



Planning & Zoning Commission

June 12, 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. June 26, 2023 Regular Meeting
2. July 10, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Legislative Update
2. Planning & Zoning Priorities

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 May 22, 2023 - Consider approval of the minutes from the May 22, 2023, Planning & Zoning Commission Regular Meeting.
2. RP22-0012 - Long Prairie Plaza Lots 3R & 5, Block A - Consider a request for a Replat (RP22-0012 – Long Prairie Plaza Lots 3R & 5, Block A) to subdivide one nonresidential lot and create two nonresidential lots. The property is generally located south of Sherri Lane and east of Long Prairie Road.

I. REGULAR ITEM(S)

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

1. ZPD21-0016 - Landshark Car Wash - Public Hearing to consider an ordinance for rezoning (ZPD21-0016 – Landshark Car Wash) to amend Planned Development District No.114 (PD-114) with Office District (O) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations, and modify the development standards for Lot 2RA-1, Block A, of the Windsor Ridges Addition to permit a car wash use. The property is generally located east of Long Prairie Road and south of Merriweather Lane.

J. ADJOURN

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town’s website in accordance with GC Section 551.056 on the following date and time: June 8, 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



May 22, 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
Janvier Werner, Place 3
Brady Kilpper, Place 4
Greg Wilson, Place 5
Donald Gilmore, Place 6
Vacant, Place 8
Scott Jostes, Place 9

with the following member(s) absent:
None

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
Chuck Russell, Principal Planner
John Chapman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

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.

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

	Speaker name and address	Subject (as written on the form)
1.	George Karatizis, 408 Northwood Drive (with time donated by Tom Legnick, 1701 Marble Pass Drive)	Opposition to ZPD22-0001 & ZPD22-0003
2.	James Harris, 416 Northwood Drive (with time donated by Luchana Keith, 382 Northwood Drive)	Opposition to ZPD22-0001 & ZPD22-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. June 12, 2023 Regular Meeting
2. June 26, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

The Planning & Zoning Commissioners discussed what was learned at the Focus North Texas conference on May 12, 2023.

G. STAFF/DIRECTOR REPORT

1. Legislative Update
2. Development 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 May 8, 2023 - Consider approval of the minutes from the May 8, 2023, Planning & Zoning Commission Regular Meeting.

ACTION: Commissioner Hobbs moved to approve item H.1. as presented in the agenda caption. Commissioner Werner seconded the motion.
AYES: Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells
NAYS: None
RESULT: 6 : 0

2. MR23-0005 - Thacker Red Rock Addition Lot 1, Block A - Consider a request for a Minor Record Plat (MR23-0005 – Thacker Red Rock Addition Lot 1, Block A) to create one residential lot. The property is generally located west of Red Rock Lane and north of Ranch Road.

ACTION: Commissioner Hobbs moved to approve item H.2. as presented in the agenda caption. Commissioner Werner seconded the motion.
AYES: Kilpper, Gilmore, Wilson, Werner, 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. SP23-0002 - Long Prairie Plaza Daycare - Consider a request for a Site Plan (SP23-0002 – Long Prairie Plaza Daycare) to develop a day care center. The property is generally located south of Sherri Lane and east of Long Prairie Road.

STAFF PRESENTATION:
Chuck Russell, Principal Planner

APPLICANT PRESENTATION:
Jason Kilpatrick, Ridinger Associates; present for questions, no presentation
Edmond Elias, Construction Engineers, LLC; present for questions, no presentation
Kannan Seerangan, SB Education Services, LLC; present for questions, no presentation

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

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:09 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: June 12, 2023

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Replat (RP22-0012 – Long Prairie Plaza Lots 3R & 5, Block A) to subdivide one nonresidential lot and create two nonresidential lots. The property is generally located south of Sherri Lane and east of Long Prairie 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. There are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this request is to replat Lot 3, Block A of the Long Prairie Plaza Addition into two lots to allow for future development on both lots. Staff is currently reviewing a site plan (SP22-0016) application for retail and office development in this area that will be placed on a future Planning and Zoning Commission meeting agenda upon completion of staff review.

The property is located within Planned Development 157 (PD-157) with Retail District-2 (R-2) uses. The subject property is approximately 6.827 acres and is vacant.

Primary access to the lots will be from Long Prairie Road. The attached replat provides for all required setbacks and easements.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

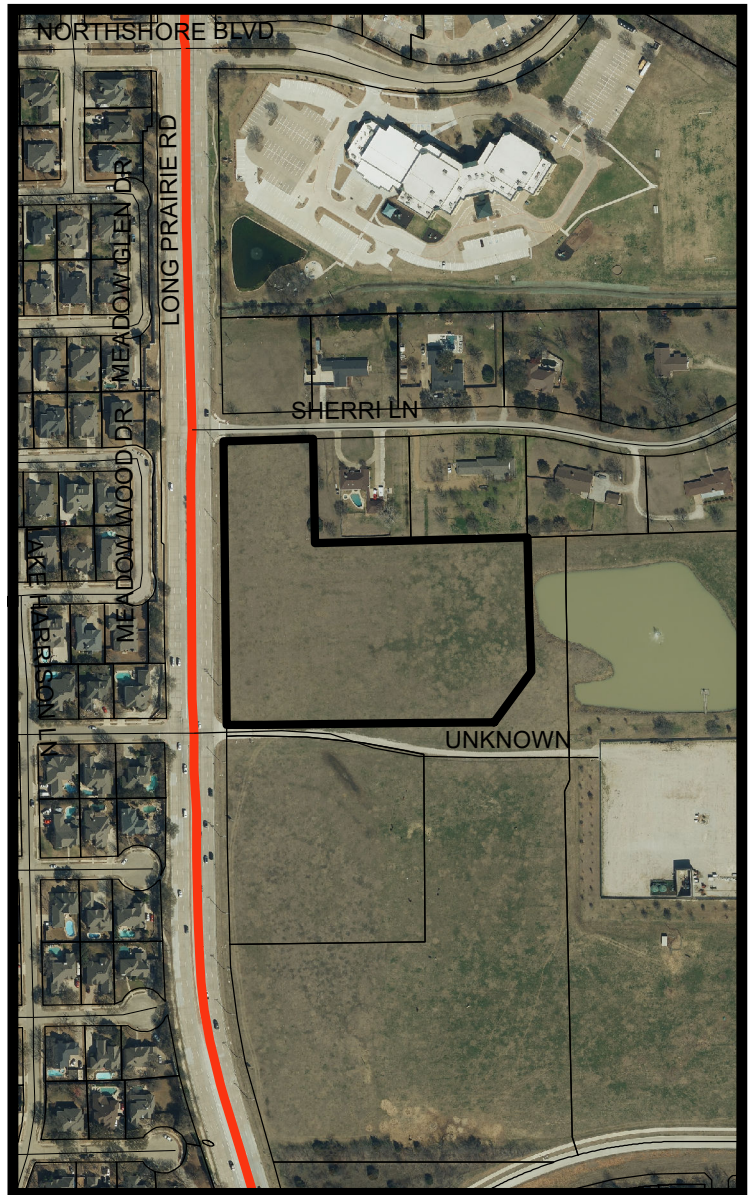
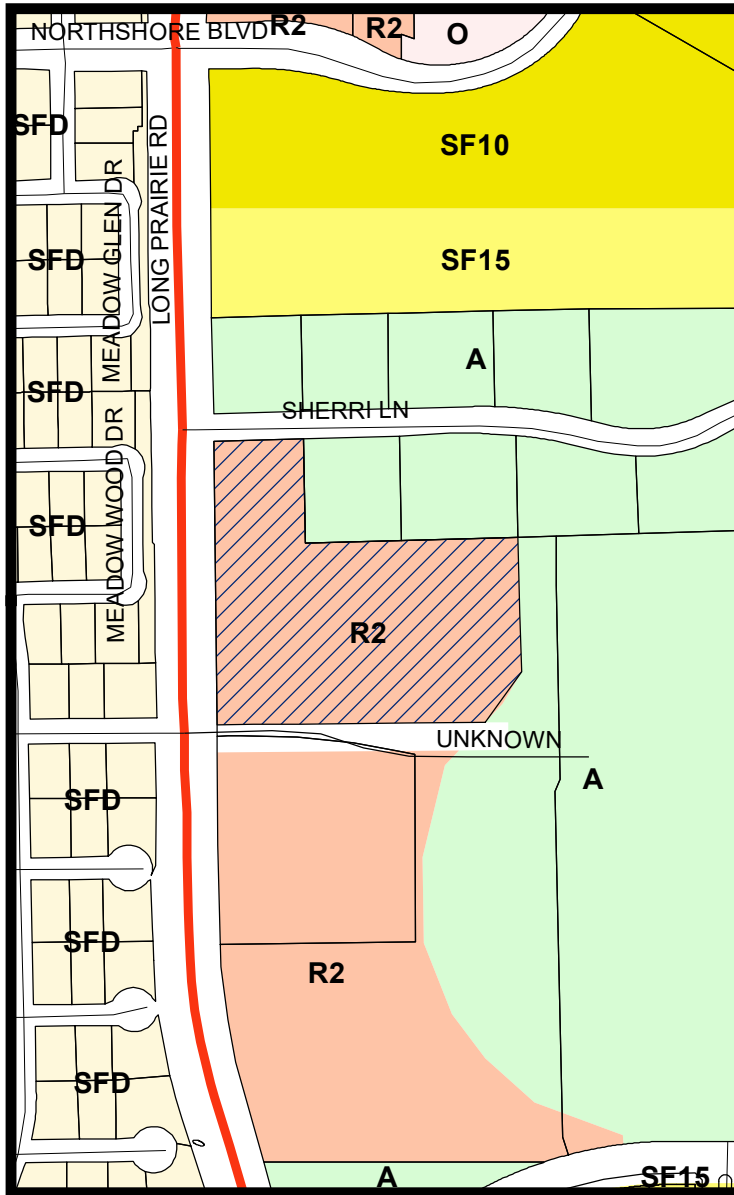
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter Of Intent
3. Replat Package

