

Planning & Zoning Commission



December 11, 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

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Development Update
2. Development Process Overview
3. Accessory Dwelling Unit Discussion
4. Underground Utilities Discussion

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 November 13, 2023 - Consider approval of the minutes from the November 13, 2023, Planning & Zoning meeting.

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. SP22-0017 - The Brokerage at Stone Hill Farms Retail Addition No.2 - Consider a Site Plan (SP22-0017 – The Brokerage at Stone Hill Farms Retail Addn No. 2) to develop an office building. The property is generally located west of Stone Hill Farms Parkway and south of Justin 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. ZPD23-0004 - Titensor Dental - Public Hearing to consider an ordinance for rezoning (ZPD23-0004 – Titensor Dental) to amend Planned Development No. 64 (PD-64) with Office District and Retail District-1 uses to modify the conceptual plans, add conceptual elevations, and modify the development standards, with certain modifications and exceptions to the Code of Ordinances. The property is generally located west of Long Prairie Road and north of Bob White Lane.
2. ZPD23-0008 - Robertson's Creek Addition Lot 4ARA, Block A Signage Amendment - Public Hearing to consider an ordinance for rezoning (ZPD23-0008- Robertson's Creek Addition Lot 4ARA, Block A Signage Amendment) to amend Planned Development District-95 (PD-95) with Retail District-2 uses by amending the comprehensive sign standards of PD-95 to allow additional signage for Lot 4ARA, Block A. The property is generally located south of Dixon Lane and west of Long Prairie Road at 5891 Long Prairie Road.

K. ADJOURN

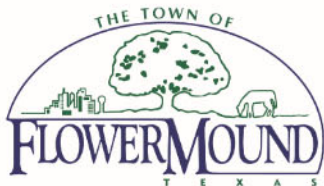
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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: December 7, 2023, at 3:30 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



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

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the meeting to order at 6:32 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Janvier Werner, Place 3, Vice Chair
Gregory Schultz, Place 1
Brady Kilpper, Place 4
Scott Langley, Place 5
Cheryl Moore, Place 8 Alternate
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:

Jason Hobbs, Place 2
Scott Jostes, Place

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Joelle Hainley, Building Official
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
Chuck Russell, Principal Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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- 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. December 11, 2023
2. January 8, 2024

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. APA Conference

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 October 23, 2023 - Consider approval of the minutes from the October 23, 2023, Planning & Zoning Meeting.

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

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS: None

RESULT: 6 : 0

I. REGULAR ITEM(S)

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

1. Z20-0005 - The River Walk at Central Park - Public Hearing to consider an ordinance for rezoning (Z20-0005 - The River Walk at Central Park) to amend the development standards for The River Walk at Central Park related to Article II - Uses and Article XI - Signage and to update the Concept Ground Sign Location exhibit. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road. (This item was tabled, by request of the applicant, at the October 23, 2023, Planning & Zoning Commission meeting by a vote of 6 to 0.)

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Greg Retz, RW FandB, LLC

Kelly Murraray, Murray Media

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Roger Newmann, 4112 Riverside Dr.	None	None
2.	Jim Basham, 2237 8th Ave		

** Indicates person did not wish to speak*

ACTION:

Commissioner Schultz moved to recommend approval of I.1. as presented in the agenda caption, and with the following modifications: lease signs be limited to one additional sign per building on block interiors; that LED lighting be used in place of neon and limited to one window sign per property, and not observable from Morriss Road, Cross Timbers Road, and Long Prairie Road; to keep the current 60 square-foot limitation on signage; and bi-annual or annual review of live music, special events, and circus,

subject to legal review of this recommendation.
Commissioner Bayuk seconded the motion.

AYES: Werner, Langley, Schultz, Moore, Bayuk
NAYS: Kilpper
RESULT: 5 : 1

2. SP23-0005 – The Village Church Expansion - Consider a request for a Site Plan (SP23-0005 – The Village Church Expansion) to expand an existing church, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances and a request for a deviation to the required parking standards pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Justin Road and east of Morriss Road.

STAFF PRESENTATION:
Chuck Russell, Principal Planner

APPLICANT PRESENTATION:
Randi Rivera, McAdams
Scott Nelson, Parkhill
Doug Stanley, The Village Church

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	Speaker name and address	Subject (as written on the form)
1.	Stinson Mathai; 3601 Alberta Ln.	Support of SP23-0005
2.	Jasien Swords; 3720 Ping Dr.	Support of SP23-0005
3.	Mark Tillman, 2113 Morgan Dr.	Support of SP23-0005
4.	*Kristie Tillman, 2113 Morgan Dr.	Support of SP23-0005
5.	*David Turcich, 2701 Lakeside Pkwy	Support of SP23-0005

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to approve the request for additional height as presented in the agenda caption; and recommend approval of I.2 as presented in the agenda caption. Vice-Chair Werner seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk
NAYS: None
RESULT: 6 : 0

At 9:14 p.m. Chair Gilmore called a 10 minute recess.

At 9:24 p.m. Chair Gilmore called the meeting back to order.

3. SUP23-0005 – Long Prairie Golf Everywhere - Public Hearing to consider an ordinance granting Specific Use Permit No. 487 (SUP23-0005 – Long Prairie Golf Everywhere) to permit an amusement and recreation (indoors) use. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Myles Vlachos, Golf Everywhere

Matt Kennemer, Golf Everywhere

Peter Brown, ID Studio 4

Jason Kilpatrick, Ridinger & Associates

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Angie Cox, 3209 Seaton Ct.	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Langley moved to recommend approval of I.3. as presented in the agenda caption. Vice-Chair Werner seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS: None

RESULT: 6 : 0

4. SUP23-0006 - Morriss Road Assembly Hall - Public Hearing to consider an ordinance granting Specific Use Permit No. 488 (SUP23-0006 – Morriss Road Assembly Hall) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Gautam Kota, A3K Properties, LLC; present for questions, no presentation

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	*Elaine Geurin, 1200 Littlejohn Ct.	None

** Indicates person did not wish to speak*

ACTION: Commissioner Langley moved to recommend approval of I.4 as presented in the agenda caption. Commissioner Moore seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS: None

RESULT: 6 : 0

5. Z23-0002 - The River Walk at Central Park, Promenade Way - Public Hearing to consider an ordinance for rezoning (Z23-0002 - The River Walk at Central Park, Promenade Way) to amend the development standards for The River Walk at Central Park related to Article II - Uses to propose standards for Extended Stay Hotel and to update the conceptual plan exhibits. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Randi Rivera, McAdams

John Watson, Lawyers Realty Group; present for questions, no presentation

Raj Vashi, The Patel Group; present for questions, no presentation

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of I.5 as presented in the agenda caption with the following modifications: update the concept plan to reflect approval of a one hundred five (105) room, four (4) story building; and limit the number of extended stay hotels to two (2). Vice-Chair Werner seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz

NAYS: Moore, Bayuk

RESULT: 4 : 2

6. CON23-0001 - FM 1171 Conservation Development - Public Hearing to consider an ordinance for amending the zoning (CON23-0001 – FM 1171 Conservation Development) from Interim Holding (IH) and Agricultural (A) uses to Planned Development District No. 196 (PD-196) with Agricultural (A) uses for a conservation development with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of U.S. Hwy 377.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Randi Rivera, McAdams
Jameson Pinson, McAdams

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	None	Marsha Gavitt, 6501 Meadowcrest Ln.

** Indicates person did not wish to speak*

ACTION: Vice-Chair Werner moved to recommend approval of I.6. as presented in the agenda caption with the condition that the height of any retaining walls shall not exceed eight (8) feet in height unless an exception is granted. Commissioner Kilpper seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 12:21 a.m. on Tuesday, November 14, 2023.

K. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
- Times may be adjusted by the Chair depending on the number of speakers.
- Donated time will not be recognized.
- Please state your name and address when speaking; and direct comments to the Commission.

Chair Gilmore called the Work Session to order at 12:29 a.m. on Tuesday, November 14, 2023.

1. MU23-0001 - Lakeside DFW East

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Jimmy Archie, Realty Capital

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Speaker name and address
None

** Indicates person did not wish to speak*

L. ADJOURN WORK SESSION

Chair Gilmore adjourned the Work Session at 1:27 a.m. on Tuesday, November 14, 2023.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: December 11, 2023
FROM: Claire Barnes, Planner
ITEM: **Consider a Site Plan (SP22-0017 – The Brokerage at Stone Hill Farms Retail Addn No. 2) to develop an office building. The property is generally located west of Stone Hill Farms Parkway and south of Justin 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.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an approximately 18,838 square foot two-story office building to be located on Lot 3, Block A of the Stone Hill Farms Retail Addition No. 2. The property is zoned for Planned Development No. 43 with Commercial District-2 uses. The existing zoning allows an office use by right. The lot is 2.066 acres.

The parking for this use is calculated at a ratio of one space for every 250 square feet of the facility. Based on this requirement, the proposed use would require 75 parking spaces. The site plan depicts 90 on-site parking spaces which is within the Town's allowable parking deviation. Access to the site is from Stone Hill Farms Parkway via a mutual access easement.

This development is subject to the Town's compatibility buffer and setback regulations due to residential adjacency along the south property line. The landscape plan depicts required plantings within the 25-foot compatibility buffer. There is an existing minimum six-foot masonry wall that separates the two uses that was installed when the Stone Hill Farms residential subdivision was developed. Nonresidential buildings, more than one story, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use five feet for every one foot of building height. The building height is approximately 24.19 feet which would require an approximate setback of 121 feet. The proposed two-story portion of the building is setback approximately 130 feet from the south property line.

