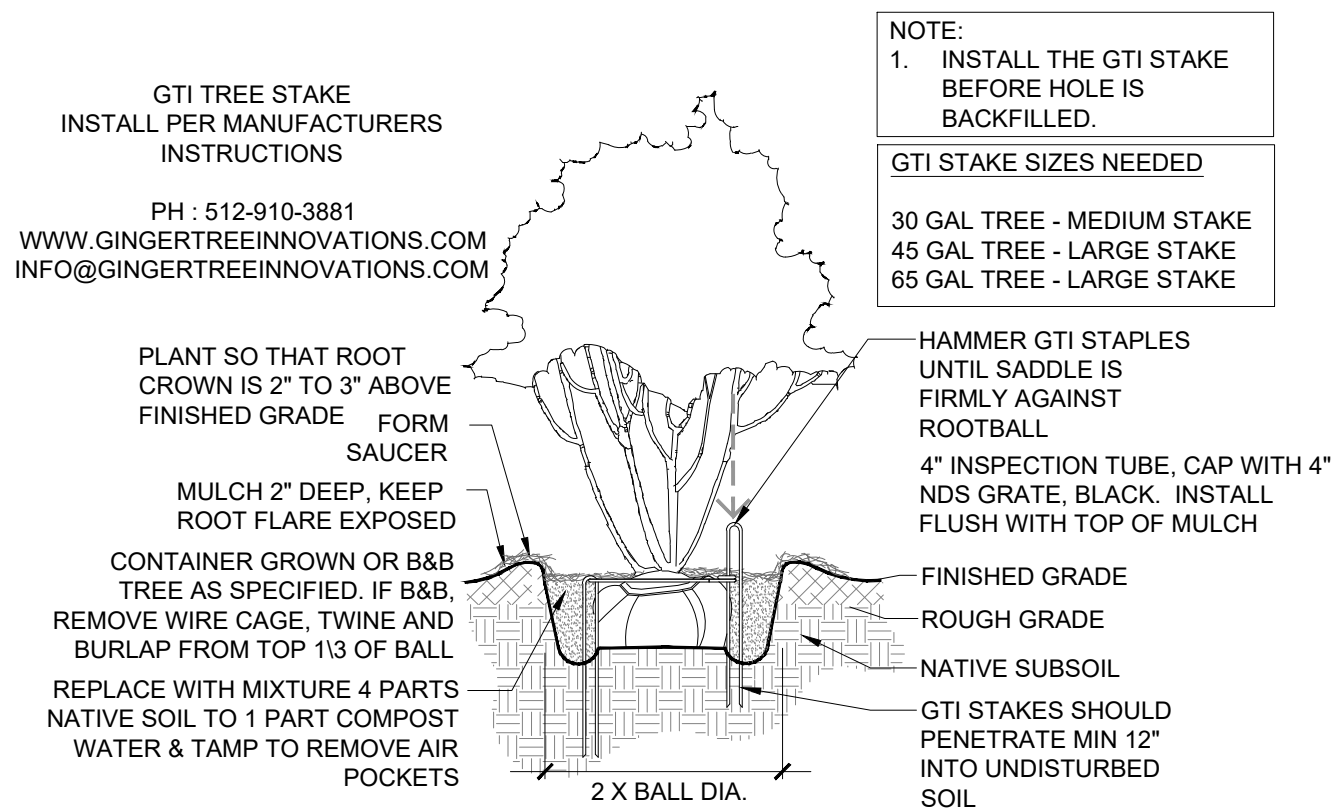
	QTY	Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	LB	MT
CANOPY TREES										
BO	2	Quercus marcoparpa / Bur Oak		4"	5'-6"	5'-6"			0	2
CAN	5	Quercus canbyi/ Canby Oak		4"	5'-6"	5'-6"			2	3
CE	5	Ulmus crassifolia / Cedar Elm		4"	5'-6"	5'-6"			1	4
CO	5	Quercus muehlenbergii/ Chinquapin Oak		4"	5'-6"	5'-6"			5	0
LE	5	Ulmus parvifolia / Lacebark Elm		4"	5'-6"	5'-6"			5	0
LO	3	Quercus Virginiana/ Live Oak		4"	5'-6"	5'-6"			3	0
PE	6	Carya illinoensis/ Native Pecan		4"	5'-6"	5'-6"			2	4
SH	4	Quercus shumardi / Shumard Oak		4"	5'-6"	5'-6"			0	4
TRO	1	Quercus texana / Texas Red Oak		4"	5'-6"	5'-6"			1	0
TOTAL:	36								19	17
TRANSPLANT TREES										
TP	3	Transplant Tree - Canopy Tree						Existing non-protected and protected trees: 6582, 6597, and 6521		
CM-TP	6	Transplant Tree - Ornamental Tree						Existing non-protected crepemyrtle trees: 6589, 6593, 6594, 6595, 6596, and 6588		
TOTAL:	9									
ORNAMENTAL TREES										
RB-TX	3	Cercis canadensis var. texensis 'Oklahoma'/ Texas Redbud 'Oklahoma'	45 gal		8'-9'	4.5'		MULTI, 4 -5 CANES, .75" CAL. MIN. EA CANE	3	
VC	1	Vitex agnus-castus/ Vitex 'Abbeville Blue'	30 gal		8'-9'	6'-7'		MULTI, 4 -5 CANES, .75" CAL. MIN. EA CANE		
subtotal									3	0
SHRUBS										
DWM	58	Myrica pusilla /Dwarf Southern Wax Myrtle	3 gal		24"	16"	36" O.C.	FULL		
NRS	5	Ilex X. 'Nellie R. Stevens/ Nellie R. Stevens Holly	7 gal		36"	24"	PER PLAN	FULL		
RY	45	Hesperaloe parviflora / Red Yucca	3 gal		16"	16"	24" O.C.			
SOT	17	Dasyliiron texanum/ Texas Sotol	3 gal				PER PLAN			
TS	68	Leucophyllum frutescens 'Green Cloud'/ Green Cloud Texas Sage	3 gal		20"	12"	36" O.C.	FULL		
YPL	49	Yucca pallida / Pale Leaf Yucca	3 gal		14"-16"	14"-16"	24" O.C.			
ORNAMENTAL GRASSES										
BGBA	2,040	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	1 gal				18" O.C.			
BM	8	Muhlenbergia lindheimeri / Big Muhly	1 gal				36" O.C.			
GCM	117	Muhlenbergia capillaris / Gulf Coast Muhly	1 gal				30" O.C.			
SEEP	378	Muhlenbergia reverchonii/ Seep Muhly	1 gal				24" O.C.			
SG-H	154	Panicum virgatum 'Heavy Metal'/ Heavy Metal Switchgrass	1 gal				30" O.C.			
SG-S	147	Panicum virgatum 'Shenandoah' / Shenandoah Switchgrass	1 gal				30" O.C.			
VINE										
VINE	3	Campsis radicans / Trumpet Vine	1 gal				PER PLAN			
PERENNIALS										
AS	21	Salvia greggii 'Red'/Red Autumn Sage	1 gal				18" O.C.			
BES	31	Rudbeckia fulgida 'Goldsturm'/ Black eyed Susan	1 gal				18" O.C.			
COR	5	Coreopsis / Coreopsis Early Sunrise	1 gal				18" O.C.			
GG	9	Packera obovata/ Golden Groundsel	1 gal				18" O.C.			
IR	107	Iris	4" pot				PER PLAN	Iris preserved from site, to be provided by landscape architect		
ISS	41	Salvia x 'Indigo Spires'/ Indigo Spires Salvia	1 gal				18" O.C.			
LIA	22	Liatris spicata/ Liatris	1 gal				18" O.C.			
MBS	6	Salvia leucantha/Mexican Bush Sage	1 gal				24" O.C.			
P-SK	26	Scutellaria wrightii / Purple Skullcap	1 gal				18" O.C.			
R-RO	37	Pavonia lasiopetala / Texas Rock Rose	1 gal				18" O.C.			
GROUNDCOVERS										
BS	1,754	Carex divulsa / Berkley Sedge	1 gal				15" O.C.			
JUN	114	Juniperus horizontalis / Blue Rug Juniper	1 gal				12" O.C.			
WS	74	Stemodia lanata / Woody Stemodia	1 gal				12" O.C.			
SC	611	Seasonal Color	4"				12" O.C.			
SEED/SOD										
	19,898 SF	Common Bermuda Sod								
MISC.										
SE	513 LF	Steel Edge						MATCH EXISTING		
MULCH	261 SF	Mulch						No bed prep		

PENNY PARK

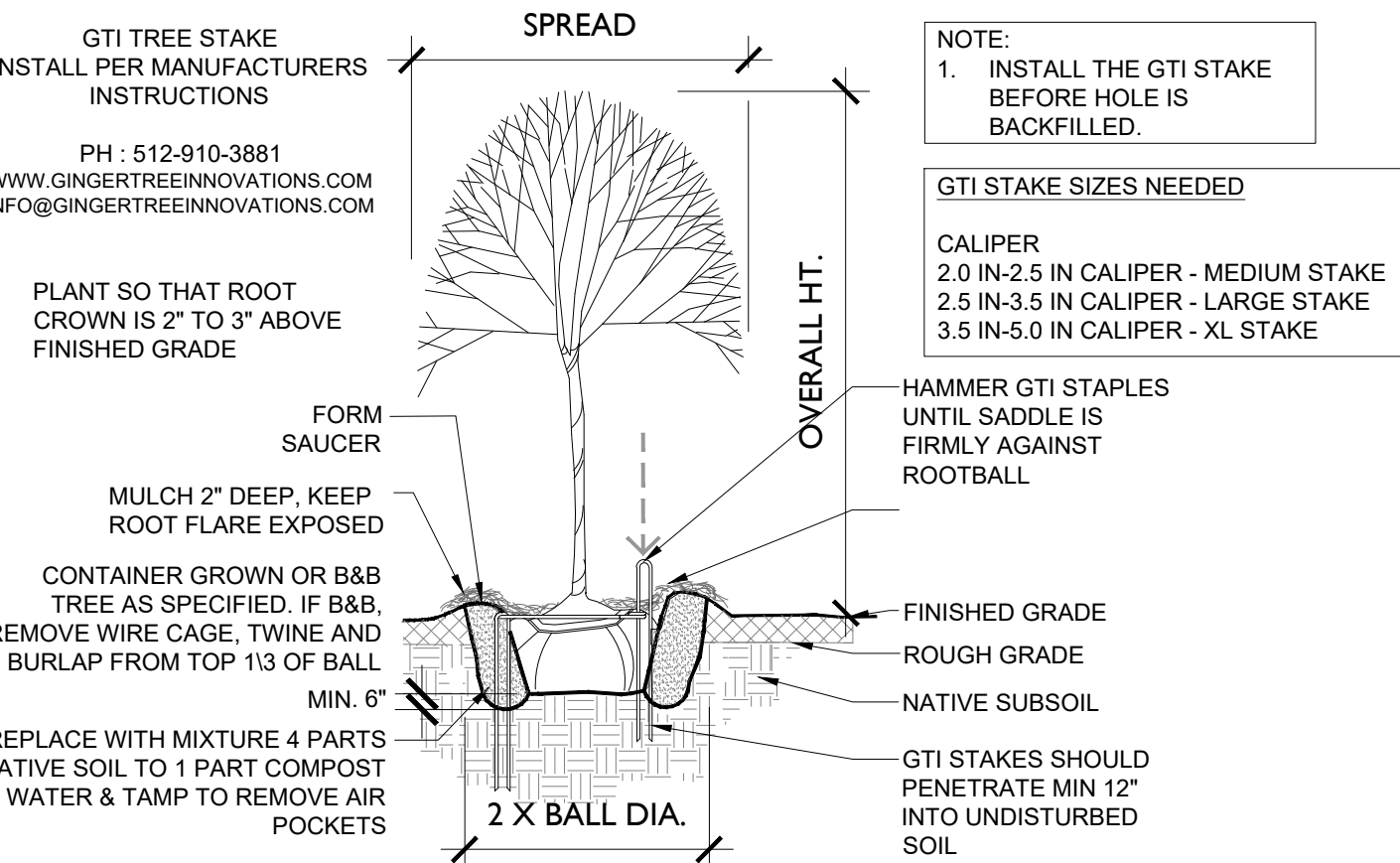
	QTY	Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	LB	MT
CANOPY TREES										
BO	2	Quercus marcoparpa / Bur Oak		4"	5'-6"	5'-6"			0	2
CAN	13	Quercus canbyi/ Canby Oak		4"	5'-6"	5'-6"			0	13
CE	11	Ulmus crassifolia / Cedar Elm		4"	5'-6"	5'-6"			0	11
PE	1	Carya illinoensis/ Native Pecan		4"	5'-6"	5'-6"			0	1
TRO	5	Quercus texana / Texas Red Oak		4"	5'-6"	5'-6"			0	5
WO	7	Quercus nigra / Water Oak		4"	5'-6"	5'-6"			0	7
TOTAL:	39								0	39
TRANSPLANT TREES										
TP	3	Transplant Tree - Canopy Tree						Existing non-protected and protected trees: 6582, 6597, and 6521		
CM-TP	6	Transplant Tree - Ornamental Tree						Existing non-protected crepemyrtle trees: 6589, 6593, 6594, 6595, 6596, and 6588		
TOTAL:	9									
SHRUBS										
DWM	31	Myrica pusilla /Dwarf Southern Wax Myrtle	3 gal		24"	16"	36" O.C.	FULL		
RY	64	Hesperaloe parviflora / Red Yucca	3 gal		16"	16"	24" O.C.			
SOT	4	Dasyliiron texanum/ Texas Sotol	3 gal				PER PLAN			
YPL	28	Yucca pallida / Pale Leaf Yucca	3 gal		14"-16"	14"-16"	24" O.C.			
ORNAMENTAL GRASSES										
BGBA	1,590	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	1 gal				18" O.C.			
BM	2	Muhlenbergia lindheimeri / Big Muhly	1 gal				36" O.C.			
GCM	93	Muhlenbergia capillaris / Gulf Coast Muhly	1 gal				30" O.C.			
SEEP	351	Muhlenbergia reverchonii/ Seep Muhly	1 gal				24" O.C.			
SG-H	125	Panicum virgatum 'Heavy Metal'/ Heavy Metal Switchgrass	1 gal				30" O.C.			
SG-S	82	Panicum virgatum 'Shenandoah' / Shenandoah Switchgrass	1 gal				30" O.C.			
PERENNIALS										
AS	131	Salvia greggii 'Red'/Red Autumn Sage	1 gal				18" O.C.			
BES	19	Rudbeckia fulgida 'Goldsturm'/ Black eyed Susan	1 gal				18" O.C.			
BP	128	Penstemon tenuis/ Brazos Penstemon	1 gal				18" O.C.			
BW	31	Asclepias tuberosa/ Butterfly Weed	1 gal				12" O.C.			
COR	44	Coreopsis / Coreopsis Early Sunrise	1 gal				18" O.C.			
GAU	23	Guara lindheimeri 'Belleza Dark Pink' / Belleza Dark Pink Guara	1 gal				18" O.C.			
GG	17	Packera obovata/ Golden Groundsel	1 gal				18" O.C.			
IR	95	Iris	4" pot				PER PLAN	Iris preserved from site, to be provided by landscape architect		
ISS	55	Salvia x 'Indigo Spires'/ Indigo Spires Salvia	1 gal				18" O.C.			
LAN	50	Lantana urticoides / Texas Lantana	1 gal				12" O.C.			
LIA	91	Liatris spicata/ Liatris	1 gal				18" O.C.			
MBS	7	Salvia leucantha/Mexican Bush Sage	1 gal				24" O.C.			
MF	179	Conodinium greggii / Gregg's Mistflower	1 gal				18" O.C.			
PCF	120	Echinacea purpurea / Purple Coneflower	1 gal				18" O.C.			
P-SK	67	Scutellaria wrightii / Purple Skullcap	1 gal				18" O.C.			
SBB	24	Salvia guaranitica 'Black & Blue' / Black and Blue Salvia	1 gal				PER PLAN			
GROUNDCOVERS										
BS	1,527	Carex divulsa / Berkley Sedge	1 gal				15" O.C.			
WS	101	Stemodia lanata / Woody Stemodia	1 gal				12" O.C.			
SEED/SOD										
	24,198 SF	Common Bermuda Sod								
MISC.										
SE	905 LF	Steel Edge						MATCH EXISTING		



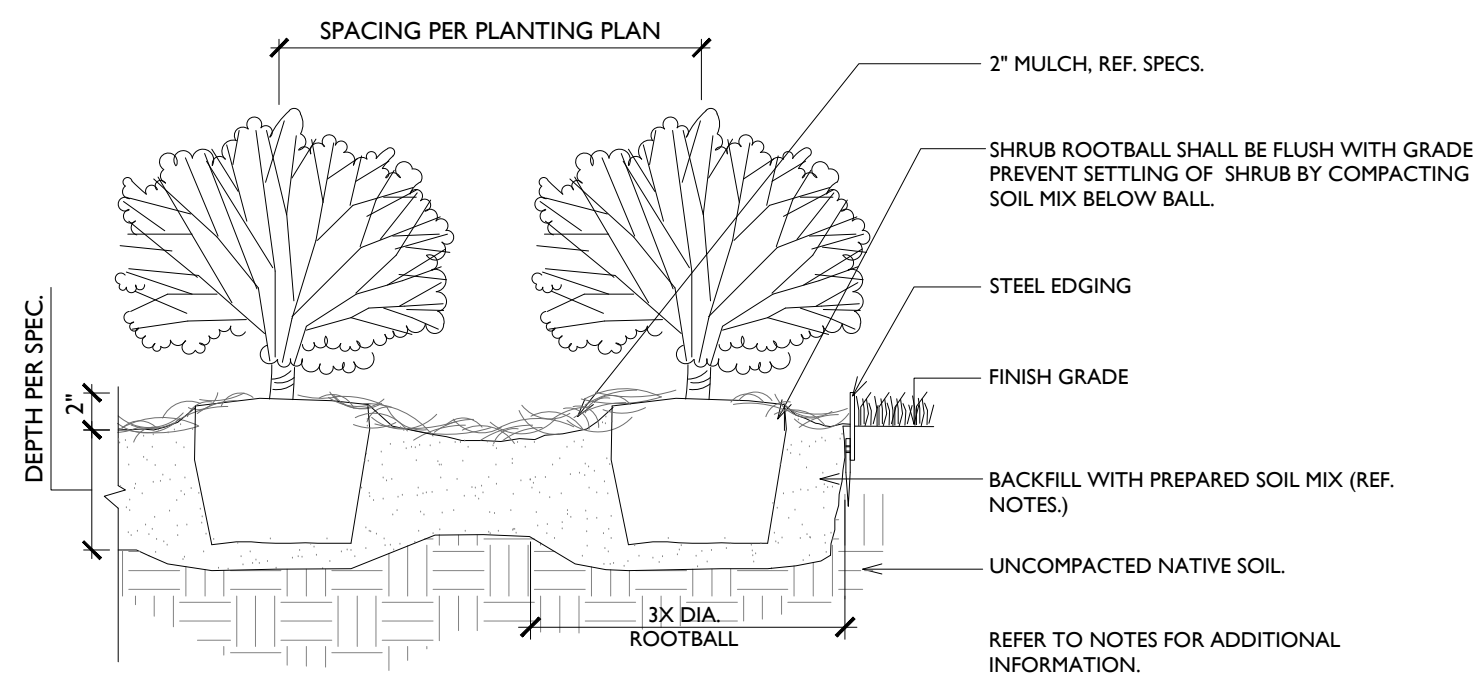
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N.T.S.



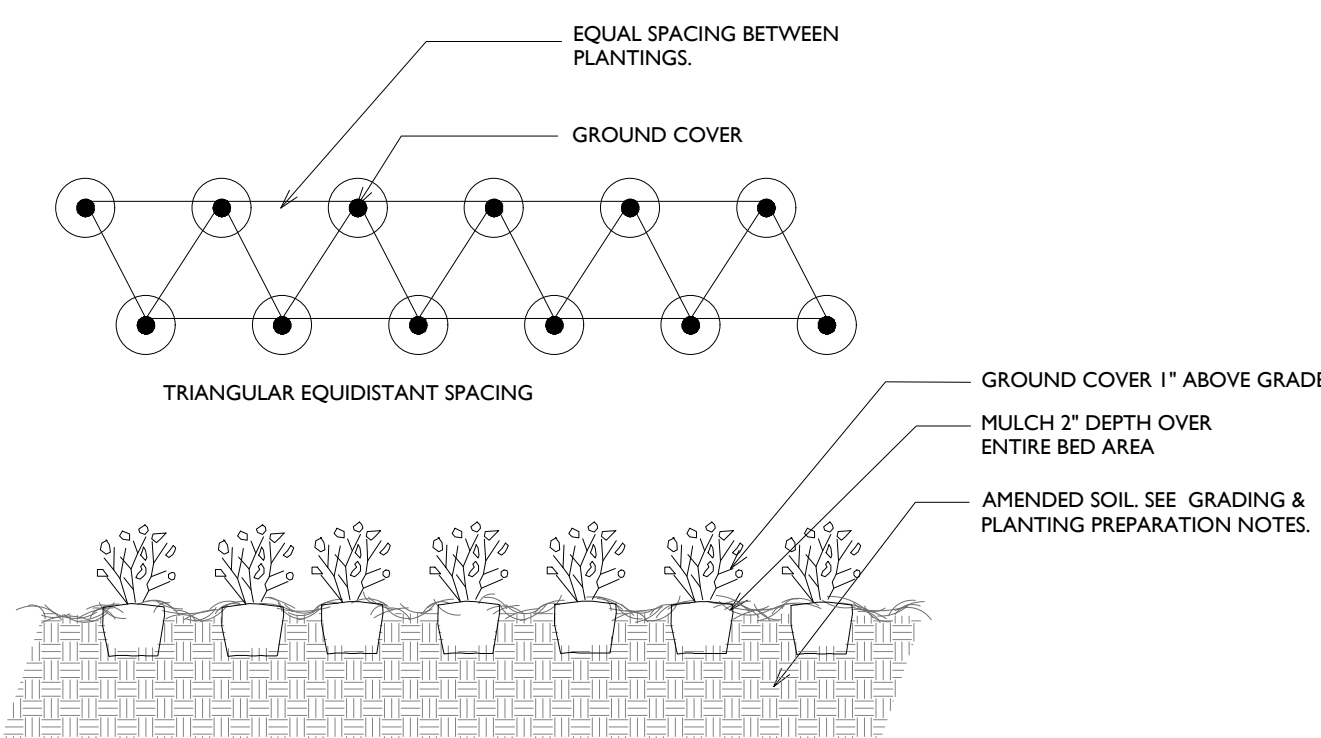
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N.T.S.



03 CANOPY TREE PLANTING
N.T.S.



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



01 GROUNDCOVER PLANTING
N.T.S.



INSTRUMENT NO. 2013-122104
O.P.R.D.C.T.

MATCH TO IR-1.01B

MAKAYA, LLC
INSTRUMENT NO. 2013-122104
O.P.R.D.C.T.

MATCH TO L-3.02

MAKAYA, LLC
INSTRUMENT NO. 2013-122104
O.P.R.D.C.T.

AKAYA, LLC
INSTRUMENT NO. 2013-122104
O.P.R.D.C.T.

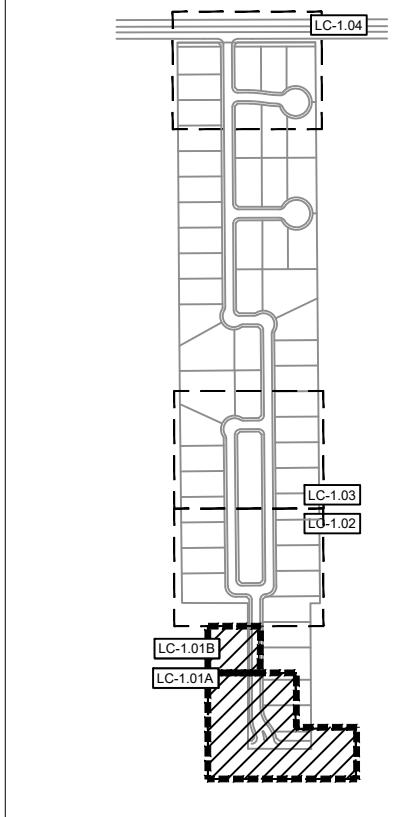
MATCH TO IR-1.01A

B IRRIGATION

SCALE: 1" = 20'-0"



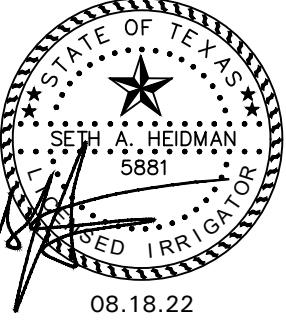
KEYMAP



green
door
studio

landscape architecture

PO Box 38415
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972.855.8705



client
Toll Dallas TX LLC
Mike Boswell
2555 SW Grapevine Parkway,
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SETH HEIDMAN
IRRIGATION DESIGN & CONSULTING, LLC
1001 W. PARKWAY #100 DALLAS, TEXAS 75241 TEL 972.855.8705

DIXON ESTATES
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
LANDSCAPE / SCREENING PLAN

issue
11.03.2021 City Submittal
06.20.2022 Response To Comments
08.18.2022

revisions
△

title

Irrigation Plan

project number 210002

date 06/10/2022

sheet

IR-1.01

A IRRIGATION

SCALE: 1" = 20'-0"

01-10
1" DV
5.80

01-9
1" V
15.0

01-8
1" DV
5.10

01-7
1" V
13.0

01-6
1" V
13.0

01-5
1" V
9.5

1" TAP & SERVICE, IMPACT
FEES, & METER BOX BY GC
1" WATER METER BY GC
1" ISOLATION VALVE BY LIC
1" REDUCED PRESSURE ZONE
ASSEMBLY BY LIC
1-1/2" MASTER VALVE BY LIC

01-4
1" V
14.0

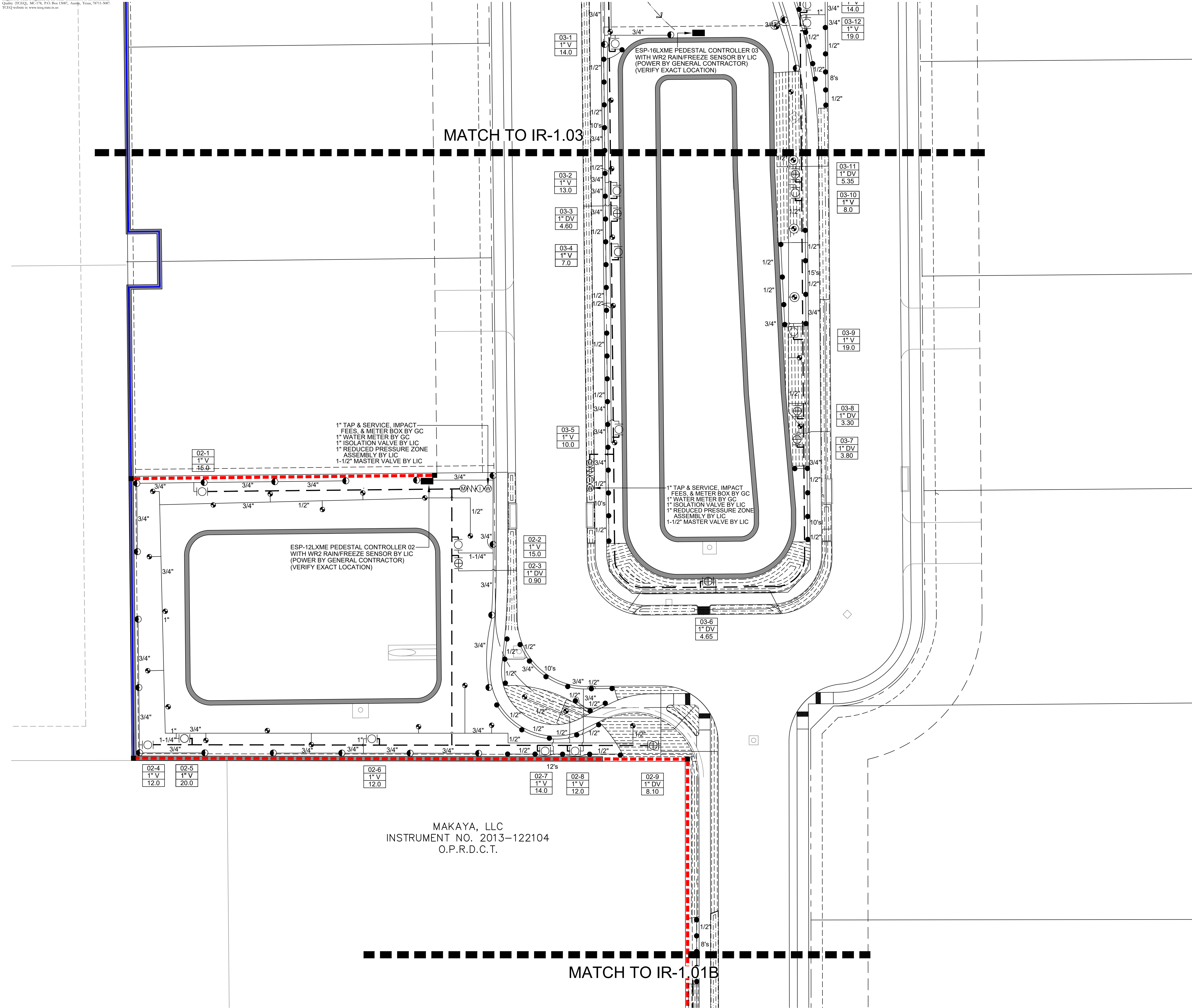
01-3
1" DV
9.00

01-2
1" DV
3.20

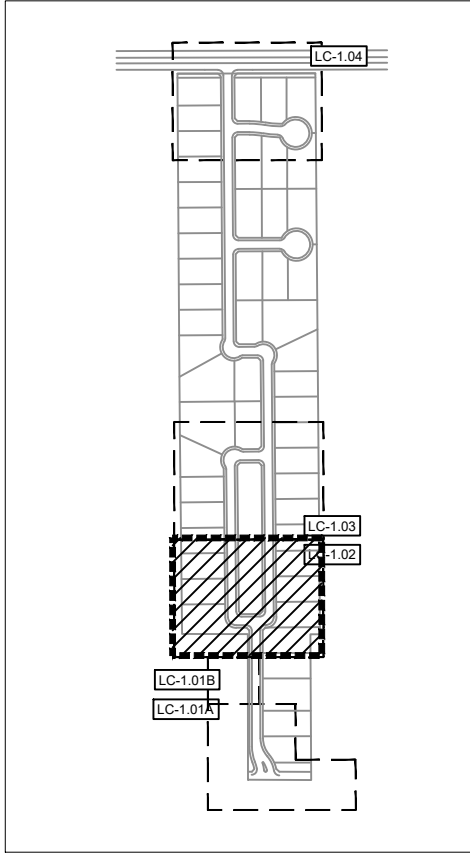
01-1
1" V
21.0



Integration in Texas is regulated by the Texas Commission of Environmental Quality (TCEQ), 6001 TR, P.O. Box 13067, Austin, Texas, 78711-3067. TCEQ website is: www.tceq.texas.gov