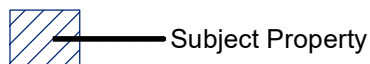
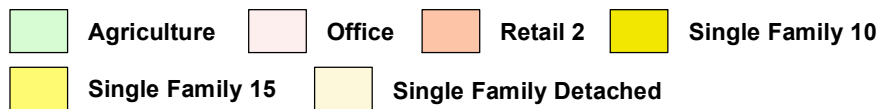
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: RP22-0012

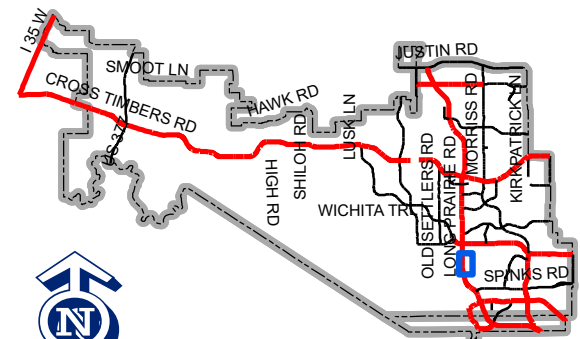


LEGEND

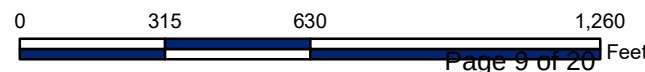


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





June 8, 2023

Mrs. Poornima Kashyap, Principal Planner
Planning Department
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Re: *Replat Long Prairie Plaza Lot 3, Block A*
 1500 Long Prairie Rd

Dear Mrs. Kashyap,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to replat Lot 3, Block A of Long Prairie Plaza south of Sherri Lane and east of Long Prairie Road, a 6.827 acre lot located in the Town of Flower Mound. The purpose of this replat is to create a 2.911 acre Lot 3R, Block A, and a 3.916 acre Lot 5, Block A. A Site Plan application for this development in accordance with PD 157 is currently being reviewed by Town staff and will be presented to Planning & Zoning at a future meeting.

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

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

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

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

Cc: file



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

DATE: June 12, 2023
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD21-0016 – Landshark Car Wash) to amend Planned Development District No.114 (PD-114) with Office District (O) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations, and modify the development standards for Lot 2RA-1, Block A, of the Windsor Ridges Addition to permit a car wash use. The property is generally located east of Long Prairie Road and south of Merriweather 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. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request to amend the approved non-residential concept plans and concept elevations of Planned Development No. 114 (PD-114) to allow for a car wash facility on Lot 2RA-1, Block A of the Windsor Ridges Addition.

The subject site is approximately 0.9831 acres. The property is zoned Planned Development District-114 (PD-114) for Retail-2 uses.

On December 16, 2010, Town Council approved Ordinance No. 75-10 (ZPD03-10– Timber Creek Medical Park), establishing PD-114. The PD has been amended a few times since 2010. The most recent amendments include Ordinance No. 05-17 (ZPD16-0011 – Timber Creek Medical Park), approved by Town Council on February 20, 2017, to amend the conceptual plans and development standards for PD-114 in order to add additional land to the PD and revise the concept plans for the Windsor Ridges development, and Ordinance No. 41-17 (ZPD17-0011 – Timber Creek Medical Park), approved by Town Council on October 16, 2017, to revise the drive-way spacing and landscaping development standards.

As part of this current application, the applicant is requesting to amend the development standards to allow a “car wash, automatic” facility as an allowed use on lot 2RA-1. Retail District-2 zoning typically permits car wash uses with a Specific Use Permit. However, PD-114 does not include car wash uses as either a permitted use by right or by SUP. The proposed amendment also includes a conceptual site plan, conceptual landscape plan, and conceptual elevations to reflect the site changes required

for the car wash use. The car wash use would only be permitted on Lot 2RA-1. A car wash use on another lot within the development would require a PD amendment. All proposed changes comply with the Town's Urban Design standards and the PD-114 development standards.

Access to the site is provided via mutual access easements off Meriweather Lane. There is not direct access to the site from Long Prairie Road. The carwash is fully enclosed and depicts the required five queueing spaces. The car wash tunnel requires 1 space per 750 square feet of floor area, and office/lounge areas require 1 space per 250 square feet of floor area. The site requires 8 spaces total, and the site plan depicts 8 spaces. Parking for the site is provided on-site, including one space within the structure as depicted on the site plan.

The Landscape Plan depicts all required landscaping. Landscaping is provided along both Long Prairie Road and Merriweather Lane. Benches and planters are provided along Long Prairie as well to serve as the pedestrian area as shown on the previous concept plans for the development.

As a staff-proposed condition of the development standards for the subject site, car wash facilities must be enclosed as portrayed in the conceptual plans and elevations provided.

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. ZPD21-0016 had a total of 19 Property Owner Notifications mailed. At the time this report was written, staff had 1 item of correspondence in support and 3 items of correspondence in opposition (from December 2021) regarding this project.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

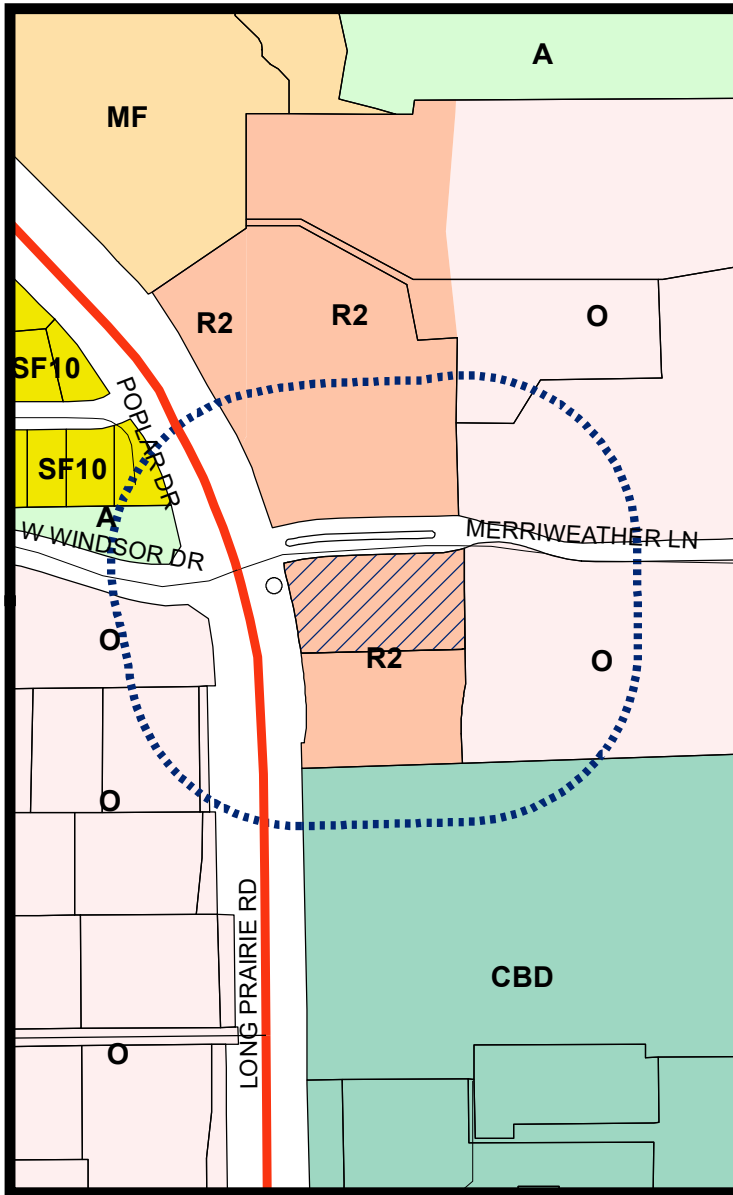
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Zoning Planned Development Package