The landscape plan depicts required street buffer, street yard, compatibility buffer, and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevation utilizes a combination of stone and stucco and uses a color palette that is complimentary to adjacent buildings and that complies with the Town's Urban Design Plan.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

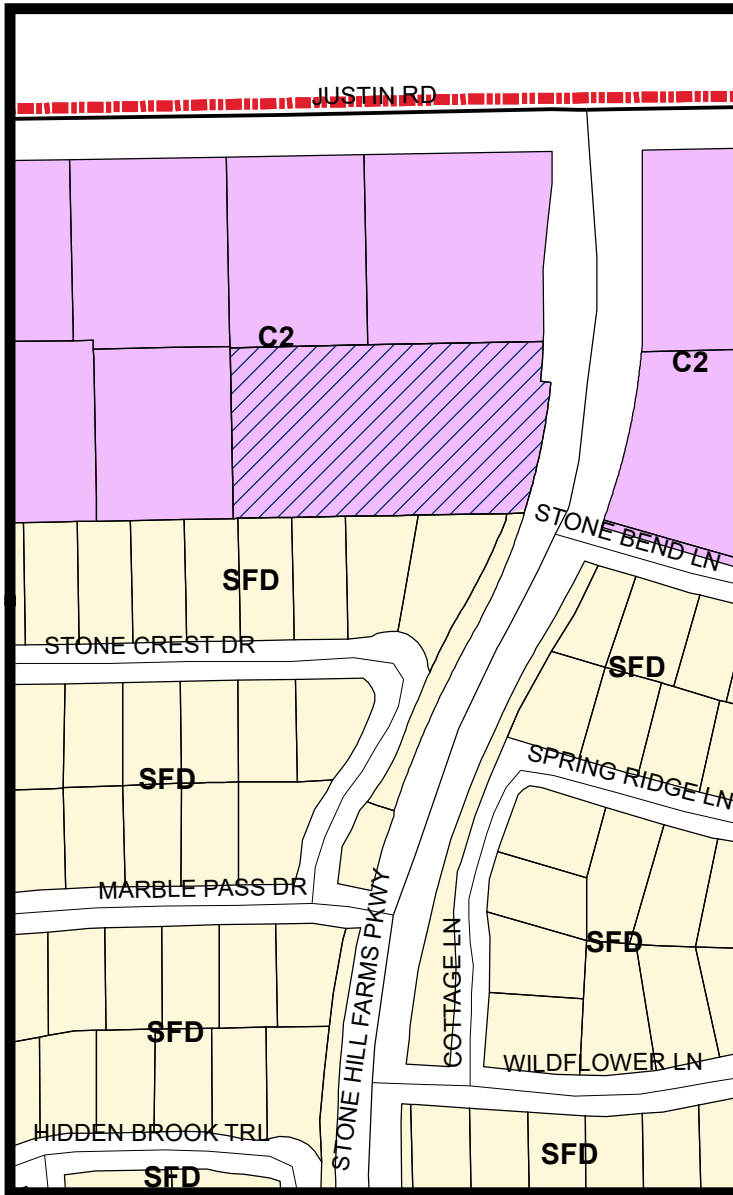
ATTACHMENTS:

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

SP22-0017: The Brokerage at Stone Hill Farms



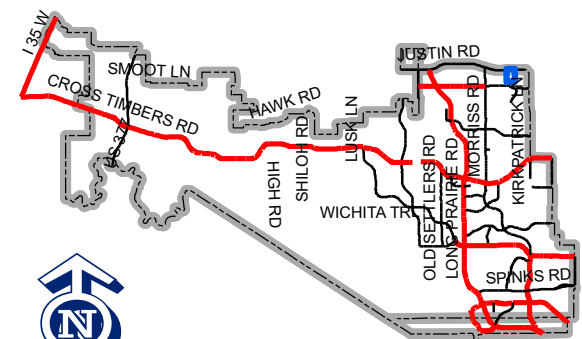
LEGEND

 Commercial 2  Single Family Detached

 Subject Property

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

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



Map Location

0 187.5 375 750 Feet



December 1, 2023

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

RE: Site Plan for The Brokerage at Stone Hill Farms Retail Addition No. 2

To Whom It May Concern,

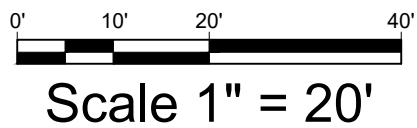
The intent of this site plan is to develop a two-story office building on Lot 3A, Block A, Stone Hill Farms Retail Addition No. 2. The site is currently zoned PD-43 with Commercial 2 (C-2) uses. The site consists of a total area of 2.066 acres with a proposed 18,838 square foot office building. The development will be constructed in a single phase and will provide 90 parking spaces which falls within the allowance of plus or minus twenty (20) percent. The proposed building will utilize Town of Flower Mound water and sewer and an existing regional detention facility that was constructed when the parent tract was platted.

Should you have any questions regarding this submittal, please feel free to give me a call at 972-906-9985 or you can reach me by email at shomeyer@hei.us.com

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

Steven R. Homeyer, P.E.
President



GENERAL

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

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SPECIFIED HEREIN AND OTHERWISE SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS RELATIVE TO THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

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

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 1. FULLY NURSED, WELL-DEVELOPED PLANTS, GROWN IN ACCORDANCE WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL BE THE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS; NON-POT-BUDDED, FREE OF ANY GENCROUS, AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DAMAGED BY THE ELEMENTS OF NATURE OR BY THE OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, OR ANY PLANTS DETERMINED TO BE UNHEALTHY, SHALL NOT BE ACCEPTED. THE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL FALLOWS TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. ALL BURLAP TRUNK PROTECTORS SHALL BE REMOVED FROM THE TRUNKS OF TREES FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR ROOTS FOUND TO BE SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1" (WHICH PALLET OF SOD SHALL BE ACCOMPANIED BY A LETTER OF GUARANTEE FROM THE SUPPLIER AS TO THE COMPOSITION OF THE SOIL).
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 6" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEIGH-FOOD ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 50 TO 65 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/ML; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. AND TO BE USED TO BE APPLIED TO THE PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
 1. STAKES: 6" LONG GREEN MATEL, T-POSTS
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 4. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COLU-MET OR APPROVED EQUAL.
 5. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC MANUFACTURER'S OR TYPE OF TURF GRASS IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

1. **SOIL PREPARATION WORK**

BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. **SOIL TESTING**
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. TWO TESTS EACH BETWEEN THE TOP 8" OF SOIL AND 8" TO 16" DEEP. LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURE, CLASS, ORGANIC MATTER, FERTILITY, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE PLANTS, AS WELL AS ANY OTHER CLARIFICATIONS OR COMMENTS THAT MAY ARISE FROM ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL AMEND THE SOIL TO MEET THE RECOMMENDATIONS FOR THE SOILS REPORT. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES, THE SOIL PREPARATION CONTRACTOR SHALL FOLLOW THE FOLLOWING:
 - a. "TURF" INCORPORATE THE FOLLOWING AMENDMENTS TO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SPRINKING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - b. "GLAY BUILTUP OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. "PRESS, SHIRING AND OR GENERAL SOIL - USE MANUFACTURER'S RECOMMENDING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SPRINKING
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. SOIL BUSTER "OIL" - USE MANUFACTURER'S RECOMMENDED RATE
 - d. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE FINISH GRADE TO BE CONSTRUCTED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INFORMATION ON GRADING, EROSION AND AROUSAL POTENTIAL FOR AREAS.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. IN THE EVENT OF GRADING AND/OR DRAINAGE POTENTIAL, THE SOIL SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULK DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, AND THESE NOTES, THE CONTRACTOR SHALL, UNDER THE CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION WORK IS COMPLETE, THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF PLANTS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND PREPARATION OF RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

1. REMOVE ALL NURSERY STAKES AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID DAMAGE TO TRUNKS AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TREE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS ARE NOT IN THE CRZ, SHALL BE DETERMINED BY THE TREE TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE CUT WITH A HAND DRUMM WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PLANTS.