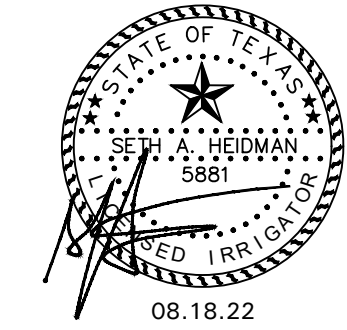


KEYMAP



landscape architecture

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DIXON ESTATES
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
LANDSCAPE / SCREENING PLAN

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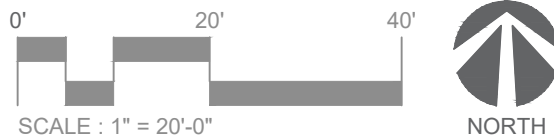
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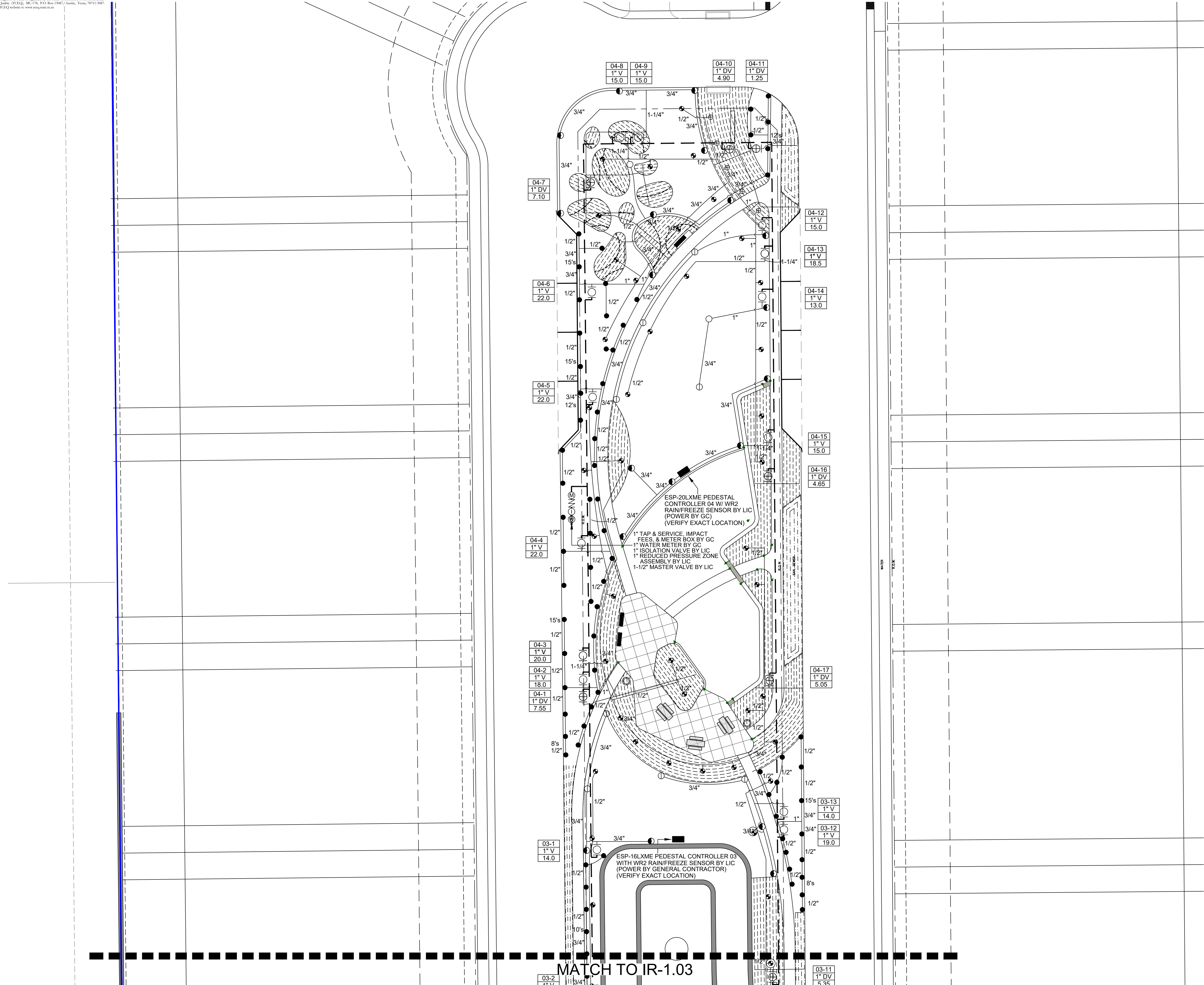
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date 06/10/2022

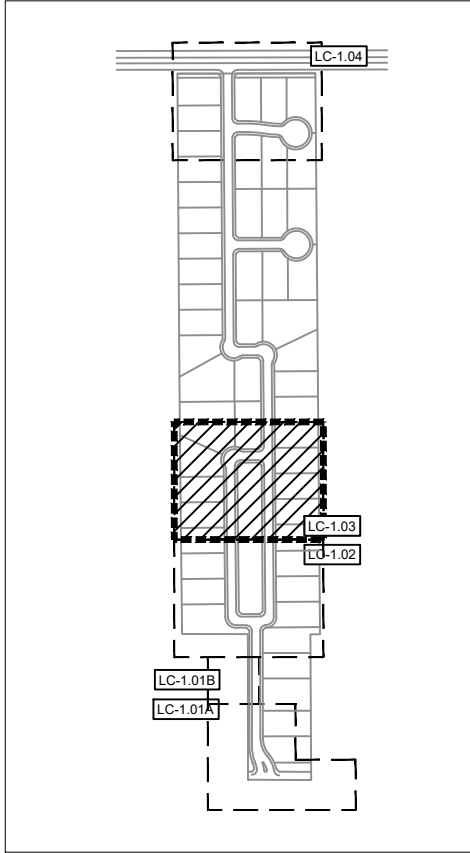
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IR-1.02





KEYMAP



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DIXON ESTATES
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
IRRIGATION PLAN

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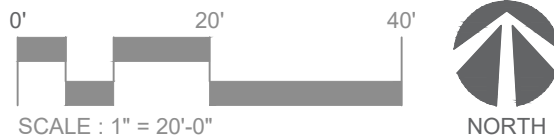
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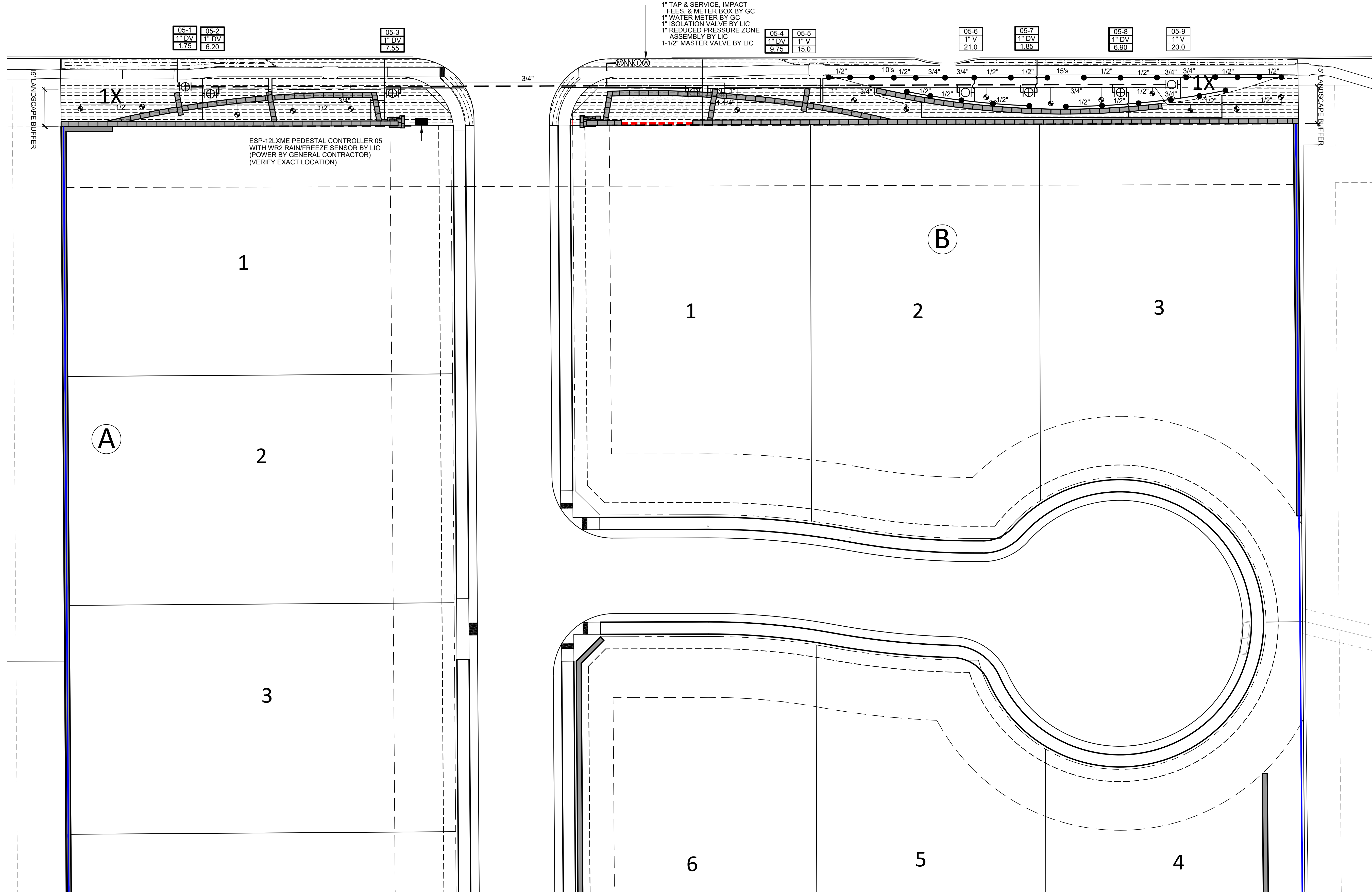
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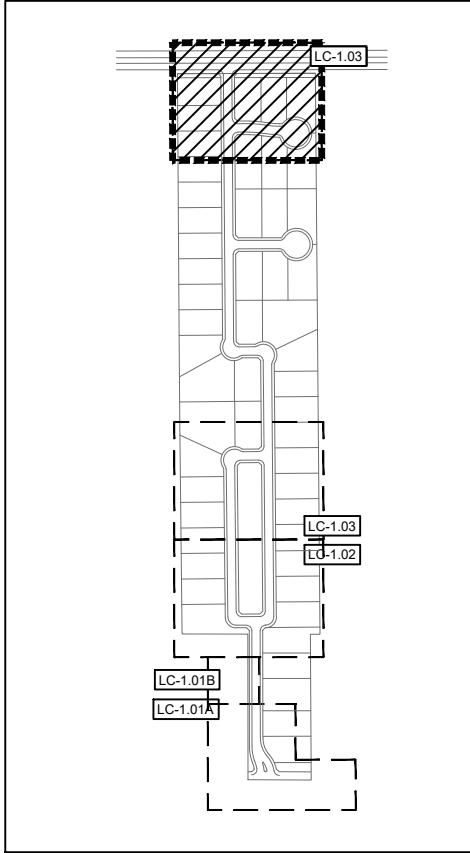
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IR-1.03



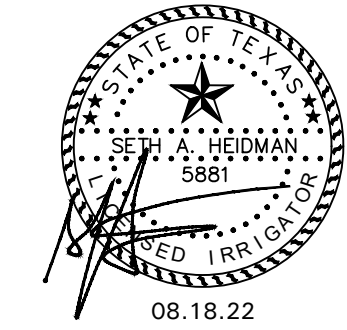


KEYMAP



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DIXON ESTATES
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DENTON COUNTY, TX
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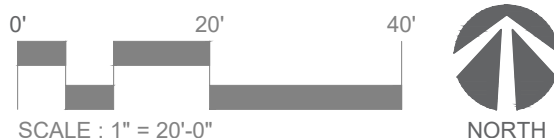
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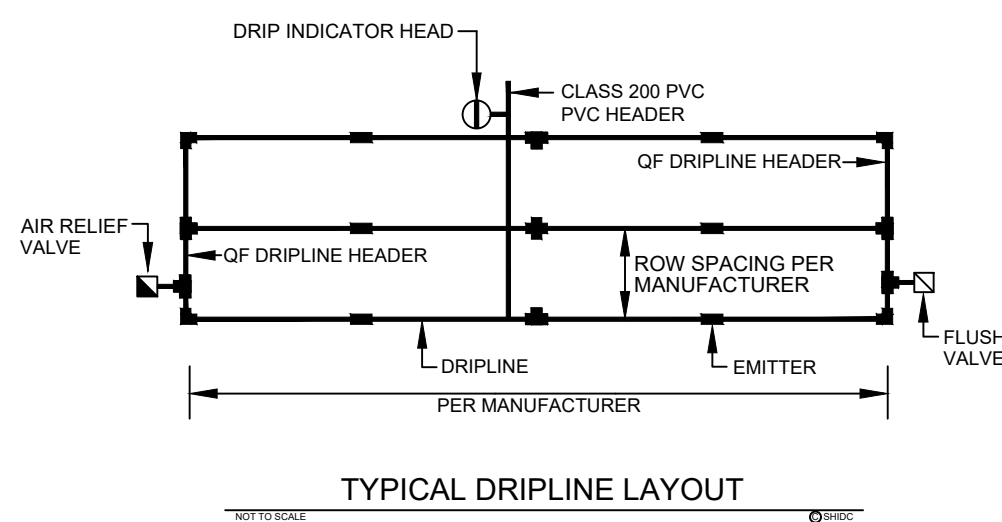
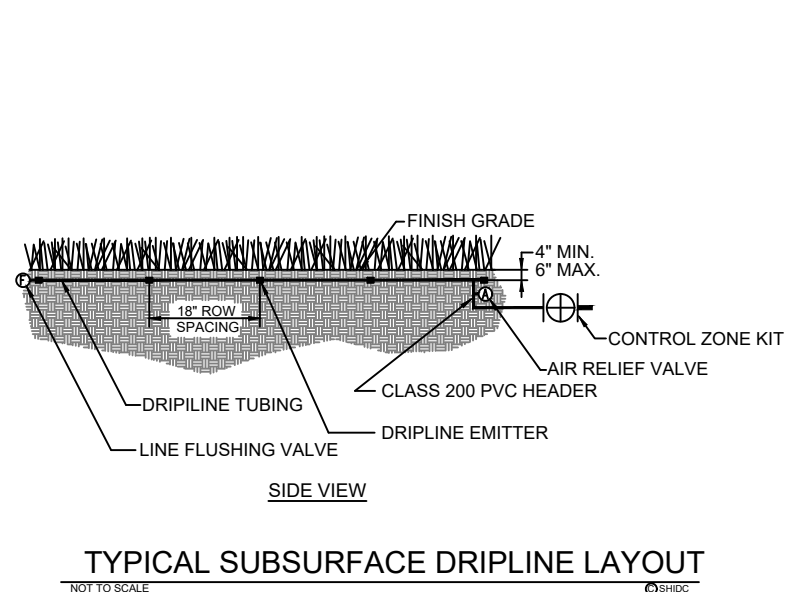
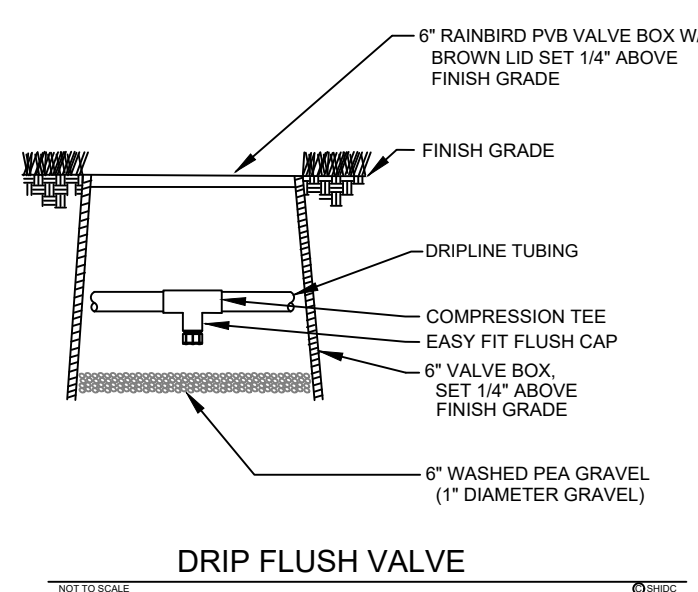
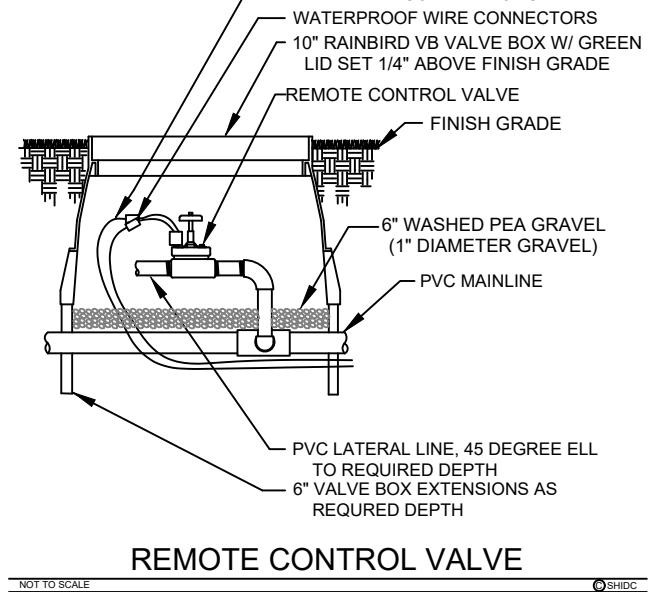
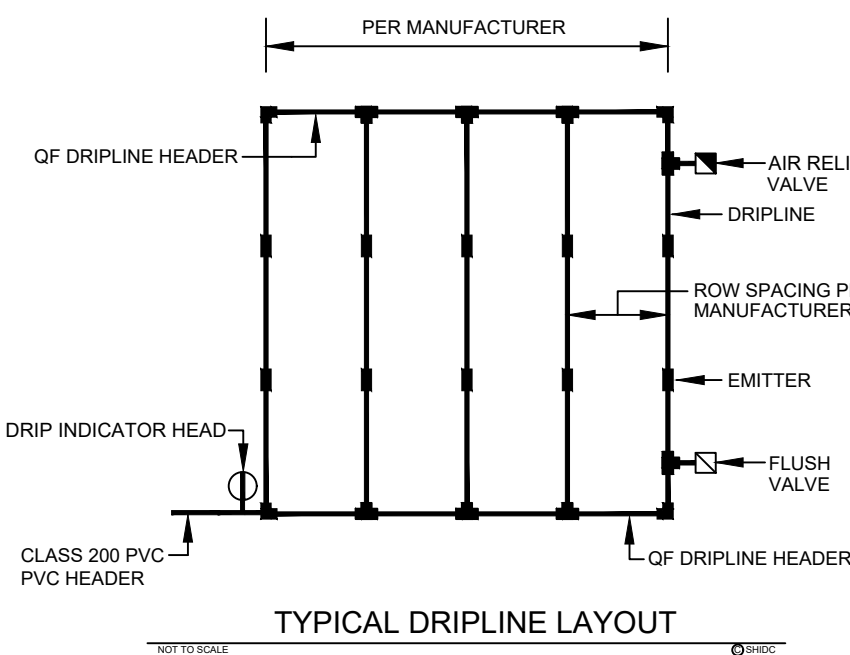
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date 06/10/2022

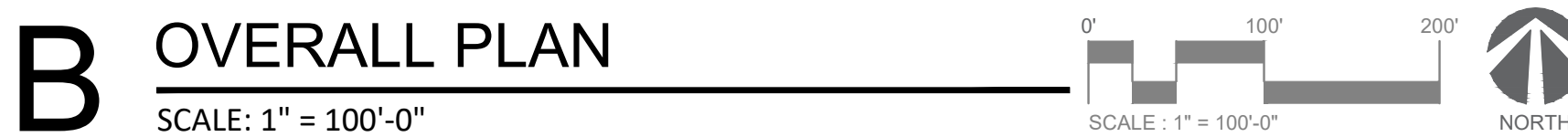
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IR-1.04





- NOTES:**
1. ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-DBY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
 2. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
 3. PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
 4. LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-68 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
 5. SIZE PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE CHART.
 6. CONNECT LAWN SPRAY, TREE BUBBLER, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH RAINBIRD 1/2" SPX SWING PIPE. CONNECT ROTARY HEADS TO LATERAL PIPE WITH LASCO #7722 SERIES "UNITIZED", O-RING SWING JOINTS.
 7. INSTALL QUICK COUPLING VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH RAINBIRD VB VALVE BOX. CONNECT QUICK COUPLERS TO MAINLINE PIPE WITH LASCO #7722-212 "UNITIZED", O-RING SWING JOINT. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BIBB EACH. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LID READS "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH. INSTALL EVERY 200'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
 8. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITHIN FIVE (5') FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
 9. INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH RAINBIRD VB VALVE BOXES.
 10. INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.
 11. ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90 DEGREE RADIUS SPRAY. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
 12. DESIGN PRESSURE IS 61.0 PSI. STATIC PRESSURE IS 70 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED.
 13. MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
 14. INSTALL REMOTE CONTROL DRIP ZONE KITS IN TWELVE BY SEVENTEEN (12"x17") INCH RAINBIRD VB VALVE BOX.
 15. INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PER SECOND IN DRILLING.
 16. PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, OF DRIPLINE HEADERS, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE DRIP SYSTEM. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT XF BARBED INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL RAINBIRD OPERATION INDICATOR FOR EACH DRIP ZONE.
 17. AIR RELIEF VALVE TO BE RAINBIRD AR VALVE KIT INSTALLED IN A SIX-INCH (6") RAINBIRD VB VALVE BOX WITH 6" OF GRAVEL SUMP. FLUSH VALVES TO BE AUTOMATIC FLUSH VALVE INSTALLED IN A SIX-INCH (6") RAINBIRD VB VALVE BOX WITH 6" OF GRAVEL SUMP. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
 18. ALL XFS CV DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MIN. OF 14" AND MAX. OF 20" ROW SPACING UNLESS INSTRUCTED OTHERWISE. VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
 19. DO NOT INSTALL ANY MAINLINES, VALVES, OR CONTROL WIRES WITHIN THE R.O.W. UNLESS CITY APPROVED.
 20. PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
 21. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
 22. A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED PER CITY OF FLOWER MOUND REQUIREMENTS.



(A) TOTAL # OF PROTECTED SPECIMEN TREES ON SITE: 16
TOTAL # OF PROTECTED TREES ON SITE: 45

(B) TOTAL NUMBER OF PROTECTED SPECIMEN TREES REMOVED: 13

(C) TOTAL NUMBER OF PROTECTED TREES REMOVED: 31 ($x3 = 93$)

(D) CREDITS FOR PROTECTED TREES TO REMAIN: $17(x3 = 51)^*$

(E) TOTAL MITIGATION REQUIRED FOR REMOVED SPECIMEN TREES: 700¹
 $F - A = 700^*$
total mitigation required for removed specimen trees rounded to the nearest tree: 702²

(F) TOTAL MITIGATION REQUIRED: (C) $93^* + (F-A)$ 702² - (D) $51^* = 744^*$

*Ref. Sheet L-5.01 for Tree Mitigation Summary

NOTES:

TREES 6 INCHES AND GREATER AT HEIGHT SPECIFIED BY TOWN OF
FLOWER MOUND ORDINANCE WERE TAGGED.

ALL TREES SHOWN TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. STORAGE OF MATERIALS OR EQUIPMENT, CLEARING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE ADVERSE AFFECT ON THE EXISTING OR FUTURE PLANTING ARE PROHIBITED.

ALL DECLINING, HAZARDOUS, AND TREES IN POOR HEALTH ARE TO BE REMOVED. CONTRACTOR TO REVIEW TREES WITH ARBORIST PRIOR TO REMOVAL.

NO WORK MAY COMMENCE PRIOR TO THE INSTALLATION AND INSPECTION OF TREE PROTECTION. INSPECTION TO BE PERFORMED BY THE TOWN OF FLOWER MOUND'S ENVIRONMENTAL SERVICES DEPT.

ALL TREE CANOPY AREAS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE.

A CASH IN LIEU OF VALUE OF \$93,000 WILL BE PAID. WILL BE REMITTED AT OR PRIOR TO THE PRE-CON MEETING.