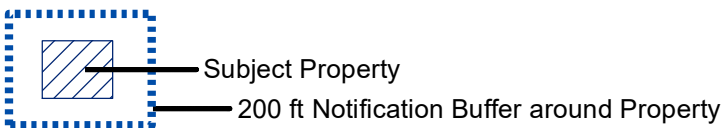
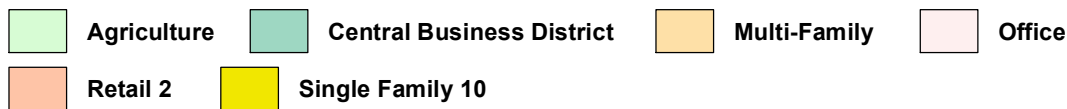
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: ZPD21-0016

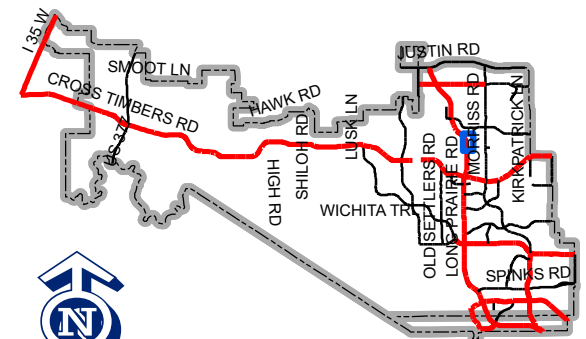


LEGEND

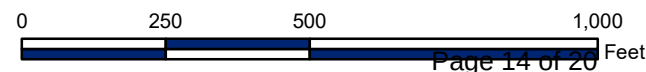


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





4/19/23

ZPD21-0016 - Letter of Intent

Town of Flower Mound
Claire Barnes
Planning Services Division
2121 Cross Timbers Rd
Flower Mound Tx, 75028

Claire,

Our intent is modify PD-114 on this parcel only to allow car wash as a use. Landshark Car Wash is a high end brand featuring state of the art equipment, technology and a leading guest experience.

We have adapted our typical building design to create a first in the United States purpose built all enclosed car wash that seamlessly conforms to PD-114 and its requirements.

The tunnel, as well as the entire vacuum area are encapsulated inside of a single story building. This allows our business to blend into the surrounding buildings while providing a community amenity.

Our proposed hours of operation are 8 - 8pm Since the entire building encapsulates the vacuum area and car wash tunnel the site will be quieter than a QSR restaurant site. Our dumpster is also encapsulated in the building to avoid a unsightly dumpster enclosure and any possible smell.

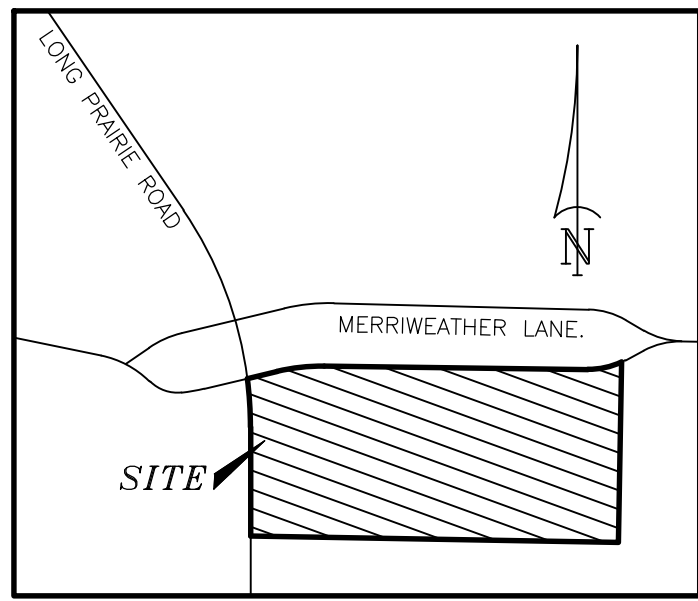
We believe that this car wash will be a benefit to the community and given the architectural and site enhancements will also continue the A+ development in the area.

SEC Merriweather Lane & Long Prairie Lane:

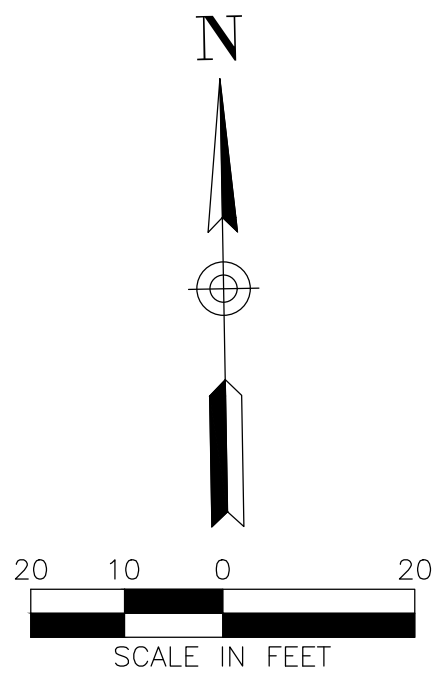
- .98 corner lot - 42,825 sq ft
- PD-114 - Retail

Sincerely,

Doug Galloway Managing Partner
doug@viaductdev.com 512.698.9494



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015063.

MASTER PLAN FEATURES

LAND USE PLAN	CAR WASH DEVELOPMENT
SPECIFIC PLANS	NONE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	N/A
WATER PLAN	LONG PRAIRIE DISTRICT
WASTEWATER PLAN	LONG PRAIRIE DISTRICT

LEGEND

—	BOUNDARY LINE
----	ADJOINER BOUNDARY LINE
- - - - -	EASEMENT LINE (AS NOTED)
—W—	WATER LINE
—SAN—	SANITARY SEWER LINE
-----	STORM DRAIN LINE (AS NOTED)
—OHE—	OVERHEAD ELECTRIC LINE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
WM	WATER METER
WV	WATER VALVE
○ FH	FIRE HYDRANT
SM	GAS METER
○ SS	SANITARY SEWER MAN HOLE
PCS	PEDESTRIAN CONTROL SIGN
CP	CABLE PEDESTAL
TSP	TRAFFIC SIGNAL BOX
● TSL	TRAFFIC SIGNAL LIGHT
TS	TRAFFIC SIGN
SH	STORM MAN HOLE
☆	LIGHT POLE
⊙	POWER POLE
BM	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network, adjusted to the Town of Flower Mound Benchmark No. 7.