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL, LESS TWO TO FOUR INCHES. EXCAVATE THE SLOPE OF THE ROOTBALL TO THE DEPTH OF THE ROOTBALL. THE PLACEMENT OF THE TREE REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR(S) SHALL REMOVE A LAYER OF SOIL OF THE SIDES OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR OTHER ADDITIONAL SOIL OF SIMILAR TEXTURE. NO ADDITIONAL CEMENT OR ADDITIONAL CEMENT SHALL BE REQUIRED TO ACCOMPLISH THIS TASK.
5. TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO BE USED. IF STAKES ARE REQUIRED, STAKING BE REQUIRED. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FLAIL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2 1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUBS, PERENNIAL, AND GROUND COVER PLANTING
 - 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" DEEP LEEPER THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH MULCH AMENDED PER SOIL TEST RECOMMENDATIONS.
 - 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
 - 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - 3. LAY THE SOD SO THAT THE JOINTS OF THE SODS DO NOT LINE UP WITH FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH
 - 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT BE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

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

I. INSPECTION AND ACCEPTANCE

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

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

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

J. LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEFORE FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL TAKE THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES REPLACING AND/OR REPAIRING ANY DEFECTIVE IRRIGATION SYSTEMS. THE OWNER DUE TO FAULTY PART AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

2. SHOULD THE IRRIGATION SYSTEM BE DEFECTIVE, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.

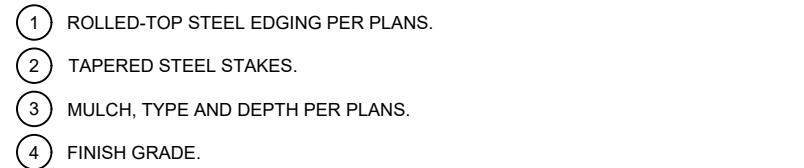
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST BE MET:

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

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

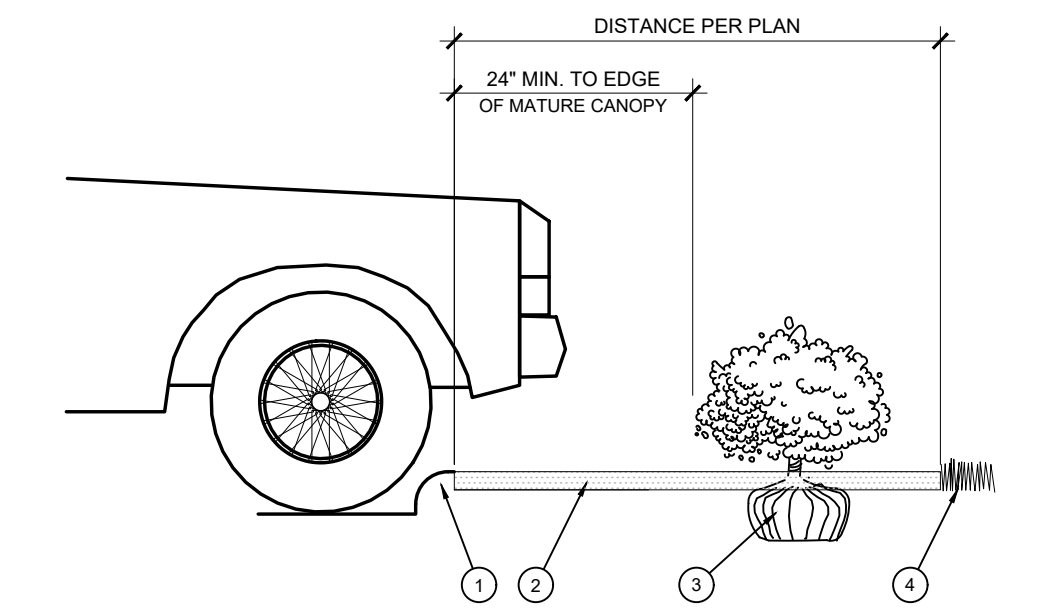
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

2. AFTER THE INITIAL WARRANTY PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF 10 COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF THE PROJECT, INCLUDING ALL CHANGES TO THE PROJECT, AS DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

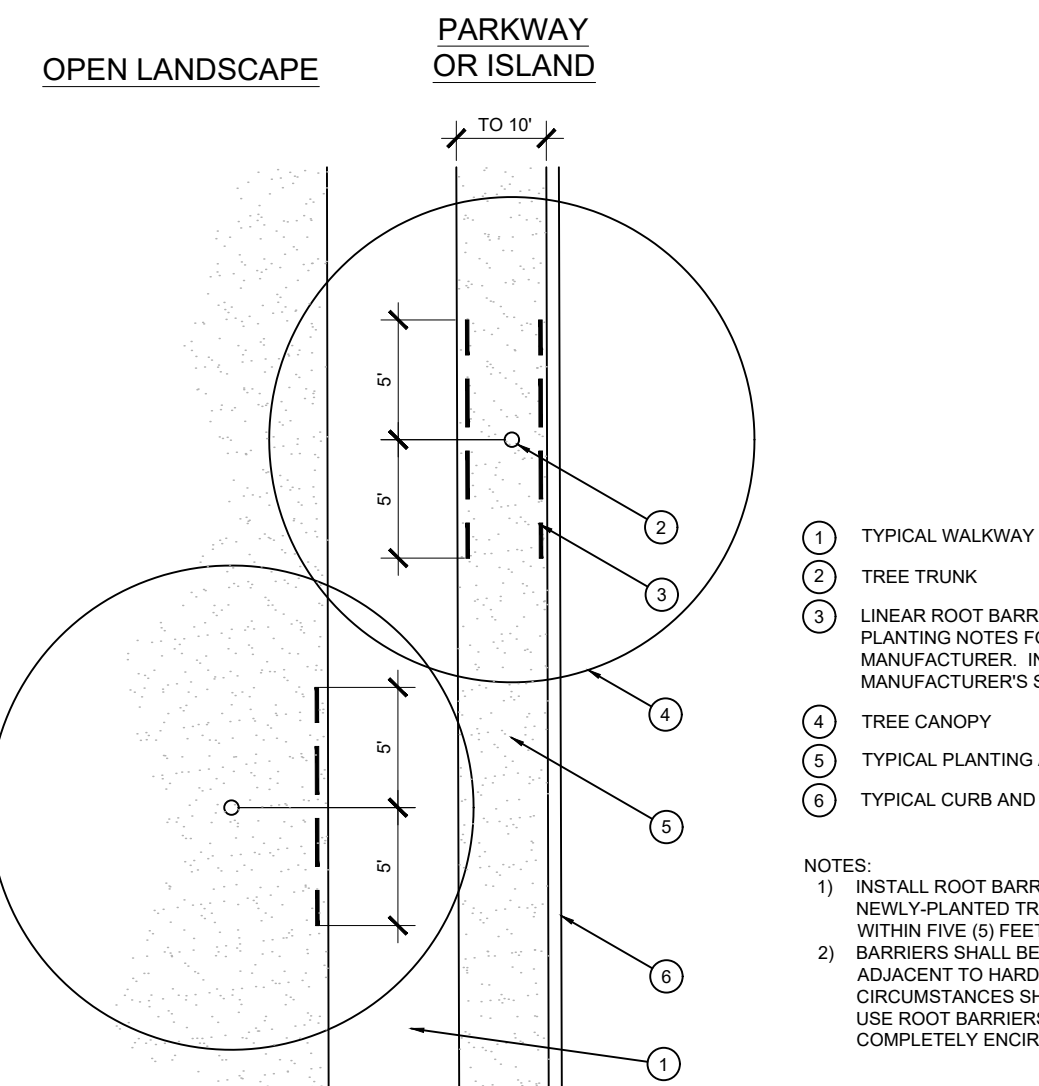


NOTES:

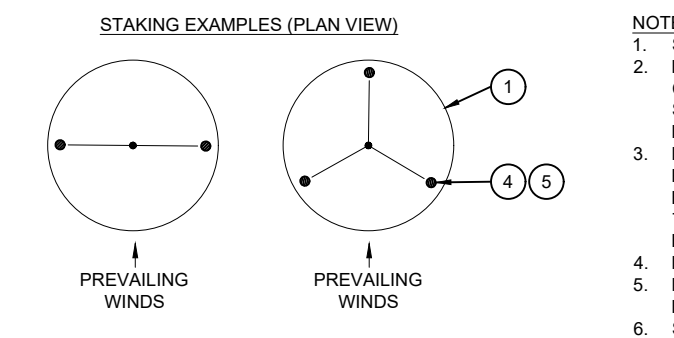
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
- 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
- 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



SCALE: NOT TO SCALE

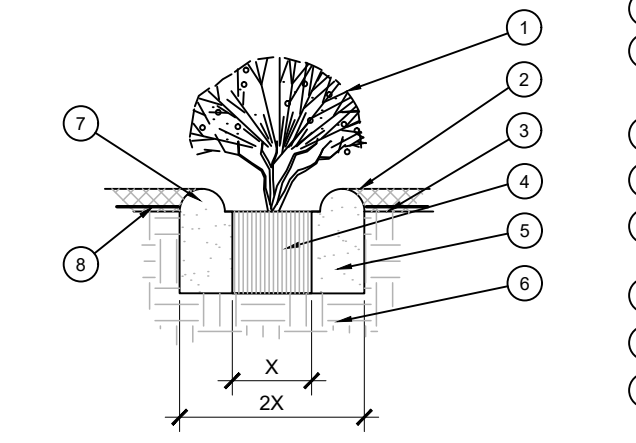


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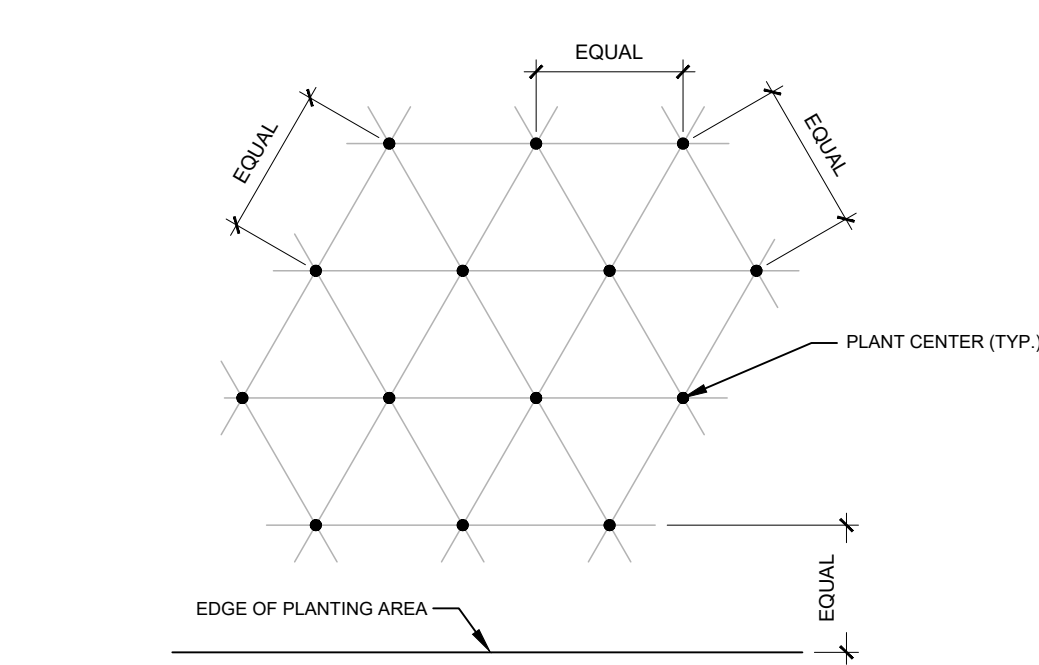