DIXON ESTATES
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue
4/27/2023 City Submittal

revisions

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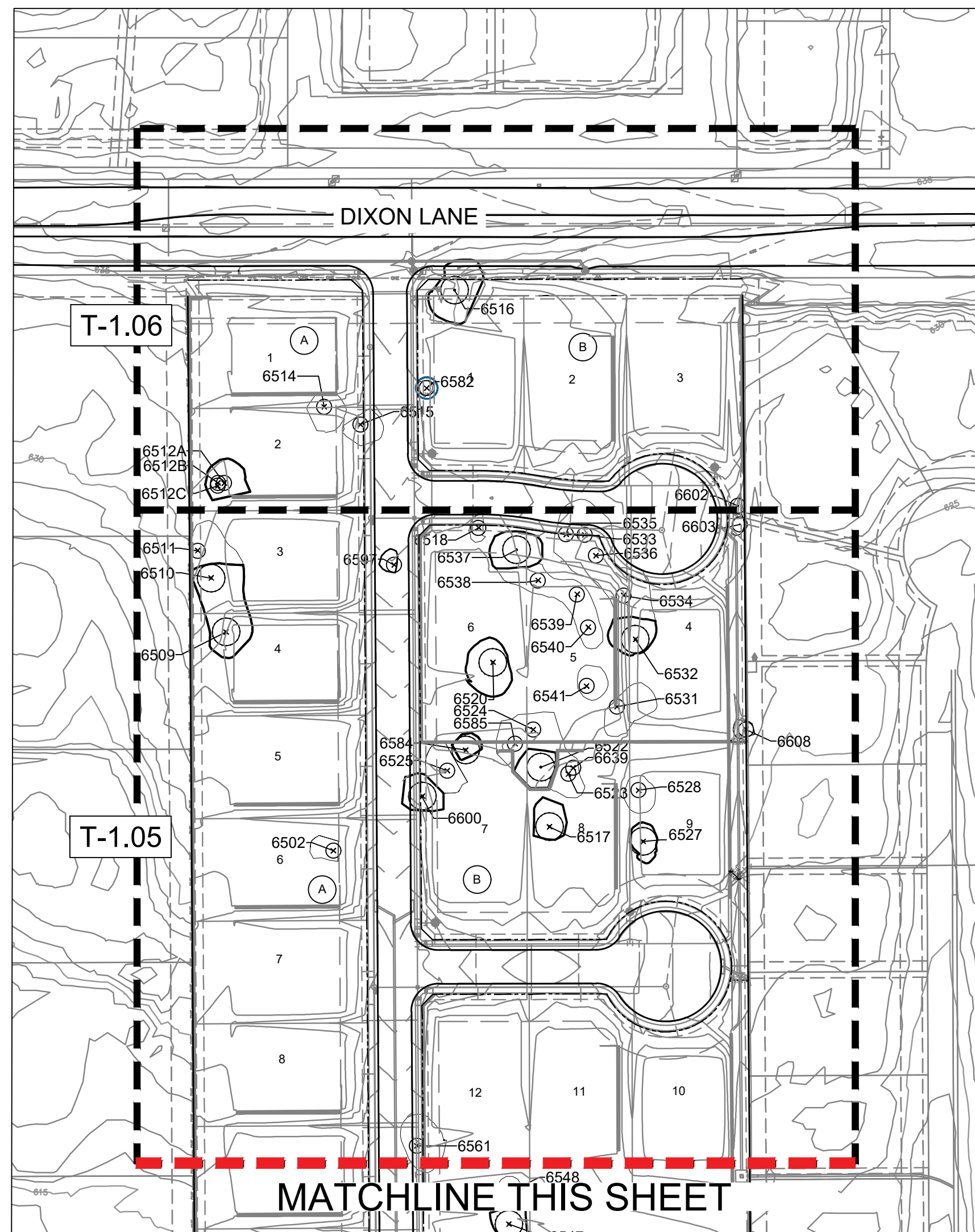
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Preservation
Plan

project number 210002

date 4/27/2023

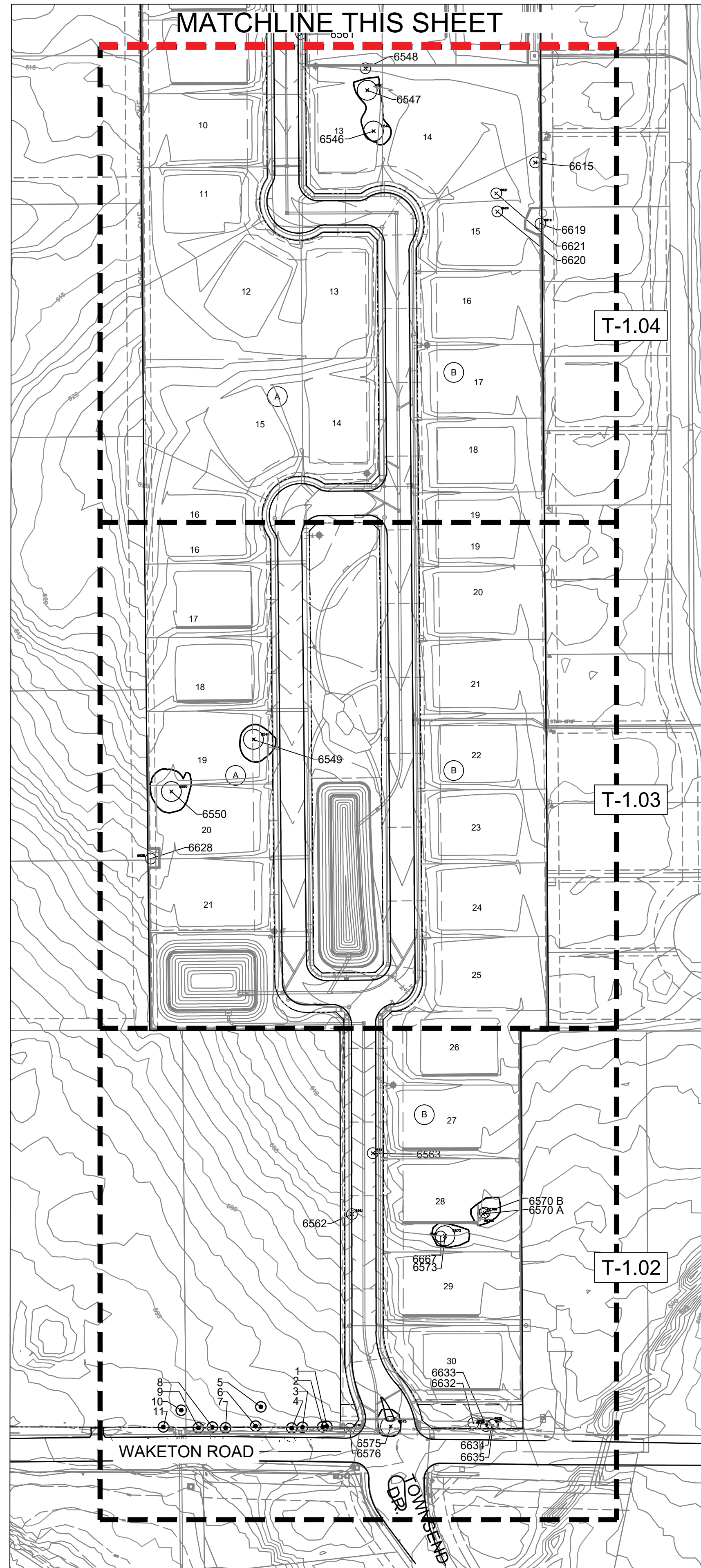
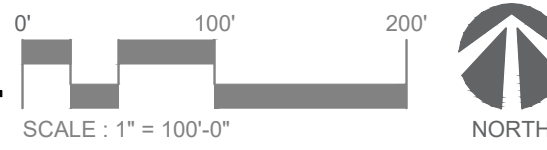
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T-1.01



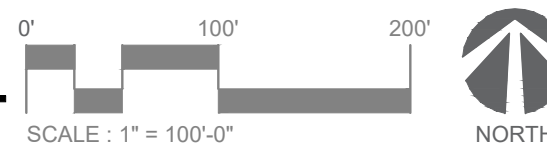
B OVERALL PLAN

SCALE: 1" = 100'-0"



A OVERALL PLAN

SCALE: 1" = 100'-0"



NOTES:

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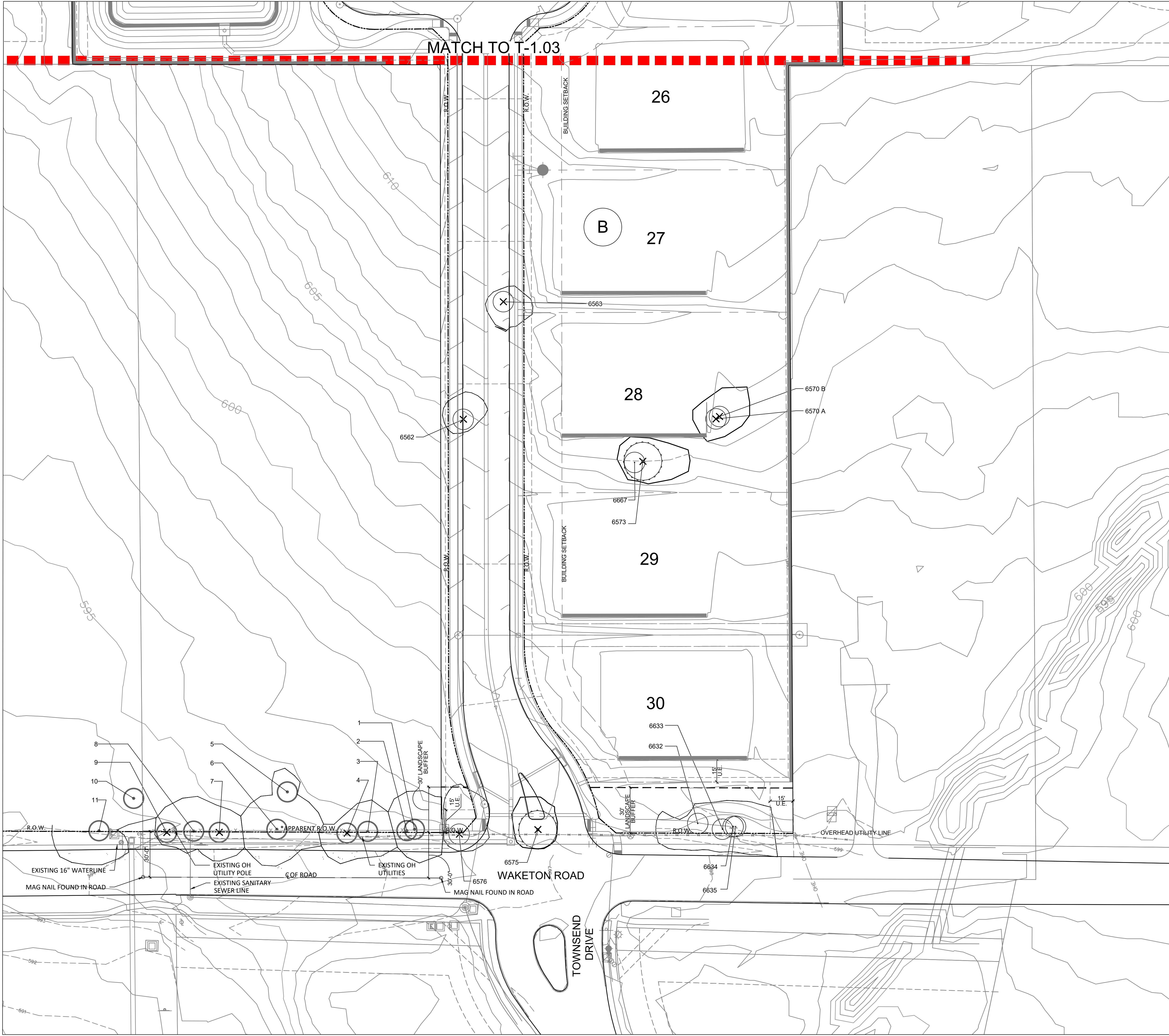
ALL DECLINING, HAZARDOUS, AND TREES IN POOR HEALTH ARE TO BE REMOVED. CONTRACTOR TO REVIEW TREES WITH ARBORIST PRIOR TO REMOVAL.

NO WORK MAY COMMENCE PRIOR TO THE INSTALLATION AND INSPECTION OF TREE PROTECTION. INSPECTION TO BE PERFORMED BY THE TOWN OF FLOWER MOUND'S ENVIRONMENTAL SERVICES DEPT.

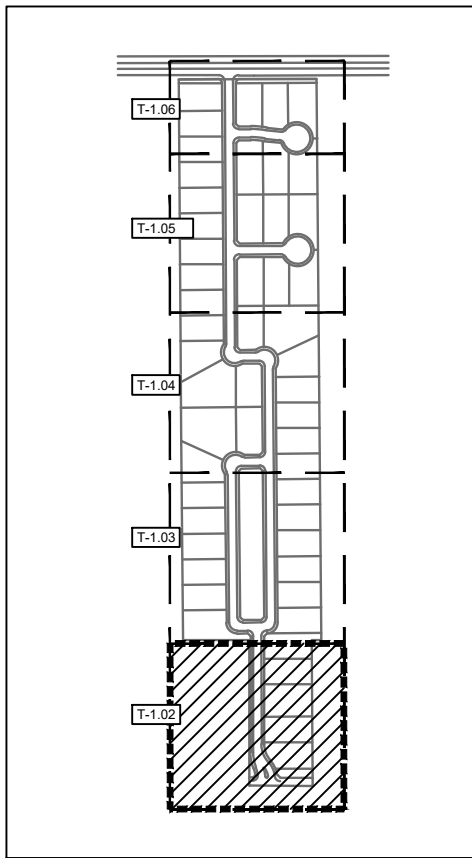
ALL TREE CANOPY AREAS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE.

NO PROTECTED OR SPECIMEN TREES ARE LOCATED WITHIN 20' OF PROPOSED BORING LOCATIONS OR ACCESS PATH.

14 January 2023
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KEYMAP



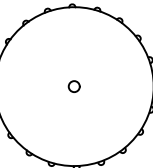
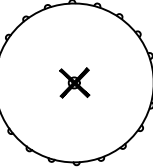
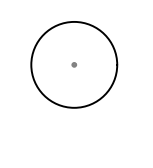
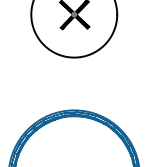
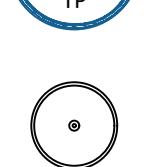
landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705



client
TOLL BROTHERS INC.
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, TX 76051

* APPARENT ROW PER DEED-
County of Denton, Volume 673 Page 158

LEGEND

-  SPECIMEN TREE
-  SPECIMEN TREE TO BE REMOVED
-  PROTECTED TREE
-  PROTECTED TREE TO BE REMOVED
-  TREE TO BE TRANSPLANTED
-  OFFSITE TREE
-  OFFSITE TREE TO BE REMOVED



Dixon Estates
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue
4/27/2023 City Submittal

revisions

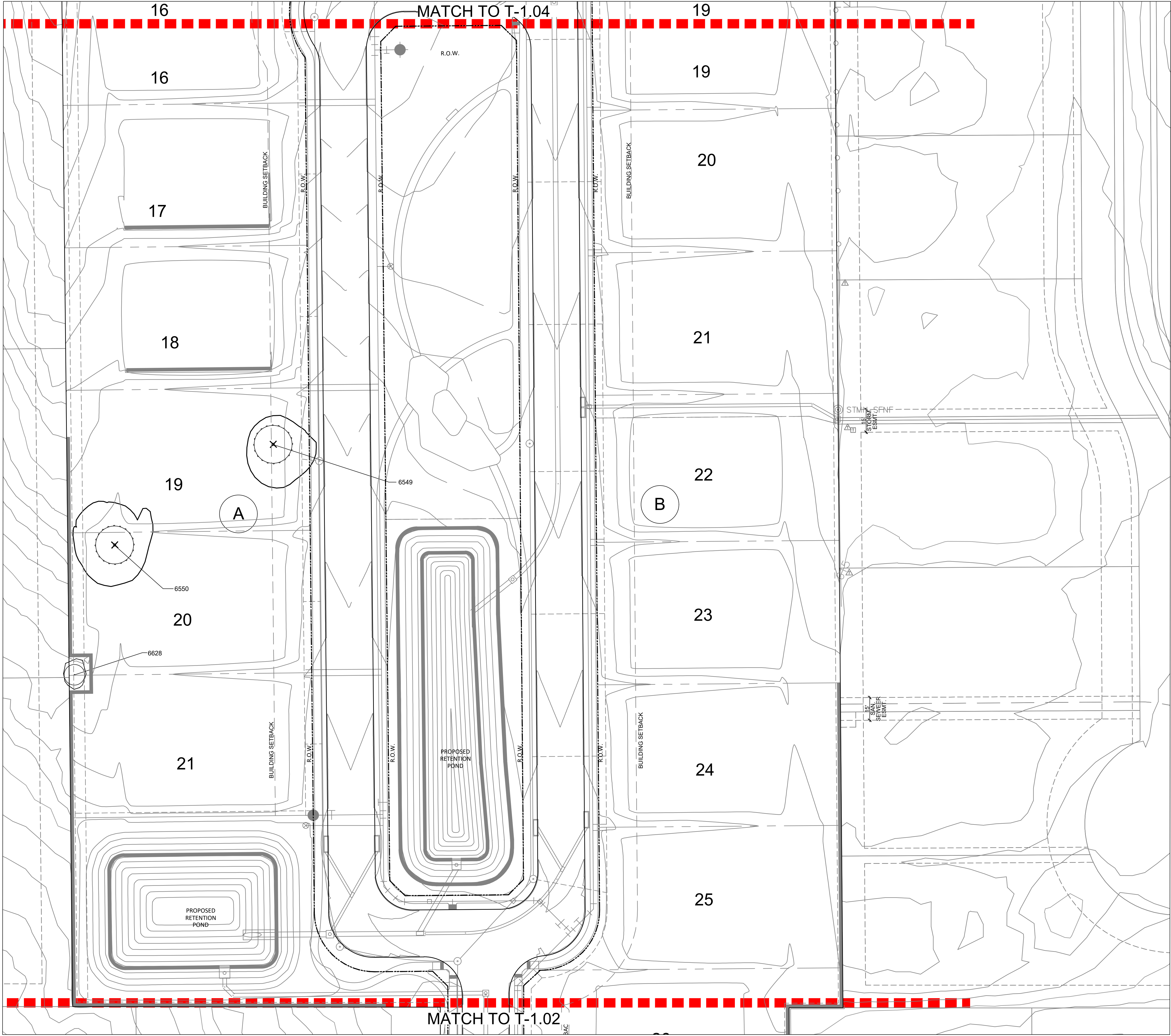
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Tree Survey &
Preservation
Plan

project number 210002

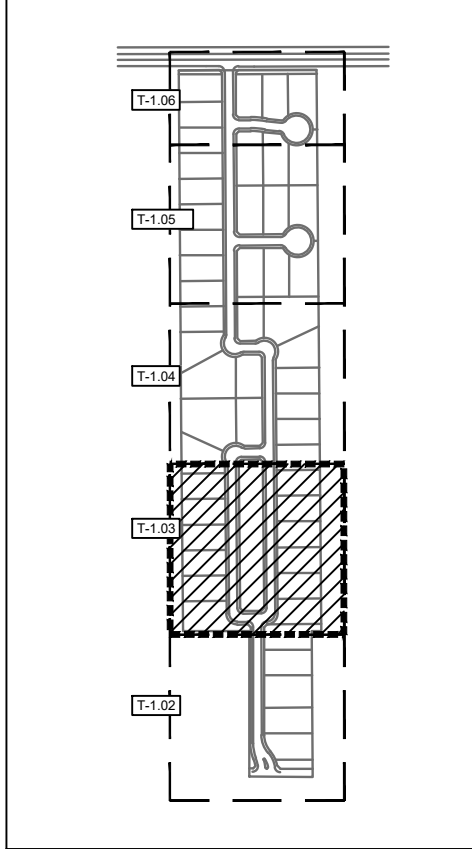
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sheet

T-1.02



KEYMAP



landscape architecture

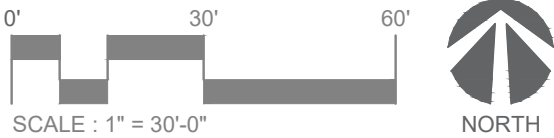
PO Box 38415
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Dixon Estates
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

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4/27/2023 City Submittal

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title
Tree Survey & Preservation Plan

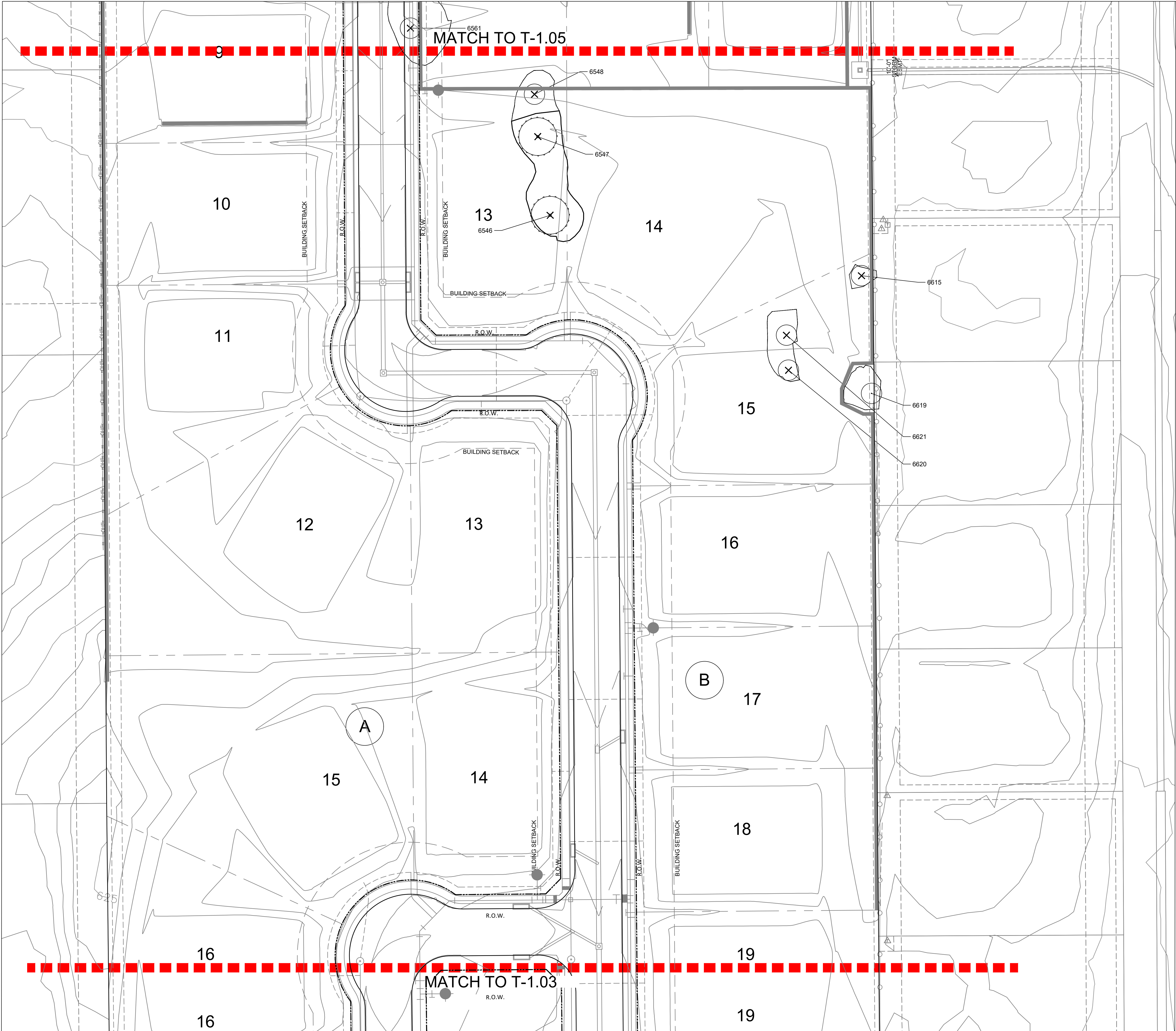
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date 4/27/2023

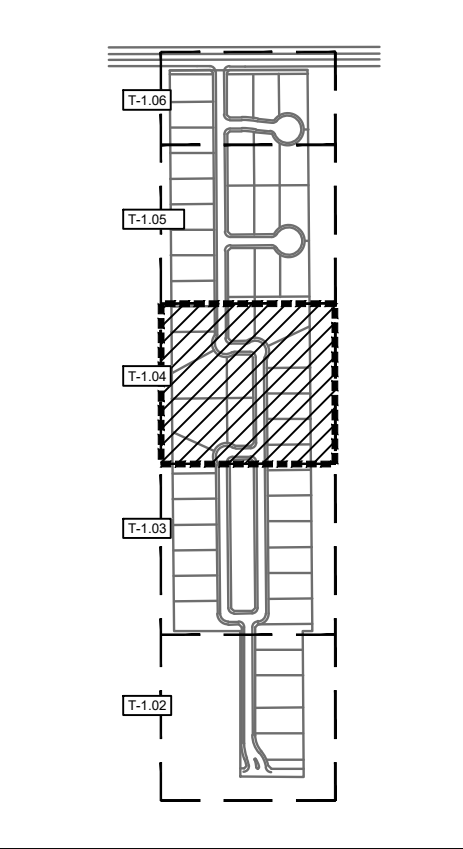
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14 January 2023
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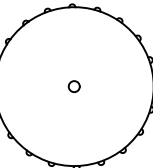
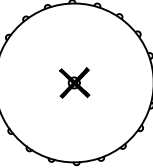
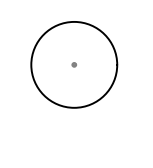
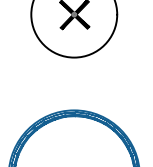
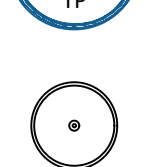


landscape architecture
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LEGEND

-  SPECIMEN TREE
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Dixon Estates
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue
4/27/2023 City Submittal

revisions

title
Tree Survey & Preservation Plan

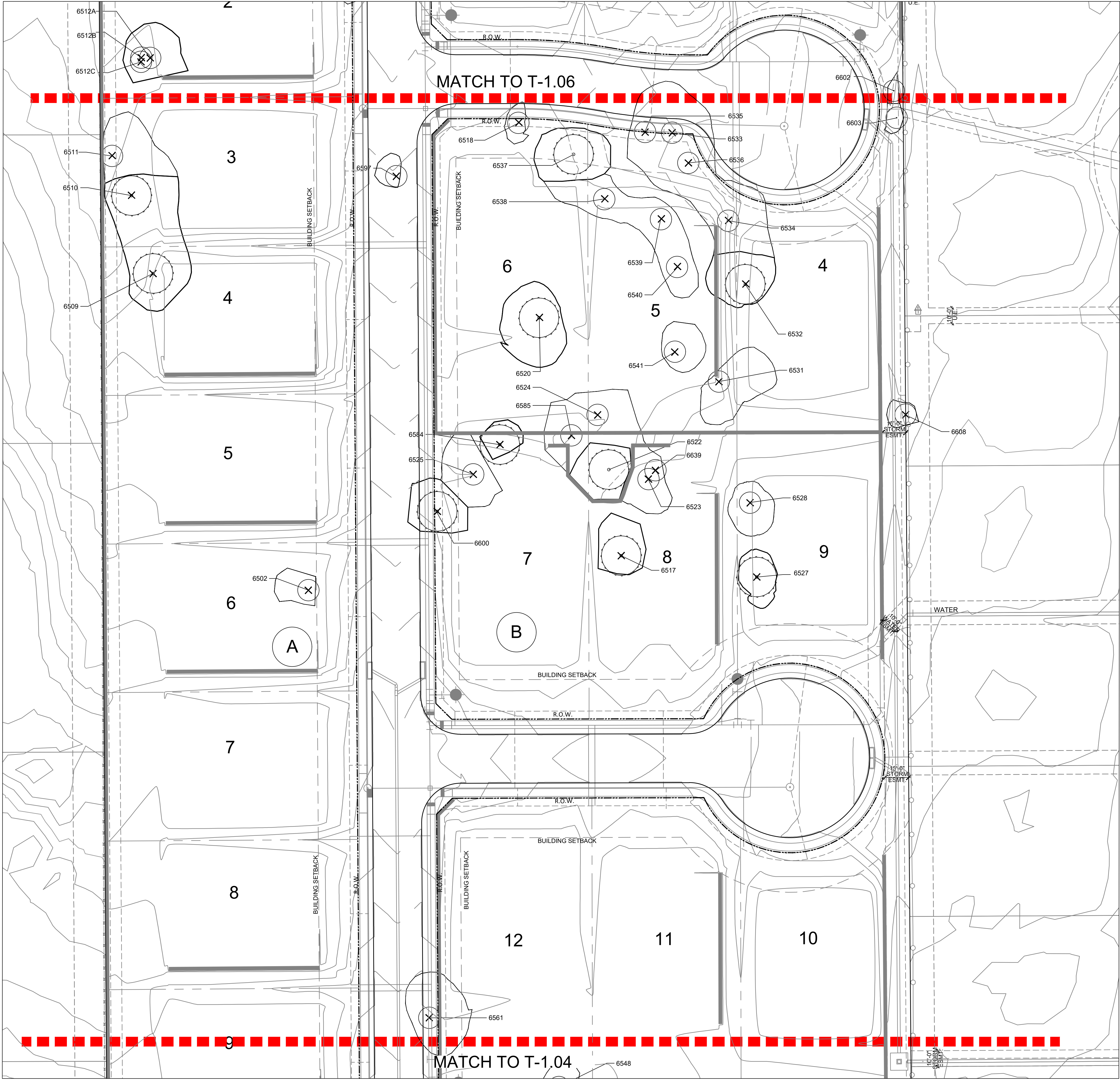
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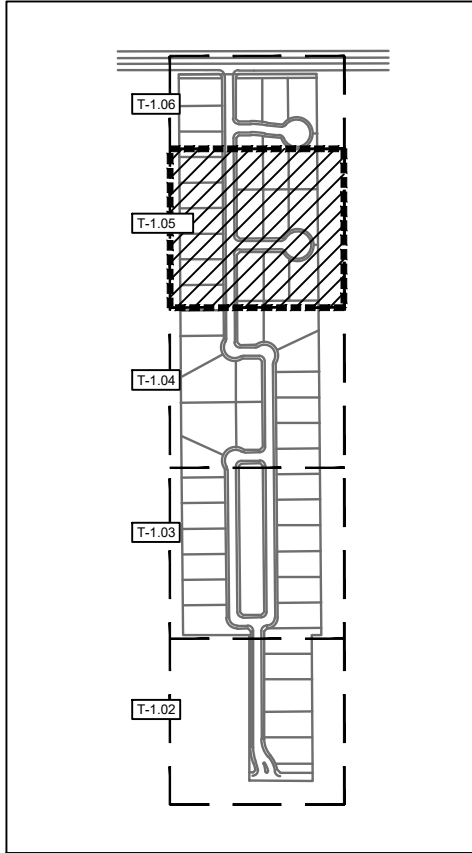
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T-1.04