Benchmark No. 1
Square with an "X" cut in the top of curb inlet, east side of Long Prairie Road, approximately 38' +/- south of the northwest corner of the subject property.
Elevation: 586.34

Benchmark No. 2
Square with an "X" cut in the top of curb, west side of drive, east side of property, approximately 48' +/- southwest of the northeast corner of the subject property.
Elevation: 584.46

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0540G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- Subject property is not affected by the blanket "Avigation Easement" according to Town of Flower Mound Avigation Easements Map.
- Zoning Classification: Planned Development 114
Zoning Code: R2

LAND DESCRIPTION

Being a 0.9831 acre tract of land situated in the Carlos Chacon Survey, Abstract No. 299, City of Flower Mound, Denton County, Texas, being all of Lot 2RA-1, Block "A", Windsor Ridges, an addition to the City of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Instrument No. 20190122000204, Official Public Records, Denton County, Texas, as conveyed to Southside Bank and recorded in Instrument No. 2020-1901, of the Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an "X" Cut in concrete (Control Monument (CM)) found at the intersection of the south right-of-way line of Merriweather Lane (variable width right-of-way), and the east right-of-way line of Long Prairie Road (variable width right-of-way), and on the northeast corner of said Lot 2RA-1, said "X" cut also being the beginning of a curve to the right having a central angle of 12 degrees 15 minutes 21 seconds, a radius of 467.50 feet and being subtended by a chord bearing of North 82 degrees 27 minutes 31 seconds East, a chord distance of 99.13 feet;

THENCE, in a northeasterly direction, along the north line of said Lot 2RA-1, an arc distance of 99.32 feet to a an "X" cut in concrete set for corner;

THENCE, North 88 degrees 30 minutes 26 seconds East, along the common south right-of-way line of said Merriweather Lane, and the north line of said Lot 2RA-1, a distance of 180.31 feet to an "X" cut in concrete found on a northeast corner of said Lot 2RA-1, and also being the beginning of a curve to the left having a central angle of 17 degrees 46 minutes 11 seconds, a radius of 100.00 feet and being subtended by a chord bearing of North 79 degrees 33 minutes 13 seconds East, a chord distance of 30.89 feet;

THENCE, in a northeasterly direction, along the north line of said Lot 2RA-1, an arc distance of 31.01 feet to a mag nail found on the northeast corner of said Lot 2RA-1, and also being on the northwest corner of Lot 1R, Block A of said Windsor Ridges;

THENCE, South 01 degrees 27 minutes 02 seconds East, along the common east line of said Lot 2RA-1 and the west line of said Lot 1R, a distance of 149.53 feet to an "X" cut in concrete (CM) found on the southeast corner of said Lot 2RA-1, and also being on the northeast corner of a Lot 2RB, Block A, Timber Creek Medical Office Plaza, an addition to the City of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2016-98, Official Public Records, Denton County, Texas;

THENCE, South 88 degrees 30 minutes 00 seconds West, along the common south line of said Lot 2RA-1 and the north line of said Lot 2RB a distance of 287.16 feet to a 1/2 inch iron rod with cap (CM) found on the southwest corner of said Lot 2RA-1 and on the northwest corner of said Lot 2RB, and also being on the east right-of-way line of said Long Prairie Road;

THENCE, North 07 degrees 34 minutes 28 seconds West, along the common west line of said Lot 2RA-1 and the east right-of-way line of said Long Prairie Road, a distance of 44.17 feet to a 1/2 inch iron rod with cap (CM) found on a southwest corner of said Lot 2RA-1;

THENCE, North 12 degrees 25 minutes 09 seconds West, along the common west line of said Lot 2RA-1 and the east right-of-way line of said Long Prairie Road, a distance of 92.06 feet to the **POINT OF BEGINNING** and containing 0.9831 acres (42,825 square feet) of land, more or less.

ZONING EXHIBIT

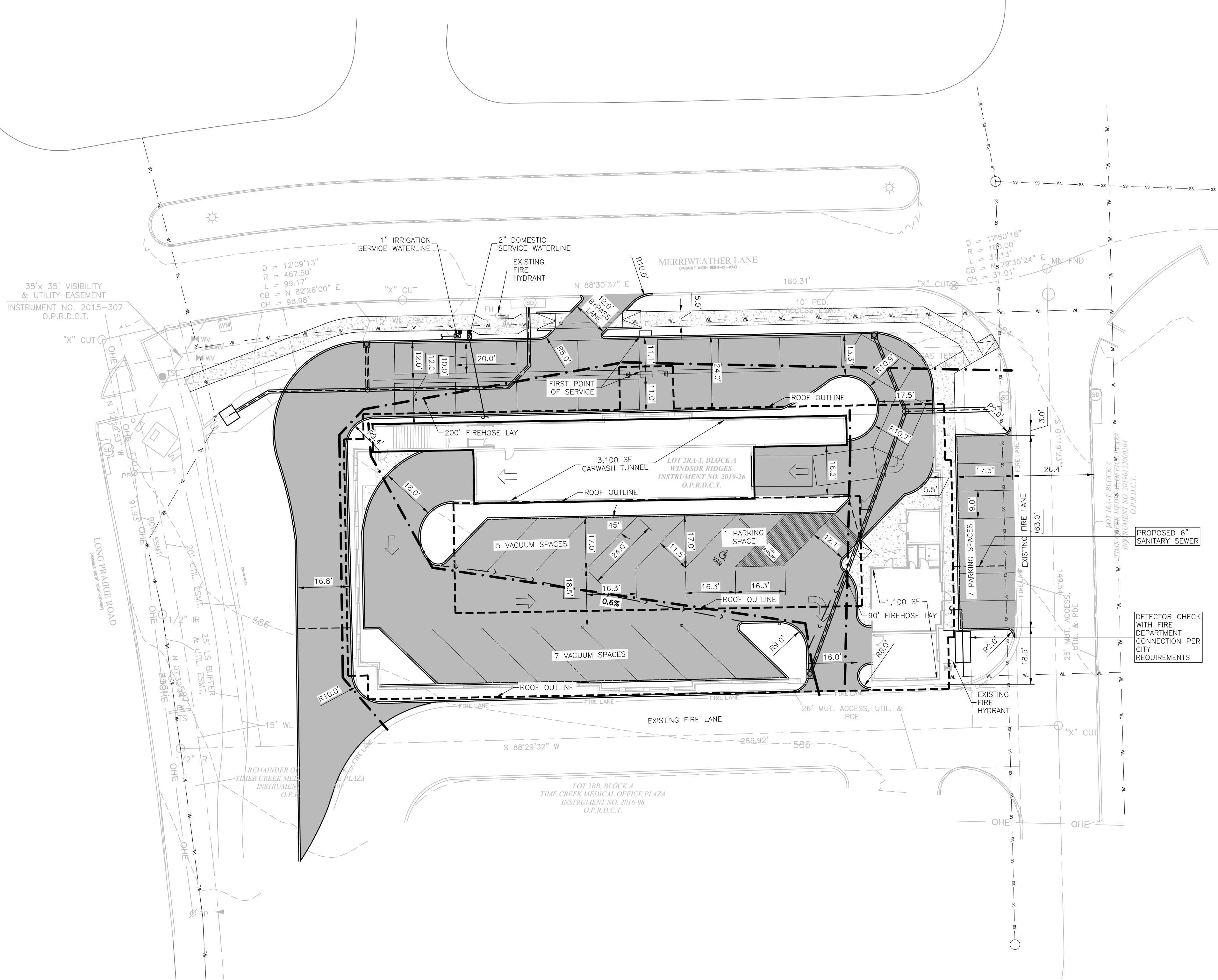
LOT 2RA-1, BLOCK A,
WINDSOR RIDGES ADDITION
CARLOS CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.
CRC	MAN	8-25-2021	1" = 20'	TR-67-2021