NOTES:

1. SCARIFY SIDES OF PLANTING PIT MATERIAL TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT BALL. THE EXCESS SOIL MUST BE REMOVED SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" -4" ABOVE FINISH GRADE.
3. COVER THE ROOTBALL WITH MULCH. REMOVE THE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES.
4. CHURN ROOTS AND OTHER PINKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES WITH BRANCHES, REMOVE EXCESS STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

<u>PLANT SPACING</u>	<u>AREA DIVIDER</u>	<u>PLANT SPACING</u>	<u>AREA DIVIDER</u>
6"	0.22	18"	1.95
8"	0.39	24"	3.48
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW(S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER

STEP 1: $100 \text{ SF} / 1.95 = 51 \text{ PLANTS}$

STEP 2: $51 \text{ PLANTS} - (40 \text{ LF} / 1.95 = 21 \text{ PLANTS}) = 30 \text{ PLANTS TOTAL}$

SCALE: NTS

THE BROKERAGE
LOT 3, BLOCK A
STONE HILL FARMS RETAIL ADD. NO.2
2.066 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE
DETAILS &
SPECIFICATIONS

12-05-202

DRAWN: EMS

DATE: 09/20/2022

HEI #: 22-0505

SHEET NO:
LP-2

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHERS.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. THE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

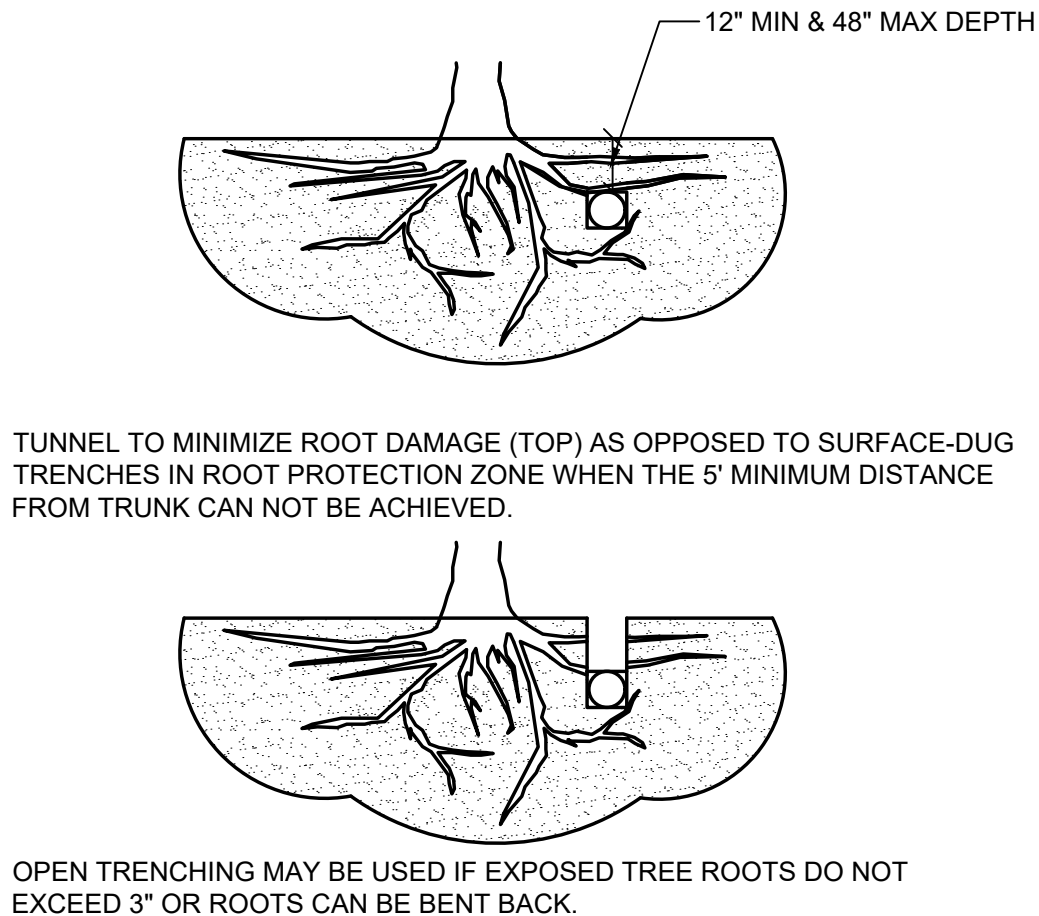
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
 - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREE.
 - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

3. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

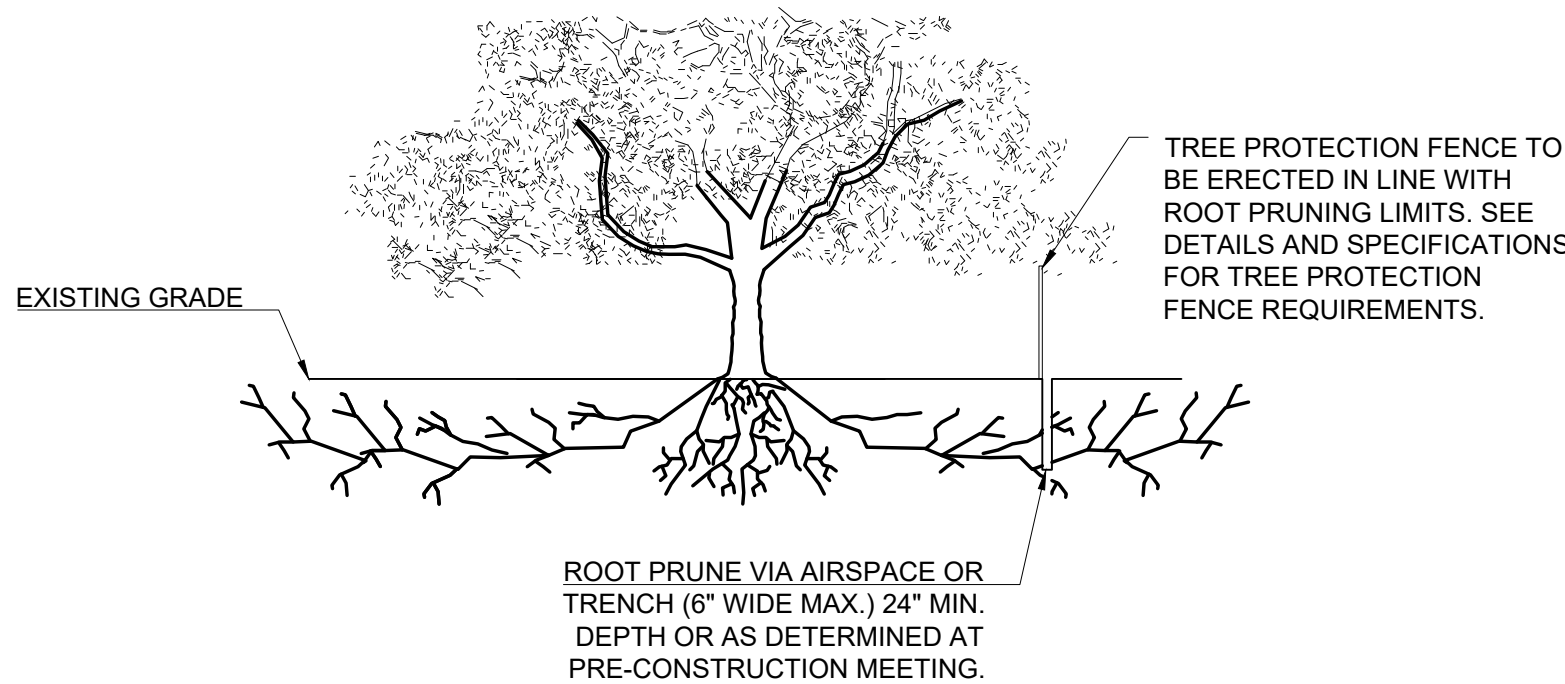
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