14 January 2023
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KEYMAP



landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705



client
TOLL BROTHERS INC.
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, TX 76051

LEGEND

- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
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- OFFSITE TREE
- OFFSITE TREE TO BE REMOVED



Dixon Estates
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue
4/27/2023 City Submittal

revisions

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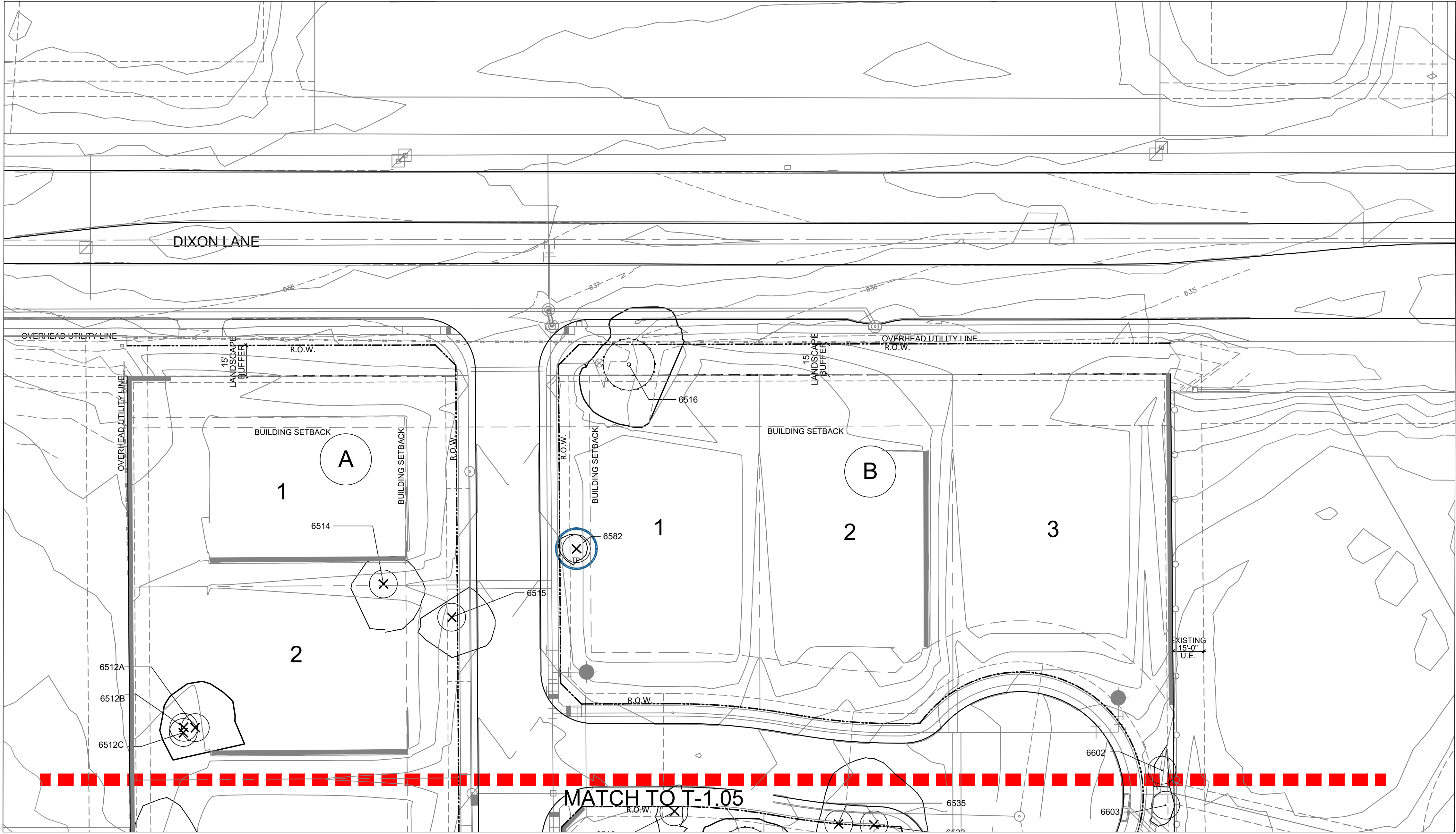
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Tree Survey &
Preservation
Plan

project number 210002

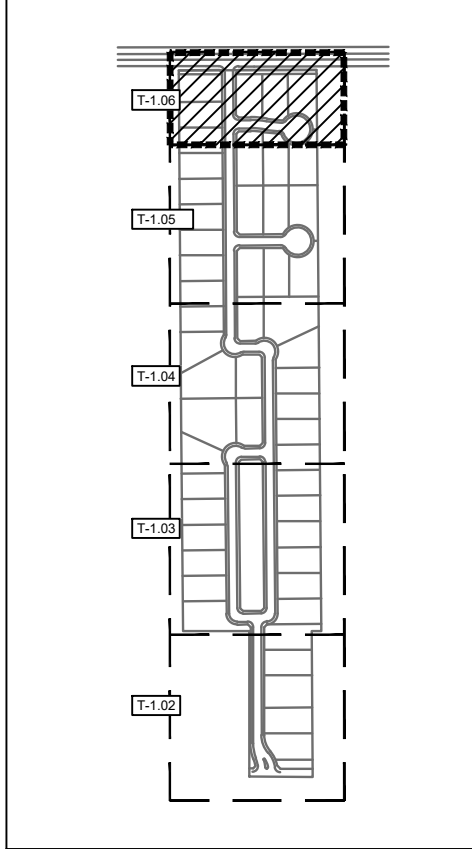
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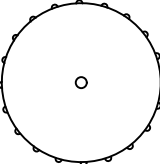
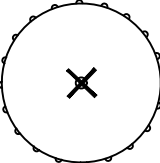
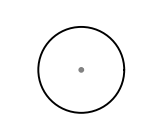
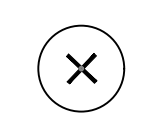
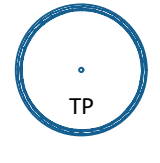
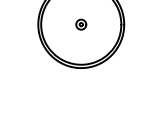
T-1.05



KEYMAP



LEGEND

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-  SPECIMEN TREE TO BE REMOVED
-  PROTECTED TREE
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-  OFFSITE TREE
-  OFFSITE TREE TO BE REMOVED



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Grapevine, TX 76051

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DENTON COUNTY, TX

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title
Tree Survey & Preservation Plan

project number 210002
date 4/27/2023
sheet

T-1.06



PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)

DATE: May 8, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a request for a Site Plan (SP23-0003 – Lifetime Fitness Pickleball Courts) to develop outdoor pickleball courts for Lifetime Fitness center. The property is generally located east of Churchill Drive and south of Cross Timbers Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to install 12 pickleball courts on Lot 1, Block A of the Lifetime Fitness Addition. The property is zoned Planned Development District-70 (PD-70) for Retail District-2 (R-2) uses. The approved concept plan and site plan identified the area under consideration to be developed as future outdoor tennis courts. The overall lot is approximately 13.768 acres and is developed with Lifetime Fitness Center. The existing fitness center and the proposed outdoor pickleball courts are classified as health or athletic club use and permitted by right within PD-70.

The site plan also depicts approximately 6,700 square feet of turf area to be utilized for outdoor exercise classes. The proposed improvements are enclosed within an eight-foot-tall black chain-link fence.

The access to the site is from Churchill Drive and Cross Timbers Road through mutual access easements. The site plan depicts 665 existing parking spaces, which is adequate for this development.

The landscape plan proposes removing ornamental trees and shrubs to accommodate the pickleball courts. One parking space and one parking lot tree were removed and one parking lot tree replaced to accommodate new fire striping along the west side of the proposed court. There are no other changes proposed to the existing landscape buffer trees along Churchill Drive. As there were additional trees proposed at the time of the original site plan application, the landscape plan is still in conformance with the Town's landscaping requirements. There are no buildings proposed with this site plan.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

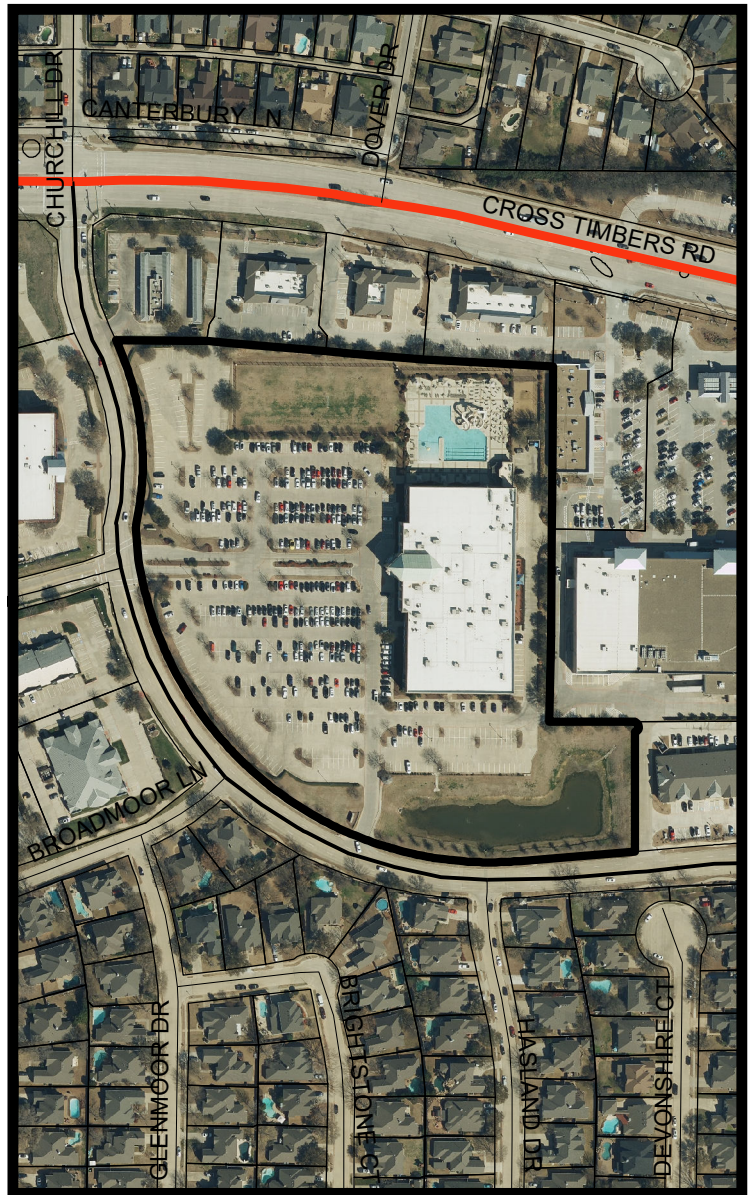
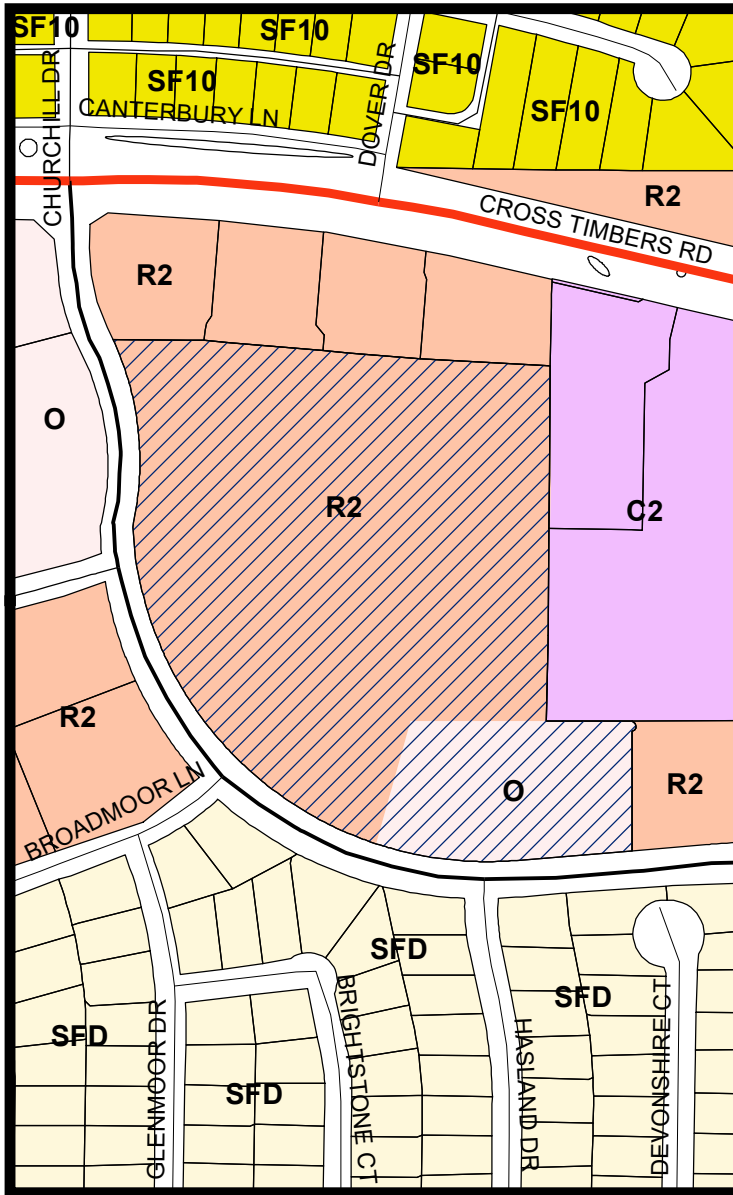
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

Reference Project: SP23-0003



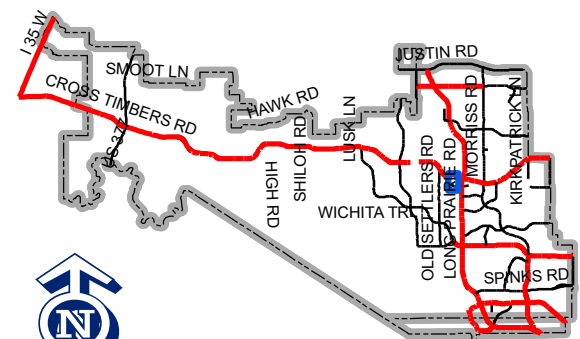
LEGEND

Commercial 2
 Office
 Retail 2
 Single Family 10
 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.



Map Location

0 250 500 1,000 Feet



March 24, 2023

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: *Letter of Intent*
Site Plan Application
Life Time Athletic Club
3100 Churchill Dr, Flower Mound, TX 75022

To Whom It May Concern:

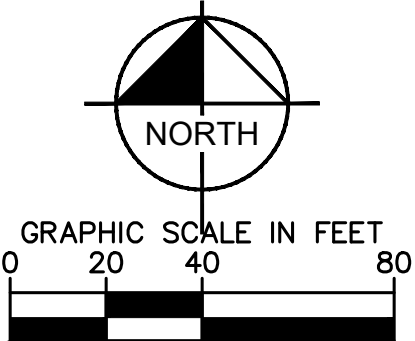
Please accept this correspondence as the formal letter of intent for our submittal of Site Plan application for the addition of pickleball courts as well as a turf play field located to the west of the existing Life Time Athletic Club located at 3100 Churchill Dr, Flower Mound, TX 75022. The proposed improvements are within an area outlined and designated as future tennis courts on the original site plan. Therefore, no existing parking, building or drive aisles are impacted since the space was planned for future improvements. The proposed turf field will be utilized for outdoor exercise classes. The outdoor pickleball courts will be enclosed with a 8' tall black chain link fence. The fences are tall enough to where pickleball balls do not typically go over the fence; however, if a situation does occur that the ball goes over the fence, plastic balls are used to play. Therefore, it would not cause major damage to cars since the ball is very light. Regarding access and hours of operation, access will be for Life Time club members only, with the main access being from the existing pool deck. Hours of operation are from 7 am to 10 pm. Photometrics and slab design will be provided with the building permit application.

Thank you for your time and consideration in this matter. Please contact me at (972) 731-2197 or neda.hosseiny@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neda Hosseiny", written in a cursive style.

Applicant
Neda Hosseiny, P.E.



1. ALL RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

BENCH MARK LIST

BM #400
CITY OF FLOWER MOUND POINT NO. 8.
ELEV. = 639.74

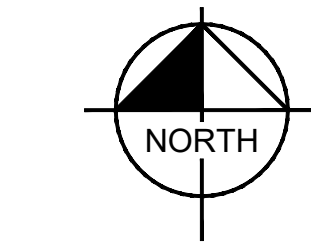
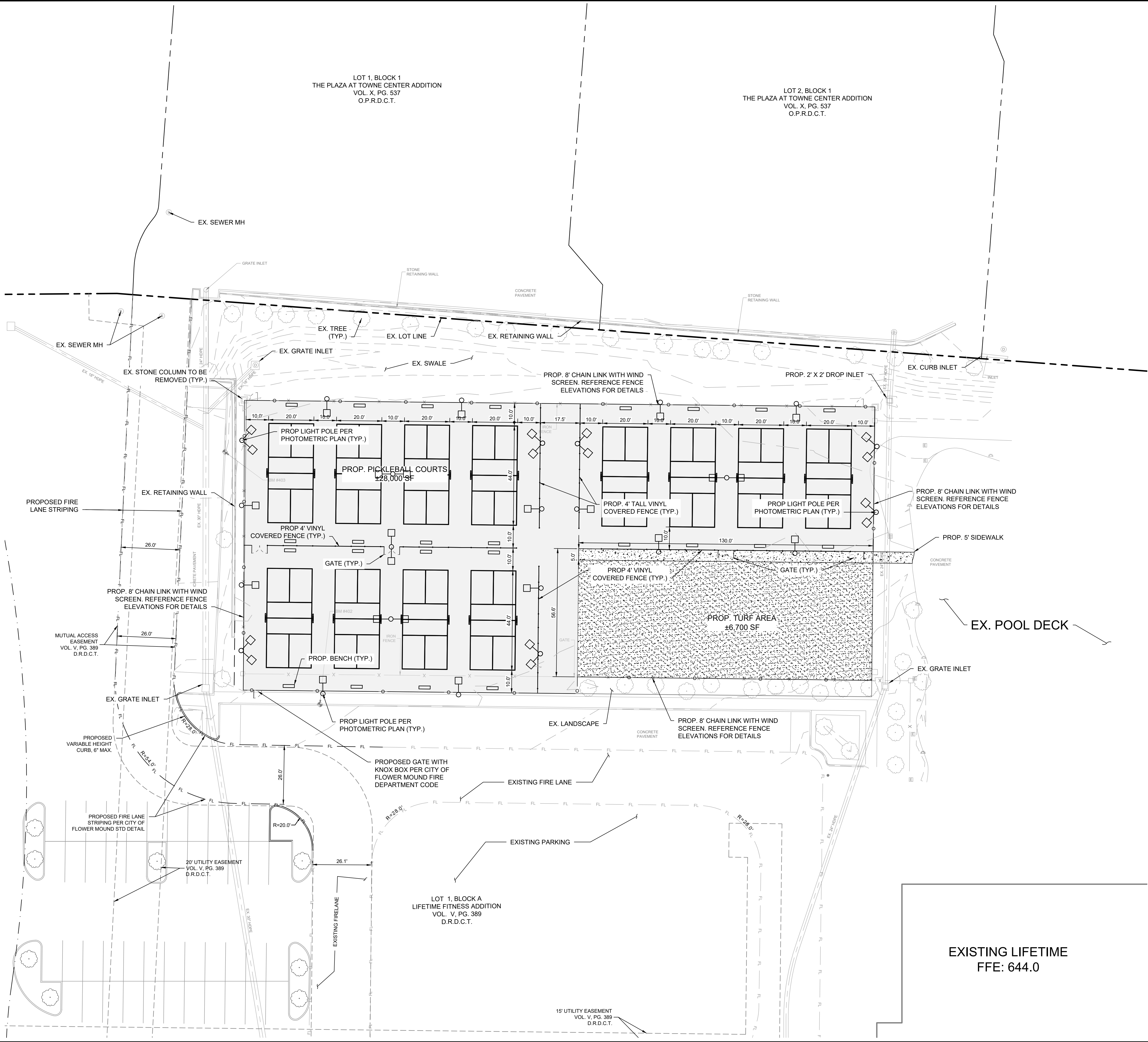
BM #401
CITY OF FLOWER MOUND POINT NO. 51.
ELEV. = 623.47

BM #402
SQUARE WITH "X" CUT IN BACK OF CURB ±535 FEET
SOUTHEAST OF THE CENTERLINE OF CHURCHILL DRIVE
AND CROSS TIMBERS ROAD ±305 FEET NORTHEAST OF
THE CENTERLINE OF CHURCHILL DRIVE AND PETERS
COLONY ROAD.
ELEV. = 645.60

BM #403
SQUARE WITH "X" CUT IN BACK OF CURB ±445 SOUTHEAST
OF THE CENTERLINE OF CHURCHILL DRIVE AND CROSS
TIMBERS ROAD ±375 NORTHEAST OF THE CENTER LINE OF
CHURCHILL DRIVE AND PETERS COLONY ROAD.
ELEV. = 649.04

OWNER: LIFE TIME 2900 Corporate Place, Chanhassen, MN 55317 Contact: Carl Riewer, PE Ph: (952) 229-7374	ARCHITECT: LIFE TIME 2900 Corporate Place, Chanhassen, MN 55317 Contact: CJ Weber, RA Ph: (952) 229-7192	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Contact: Neda M. Hosseiny, P.E. Ph: (972) 770-1300
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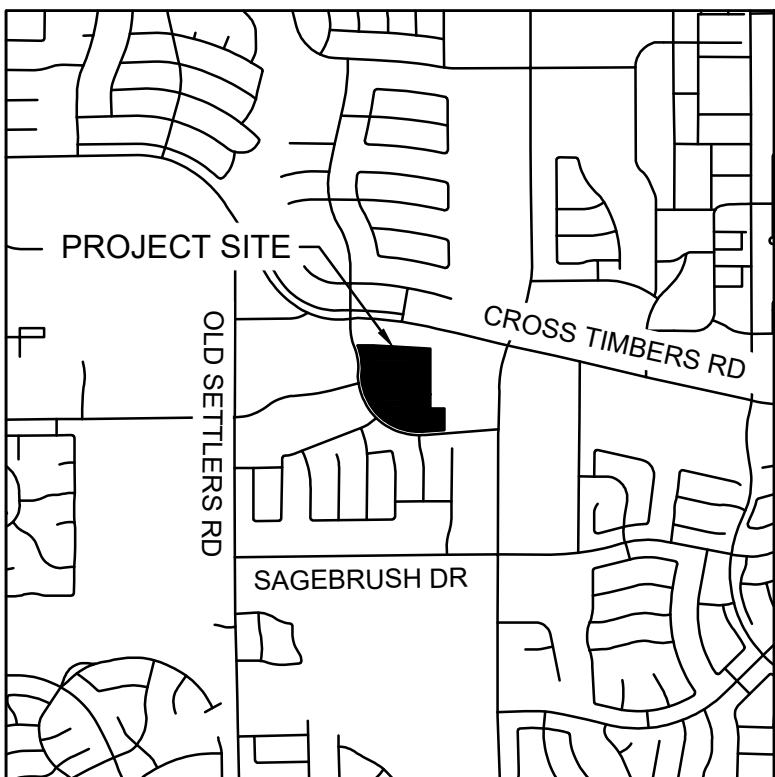
SHEET NUMBER C-002	OVERALL SITE PLAN	FLOWERMOUND 3100 CHURCHILL ROAD TEXAS
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GRAPHIC SCALE IN FEET

0 10 20 40

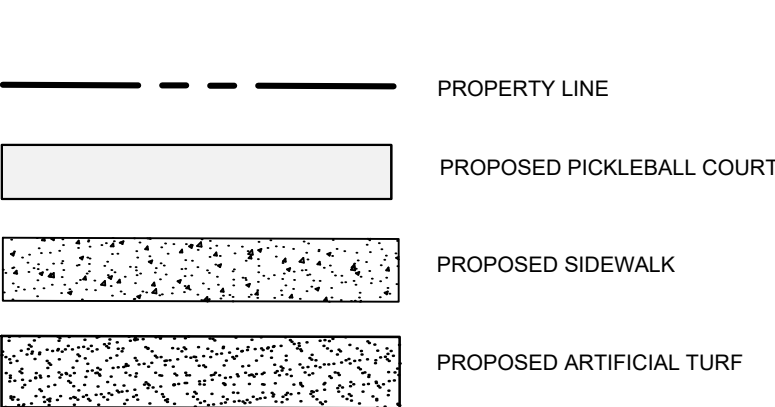
VICINITY MAP



NOTES

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LEGEND



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ELEV. = 649.04

OWN OF FLOWER MOUND DENTON COUNTY **SITE PLAN**

LIFETIME FITNESS ADDN BLK A LOT 1
13.768 ACRES

DATE: MAY 3, 2023

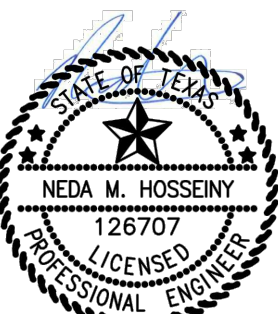
OWNER:
LIFE TIME
2900 Corporate
Place, Chanhassen, MN 55317
Contact: Cari Riewer, PE
Ph: (952) 229-7374

ARCHITECT:
LIFE TIME
2900 Corporate
Place, Chanhassen, MN 55317
Contact: CJ Weber, RA
Ph: (952) 229-7192

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Contact: Neda M. Hosseiny, P.E.
Ph: (972) 770-1300

Kimley»»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
155 NOEL ROAD, GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928



05/03/2023

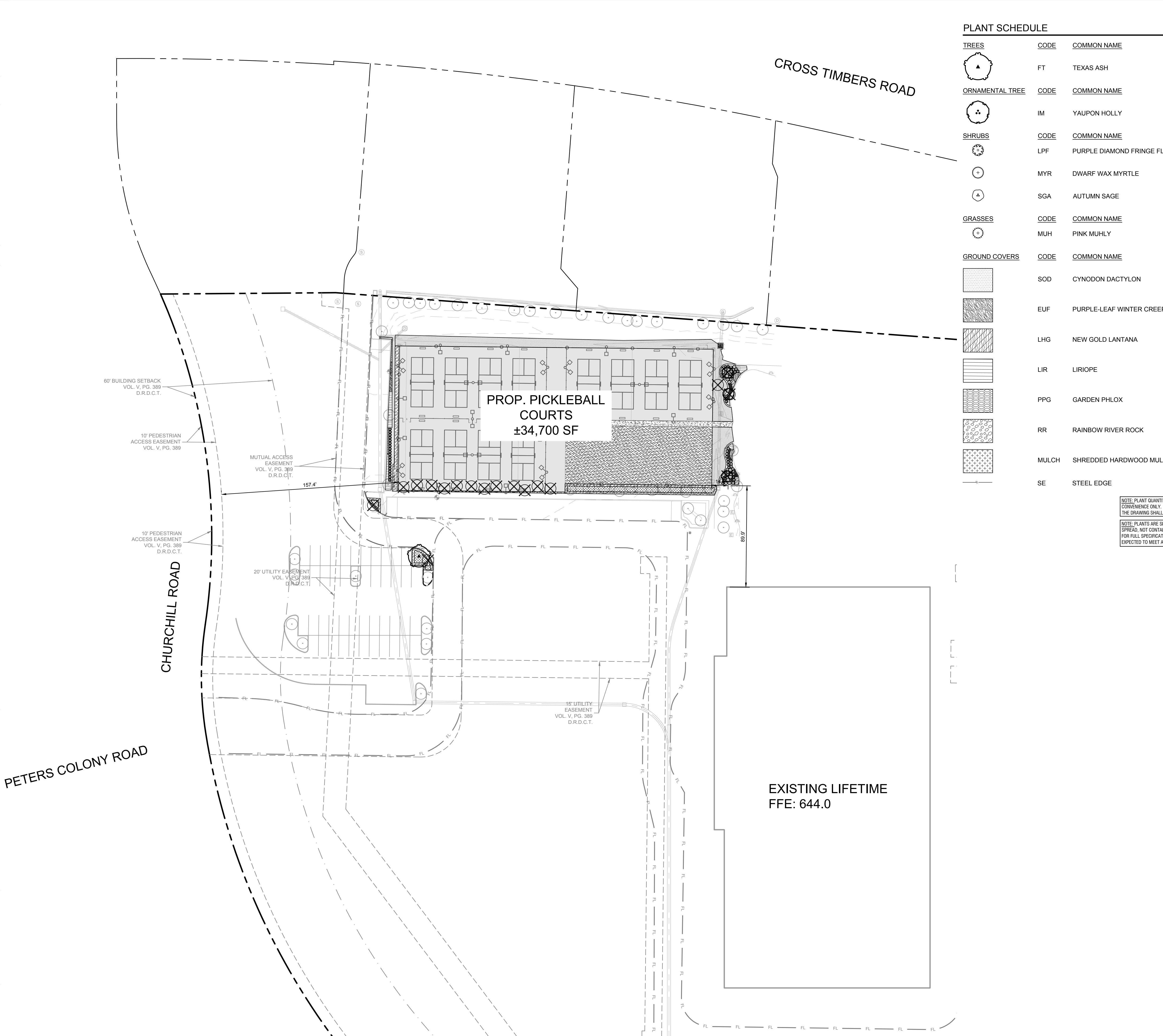
KHA PROJECT 064460916	DATE 05/03/2023	SCALE AS SHOWN	DESIGNED BY I/H	DRAWN BY I/H	CHECKED BY NM
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LIFETIME
HEALTHY WAY OF LIFE