FIRE LEGEND	
---	FIRE HOSE LAY

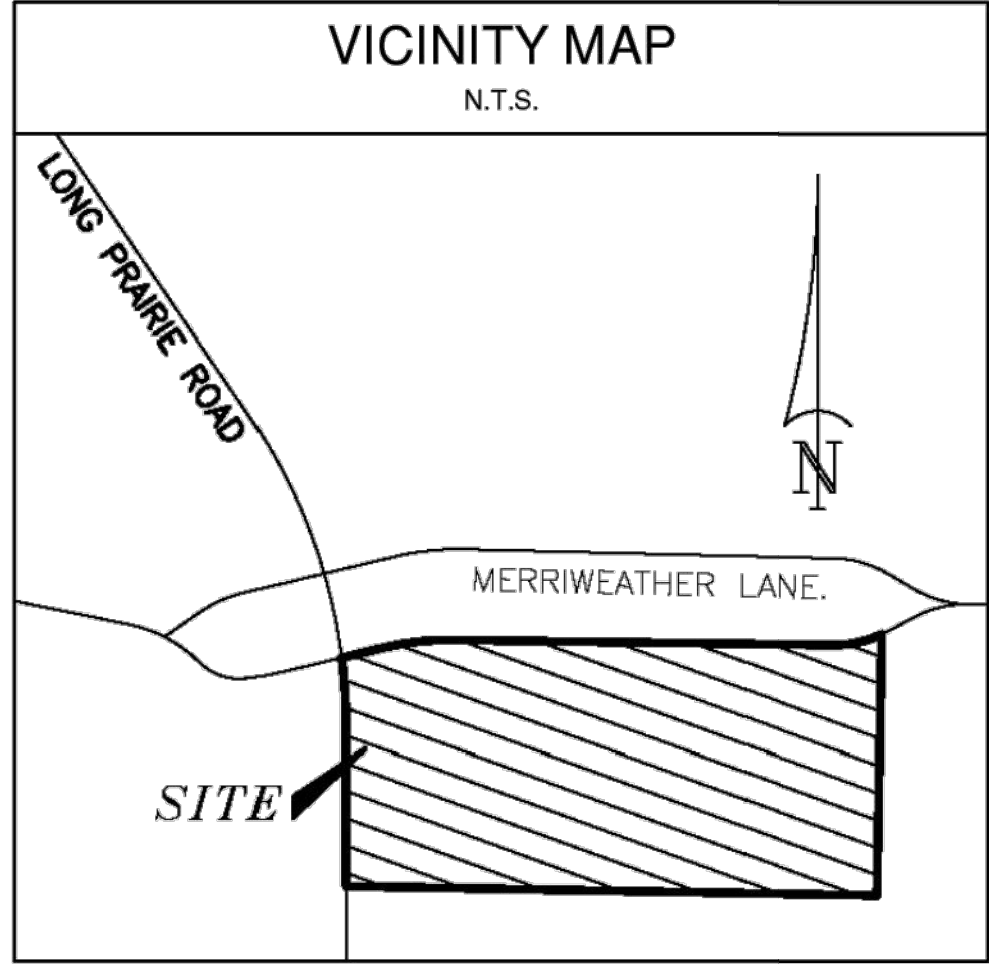
DRAWING LEGEND	
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	PROP. EDGE OF PAYEMENT
---	CURB LINE
---	PROP. STRIPING
---	EASEMENT/SETBACK LINES
(10)	PARKING COUNT LABEL
(V1)	VACUUM PARKING COUNT LABEL
[Pattern]	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
[Pattern]	PROP. CONCRETE PAVING PER PROJECT CIV PLANS.
EXIST. PROP. BFR RW TYP. HC T.A.S. MFR	EXISTING PROPOSED PROP. BARRIER FREE RAMP RETAINING WALL TYPICAL HANDICAP TEXAS ACCESSIBILITY STANDARDS MANUFACTURER

ENGINEERING NOTES:
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL ROAD WORK AND UTILITY WORK IN TXDOT RIGHT-OF-WAY SHALL REQUIRE A TXDOT PERMIT.
4. THE TOWN OF FLOWER MOUND STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.

- NOTES:
1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
2. ALL REQUIRED PERMITS/APPROVALS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING AND DURING CONSTRUCTION.
3. ALL CURVE RADII ARE 3.0'R UNLESS NOTED OTHERWISE ON THE PLAN.
4. RE: ARCH PLANS FOR EXACT BUILDING DIMENSIONS.
5. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVING.
6. IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
7. SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.

SITE DATA TABLE		
Physical Address	TBD	
Gross Site Area	42825/0.9831	S.F./acres
Net Site Area	42825/0.9831	S.F./acres
Zoning	R-2	
Current Use	Vacant	
Lot Coverage Data		
Building Coverage	23.3/10,010	%/S.F.
Total Impervious Area	80/34,705.90	%/S.F.
Pervious Area	20/8,119.14	%/S.F.
Parking Summary	Required	Provided
Surface Parking	1/750 sf for carwash building area of 3,455 S.F.	
Carwash	5	5
Surface Parking	1/250 sf for office/lounge building area of 745 S.F.	
Carwash	3	3
Total Parking	8	8
Building Data		
Building Data	One (1)	Story
Peak Height	34'-0"	FT.
Mean Height	24'-0"	FT.
Total Square Footage	4,200	S.F.

- CITY NOTES:
a. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
b. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
c. 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.
d. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
e. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
f. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
g. 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



MASTER PLAN FEATURES	
Land Use Plan	Retail
Urban Design Plan	Long Prairie District
Parks and Trails	8' Town Trail along FM 2499 and Timber Creek
Open Space Plan	
Thoroughfare Plan	FM 2499 - Major Arterial
Water Plan	Long Prairie District
Wastewater Plan	Long Prairie District
Economic Impact	

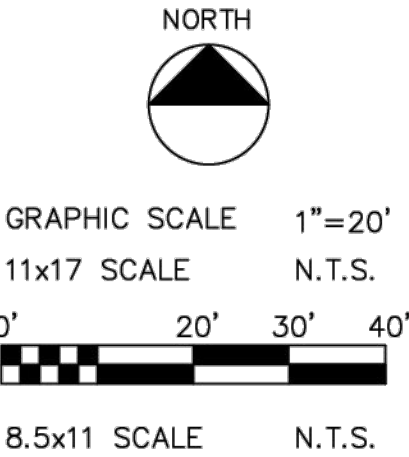
BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD83) by using GPS observations in conjunction with the AllTerra RTK Network, adjusted to the Town of Flower Mound Benchmark No. 7.

- Benchmark No. 1
Square with an "X" cut in the top of curb inlet, east side of Long Prairie Road, approximately 38'-/- south of the northwest corner of the subject property.
Elevation: 585.34
Benchmark No. 2
Square with an "X" cut in the top of curb, west side of drive, east side of property, approximately 48'-/- southwest of the northeast corner of the subject property.
Elevation: 584.46

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area, according to the Flood Insurance Rate Map, Community Panel No. 48101C0540G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