SCALE: NOT TO SCALE

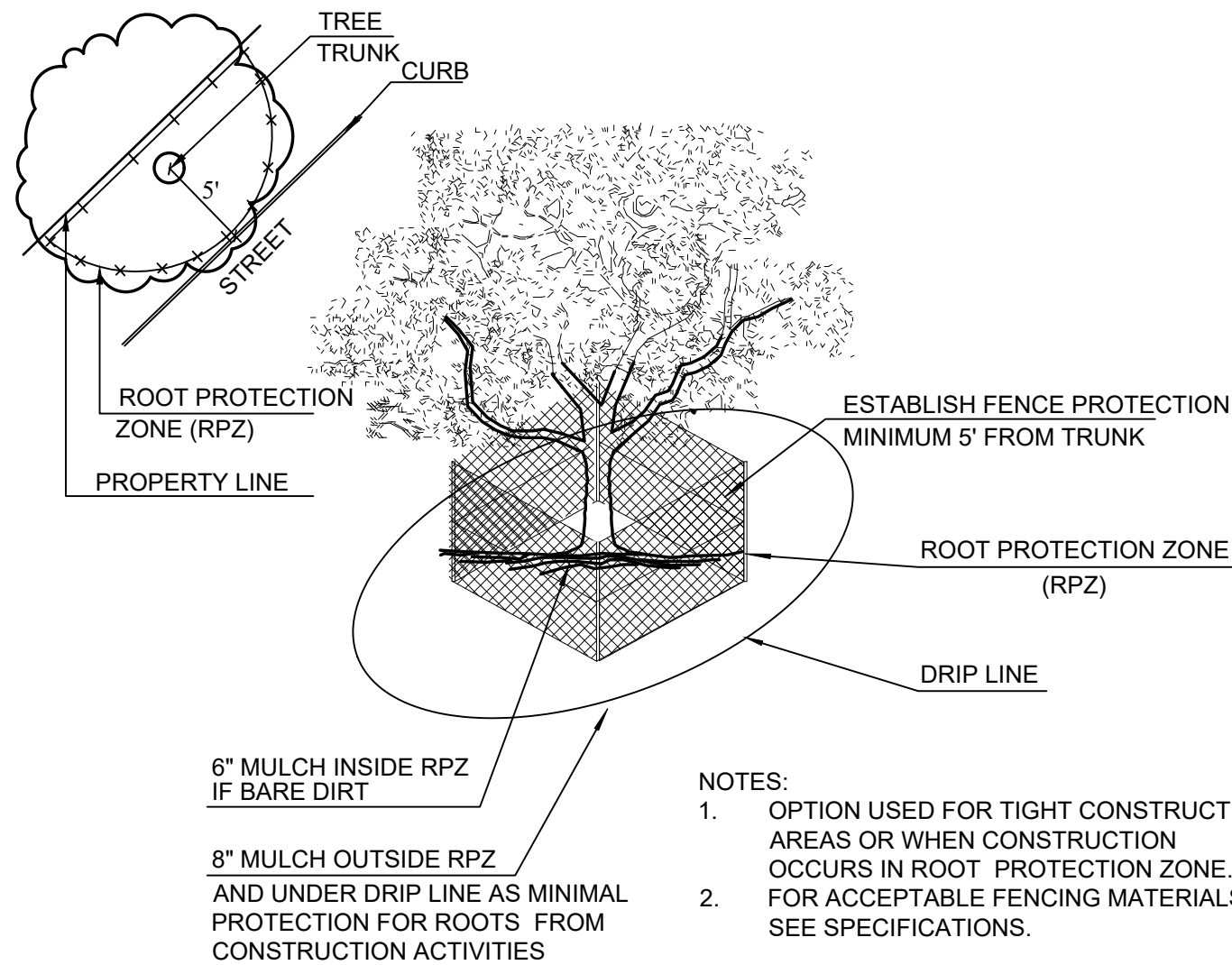
- NOTES**
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR .
 5. ROOTS SHALL BE CLEANED UP USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND SHOWNS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 6. ALL PRUNING MUST BE EXECUTED AT LOD DEMON ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



SCALE: NOT TO SCALE

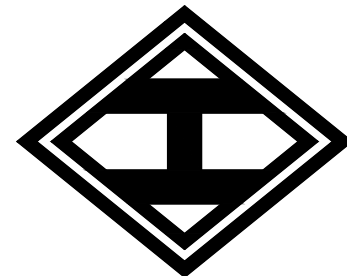
- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL, SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPEAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER A PERMIT.
- (G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

- NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



THE BROKERAGE
LOT 3, BLOCK A
STONE HILL FARMS RETAIL ADD. NO.2
2.066 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE
 PROTECTION
 SPECS & DETAILS



12-05-2023

DRAWN: EMS

DATE: 09/20/2022

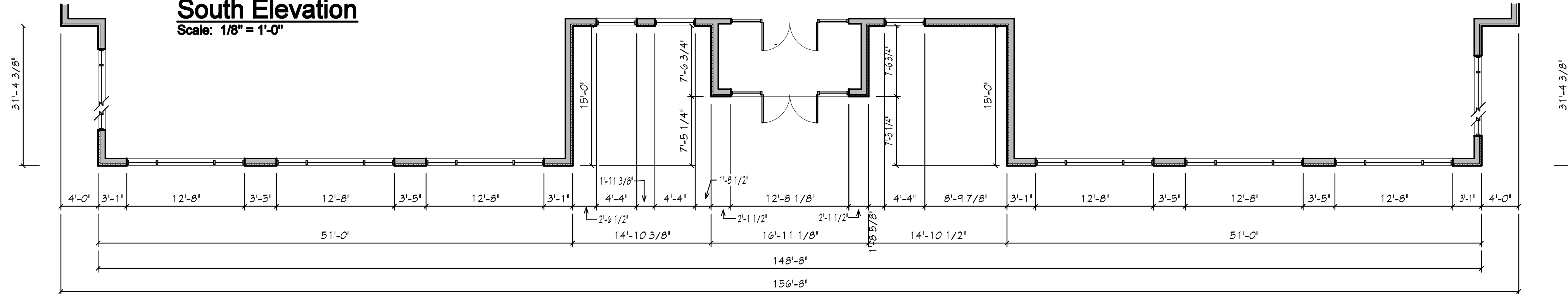
HEI #: 22-0505

SHEET NO:
TS-2

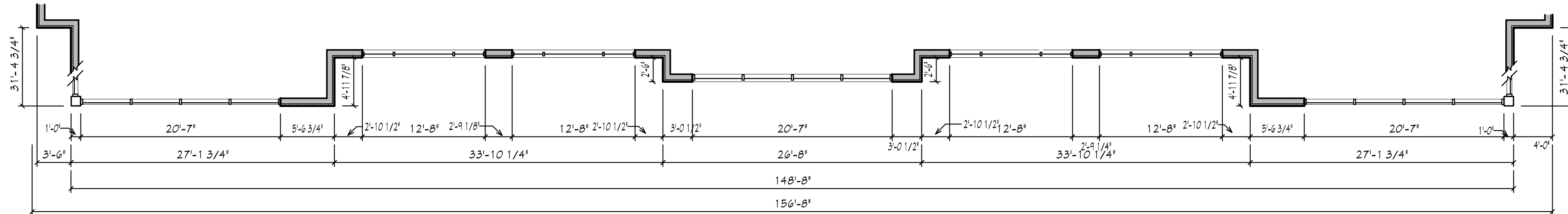




South Elevation
Scale: 1/8" = 1'-0"