DETAILED SITE PLAN

SHEET NUMBER
C-003

Plotted By: Chantelissa, Coby Sheet Set: KHA Layout: LP-1.00 OVERALL LANDSCAPE PLAN May 03, 2023 03:01:06pm K:\DAL_CIV\064460916-LTF Flower Mound\Landscapes\DWG\01 Permit-Code\Sheet\LP-1.00.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

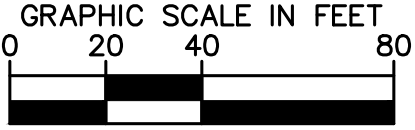
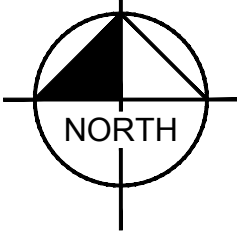


PLANT SCHEDULE

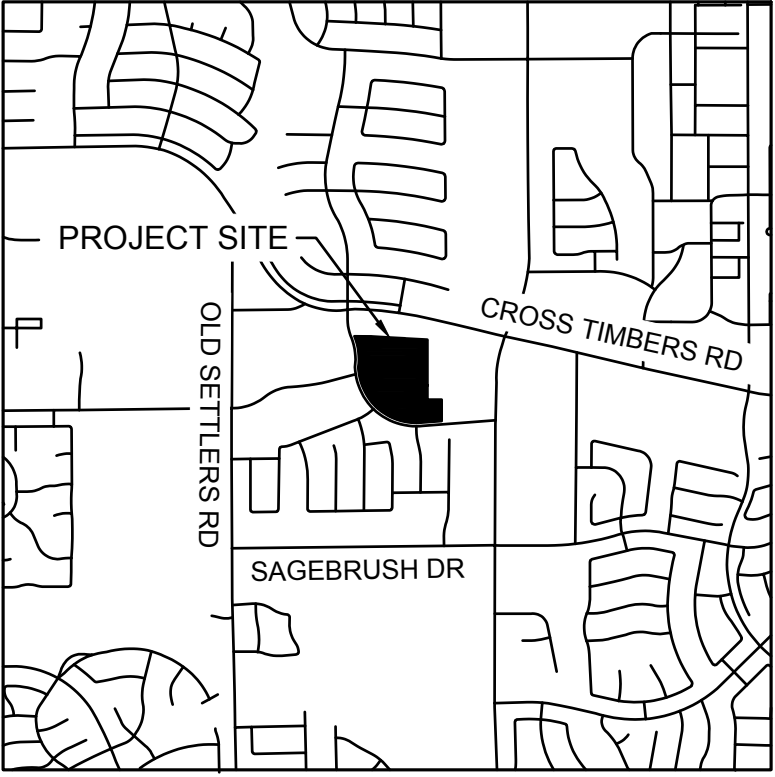
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ORNAMENTAL TREE	CODE	COMMON NAME
	IM	YAUAPON HOLLY
SHRUBS	CODE	COMMON NAME
	LPF	PURPLE DIAMOND FRINGE FLOWER
	MYR	DWARF WAX MYRTLE
	SGA	AUTUMN SAGE
GRASSES	CODE	COMMON NAME
	MUH	PINK MUHL Y
GROUND COVERS	CODE	COMMON NAME
	SOD	CYNODON DACTYLON
	EUF	PURPLE-LEAF WINTER CREEPER
	LHG	NEW GOLD LANTANA
	LIR	LIRIOPE
	PPG	GARDEN PHLOX
	RR	RAINBOW RIVER ROCK
	MULCH	SHREDDED HARDWOOD MULCH
	SE	STEEL EDGE

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

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND
SPREAD, NOT CONTAINER SIZE. REF. SHEET LP 2.03
FOR FULL SPECIFICATIONS. ALL PLANTINGS ARE
EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



VICINITY MAP



BENCH MARK LIST	
BM #400	CITY OF FLOWER MOUND POINT NO. 8. ELEV. = 639.74
BM #401	CITY OF FLOWER MOUND POINT NO. 51. ELEV. = 623.47
BM #402	SQUARE WITH "X" CUT IN BACK OF CURB ±535 FEET SOUTHEAST OF THE CENTERLINE OF CHURCHILL DRIVE AND CROSS TIMBERS ROAD ±305 FEET NORTHEAST OF THE CENTERLINE OF CHURCHILL DRIVE AND PETERS COLONY ROAD. ELEV. = 645.60
BM #403	SQUARE WITH "X" CUT IN BACK OF CURB ±445 SOUTHEAST OF THE CENTERLINE OF CHURCHILL DRIVE AND CROSS TIMBERS ROAD ±375 NORTHEAST OF THE CENTER LINE OF CHURCHILL DRIVE AND PETERS COLONY ROAD. ELEV. = 649.04

TOWN OF FLOWER MOUND
DENTON COUNTY

LANDSCAPE PLAN

LIFE TIME FITNESS ADDN BLK A LOT 1
13.768 ACRES

DATE: MAY 3, 2023

OWNER:
LIFE TIME
2900 Corporate
Place Chanhassen, MN 55317
Contact: Carl Riewer, PE
Ph: (952) 229-7374

ARCHITECT:
LIFE TIME
2900 Corporate
Place Chanhassen, MN 55317
Contact: CJ Weber, RA
Ph: (952) 229-7192

LANDSCAPE ARCHITECT
KIMLEY-HORN AND
ASSOCIATES, INC.
801 Cherry Street
Suite 1300, Unit 11
Fort Worth, Texas 76102
Contact: Kenzie Porter, PLA
Ph: (817) 502-2371

REVISIONS

No.	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
05/03/2023

KHA PROJECT
064460916

DATE
MAY 2023

SCALE
AS SHOWN

DESIGNED BY
IHA

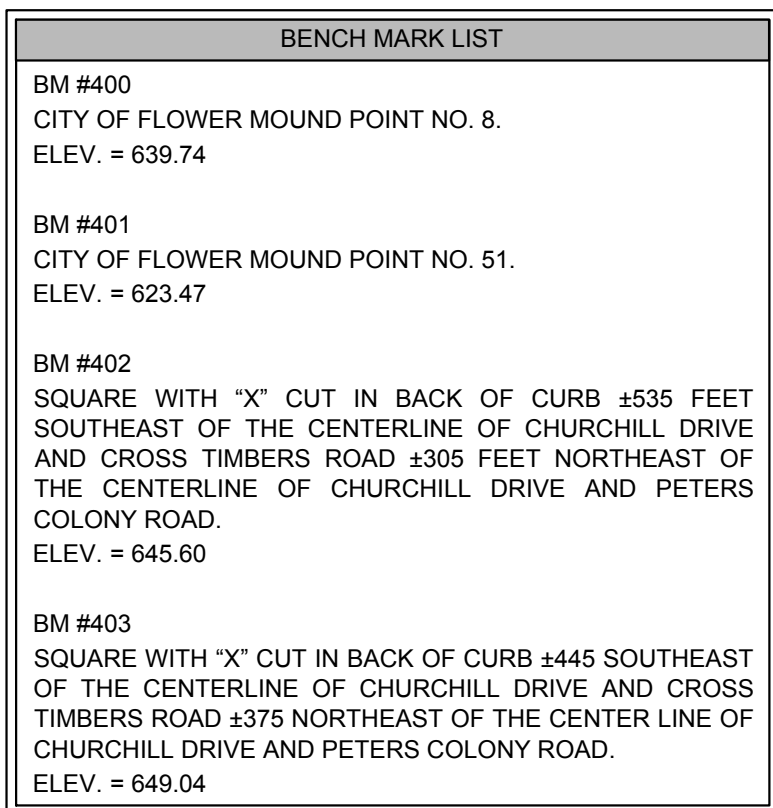
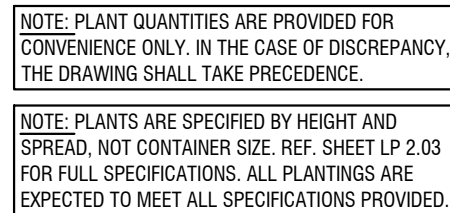
DRAWN BY
C/C

CHECKED BY
KLP

LIFETIME
HEALTHY WAY OF LIFE

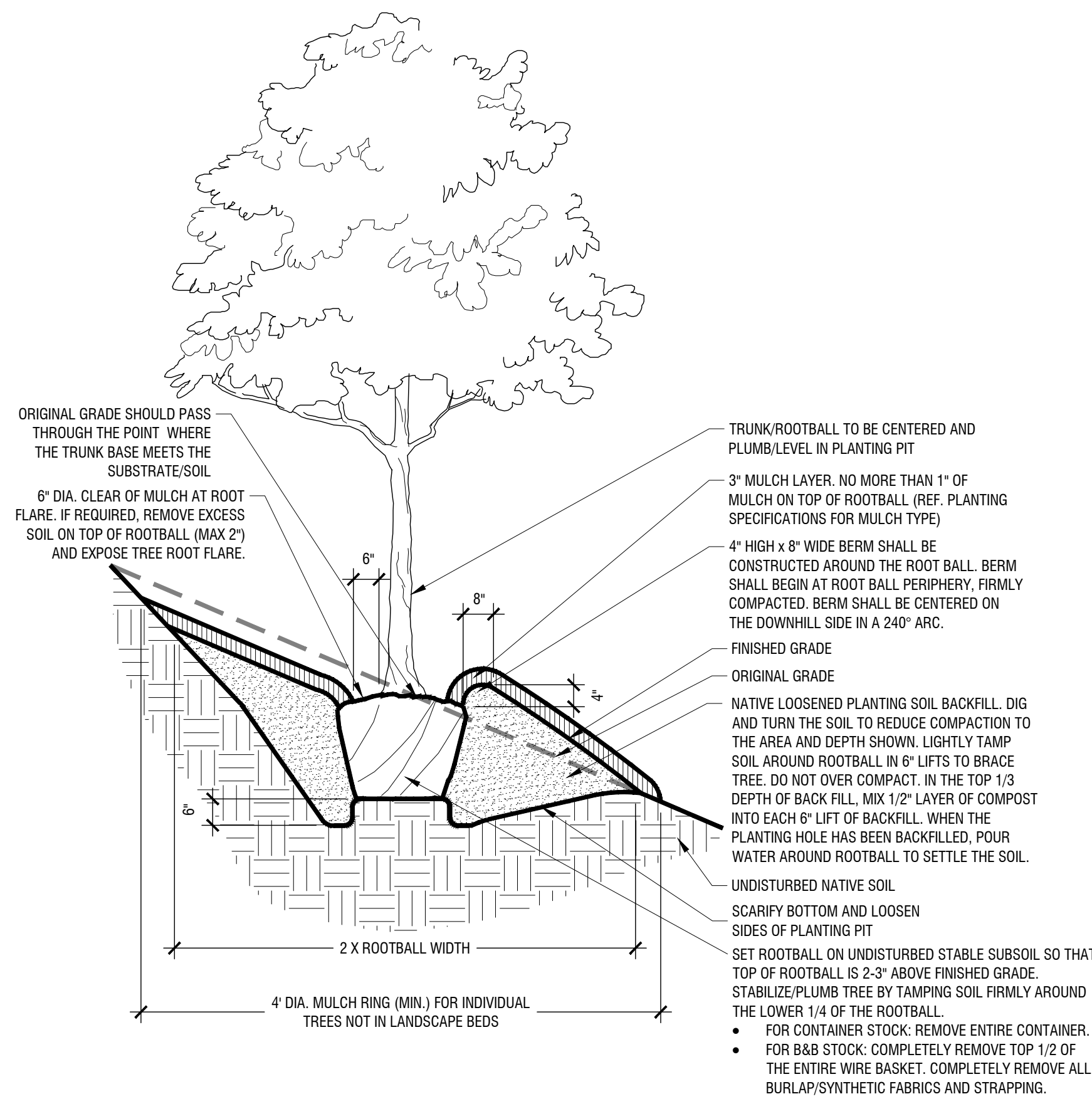
**OVERALL
LANDSCAPE PLAN**
3100 CHURCHILL ROAD
FLOWER MOUND, TEXAS

SHEET NUMBER
LP1.00

[illegible]

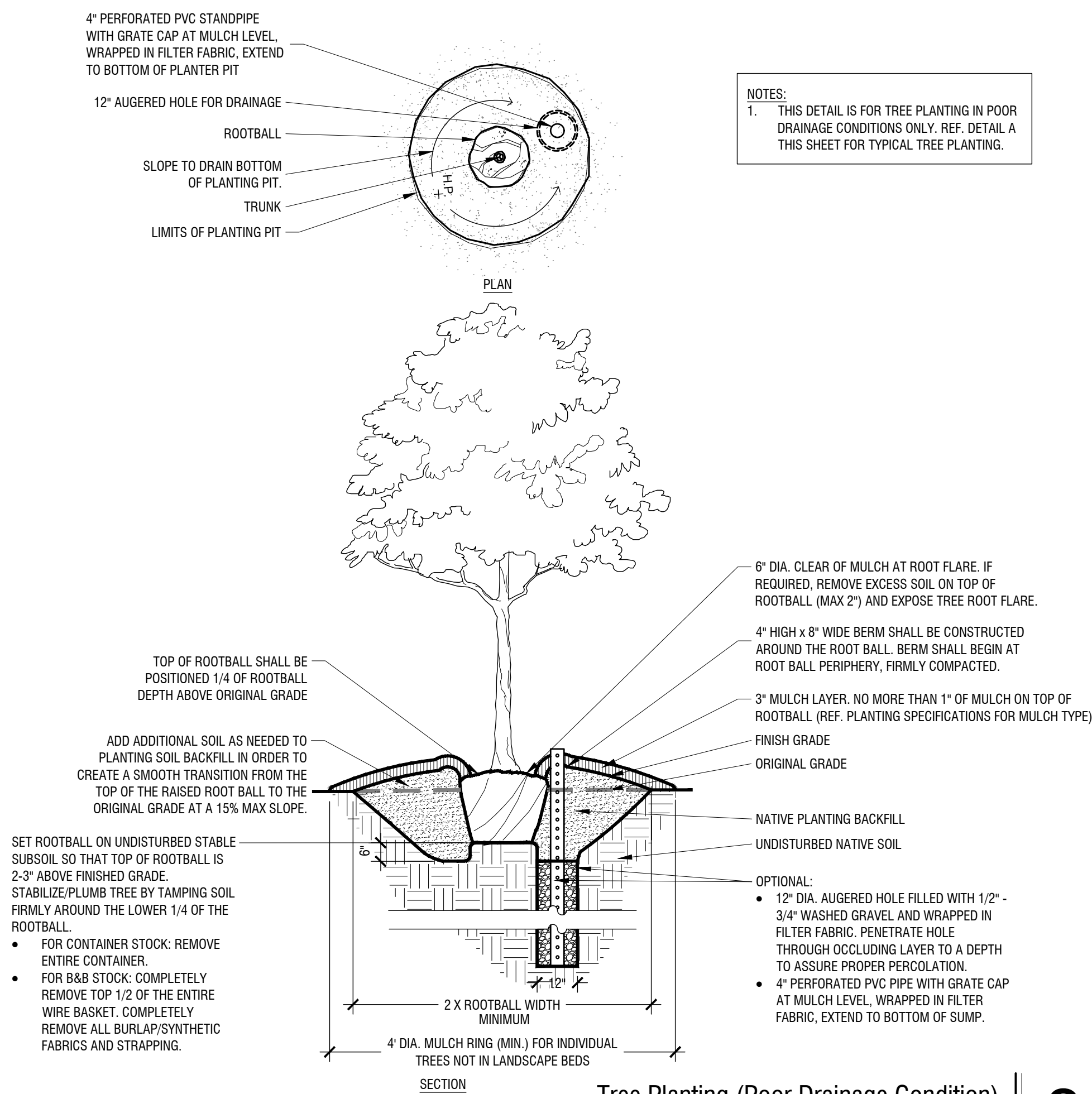
NOTES:

1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



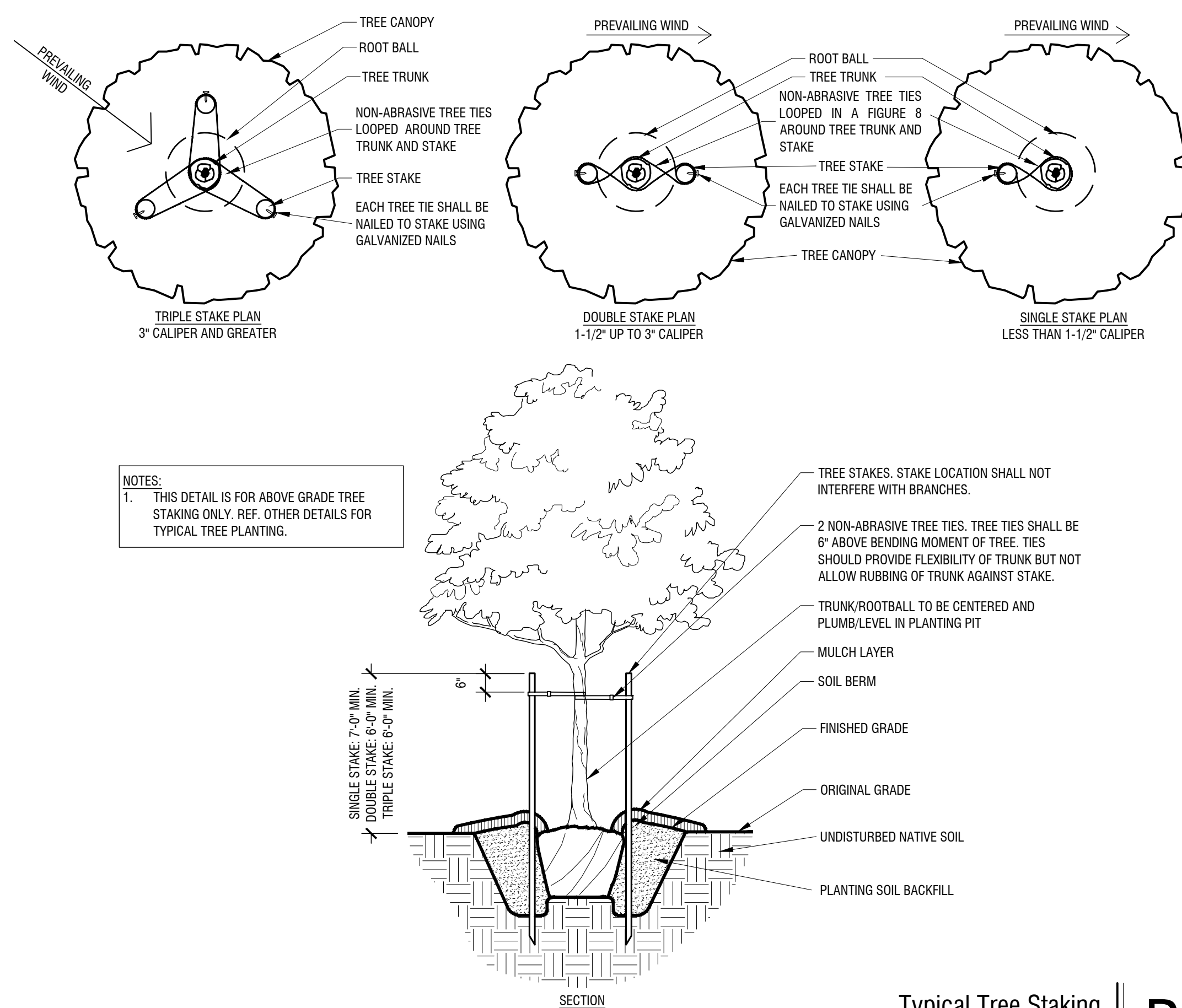
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS



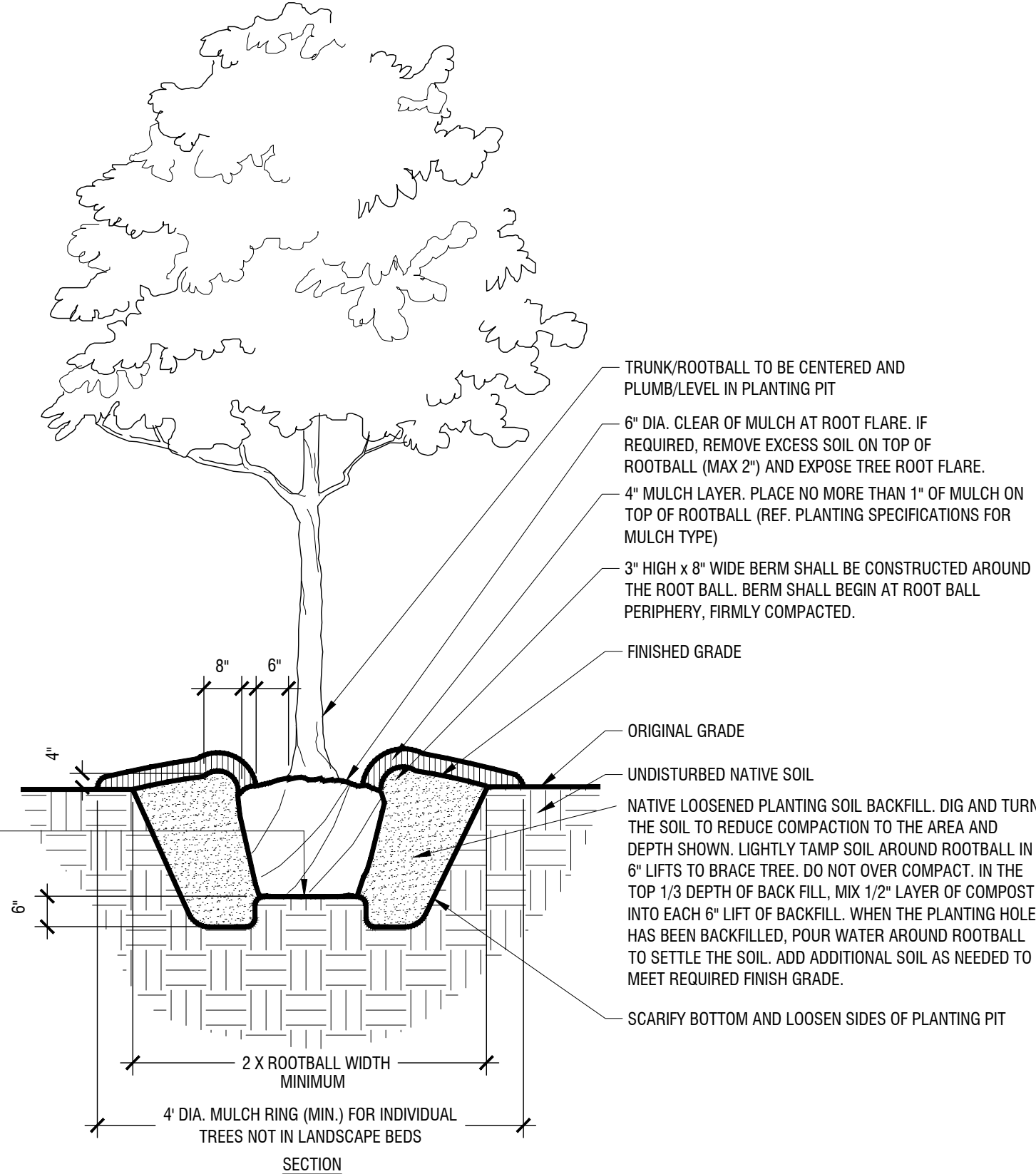
Tree Planting (Poor Drainage Condition)

Scale: NTS



Typical Tree Staking

Scale: NTS



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

[illegible]

Kimley»»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT 064460916	DATE MAY 2023	SCALE	AS SHOWN
		DESIGNED BY	IHA
		DRAWN BY	CJC
		CHECKED BY	KLP

LIFE TIME
HEALTHY WAY OF LIFE

TOWN OF FLOWER MOUND
DENTON COUNTY
LANDSCAPE PLAN

LIFE TIME FITNESS ADDN BLK A LOT 1
13.768 ACRES

DATE: MAY 3, 2023

OWNER:
LIFE TIME
2900 Corporate
Place, Chanhassen, MN 55317
Contact: Cari Riewer, PE
Ph: (952) 229-7374

ARCHITECT:
LIFE TIME
2900 Corporate
Place, Chanhassen, MN 55317
Contact: CJ Weber, RA
Ph: (952) 229-7192