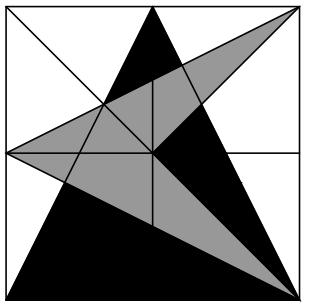


OWNER/DEVELOPER:
SOUTHSIDE BANK
KYLE GIBSON
1201 S. BECKHAM AVE.
TYLER, TX 75701
(903) 531-7111

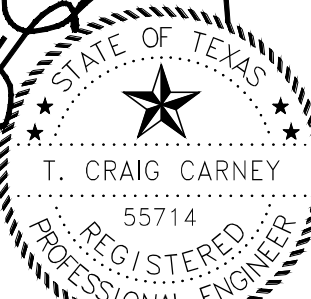
PROPOSED CARWASH
SEC OF MERRIWEATHER & LONG PRAIRIE LN.
FLOWER MOUND, TEXAS

CONCEPTUAL SITE PLAN

ISSUED FOR PERMIT



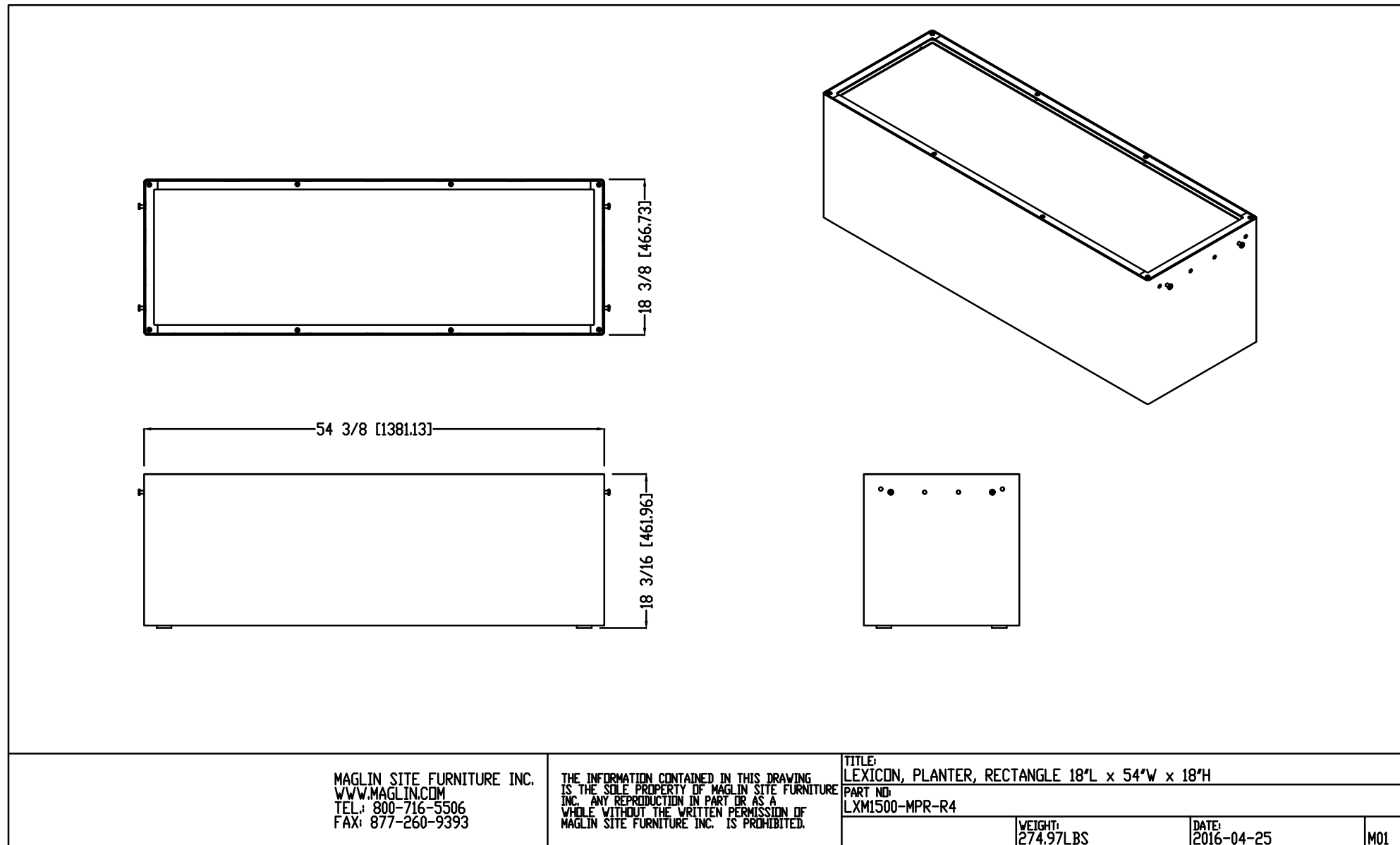
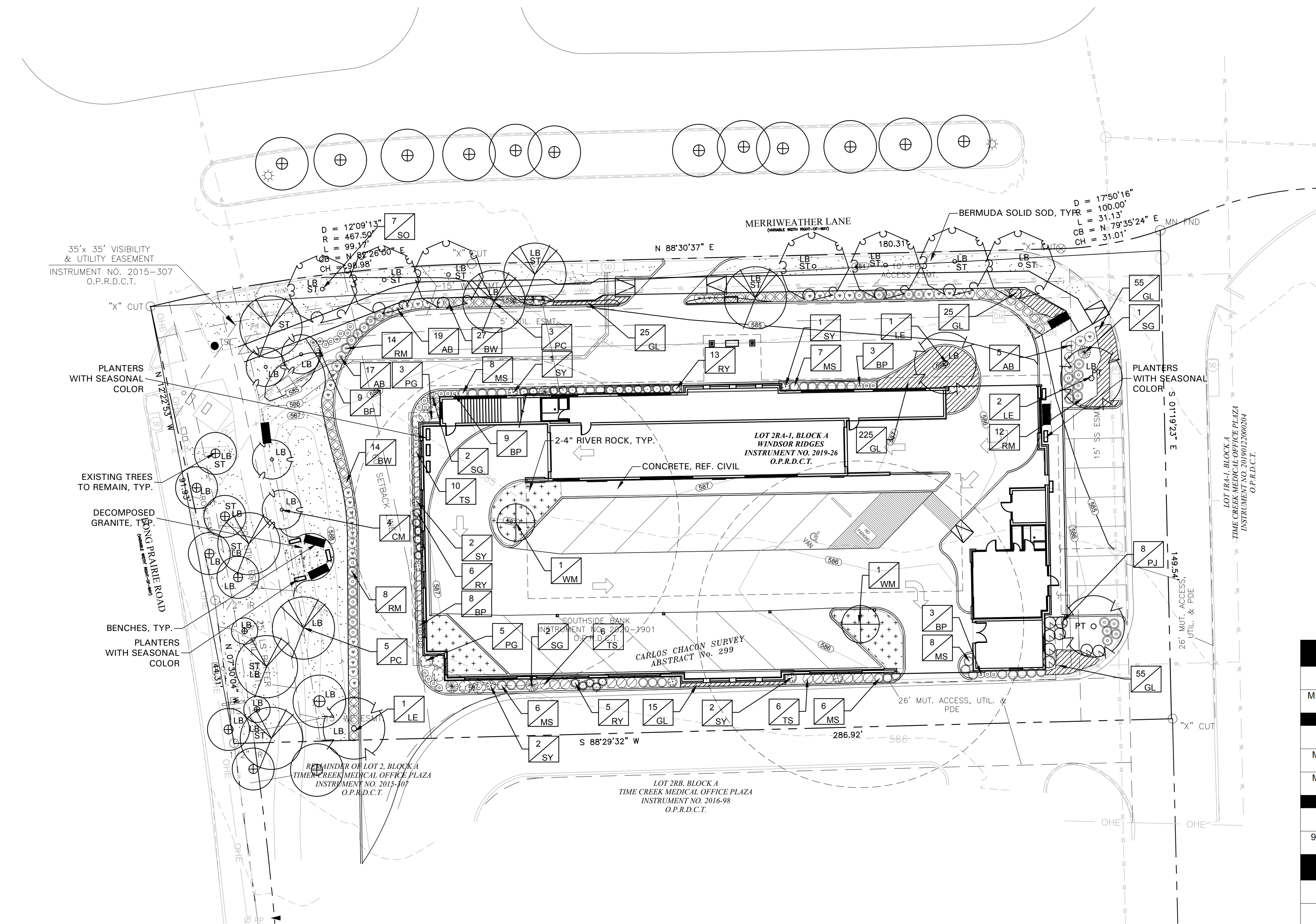
CARNEY
ENGINEERING,
PLLC.
5465 LEGACY DRIVE, SUITE 650
PLANO, TEXAS 75024
PH (469) 443-0861
FAX (469) 443-0863



TYPE FIRM REGISTRATION NO. F-5653

DRAWN BY:	JMC
CHECKED BY:	JAH
START DATE:	11/17/2022
ISSUE DATE:	6-6-2023
SCALE:	AS SHOWN
PROJECT NO.	2068-231

SHEET
SP-1



PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	LE	'Bosque' Lacebark Elm (PT)	<i>Ulmus parvifolia</i> 'UPMTF'	3" cal.	12" ht., 5' spread
1	PC	Pond Cypress (ST)	<i>Taxodium ascendens</i>	3" cal.	12" ht., 5' spread
7	SO	Shumard Oak (ST)	<i>Quercus shumardii</i>	3" cal.	12" ht., 5' spread
ORNAMENTAL TREES					
4	CM	Crepe Myrtle 'Natchez'	<i>Lagerstromia indica</i> 'Natchez'	30 gal.	8' ht. 3' spread, matching
2	WM	Wax Myrtle (PT)	<i>Myrica cerifera</i>	30 gal.	8' ht. 3' spread, matching
SHRUBS					
41	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora</i> 'Hopley's'	5 gal.	full, 24" spread, 36" o.c.
32	BP	Big Pink Texas Sage	<i>Salvia greggii</i> 'Big Pink'	3 gal.	full, 24" o.c.
41	BW	Bridal Wreath Spirea	<i>Spiraea x vanhouttei</i>	5 gal.	full, 24" spread, 36" o.c.
32	MS	Morning Light Miscanthus	<i>Miscanthus sinensis</i> 'Morning Light'	5 gal.	full, 20" sprd, 36" o.c.
1	PG	Pampas Grass	<i>Cortaderia selloana</i>	7 gal.	full, 30" sprd, 42" o.c.
8	PJ	Primrose Jasmine	<i>Jasminum mesnyi</i>	5 gal.	full, 24" sprd, 42" o.c.
34	RM	Tuscan Blue Rosemary	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	5 gal.	full, 24" sprd, 36" o.c.
24	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
5	SG	Switchgrass	<i>Panicum virgatum</i>	5 gal.	full, 24" sprd, 48" o.c.
8	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.
22	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gal.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
400	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
80	SC	Seasonal Color	(in planter boxes - mix of height and color)	4" pots	full, 12" o.c. /24" o.c.
		2-4" River Rock			
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