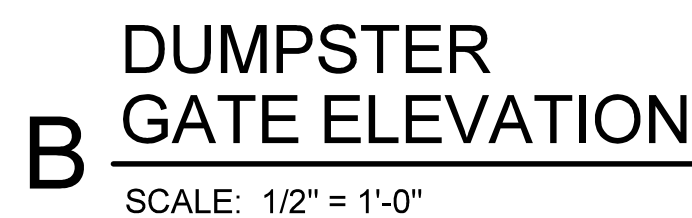
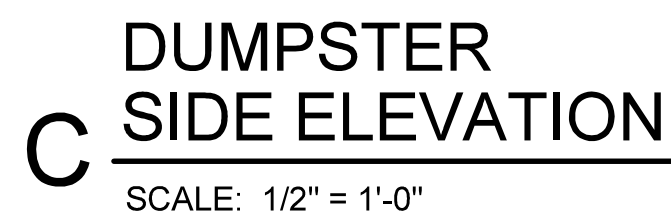
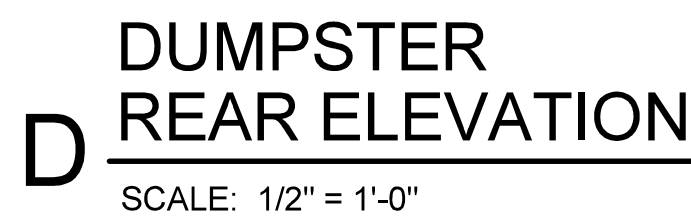
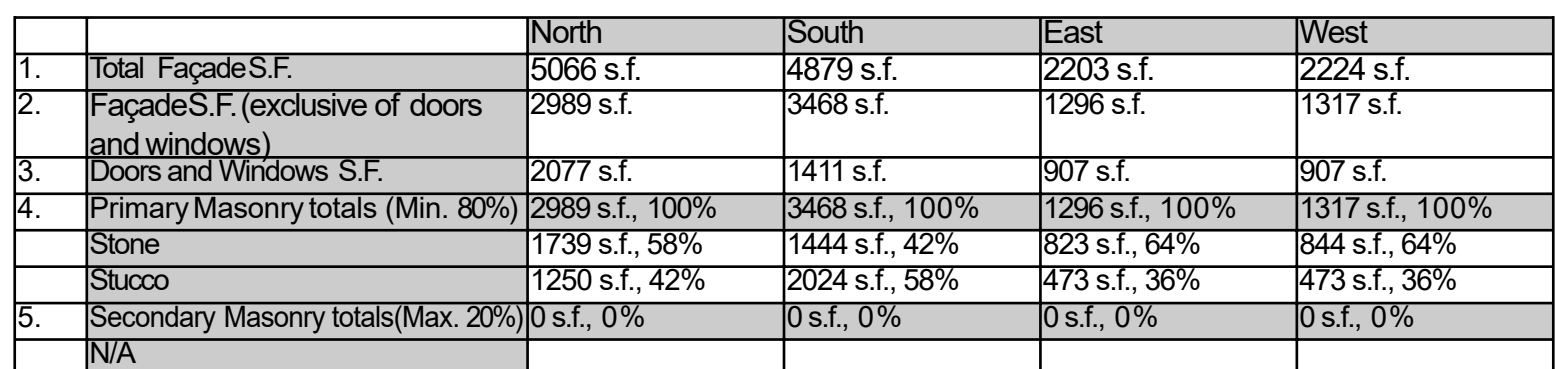
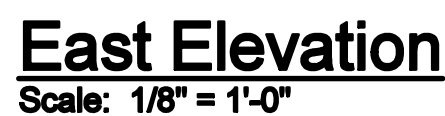
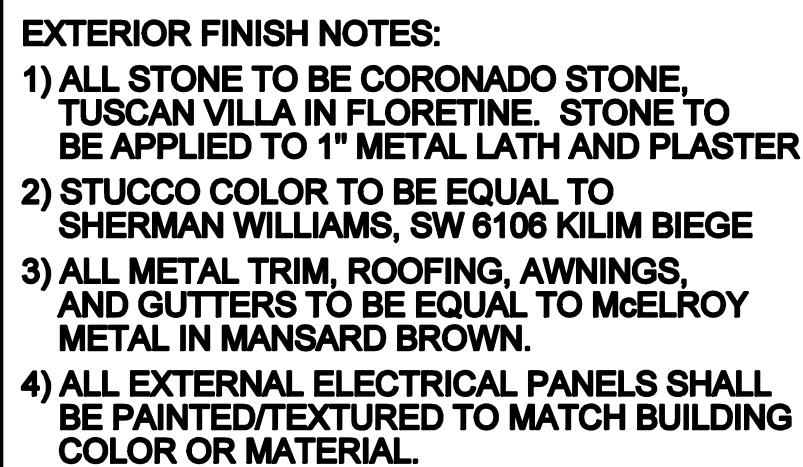
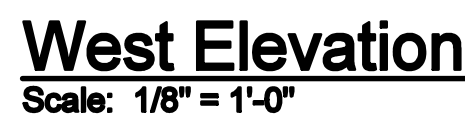
North Elevation
Scale: 1/8" = 1'-0"



EXTERIOR FINISH NOTES:

- 1) ALL STONE TO BE CORONADO STONE, TUSCAN VILLA IN FLORENTINE. STONE TO BE APPLIED TO 1" METAL LATH AND PLASTER
- 2) STUCCO COLOR TO BE EQUAL TO SHERMAN WILLIAMS, SW 6106 KILIM BIEGE
- 3) ALL METAL TRIM, ROOFING, AWNINGS, AND GUTTERS TO BE EQUAL TO McELROY METAL IN MANSARD BROWN.
- 4) ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH BUILDING COLOR OR MATERIAL.

	North	South	East	West
1. Total Façade S.F.	5066 s.f.	4879 s.f.	2203 s.f.	2224 s.f.
2. Façade S.F. (exclusive of doors and windows)	2389 s.f.	3468 s.f.	1296 s.f.	1317 s.f.
3. Doors and Windows S.F.	2077 s.f.	1411 s.f.	907 s.f.	907 s.f.
4. Primary Masonry totals (Min. 80%)	2389 s.f., 100%	3468 s.f., 100%	1296 s.f., 100%	1317 s.f., 100%
Stone	1739 s.f., 58%	1444 s.f., 42%	823 s.f., 64%	844 s.f., 64%
Stucco	1250 s.f., 42%	2024 s.f., 58%	473 s.f., 36%	473 s.f., 36%
5. Secondary Masonry totals (Max. 20%)	0 s.f., 0%	0 s.f., 0%	0 s.f., 0%	0 s.f., 0%
N/A				





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

DATE: December 11, 2023

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD23-0004 – Titensor Dental) to amend Planned Development No. 64 (PD-64) with Office District and Retail District-1 uses to modify the conceptual plans, add conceptual elevations, and modify the development standards, with certain modifications and exceptions to the Code of Ordinances. The property is generally located west of Long Prairie Road and north of Bob White 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 exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On February 16, 1998, the Town Council approved the ordinance establishing Planned Development District-64 ([PD-64](#)) for Renaissance Village with Retail-1 District (R-1) and Office District (O) uses. The approved concept plan consisted of two buildings within the Retail zoned area, and three buildings within the Office zoned area. PD-64 also established specific design standards for the development, such as limiting the allowed materials and requiring a pitched roof regardless of building size. On October 16, 2006, Town Council approved Planned Development No. 100 (PD-100) to create the VCA Angel Animal Hospital which removed 1.696 acres from PD-64.

The purpose of this amendment is to update the concept plans and request modifications to the development standards within PD-64, specifically the following:

1. Remove the requirement for the 27-foot access easement to be located immediately adjacent to the compatibility landscape buffer. This change would allow the access easement to align with the approved mutual access easement on the property to the north.
2. Amend the design requirements to allow for flat roofs on buildings greater than 15,000 square feet in accordance with the Town's current urban design guidelines.
3. Amend the design requirements to allow metal as an allowed building material on up to 15 percent of all facades. The Town's Urban Design Plan would permit up to 20 percent of any façade to be a secondary material, such as metal.

4. Include maintenance criteria for the retention pond.

The applicant is proposing a 15,426 square-foot dental office building. Access to the site is provided through existing mutual access drives from Long Prairie Road. The parking demand is one space per 200 square feet of the medical/dental office building. The site requires 79 spaces, and the concept plan depicts 87 spaces which is within the Town's allowable 20 percent parking deviation.

The concept landscape plan depicts required street buffer, street yard, parking lot, and compatibility buffer trees that meet or exceed the Town's landscaping requirements. The proposed building is predominately stone with some metal accents and complies with the Town's Urban Design Plan and the proposed PD-64 modified development standards.

III. EXCEPTION:

1. Exception to the Town's Engineering Design Criteria for retention pond wall height:

Section V.C.ii(a) of the Town's Engineering Design Criteria limits the height of any exposed retention pond wall to a maximum of three feet. If the height of the wall was to exceed three feet, a tiered or a stepped wall design is required for aesthetic purpose. The applicant is requesting an exception to allow the exposed portion of the retention pond wall to be a maximum of six feet (6').

BOARD REVIEW/CITIZEN FEEDBACK:

I. Environmental Conservation Commission:

On October 3, 2023, the [Environmental Conservation Commission](#) (ECC) reviewed and recommended approval of the removal of two (2) specimen trees.

II. 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. ZPD23-0004 had a total of 25 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