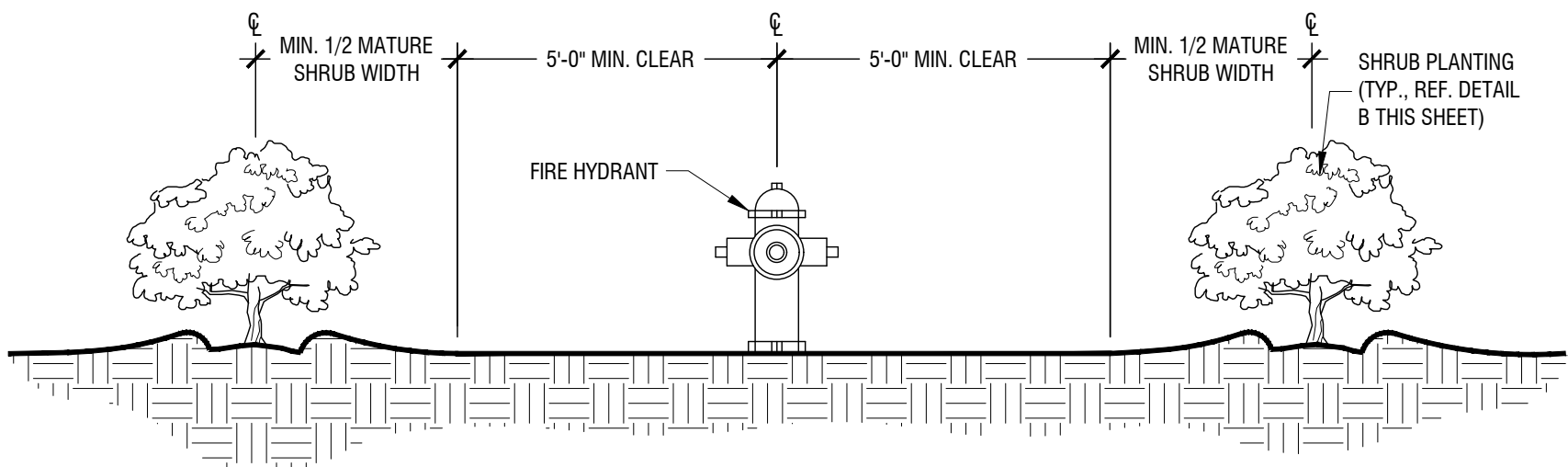
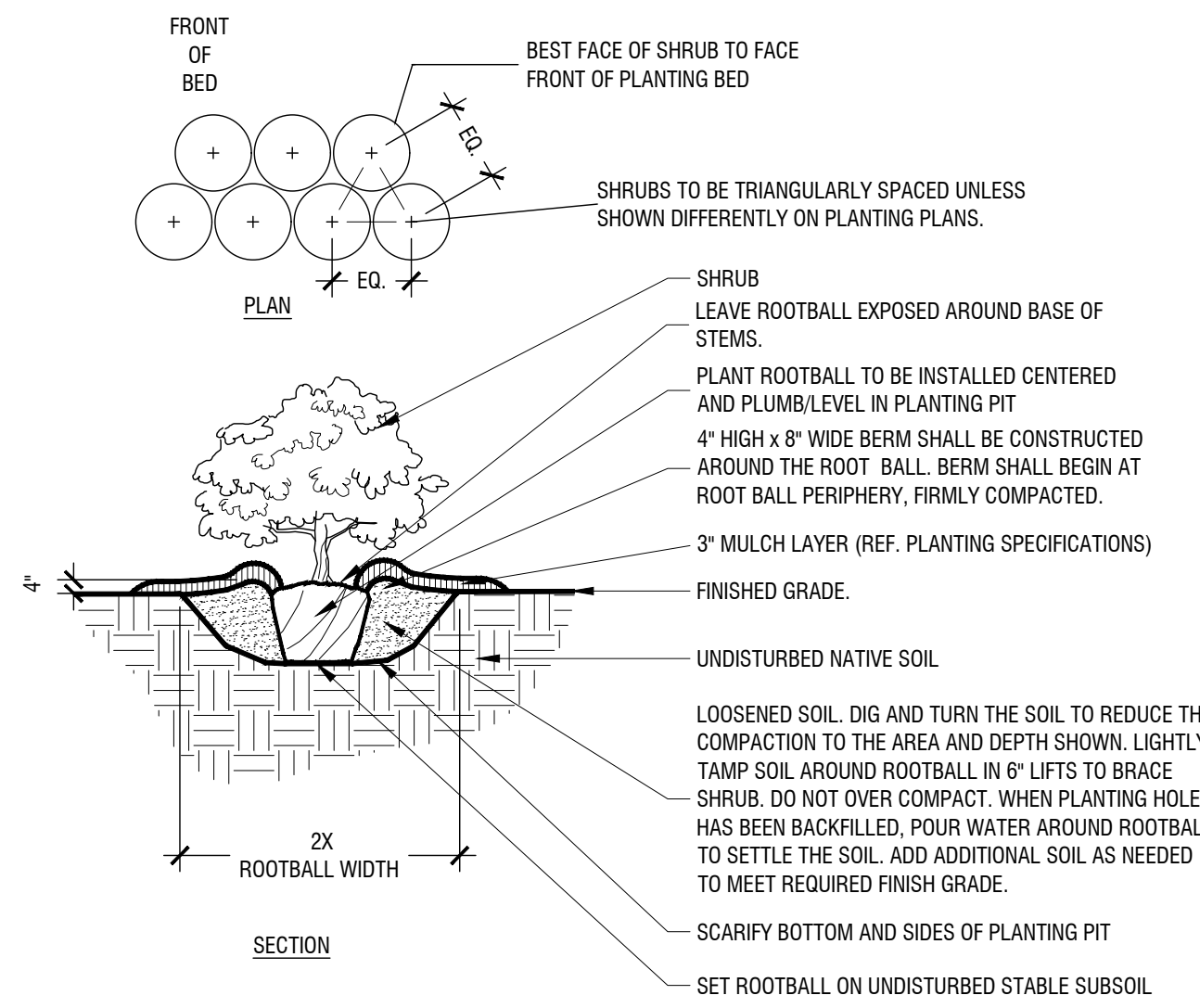
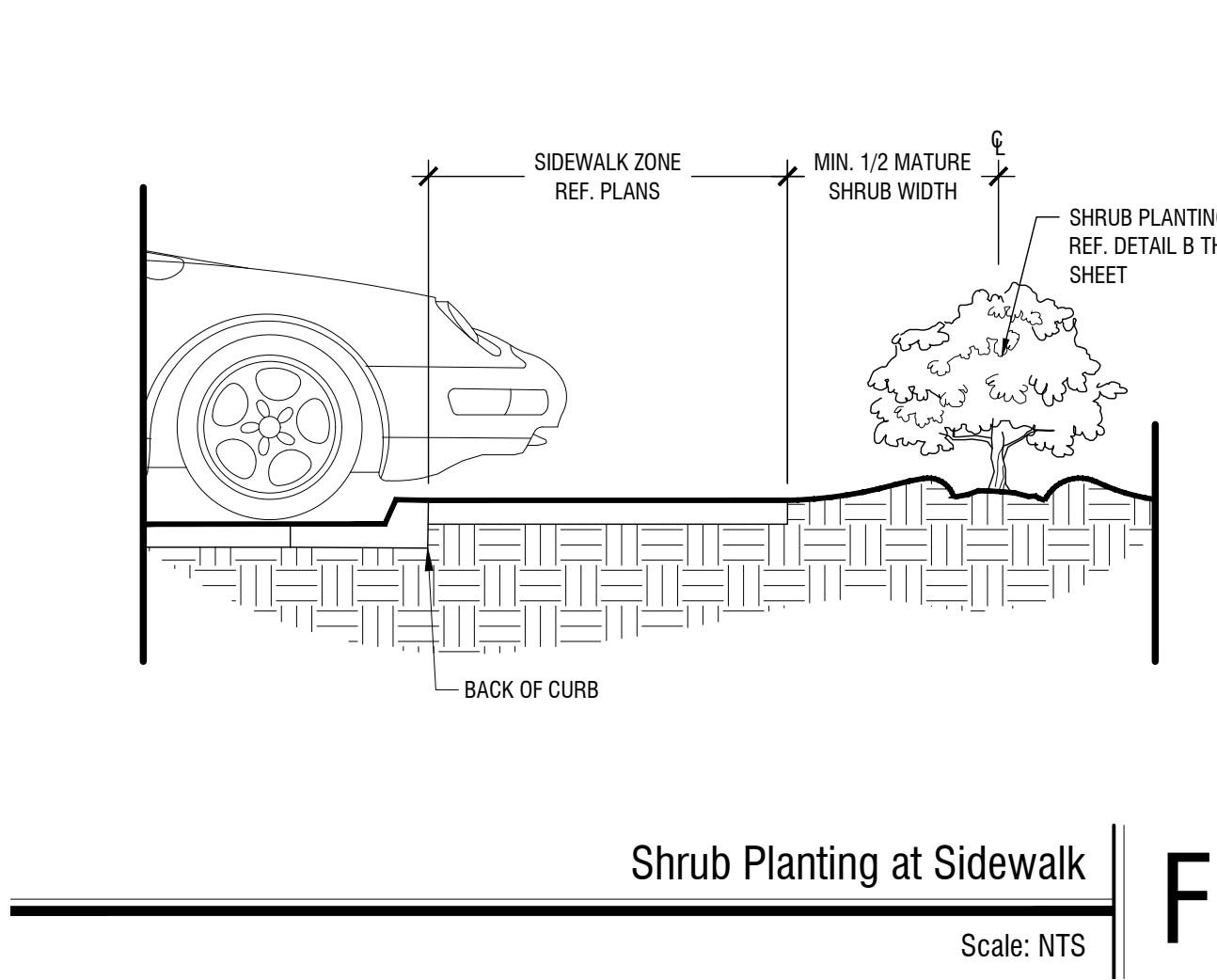
LANDSCAPE ARCHITECT
KIMLEY-HORN AND
ASSOCIATES, INC.
801 Cherry Street
Suite 1300, Unit 11
Fort Worth, Texas 76102
Contact: Kenzie Porter, PLA
Ph: (817) 502-2371

LANDSCAPE DETAILS

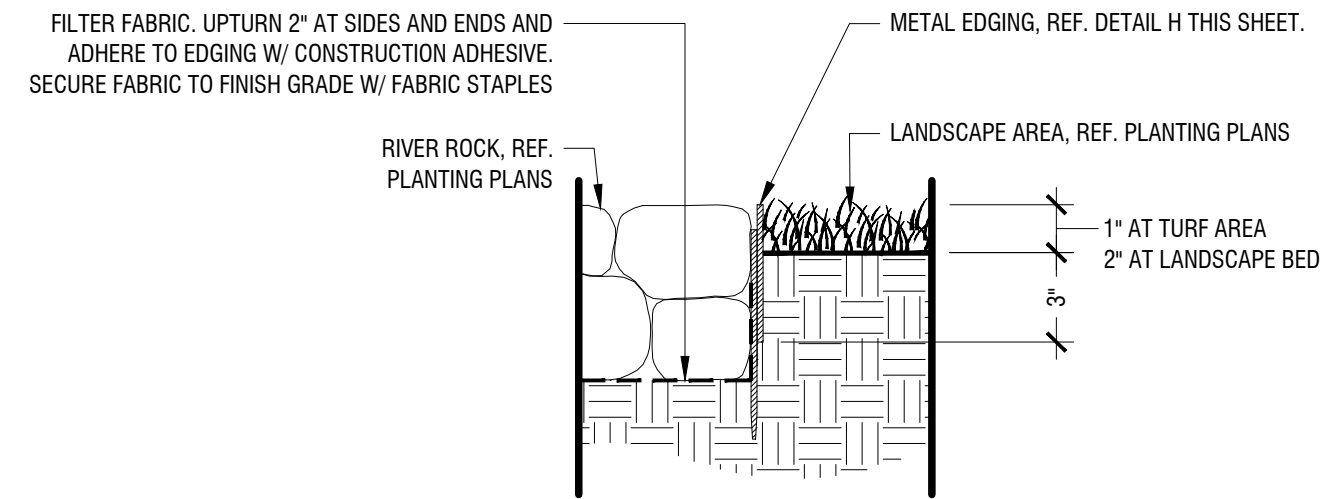
SHEET NUMBER
LP2.00

Plotted By: Chantelissa, Coby Sheet Set: KHA Layout: LP2.01 PLANTING DETAILS May 03, 2023 03:01:35pm K:\DAL_G\A\064460916-LTF Flower Mound\Landscape\DWG\01 Permit-Codes\Sheet\LP-2.00.dwg
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- NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)

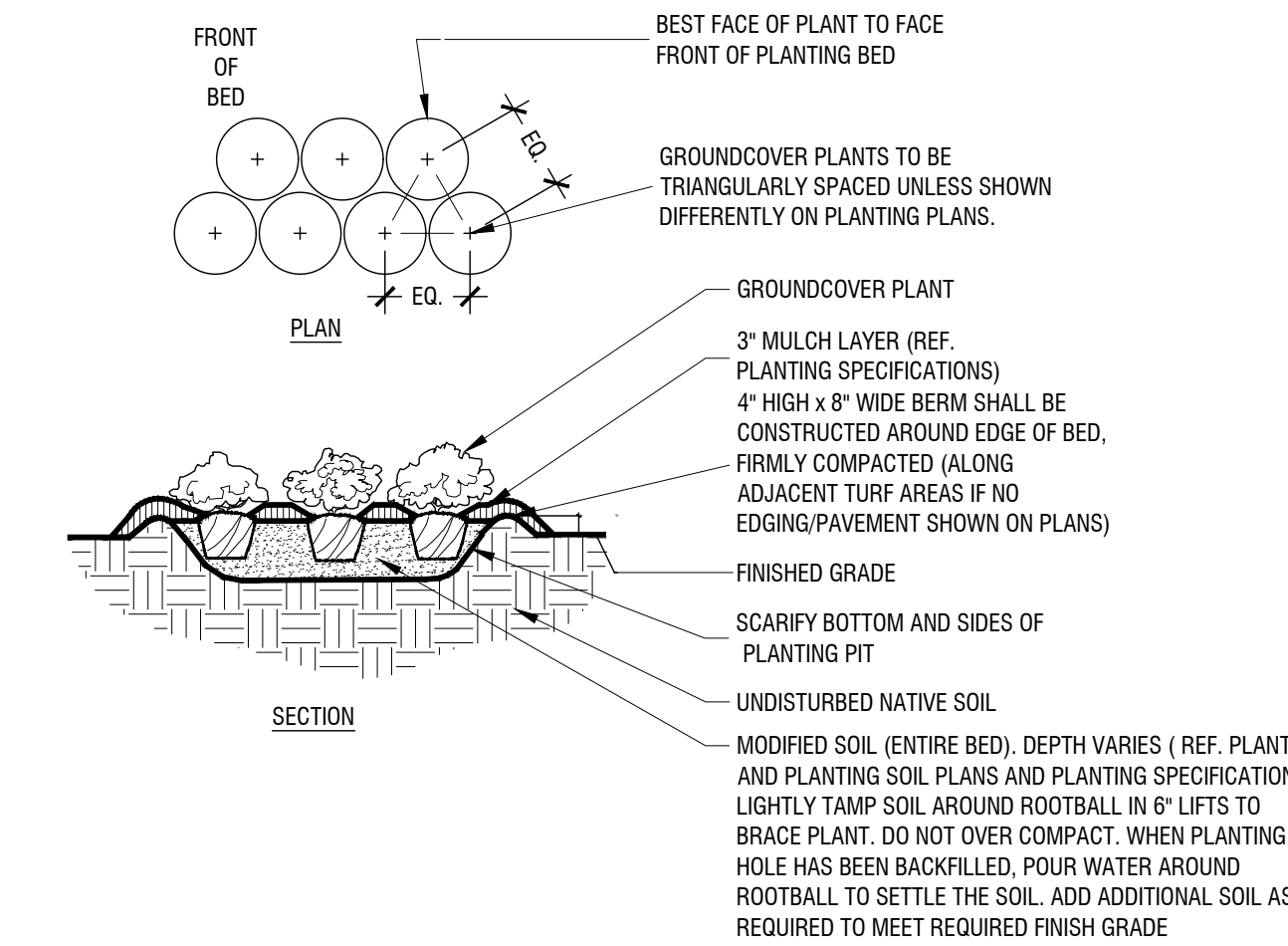
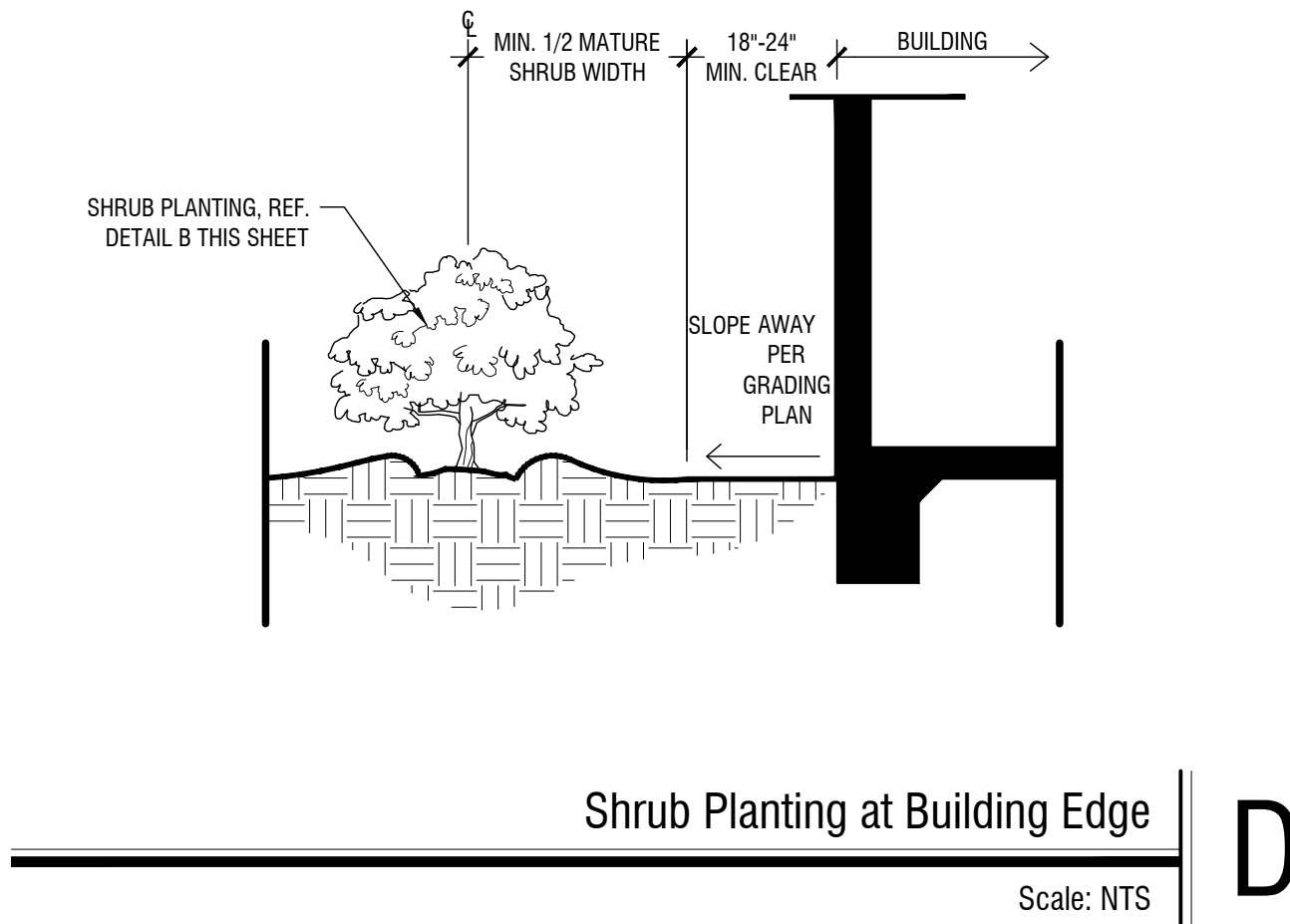
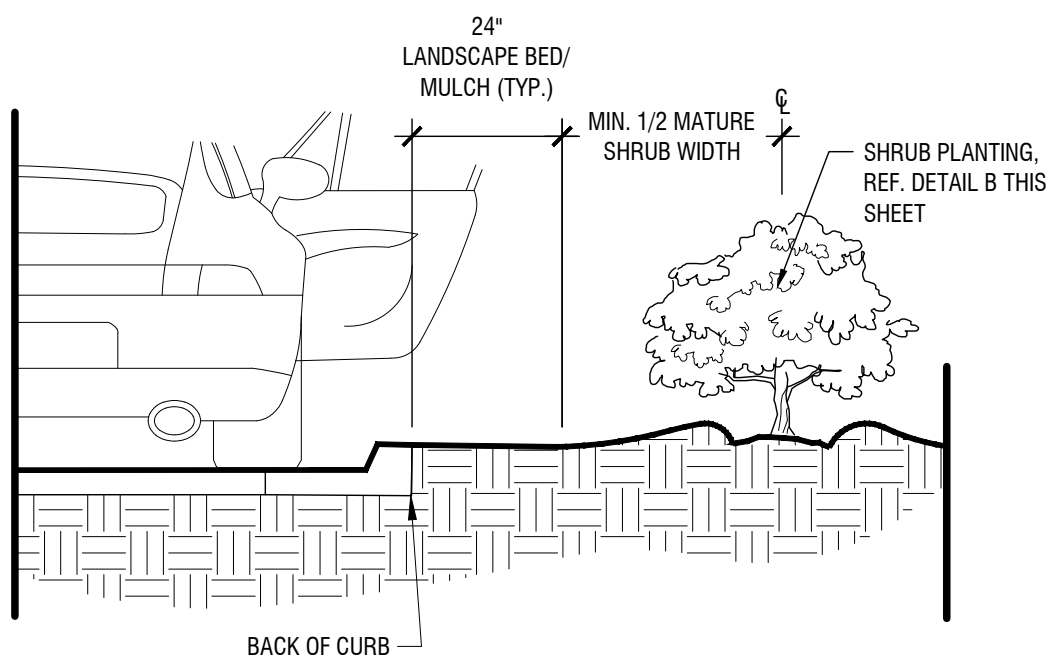


Typical Shrub Planting
Scale: NTS

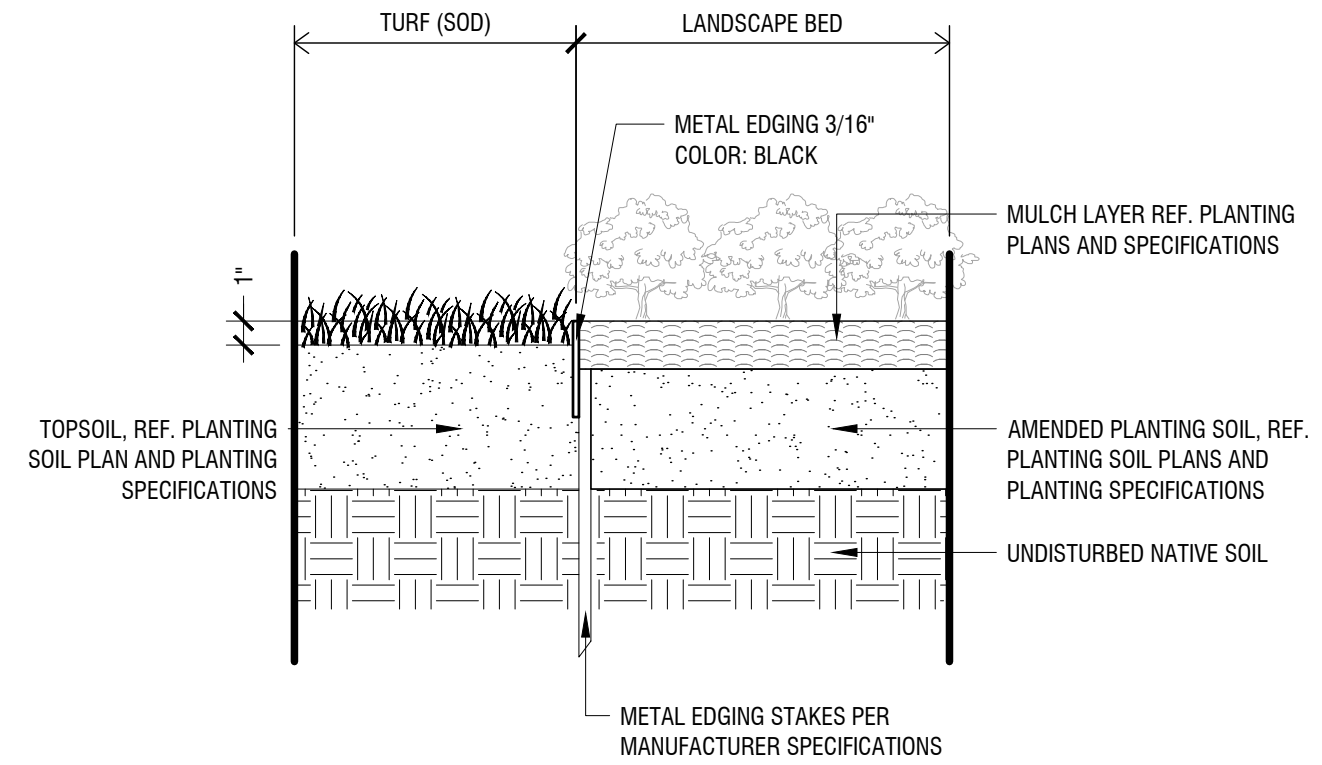


- NOTES:
1. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
 2. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

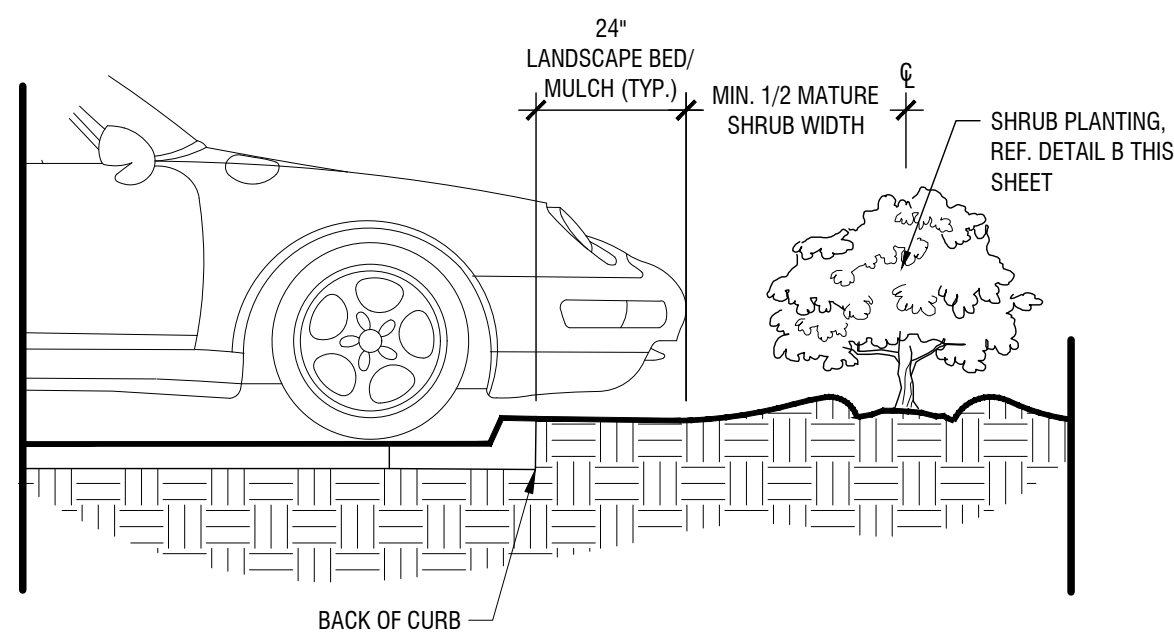
METAL EDGING (AT RIVER ROCK BED)
Scale: 1 1/2" = 1'-0"



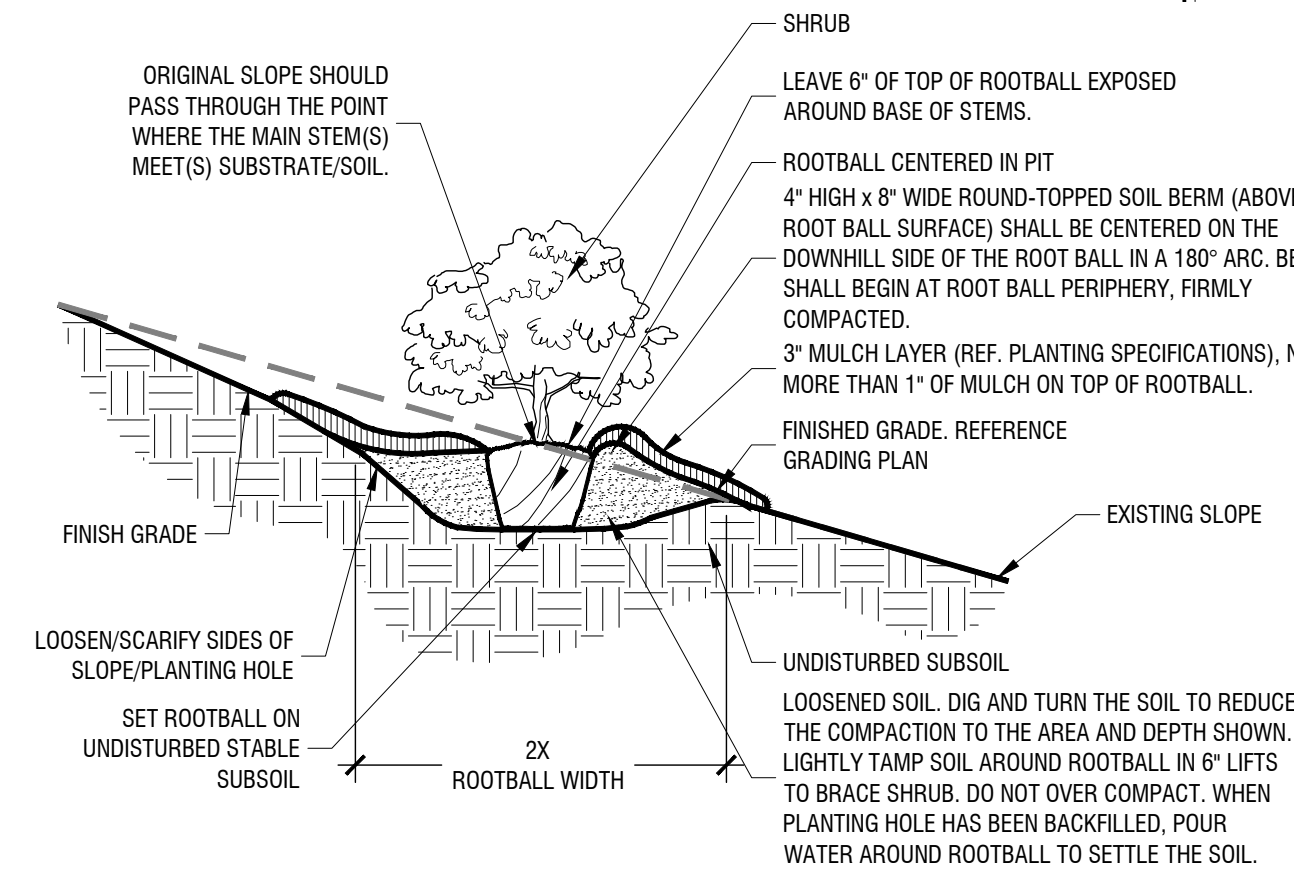
Typical Groundcover Planting
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED)
Scale: 1 1/2" = 1'-0"