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

TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

GENERAL LAWN NOTES

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

SOLID SOD:

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

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

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

IRRIGATION:

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

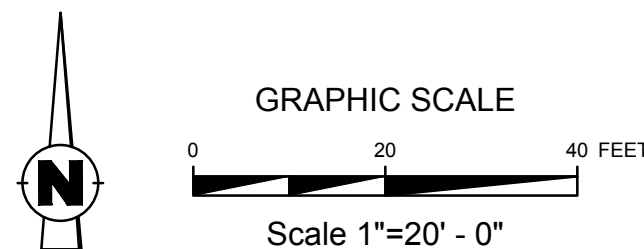
MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

LANDSCAPE TABULATIONS			
Streetyard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Minimum 20% of street yard	19,625 s.f.	3925 s.f.	7992 s.f.
Street Buffer Landscaping			
	Street Frontage	Required	Provided
Minimum Landscape Buffer	Long Prairie Road	25'	25'
Minimum Landscape Buffer	Merriveather Lane	15'	15'
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 parking spaces	8	60	1258 s.f.
SCREENING			
Parking Areas			
Standard	Street Frontage	Required	Provided
3' ht. parking/drive screen	Long Prairie Road	YES	berm and evergreen planting
3' ht. parking/drive screen	Merriveather Lane	YES	evergreen planting
Outdoor Storage Areas			
Standard	Street Frontage	Required	Provided
6' ht. screening device from street view	all sides	YES	YES
Loading and Service Bays			
Standard	Street Frontage	Required	Provided
6' ht. screening device from street view	YES	YES	YES
PLANTING STANDARDS			
Street Yard Trees			
Standard	Total Street Yard (square feet)	Required	Provided
10,000 - 110,000 s.f. = 1 tree per 2,500 s.f. +10 trees	19,625 s.f.	14 trees, 3" cal.	18 trees, 3" cal.
Trees required to satisfy other provisions of this division and lying within the street yard may be used to satisfy the requirements of this section.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal., per 30 l.f.	Long Prairie Road- 136 l.f.	5 trees, 3" cal.	5 trees, 3" cal.
1 tree, 3" cal., per 30 l.f.	Merriveather Lane - 310 l.f.	10 trees, 3" cal.	10 trees, 3" cal.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree, 3" cal., per 10 Parking Spaces	8 exterior parking spaces; all other spaces are located within the building	1 trees, 3" cal.	2 located within back parking area
All parking spaces are located withing 50 ft. of a tree.			



PD - 114

PROPOSED CARWASH

SEC OF MERRIWEATHER & LONG PRAIRIE LN.
FLOWER MOUND, TX



Project Number: 22230

Drawn By: AWR

Checked By: AWR

Issue Date: 11-22-22

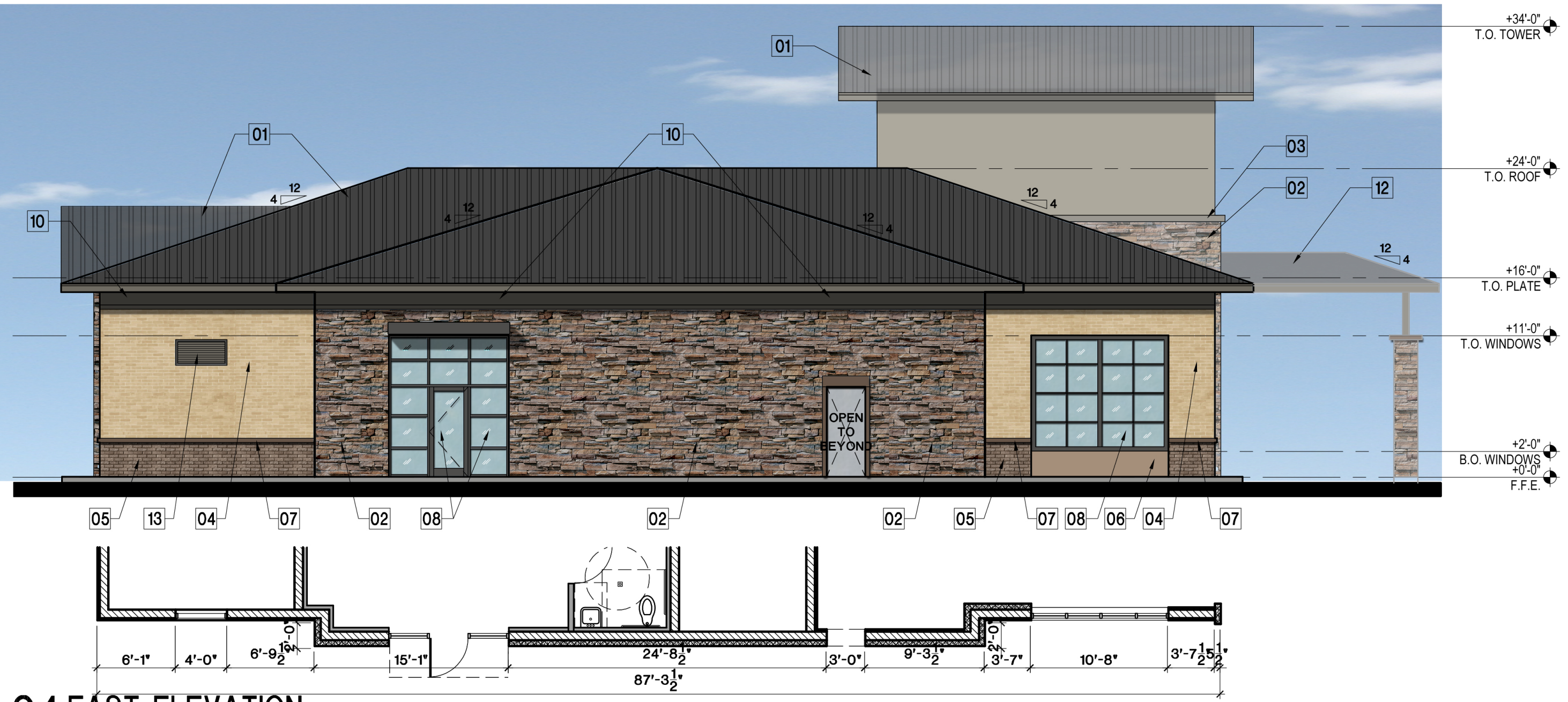
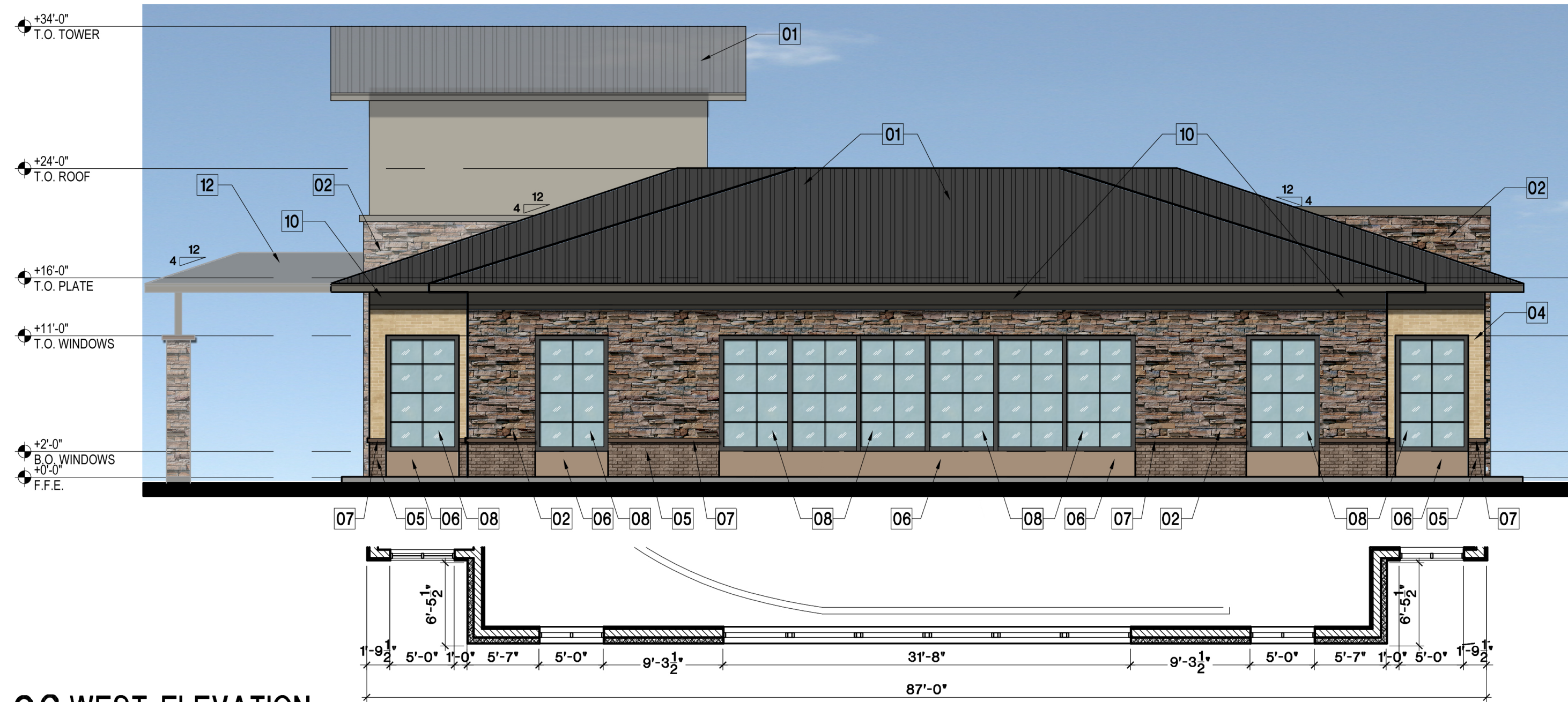
Revisions