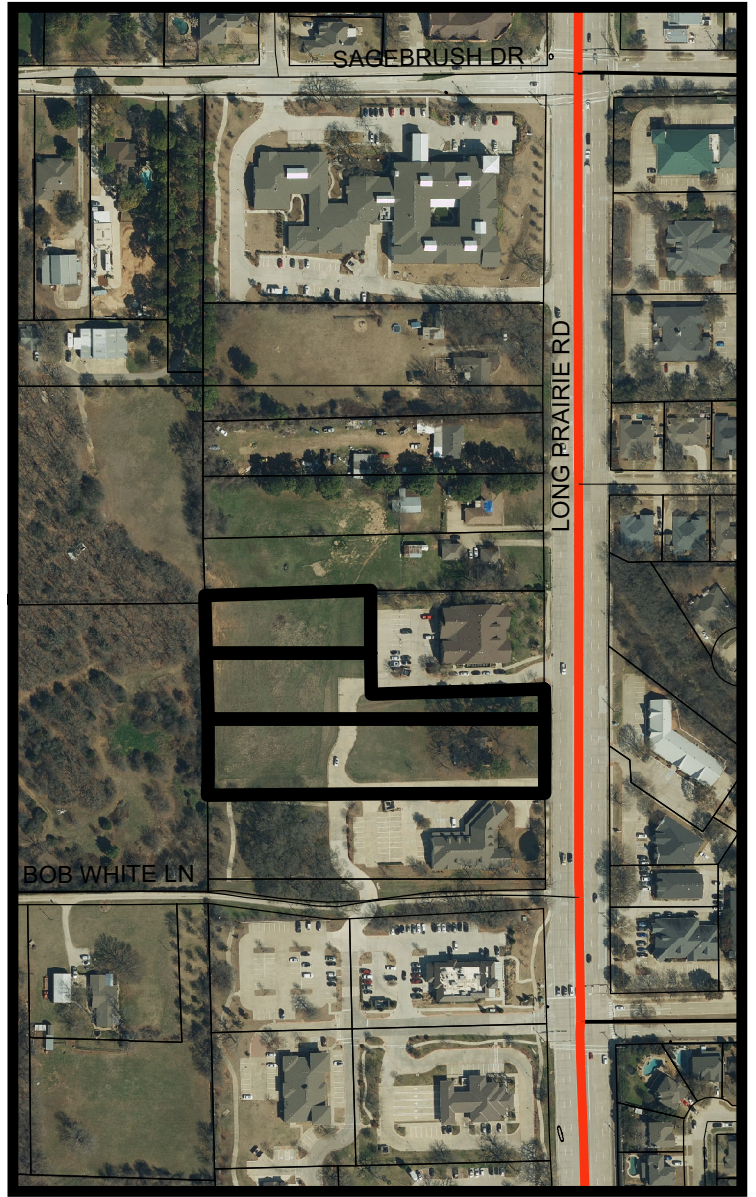
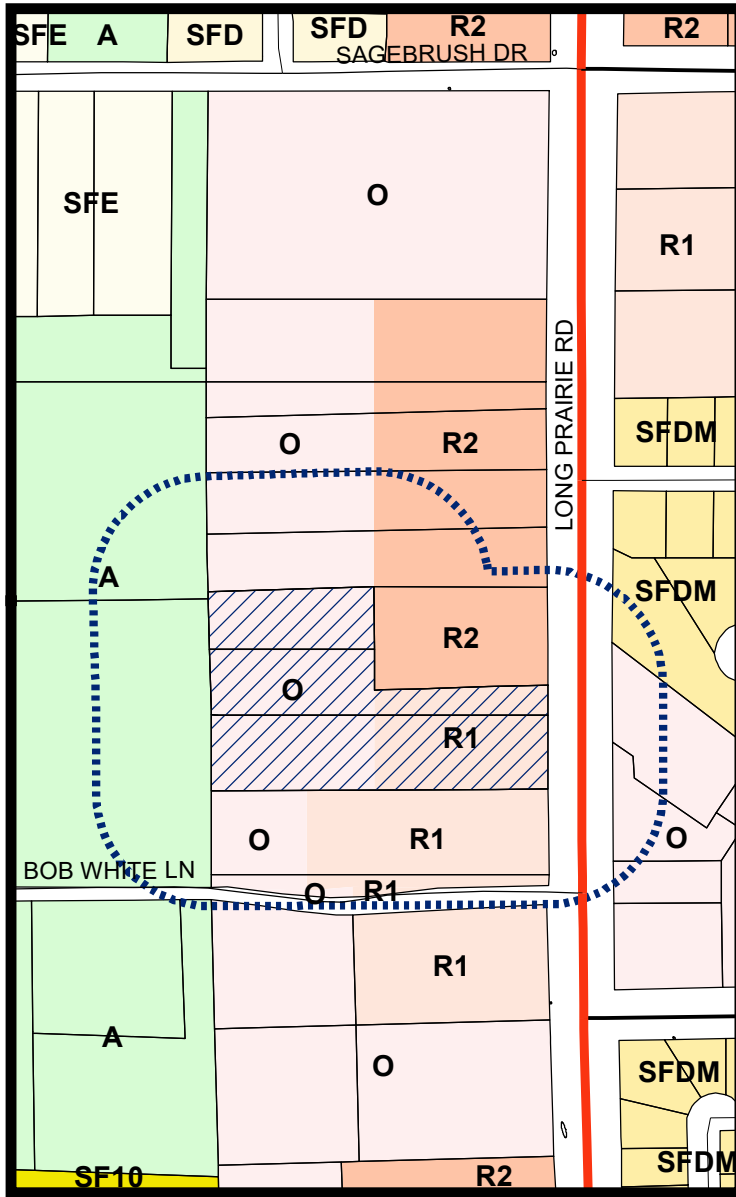
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Zoning Planned Development Package
4. Retaining Wall Exhibit
5. Draft Planned Development (PD) Standards

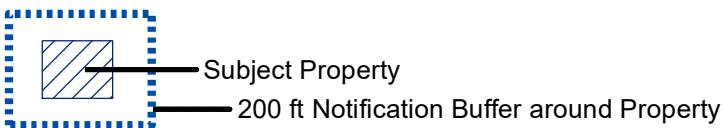
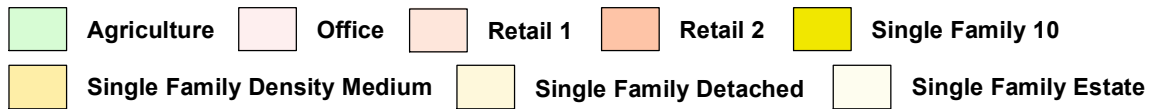
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

ZPD23-0004: Titensor Dental

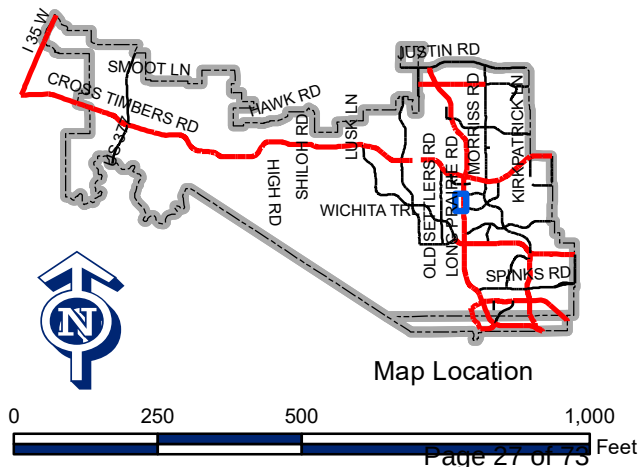


LEGEND



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

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





LETTER OF INTENT

November 27, 2023

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

Subject: Site plan and PD 64 amendment for Titensor Dental in the J. Wizwell Survey abstract No. 11346 in Flower Mound.

Dear Ms. Barnes,

This letter of intent is to inform the Town of Flower Mound of our submittal of the revised Site Plan submittal and PD 64 amendment request for the new standalone office building for Titensor Dental.

Site Data:

- a) Existing Zoning District: Remainder of PD-64 with underlying Office District (O)
- b) Development Plan Acreage: 149,076 SF or 3.422 acres
- c) Proposed Use: Medical office
- d) Proposed Building Area: 15,744 SF
- e) Proposed Parking Space Quantity: 87
- f) Phase Development: Yes
 - There the westerly portion of the land will be developed with the single medical office building. The easterly portion of the property will have the vacant house removed and be used for stormwater management. Future development or redevelopment of the easterly portion of the property will be subject to a PD amendment and the applicable requirements of the Town at that time.
- g) Special consideration: None

Requested Amendments to PD 64 - Exhibit "B" Development Standards:

- Section B.4.b remove "and a 27 foot access drive shall be required along the western property boundary"
- Section B.5.e remove entire section.
- Section D.1.a replace with "Roof style shall comply with the Urban Design Plan guidelines in Section 4.0 of the Town of Flower Mound Master Plan dated 11/7/2022"
- A retaining wall for detention purposes greater than 3 feet in height.
- Bronze colored metal finish is permitted at the top perimeter of the roof line.
- Wood looking smooth flat aluminum slats for the building soffit.
- Section D.1.b remove entire section.
- Any other Planned Development amendments as may be necessary to develop the land in accordance with the attached plans.



On October 16, 2006, the Town Council of the Town of Flower Mound approved an ordinance for PD-100 which removed approximately 1.17 acres from PD-64.

We believe the development will be a great addition to the Town of Flower Mound for an existing business to relocate to. Should you have any questions, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Shoemaker'.

Tim Shoemaker, Principal
RTM Engineering Consultants, LLC

EXHIBIT "A"
98,088 SQ. FT. TRACT (2.252 ACRES)
 SITUATED IN THE J. WIZWELL SURVEY, ABSTRACT NO. 1346
 TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

BEING A 2.252 ACRE TRACT OF LAND SITUATED IN THE J. WIZWELL SURVEY, ABSTRACT NUMBER (NO.) 1346, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO TITENSOR HOLDINGS LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 2023-96215, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

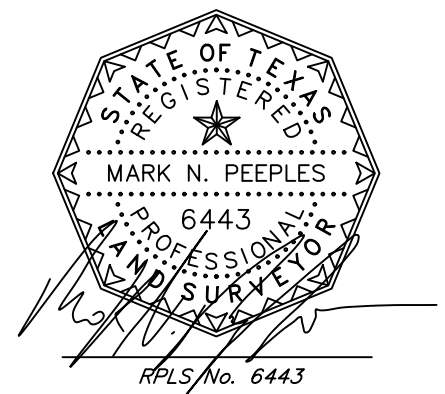
BEGINNING AT A 1/2-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID TITENSOR HOLDINGS TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK A, FLOORING AMERICA ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 2009-123, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED TO WILLIAM PATRICK WEDGE IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2016-36297, D.R.D.C.T.;

THENCE, NORTH 00 DEGREES 41 MINUTES 20 SECONDS WEST, WITH THE WEST LINE OF SAID TITENSOR HOLDINGS TRACT, THE EAST LINE OF SAID WEDGE TRACT, AND THE EAST LINE OF A TRACT OF LAND DESCRIBED TO CASA21 INVESTMENT, LLC IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2022-160540, D.R.D.C.T., A DISTANCE OF 340.01 FEET TO A 1/2-INCH REBAR FOUND FOR THE NORTHWEST CORNER OF SAID TITENSOR HOLDINGS TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO THE RODGERS LIVING TRUST, NISHENDU VASAVADA, & BELA VASAVADA IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2014-116754, D.R.D.C.T.;