Shrub Planting at Curb
Scale: NTS



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

TOWN OF FLOWER MOUND
DENTON COUNTY

LANDSCAPE DETAILS

LIFE TIME FITNESS ADDN BLK A LOT 1
13.768 ACRES

DATE: MAY 3, 2023

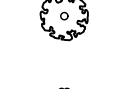
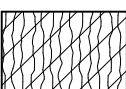
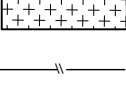
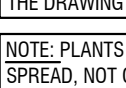
OWNER:
LIFE TIME
2900 Corporate
Place, Chanhassen, MN 55317
Contact: Carl Riewer, PE
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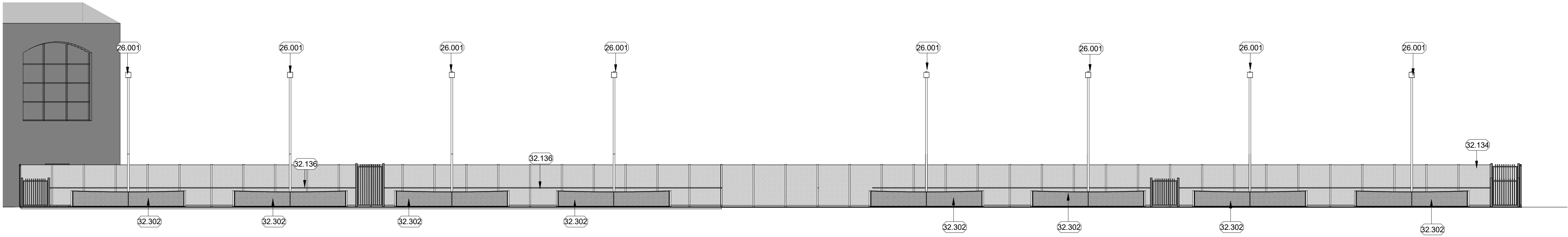
ARCHITECT:
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KIMLEY-HORN AND
ASSOCIATES, INC.
801 Cherry Street
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REVISIONS		DATE	BY
No.			
KHA PROJECT 064460916			
DATE	MAY 2023		
SCALE	AS SHOWN		
DESIGNED BY	IHA		
DRAWN BY	CJC		
CHECKED BY	KLP		
05/03/2023			
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KIMLEY»Horn			
LANDSCAPE DETAILS			
3100 CHURCHILL ROAD FLOWER MOUND, TEXAS			
SHEET NUMBER LP2.01			

Plotted By: Chantelissa, Coby Street Set: Kila Layout: LP2-02 PLANTING DETAILS May 03, 2023 OS-01: 55pm
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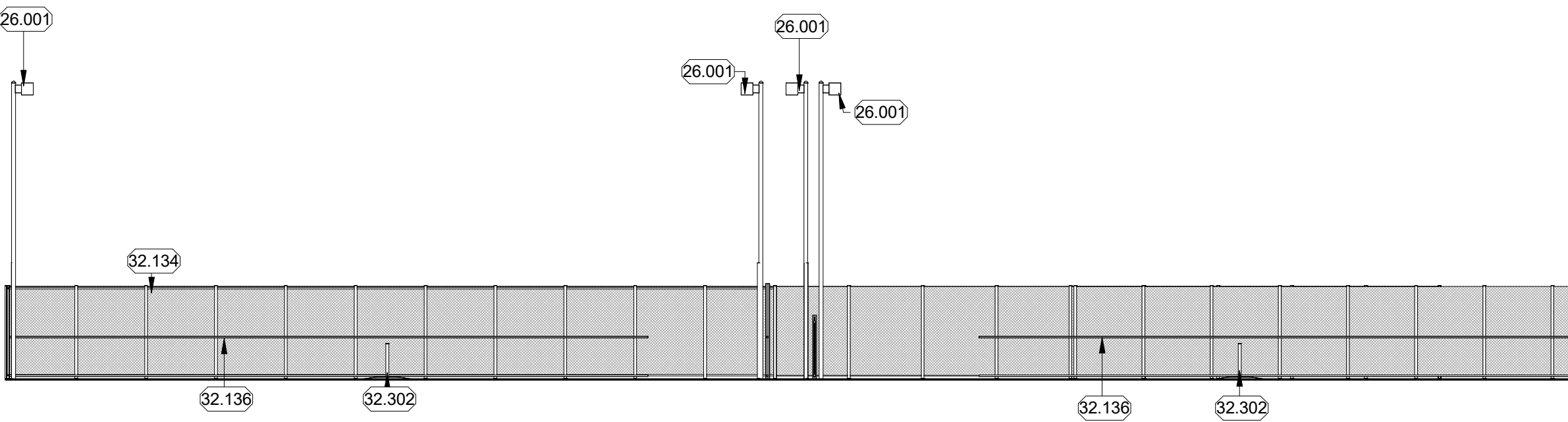
PLANT SCHEDULE					GENERAL LANDSCAPE SPECIFICATIONS AND NOTES				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS				
	FT	1	FRAXINUS TEXENSIS / TEXAS ASH	3" CAL, 14' HT, 5'-6" SPR	FULL, STRAIGHT, SINGLE LEADER				
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS				
	IM	3	ILEX VOMITORIA / YAUPON HOLLY	8" HT, 4' SPR	FULL, MULTI-TRUNK				
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS				
	LPF	40	LOROPETALUM CHINENSE 'SHANG-HI' / PURPLE DIAMOND FRINGE FLOWER	18" HT, 18" SPR, 30" OC	FULL				
	MYR	14	MYRICA PUSILLA / DWARF WAX MYRTLE	24" HT, 18" SPR, 36" OC	FULL				
	SGA	36	SALVIA GREGGII / AUTUMN SAGE	18" HT, 12" SPR, 18" OC	FULL				
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS				
	MUH	20	MUHLLENBERGIA CAPILLARIS / PINK MUHLY	24" HT, 30" OC	FULL				
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS				
	SOD	3,691 SF	COMMON BERMUDA / CYNODON DACTYLON	-	SOLID SOD, ROLLED TIGHT, WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.				
	EUF	25	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTER CREEPER	8" HT, 8" SPR, 18" OC	FULL, 1 GALLON MIN.				
	LHG	20	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	12" HT, 12" SPR, 18" OC	FULL, 1 GALLON MIN.				
	LIR	149	LIRIOPE MUSCARI / LIRIOPE	12" HT, 12" SPR, 18" OC	FULL, 1 GALLON MIN.				
	PPG	109	PHLOX PANICULATA / GARDEN PHLOX	8" HT, 8" SPR, 12" OC	FULL, 1 GALLON MIN.				
	RR	1,353 SF	RAINBOW RIVER ROCK / RAINBOW RIVER ROCK	-	2" - 4" INSTALLED AT 6" DEPTH				
	MULCH	2,261 SF	SHREDDED HARDWOOD MULCH / SHREDDED HARDWOOD MULCH	-	3" DEPTH, ALL TREES IN SOD TO HAVE 4' DIAMETER MULCH RING.				
	SE	2,405 LF	STEEL EDGE / STEEL EDGE	-	3/16" X 6" BLACK STEEL EDGING				
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.						A. SCOPE OF WORK 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED. 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER. C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIVE LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIVE LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISAPPEAR AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL, FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER, AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER. D. MATERIALS 1. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN. MATERIALS SAMPLES MULCH - ONE (1) CUBIC FOOT TOPSOIL - ONE (1) CUBIC YARD PLANTS - ONE (1) OF EACH VARIETY 2. PLANT MATERIALS A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER. B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT. C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATENT DEFECTS OR DAMAGE TO PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE. E. TOPSOIL 1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL. 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. 3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES DEEP TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED. 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT. 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP, DO NOT OBTAIN FROM AGRICULTURAL LAND, BODS, OR MARSHES. 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE. 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE. 8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW. a. ORGANIC SOIL AMENDMENTS 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH. 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT. 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE. 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS. 6. WORM CASTINGS: EARTHWORMS. b. INORGANIC SOIL AMENDMENTS 1. LIME: ASTM C602, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE. 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 90 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE. 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE. 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS. c. PLANTING SOIL MIX 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUIVALENT. 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 3. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 12 INCH SCREEN, AND 90% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN) CONTAINER. I. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL, OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. J. COMMERCIAL FERTILIZER COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURERS SPECIFICATIONS: 1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL. 2. ANNUALS AND GROUND COVERS - OSMOCOTE/SERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRICORP" PLANTING TABLETS 24-15-15 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER. K. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.			
						L. DIGGING AND HANDLING 1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT (WILT-PRO) OR EQUAL TO MINIMIZE TRANSPIRATIONAL WATER LOSS. 2. BALLEDS AND BURLLAPPED PLANTS (8&8) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLEDS AND BURRLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS. 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING. 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAN TRUNK (CT) SHALL BE SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL. 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. M. CONTAINER GROWN STOCK 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS. 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE. 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. COLLECTED STOCK WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALL SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY. O. NATIVE STOCK PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW. P. MATERIALS LIST QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. Q. FINE GRADING 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS, BEING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE. 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. R. PLANTING PROCEDURES 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL, SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR. 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MARK AND PROTECT EXISTING UTILITIES. 3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" . SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR IMPORTED SOURCE. 4. LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER. 5. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS. 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 2001, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE TO PUT PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLOUSHED INTO PLACE WITH A SLOW, FLOW HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOP" OR EQUAL IS RECOMMENDED. 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRICORP" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS: - TWO (2) TABLETS PER 1 GAL PLANT - THREE (3) TABLETS PER 3 GAL PLANT - FOUR (4) TABLETS PER 10 GAL PLANT - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING. 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" . REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY. 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT. 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.			
						S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER. 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE. 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS, MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY. 4. SODDING A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE. B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND. C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE. T. SEEDING A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION, MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION FOR EACH VARIETY. B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGE OF PURITY, AND SEEDING RATE, AND THE SEEDING RATE TO BE USED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF. C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS. D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL, TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATS, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA. F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDING AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CUTL-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. AREAS INACCESSIBLE TO CUTL-PACKER, LIGHTLY RAKE SEEDBED GROUND WITH FLEXIBLE RAKES AND ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE. G. SURFACE LAYER OF SOIL FOR SEEDBED AREAS SHALL BE KEPT MOST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE EACH WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH. H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED. U. LAWN MAINTENANCE A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. PREPARED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY). B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS, ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL, IF ANY ARE IN PLACE.			



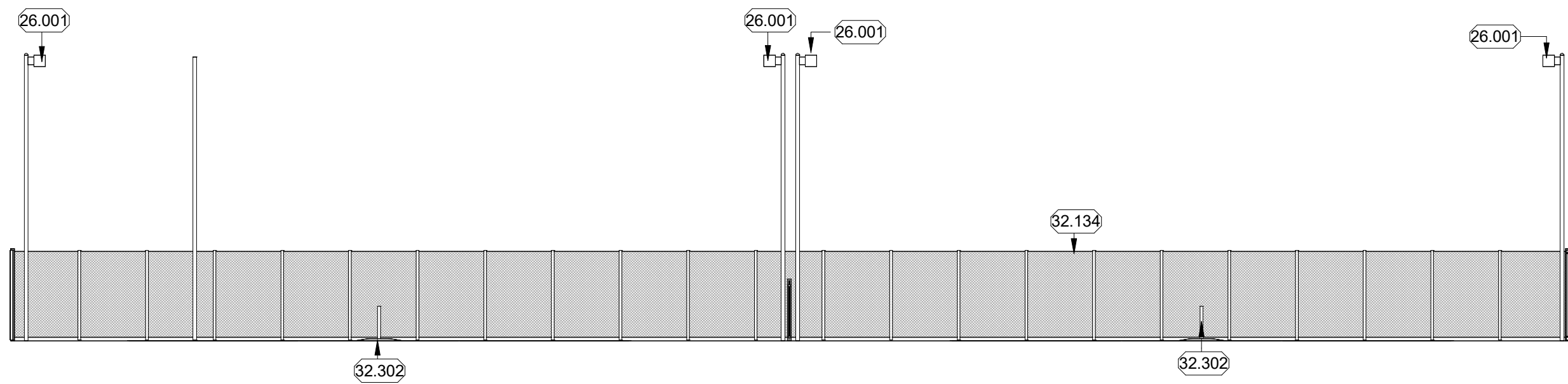
F1 ELEVATION - OUTDOOR PICKLEBALL COURTS, LOOKING EAST
3/32" = 1'-0"



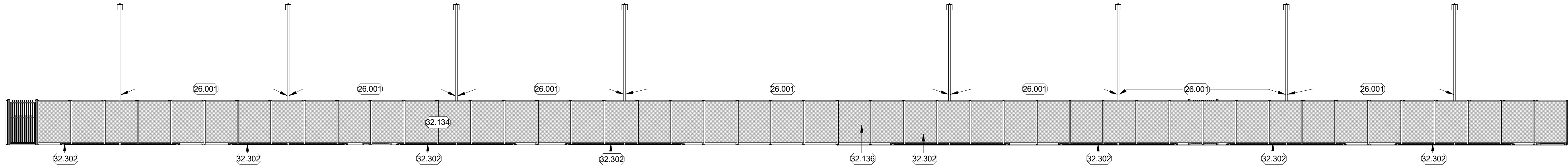
E1 ELEVATION - OUTDOOR PICKLEBALL COURTS, LOOKING NORTH (EXTERIOR)
3/32" = 1'-0"



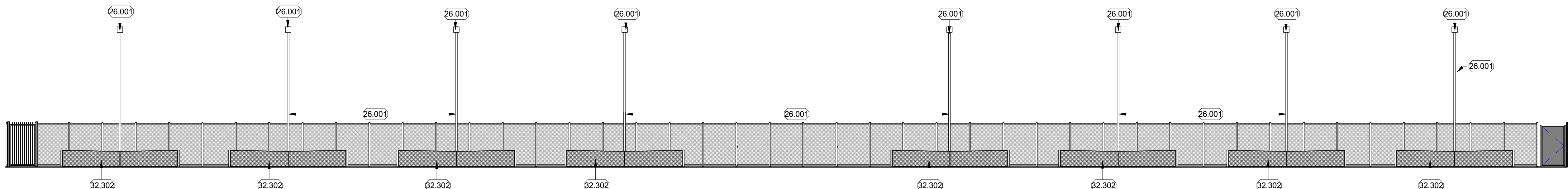
D1 ELEVATION - OUTDOOR PICKLEBALL COURTS, LOOKING NORTH 1
3/32" = 1'-0"



C1 ELEVATION - OUTDOOR PICKLEBALL COURTS, LOOKING SOUTH
3/32" = 1'-0"



B1 ELEVATION - OUTDOOR PICKLEBALL COURTS, LOOKING WEST (EXTERIOR)
3/32" = 1'-0"



A1 ELEVATION - OUTDOOR PICKLEBALL COURTS, LOOKING WEST (EXTERIOR)
3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
26.001	EXTERIOR LIGHTING FIXTURE - SEE ELECTRICAL
32.134	8'-0" HIGH BLACK CHAIN LINK FENCE AT PERIMETER OF PICKLEBALL COURT - SEE SPECIFICATIONS
32.136	4'-0" HIGH BLACK CHAIN LINK FENCE AT PERIMETER OF PICKLEBALL COURT - SEE SPECIFICATIONS
32.302	TYP. PICKLEBALL COURT SURFACE - SEE SPECIFICATIONS

LIFETIME
HEALTHY WAY OF LIFE
2902 CORPORATE PLACE CHANHASSEN, MN 55317

CONSULTANT

LIFETIME
ARCHITECTURE | DESIGN

PROJECT INFORMATION

FLOWER MOUND, TX
OD PICKLEBALL

3100 Churchhill Dr
Flower Mound, TX

DRAWING LOG

REV	DATE	DESCRIPTION
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ELEVATIONS

ISSUE DATE: 04/06/2023

SHEET NO.

AS200

PUBLICATIONS

CHECK SET



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

DATE: May 8, 2023
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 483 (SUP22-0006– 6201 Shoreview Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Shoreview Court and west of Bayshore Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-478) to allow for a 716-square-foot (habitable area) accessory dwelling on a 2.17-acre lot currently zoned Agricultural District (A). Section 98-273 of the Land Development Regulations requires Town Council approval of a Specific Use Permit for an accessory dwelling within the A zoning district. The lot is currently developed with a 6,274-square-foot (habitable area) main dwelling on the existing lot. The accessory dwelling will be roughly 716 square feet of habitable floor area, which is approximately 11 percent of the main structure, and the lot coverage for the property will be approximately 10.4 percent, which is below the allowable maximum lot coverage in A of 25 percent. Colors used will match and/or complement the main dwelling. In addition, the accessory dwelling will be located at least 25 feet from all property lines and at least 10 feet back from the rear wall of the main dwelling, in compliance with setback requirements.

Section 98-983 of the Code of Ordinances contains additional provisions for the construction and occupancy of accessory dwellings (see below). Seven of the nine regulations are addressed with this proposal. The remaining two provisions prohibit the accessory dwelling from being used as a rental property and require the accessory building to be served by the same utility meters as the existing primary dwelling; these will be addressed during the building permit review phase.

Sec. 98-983. - Accessory dwelling.

The issuance of permits for construction and occupancy of an accessory dwelling shall be subject to compliance with the following conditions:

- (1) The accessory dwelling shall be located on the same lot/tract as the existing primary dwelling

and located in a separate structure.

- (2) An accessory dwelling shall not be located on any lot/tract of less than two acres.
- (3) No more than one accessory dwelling per tract or lot shall be allowed.
- (4) Accessory dwellings shall not be used as rental units.
- (5) The accessory dwelling shall be serviced by the same utility meter as the primary dwelling, and the building materials and architecture will be similar to or in concert with the primary dwelling.
- (6) The habitable floor area of the accessory dwelling shall not exceed 50 percent of the habitable floor area of the primary dwelling. The maximum habitable floor area shall not exceed 2,000 square feet.
- (7) An accessory dwelling shall conform to the same side and rear yard setbacks as provided for the primary dwelling in the zoning district in which it is located.
- (8) The front building line for an accessory dwelling shall be behind the primary structure at a point not closer than ten feet from the rear wall line of the primary dwelling.
- (9) In no case shall the combined area of the primary dwelling, accessory dwelling and/or other accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located.

BOARD REVIEW/CITIZEN FEEDBACK:

I. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP22-0006 had a total of 14 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

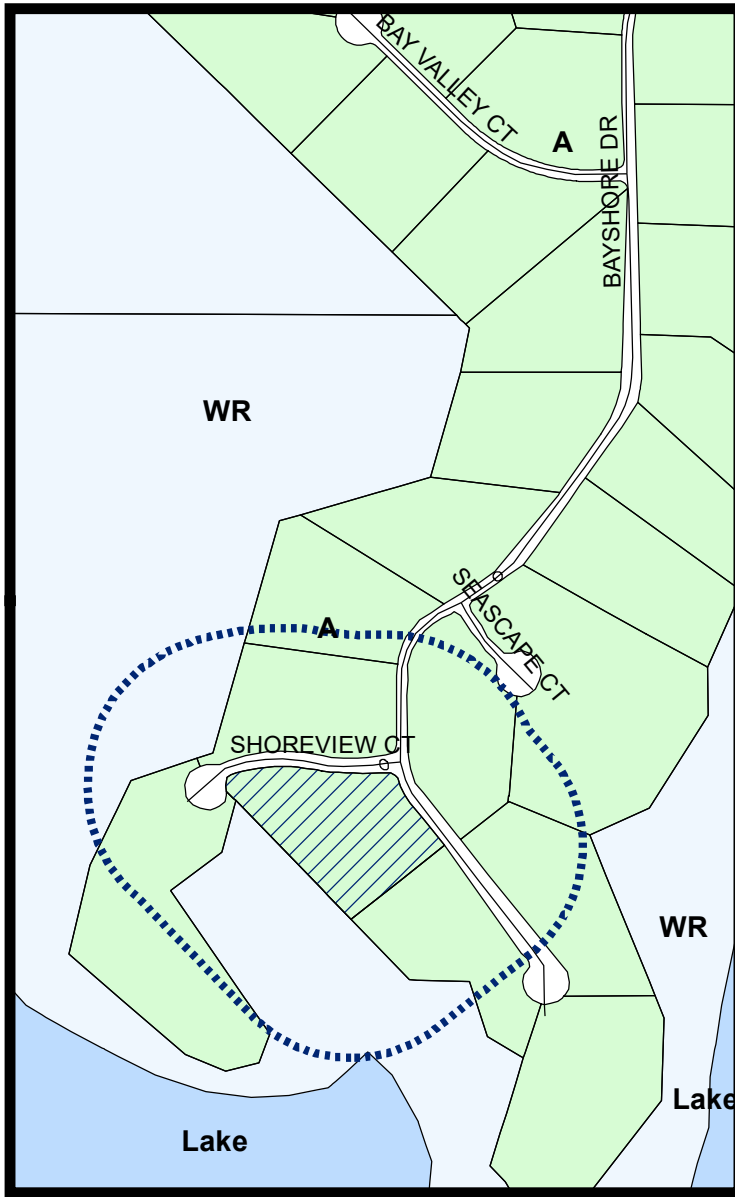
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Accessory Dwelling Package

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

Vicinity Map

Reference Project: SUP22-0006



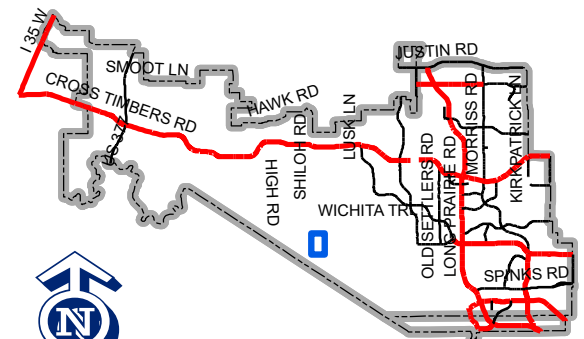
LEGEND

Agriculture Lake Water Recreation

Subject Property
 200 ft Notification Buffer around Property

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

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



Map Location

0 315 630 1,260 Feet

Charles and Joanna Rodgers
3404 Dwyer Lane
Flower Mound, TX 75022
Charles: rodgersc@pacden.com
Joanna: rodgersj@pacden.com

February 28, 2023

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

Re: Submittal of Letter of Intent and Consent associated with the application of Charles and Joanna Rodgers for a Specific Use Permit (Accessory Dwelling Unit) to be added to the homesite located at 6201 Shoreview, Flower Mound, Texas, concurrent with the new residence construction.

Legal Description: The Landing, Lot 22, Block A, 2.1689 Acres, DCAD Property ID: 176422

Dear Sir or Madam:

We have submitted to the Town of Flower Mound for a building permit of a new residence/dwelling located at 6201 Shoreview. As part of the residence concept, we have planned for a detached ADU which will include an exercise and storage space on the first floor and guest space on the second floor.

The proposed ADU will meet all building guidelines and ordinances adopted by the Town for this development. Further, the ADU has been reviewed and approved, along with the main dwelling, by The Landing ACC. The proposed ADU is not intended to be used as a rental.

The main dwelling will be approximately 6,274 square feet, and the ADU, as currently designed, will be 695 square feet of living space plus 433 square feet of nonliving space. The ADU is designed to match the existing home, in every way. We will use the same architectural design, window styles, stone, roof material and color, and trim paint. It is our goal to build it so that it blends perfectly with the main dwelling. The zoning of the homesite of the proposed ADU is Zoning: A, Description: Agriculture, and Type: Residential.

We are available any time to meet with you personally or to communicate with you via telephone or email. We will, of course, plan on attending the Town Council meeting at which time we hope this request will be approved. If there is anything about our request that needs to be modified or changed to meet the standards for approval, please let us know.

Sincerely,

Charles & Joanna Rodgers

DocuSigned by:

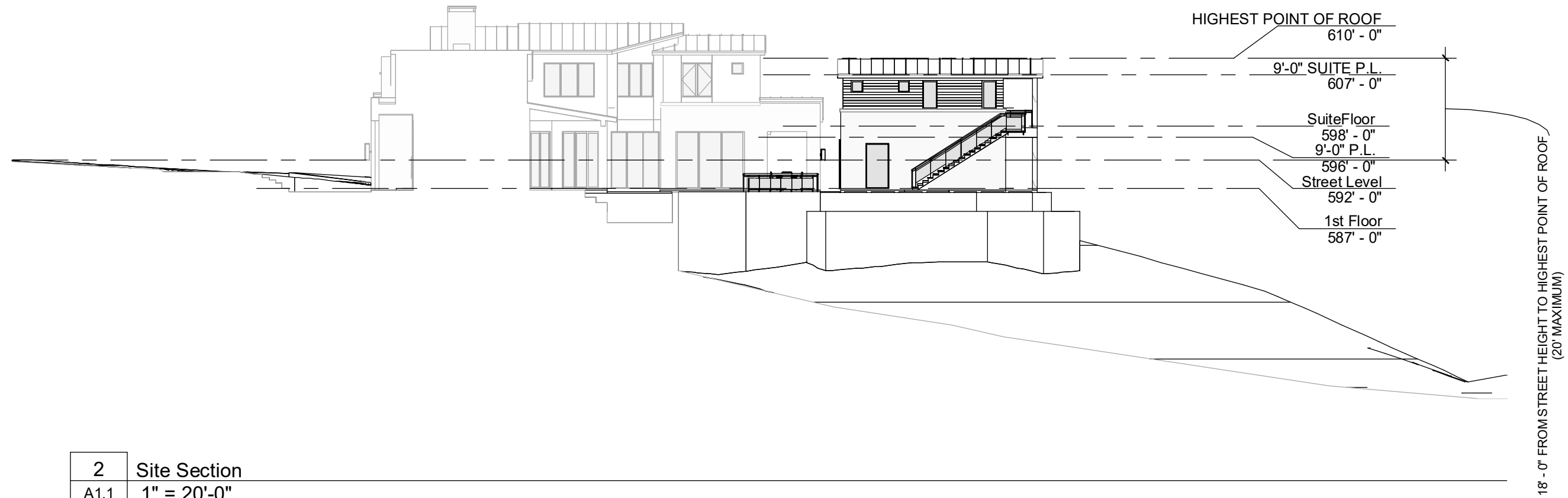
Charles Rodgers

Charles Rodgers

DocuSigned by:

Joanna Rodgers

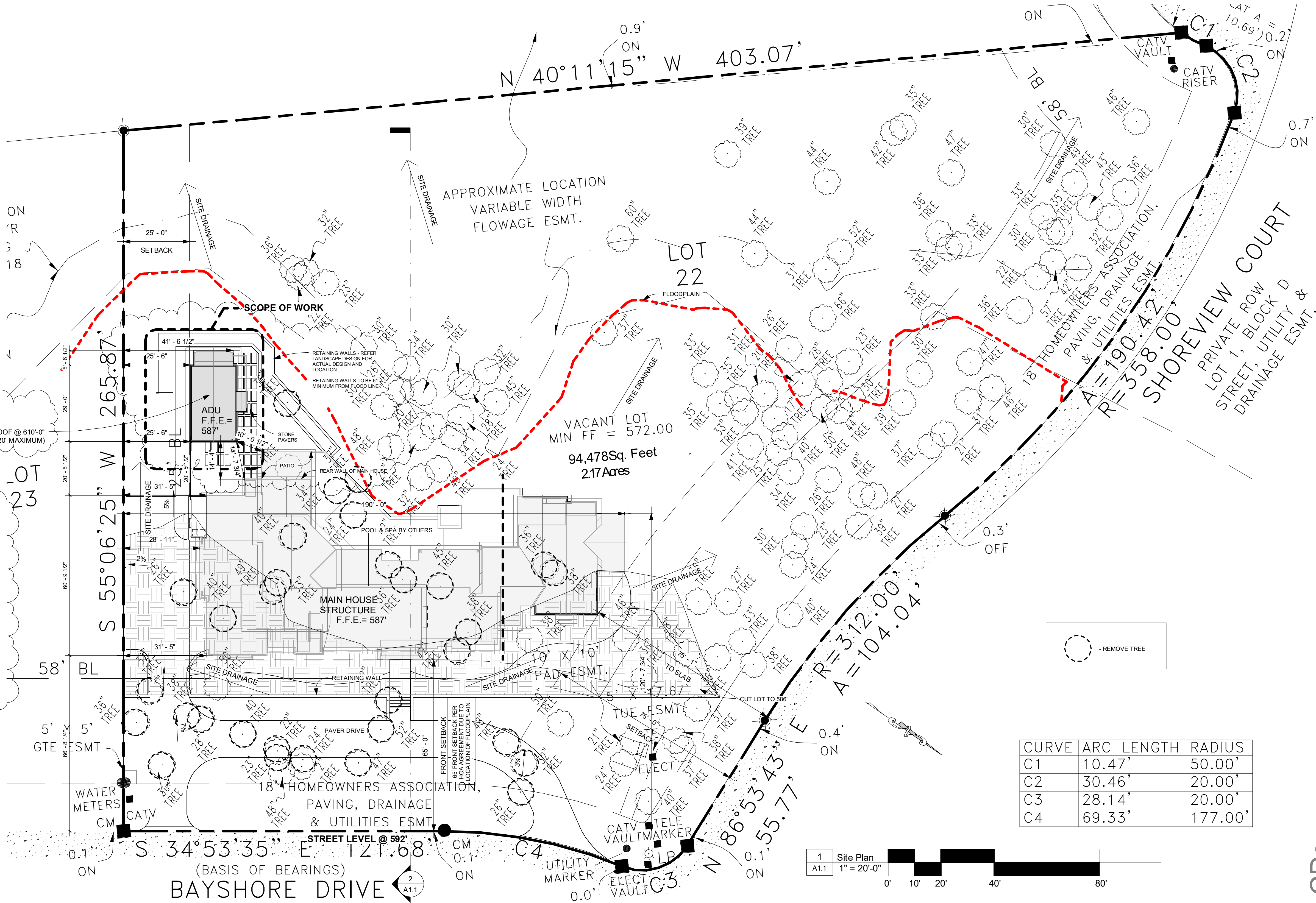
Joanna Rodgers



2 Site Section
A1.1 1" = 20'-0"

AREA CALCULATIONS	
RESIDENCE - TOTAL UNDER ROOF	8,694 SF
LIVING AREA A/C	6,274 SF
GARAGE	1,052 SF
COVERED PORCH/PATIOS	1,368 SF
PROPOSED ADU - TOTAL UNDER ROOF	1,164 SF
LIVING AREA A/C	716 SF
NON A/C	276 SF
COVERED PORCH/PATIOS	172 SF
TOTAL SQUARE FOOTAGE OF STRUCTURES	9,858 SF
TOTAL SQUARE FOOTAGE OF PROPERTY	94,478 SF
9,858 / 94,478 = 10.4% OF COVERAGE	

IMPERVIOUS LOT	
LOT SIZE	94478 SF
A/C PAD	232 SF
DRIVEWAY & WALKWAY	5218 SF
FOOTPRINT	7259 SF
FOOTPRINT - ACCESSORY	628 SF
POOL/SPA COPING, BACK WALL, & STAIRS	966 SF
RETAINING WALL	430 SF
TOTAL IMPERVIOUS	14732 SF

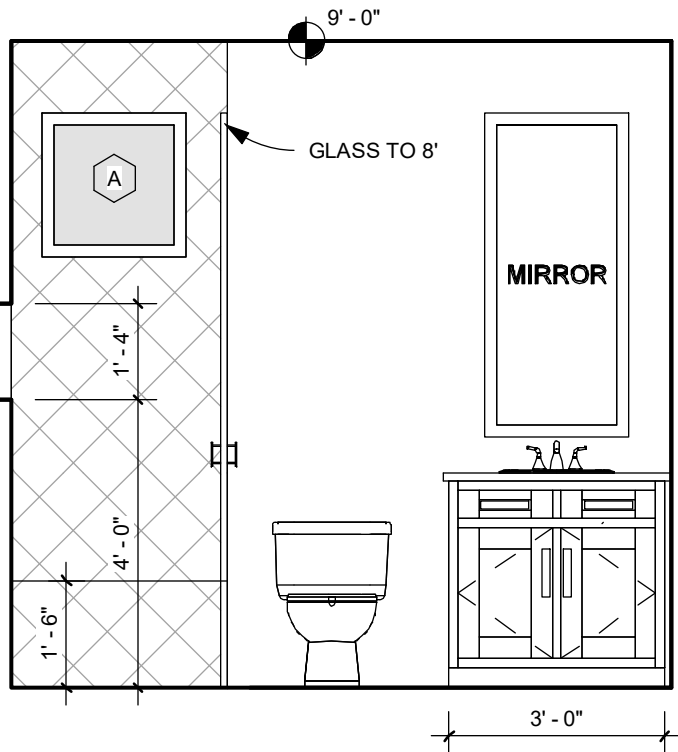


CURVE	ARC LENGTH	RADIUS
C1	10.47'	50.00'
C2	30.46'	20.00'
C3	28.14'	20.00'
C4	69.33'	177.00'

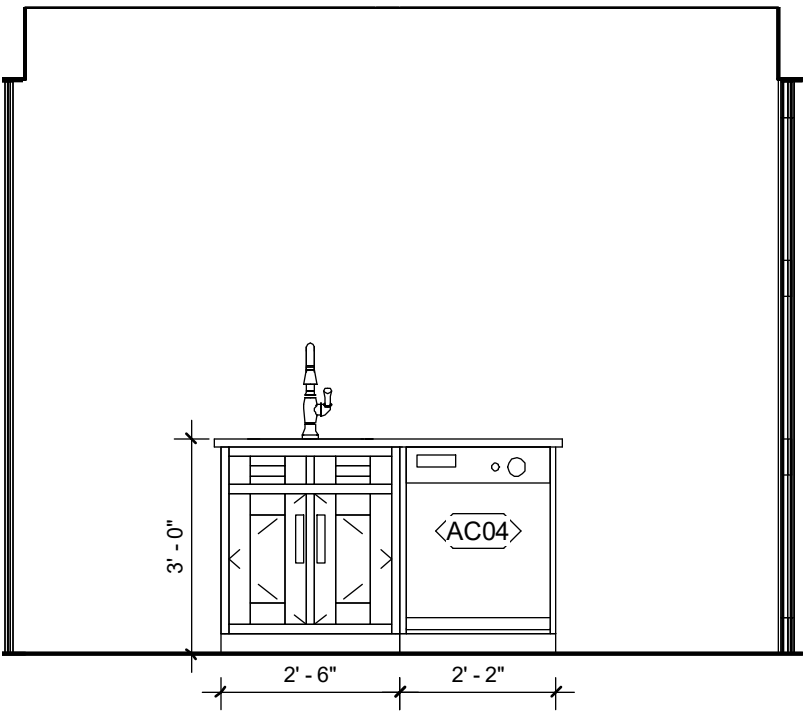
1 Site Plan
A1.1 1" = 20'-0"

APPLIANCE SCHEDULE - CASITA

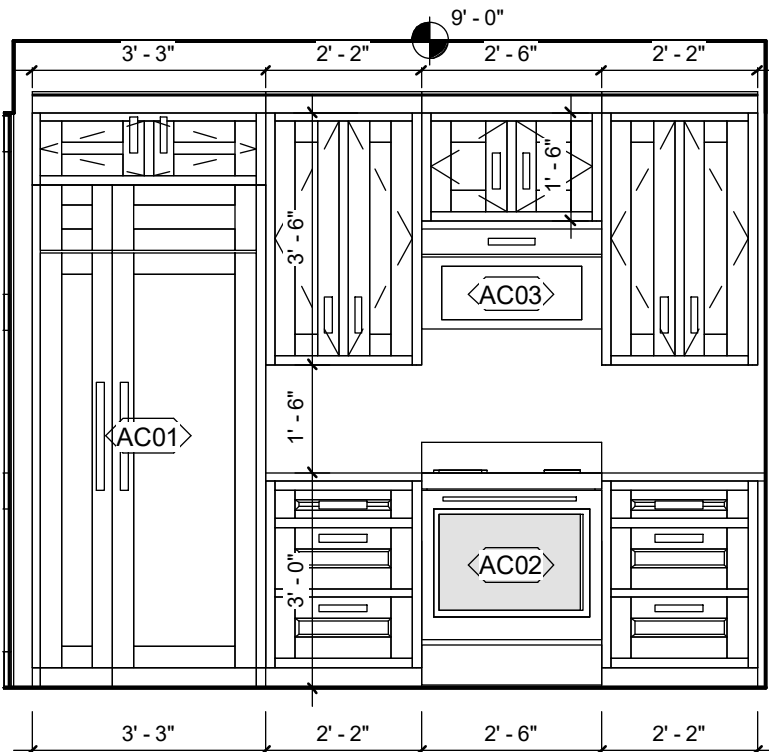
AC01	36" Rfr.
AC02	30" Range
AC03	Microwave
AC04	Dishwasher
AC05	Washer Dryer Stack



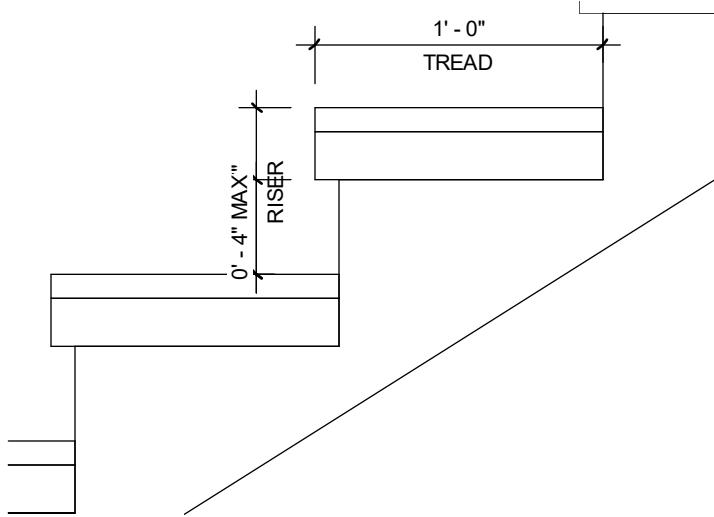
7 Suite Bath
3/8" = 1'-0"



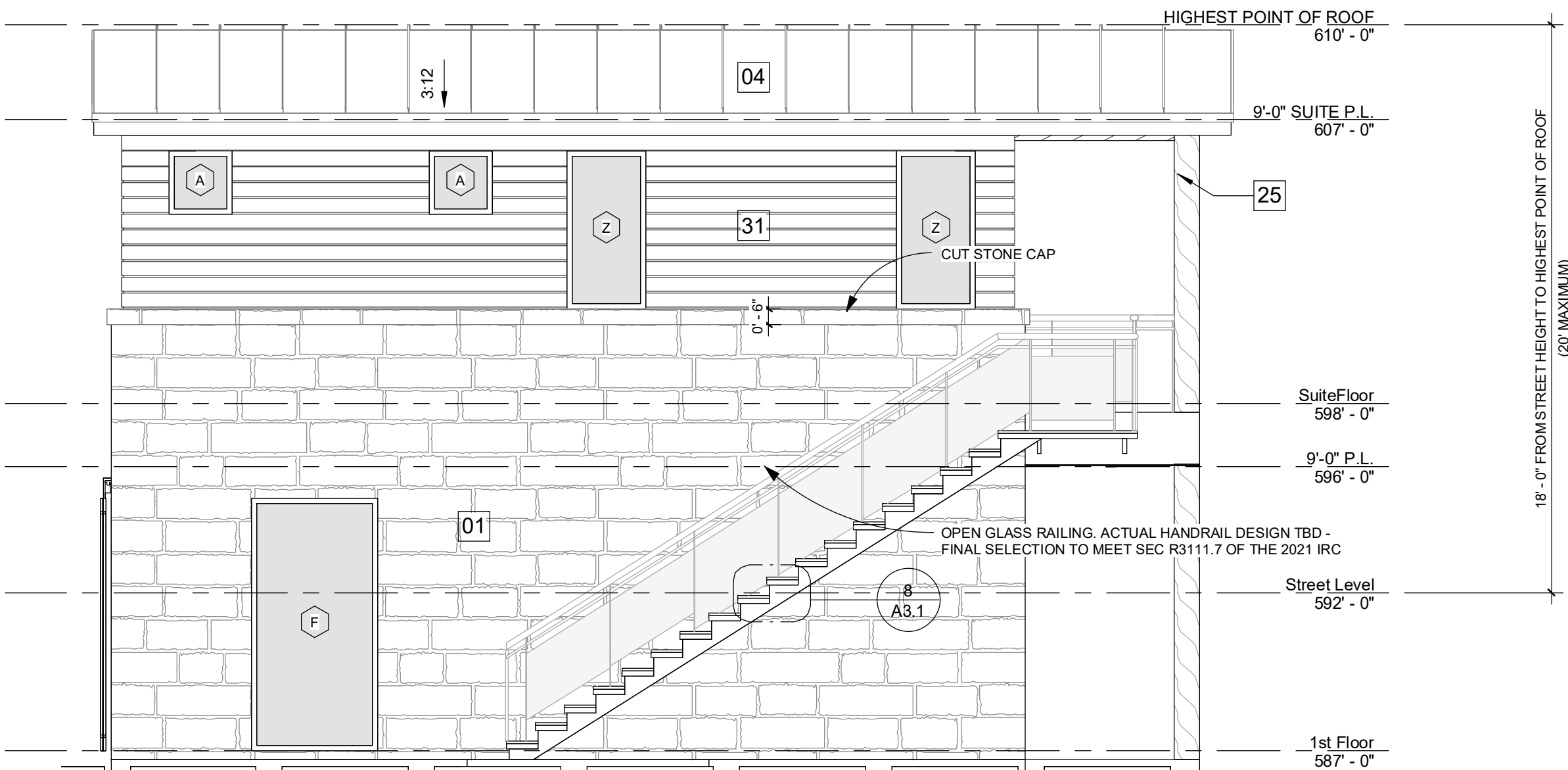
6 Suite Island
3/8" = 1'-0"



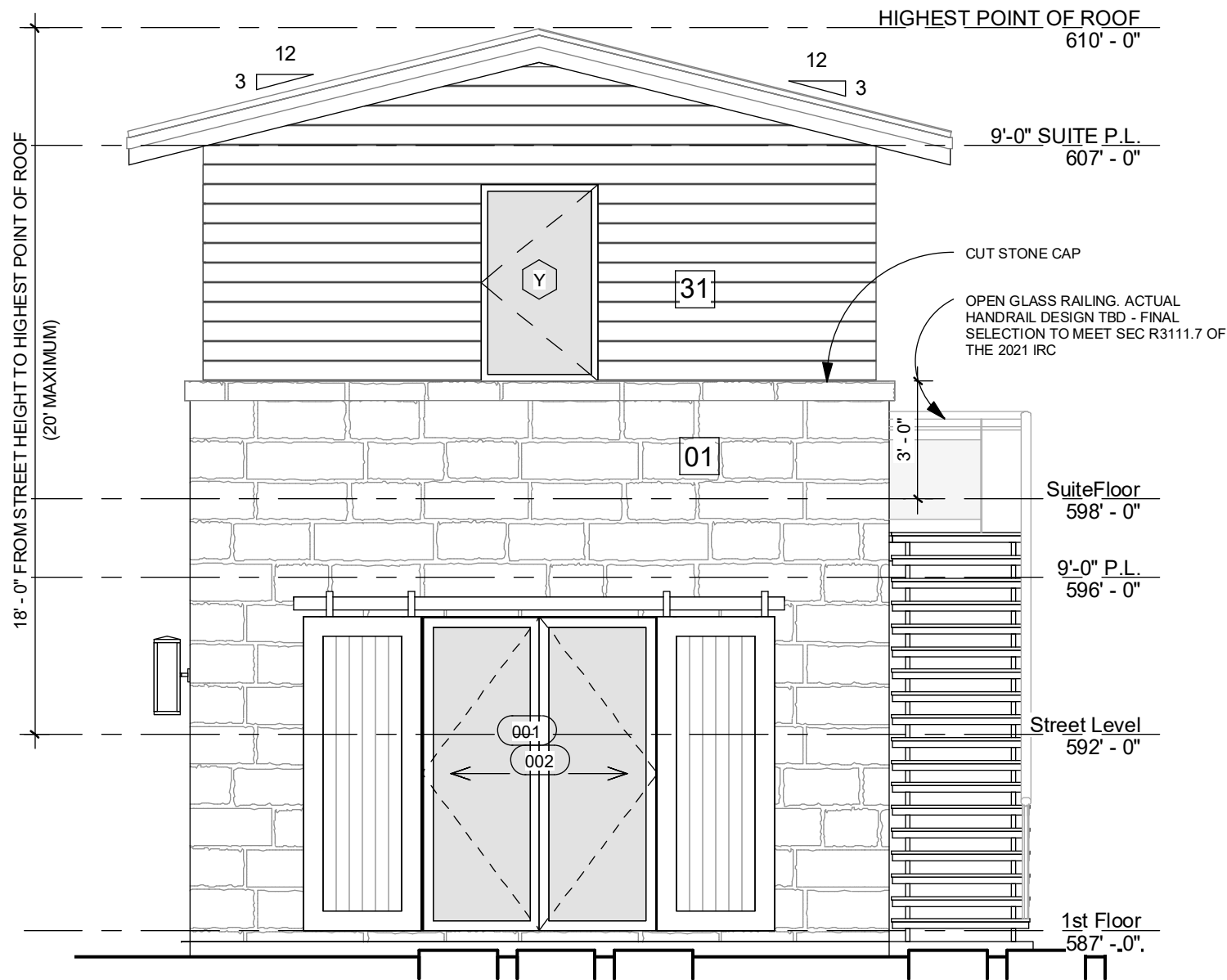
5 Suite Kitchen
3/8" = 1'-0"



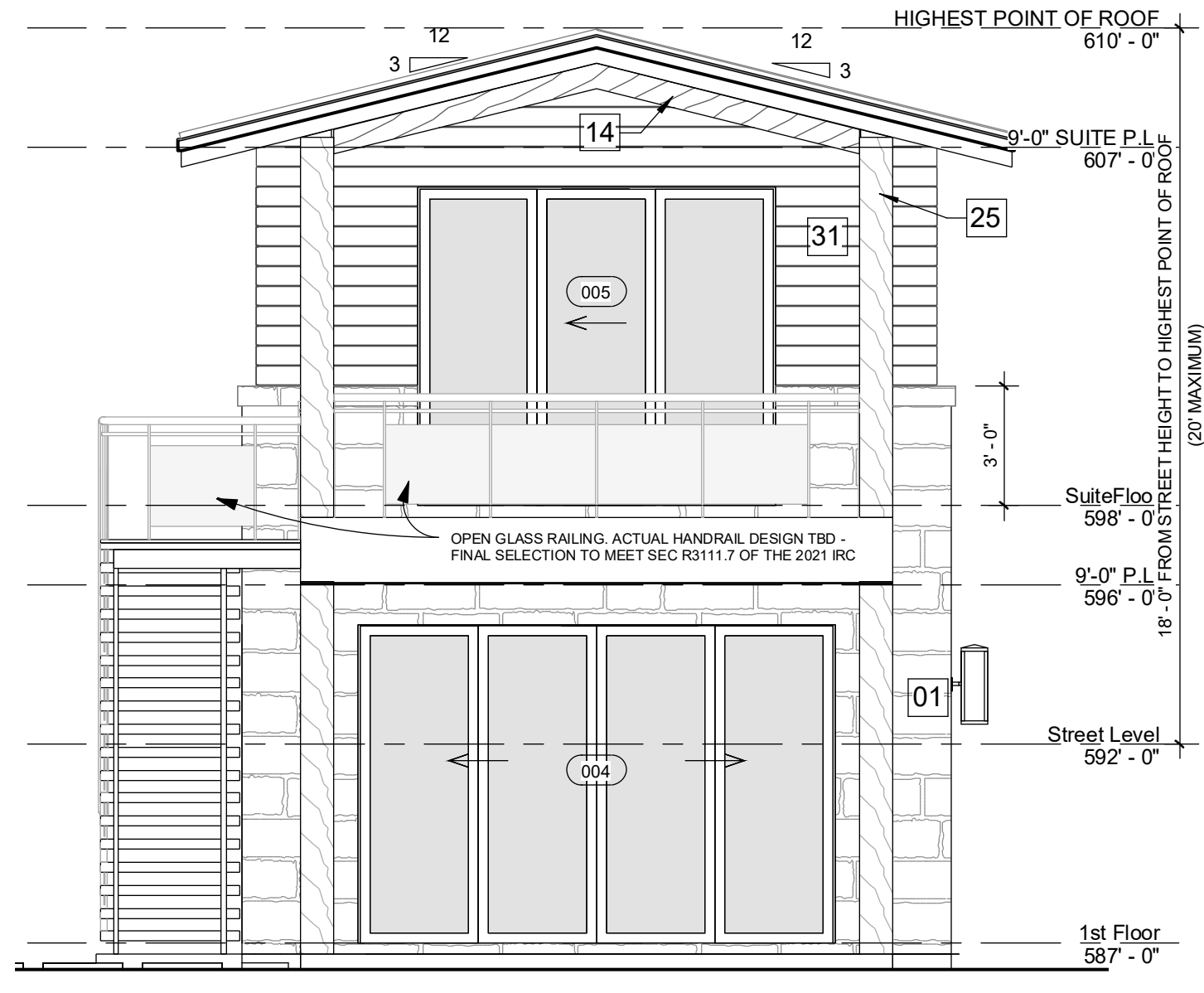
8 Casita Stair Detail
1 1/2" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"

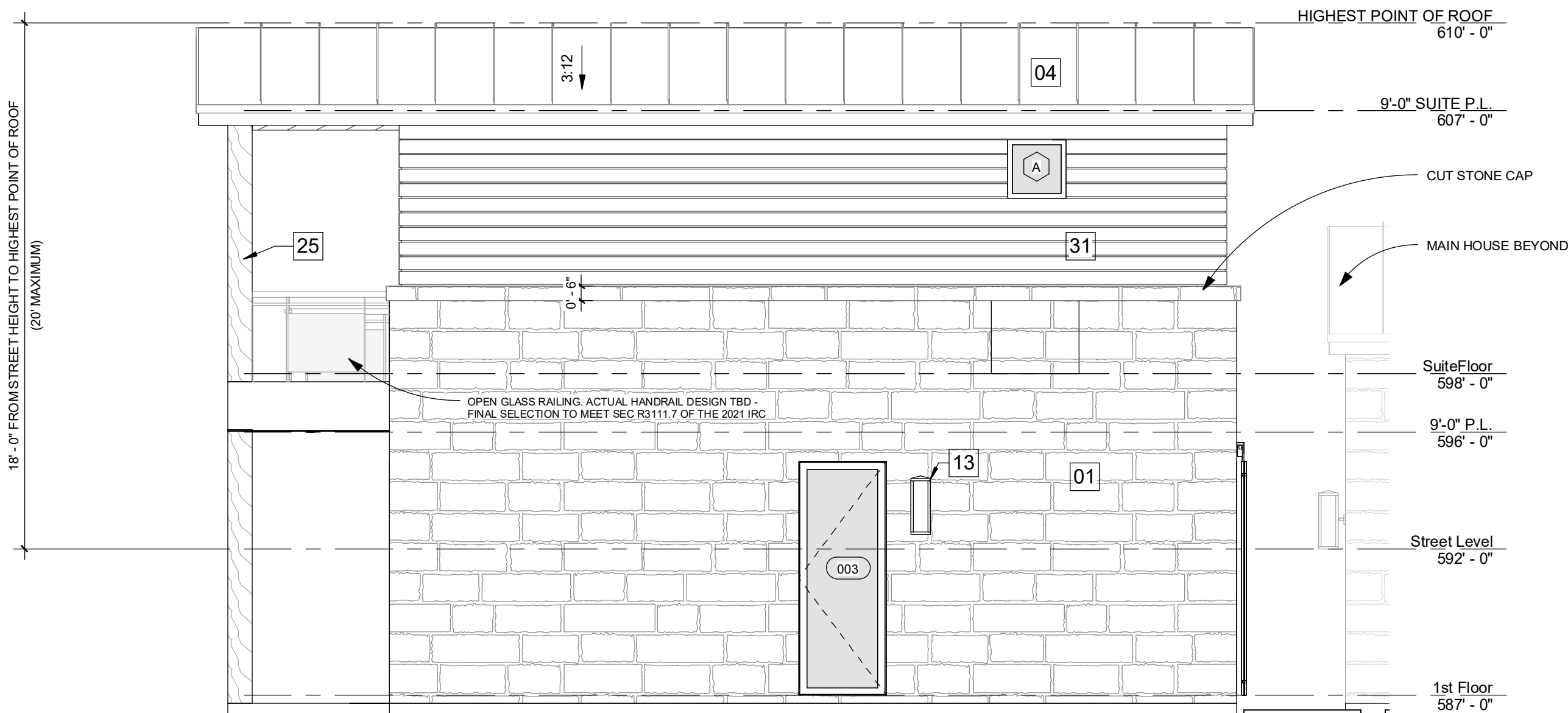


4 Elevation @ Gardening
1/4" = 1'-0"

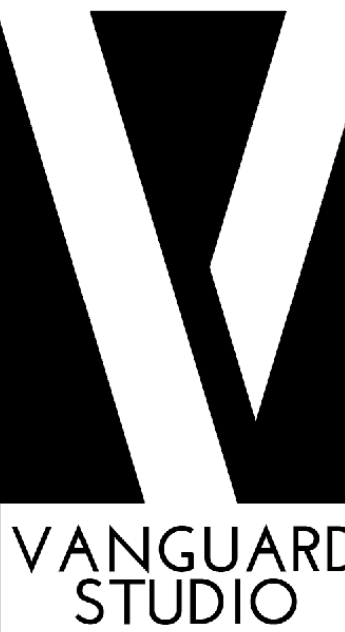


3 Elevation @ Exercise
1/4" = 1'-0"

EXTERIOR FINISH SELECTIONS TO MATCH MAIN STRUCTURE



1 Left Side Elevation
1/4" = 1'-0"



6601 VAUGHT RANCH RD.
SUITE G-10
AUSTIN TX. 78730
512.918.8312

VANGUARDSTUDIO.COM
ARCHITECTURE

RODGERS ACCESSORY STRUCTURE
6201 SHOREVIEW CT
FLOWERMOUND, TX

PENTA VIA CUSTOM
HOMES
1900 W Kirkwood Blvd Ste 1300B
Southlake, TX 76202
817.601.5498

PROJECT NO. 20052



DATE 12.16.2022

REVISIONS

1 02.03.2023 CITY
COMMENTS

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A3.1
Exterior Elevations &
Interior Elevations

CDS

EXTERIOR FINISH SELECTIONS TO MATCH MAIN STRUCTURE



SHEET LIST

A0.0	Cover
A1.0	Index
A1.1	Site Plan
A2.1	Casita Floor Plans, RCPs, & Roof Plan
A3.1	Exterior Elevations & Interior Elevations
E1.1	Electrical Guideline

VANGUARD
STUDIO

6601 VAUGHT RANCH RD.
SUITE G-10
AUSTIN TX. 78730
512.918.8312

VANGUARDSTUDIO.COM

ARCHITECTURE

RODGERS ACCESSORY STRUCTURE

6201 SHOREVIEW CT
FLOWERMOUND, TX

CONTACT INFORMATION

Builder:	Penta Via Custom Homes 1900 W Kirkwood Blvd Suite 1300B Southlake, TX 76262 817.601.5498
Architect:	Vanguard Studio, Inc 6601 Vaught Ranch Rd Suite G-10 Austin, TX 78730 512.918.8312
Engineer:	Childress Engineering Services 1701 N. Collins Blvd Suite 3000 Richardson, TX 75080 214.451.6630

Landscape:

PENTA VIA CUSTOM
HOMES

1900 W Kirkwood Blvd Ste 1300B
Southlake, TX 76262
817.601.5498

PROJECT NO. 20052



DATE 12.16.2022

REVISIONS		
1	02.03.2023	CITY COMMENTS

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CDS

A0.0

Cover

3D RENDERINGS FOR
DEMONSTRATIVE PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION



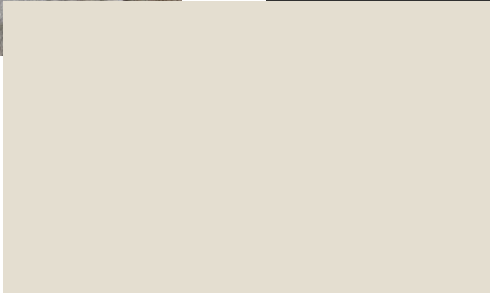
RODGERS GUEST HOUSE - 6201 SHOREVIEW
EXTERIOR PRESENTATION

Buff Smoke
Blend Installed

Stone
Buff Smoke Blend



Metal Roof
Matte



Wood Siding
SW 7011 - Natural Choice



Trim Color
SW Iron Ore



STUDIO STEIDLEY
INTERIOR DESIGN