Sheet Title:

CONCEPTUAL
LANDSCAPE
PLAN

Sheet Number:

L1.01



EXTERIOR MATERIALS LEGEND		N. ELEVATION	S. ELEVATION	E. ELEVATION	W. ELEVATION
1	TOTAL FACADE AREA	3,120 S.F.	2,716 S.F.	1,244 S.F.	1,244 S.F.
2	FACADE S.F. (EXCLUDING DOORS AND WINDOWS)	2,388 S.F.	2,120 S.F.	964 S.F.	814 S.F.
3	DOORS & WINDOWS	732 S.F.	596 S.F.	280 S.F.	430 S.F.
4	PRIMARY MASONRY TOTALS (MIN. 80%)				
	STONE S.F.	1,920 S.F. & 80.4% OF 2	1,950 S.F. & 92.0% OF 2	870 S.F. & 90.0% OF 2	704 S.F. & 86.5% OF 2
	BRICK S.F.	1,075 S.F. & 45.0% OF 2	925 S.F. & 43.6% OF 2	520 S.F. & 54.0% OF 2	502 S.F. & 61.7% OF 2
	EIFS S.F.	845 S.F. & 35.4% OF 2	1,025 S.F. & 48.4% OF 2	350 S.F. & 36.0% OF 2	202 S.F. & 24.8% OF 2
5	EIFS SECONDARY MASONRY TOTALS (MAX. 20%)				
	EIFS S.F.	468 S.F. & 19.6% OF 2	170 S.F. & 8.0% OF 2	94 S.F. & 10.0% OF 2	110 S.F. & 13.5% OF 2

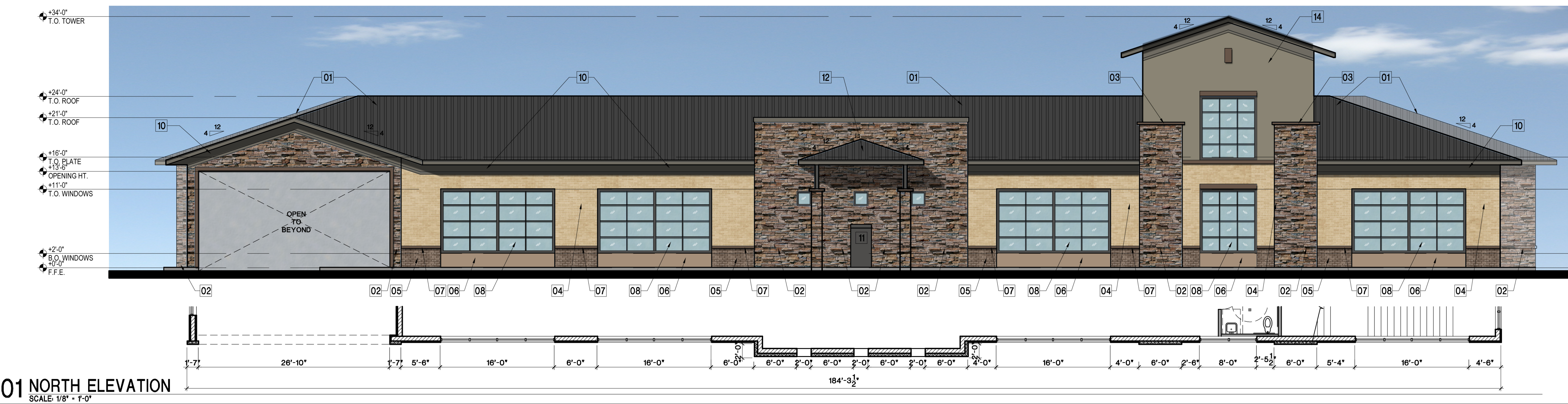


NOTES BY NUMBER

- 01 STANDING SEAM METAL ROOF
- 02 STONE VENEER/WAINSCOT
- 03 CAST STONE CAP
- 04 BRICK VENEER FIELD COLOR
- 05 BRICK VENEER - ACCENT COLOR
- 06 EIFS ASSEMBLY - FIELD COLOR
- 07 CAP OVER WAINSCOT
- 08 ALUM/GLASS WINDOW/DOOR
- 09 OPENING IN WALL
- 10 CORNICE/SOFFIT TRIM
- 11 PAY STATION KIOSK
- 12 AWNING FOR PAY STATION
- 13 LOUVERS
- 14 EIFS ASSEMBLY - ACCENT COLOR

NOTE
ALL COLORS SHALL BE PER PROVIDED MATERIAL BOARD.

NOTE
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



DATE: 01.28.2022
JOB NO: 21016
DRAWN: STAFF
CHECKED: CM



AG DESIGN GROUP, LLC
PO BOX 383023
DUNCANVILLE, TX 75138

LANDSHARK
4550 MERRIWEATHER LN
FLOWER MOUND, TX 75028

REVISIONS

CONCEPTUAL
COLOR
ELEVATIONS

SHEET NUMBER

A5.01



FIELD BRICK - ACME BRICK
-COLOR: WEATHERED GRAY



ACCENT BRICK - ACME BRICK
-COLOR: DRIFTWOOD



EIFS/STUCCO FIELD COLOR
SHERWIN WILLIAMS SW6157 - FAVORITE TAN



EIFS/STUCCO ACCENT COLOR
SHERWIN WILLIAMS SW6427 - SPROUT



STONE - MANUFACTURED STONE VENER - EL DORADO MOUNTAIN LEDGE (YUKON)

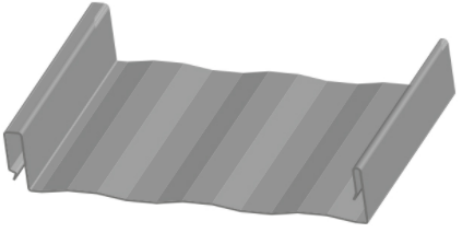


Kawneer Anodize finishes
Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
---	-----	-------------	--------------	--

STOREFRONT SELECTION: KAWNEER - DARK BRONZE

LokSeam®
LokSeam® is a snap-together standing seam roof system with a 1-3/4" tall vertical rib, for use on roofs with a minimum slope of 3:12.



ROOF COLOR - SLATE GRAY

Standard Colors
Hover over a swatch to see a larger view.



[View Color Charts >](#)

STANDING SEAM METAL ROOF.