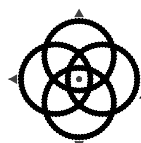
THENCE, NORTH 88 DEGREES 24 MINUTES 39 SECONDS EAST, WITH A NORTH LINE OF SAID TITENSOR HOLDINGS TRACT AND THE SOUTH LINE OF SAID VASAVADA TRACT, A DISTANCE OF 290.61 FEET TO A 1/2-INCH REBAR FOUND FOR THE NORTHERNMOST CORNER OF SAID TITENSOR HOLDINGS TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK A, ANGEL VET CENTER ADDITION NO. 1, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET X, PAGE (PG.) 654, P.R.D.C.T.;

THENCE, SOUTH 00 DEGREES 00 MINUTES 26 MINUTES WEST, WITH AN EAST LINE OF SAID TITENSOR HOLDINGS TRACT, THE WEST LINE OF SAID LOT 1, BLOCK A, ANGEL VET CENTER ADDITION, AND OVER, ACROSS, AND UPON SAID TITENSOR HOLDINGS TRACT, A DISTANCE OF 340.05 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID TITENSOR HOLDINGS TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK A, FLOORING AMERICA ADDITION;

THENCE, SOUTH 88 DEGREES 24 MINUTES 03 SECONDS WEST, WITH THE SOUTH LINE OF SAID TITENSOR HOLDINGS TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK A, FLOORING AMERICA ADDITION, A DISTANCE OF 286.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.252 ACRES, OR 98,088 SQUARE FEET OF LAND, MORE OR LESS.



FIELD BY: -	DATE: 11/30/2023
DRAWN BY: BJ	REV:
CHECKED BY: MNP	REV:
JOB NO. D58375-ZONE 2	REV:
SHEET 1 OF 2	REV:



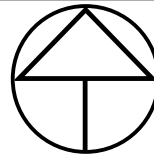
WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

EXHIBIT "B"

98,088 SQ. FT. TRACT (2.252 ACRES)

SITUATED IN THE J. WIZWELL SURVEY, ABSTRACT NO. 1346
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



NORTH

SCALE: 1" = 60'

THE RODGERS LIVING TRUST, NISHENDU VASAVADA, & BELA VASAVADA
DOC. NO. 2014-116754 D.R.D.C.T.

1/2" REBAR
(C.M.)

1/2" REBAR
(C.M.)

N 88°24'39" E 290.61'



LOT 1, BLOCK A,
ANGEL VET CENTER
ADDITION NO. 1
CABINET X, PG. 654,
P.R.D.C.T.

2.252 ACRES
98,088 SQ. FT.

PART OF
TITENSOR HOLDINGS LLC
DOC. NO. 2023-96215, D.R.D.C.T.

W 340.05'
S 00°00'26" W

REMAINDER OF
TITENSOR HOLDINGS LLC
DOC. NO. 2023-96215, D.R.D.C.T.

P.O.B.

1/2" REBAR
(C.M.)

S 88°24'03" W 286.48'

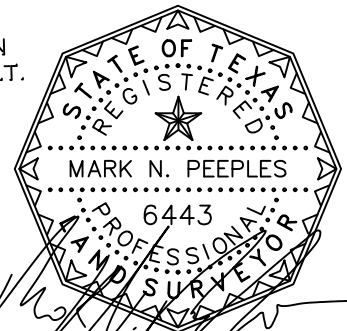
LOT 1, BLOCK A,
FLOORING AMERICA ADDITION
DOC. NO. 2009-123, P.R.D.C.T.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

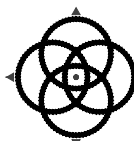
NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.



RPLS/No. 6443

FIELD BY:	-	DATE:	11/30/2023
DRAWN BY:	BJ	REV:	
CHECKED BY:	MNP	REV:	
JOB NO.	D58375-ZONE 2	REV:	
SHEET 2 OF 2		REV:	



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

EXHIBIT "A"
50,987 SQ. FT. TRACT (1.171 ACRES)
 SITUATED IN THE J. WIZWELL SURVEY, ABSTRACT NO. 1346
 TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

BEING A 1.171 ACRE TRACT OF LAND SITUATED IN THE J. WIZWELL SURVEY, ABSTRACT NUMBER (NO.) 1346, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO TITENSOR HOLDINGS LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 2023-96215, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

COMMENCING AT A 1/2-INCH REBAR FOUND FOR THE NORTHERNMOST CORNER OF SAID TITENSOR HOLDINGS TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK A, ANGEL VET CENTER ADDITION NO. 1, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET X, PAGE (PG.) 654, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED TO THE RODGERS LIVING TRUST, NISHENDU VASAVADA, & BELA VASAVADA IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2014-116754, D.R.D.C.T.;

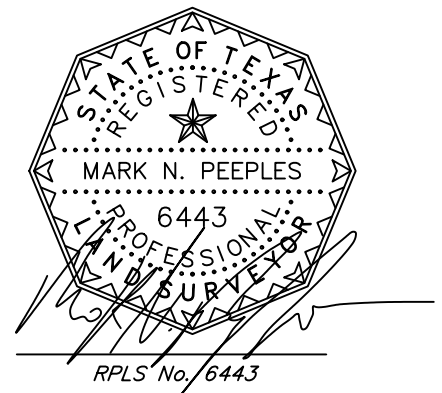
THENCE, SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST, WITH AN EAST LINE OF SAID TITENSOR HOLDINGS TRACT AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 170.00 FEET TO AN "X" CUT FOUND FOR AN INTERIOR "ELL" CORNER OF SAID TITENSOR HOLDINGS TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE, NORTH 88 DEGREES 24 MINUTES 39 SECONDS EAST, WITH A NORTH LINE OF SAID TITENSOR HOLDINGS TRACT AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET TO THE EASTERNMOST NORTHEAST CORNER OF SAID TITENSOR HOLDINGS TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF LONG PRAIRIE ROAD (120 FOOT RIGHT-OF-WAY);

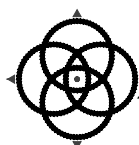
THENCE, SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST, WITH AN EAST LINE OF SAID TITENSOR HOLDINGS TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID LONG PRAIRIE ROAD, A DISTANCE OF 170.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TITENSOR HOLDINGS TRACT AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, FLOORING AMERICA ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 2009-123, P.R.D.C.T., FROM WHICH POINT A 1/2-INCH REBAR FOUND BEARS SOUTH 65 DEGREES 32 MINUTES WEST, A DISTANCE OF 0.4 FEET;

THENCE, SOUTH 88 DEGREES 24 MINUTES 03 SECONDS WEST, WITH THE SOUTH LINE OF SAID TITENSOR HOLDINGS TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK A, FLOORING AMERICA ADDITION, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST, OVER, ACROSS, AND UPON SAID TITENSOR TRACT, A DISTANCE OF 170.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.171 ACRES, OR 50,987 SQUARE FEET OF LAND, MORE OR LESS.



FIELD BY: -	DATE: 11/30/2023
DRAWN BY: BJ	REV:
CHECKED BY: MNP	REV:
JOB NO. D58375-ZONE 1	REV:
SHEET 1 OF 2	REV:



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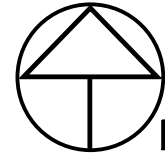
EXHIBIT "B"

50,987 SQ. FT. TRACT (1.171 ACRES)

SITUATED IN THE J. WIZWELL SURVEY,
ABSTRACT NO. 1346
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

THE RODGERS LIVING TRUST,
NISHENDU VASAVADA, & BELA
VASAVADA
DOC. NO. 2014-116754
D.R.D.C.T.

P.O.C.
1/2" REBAR
(C.M.)



SCALE: 1" = 60'



LOT 1, BLOCK A,
ANGEL VET CENTER ADDITION NO. 1
CABINET X, PG. 654, P.R.D.C.T.

REMAINDER OF
TITENSOR HOLDINGS LLC
DOC. NO. 2023-96215, D.R.D.C.T.

P.O.B.
"X"-CUT
(C.M.)

N 88°24'39" E 300.00'

1.171 ACRES
50,987 SQ. FT.

PART OF
TITENSOR HOLDINGS LLC
DOC. NO. 2023-96215, D.R.D.C.T.

N 00°00'26" E 170.05'

S 00°00'26" W 170.00'

LONG PRAIRIE ROAD
(120' RIGHT-OF-WAY)

S 88°24'03" W 300.00'

1/2" REBAR
BEARS
S 65°32' W 0.4'

LOT 1, BLOCK A,
FLOORING AMERICA ADDITION
DOC. NO. 2009-123, P.R.D.C.T.

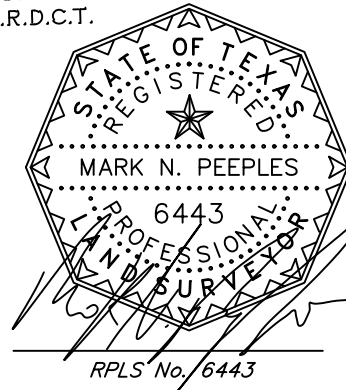
15' RIGHT-OF-WAY DEDICATION
DOC. NO. 2009-123, P.R.D.C.T.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

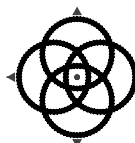
NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.



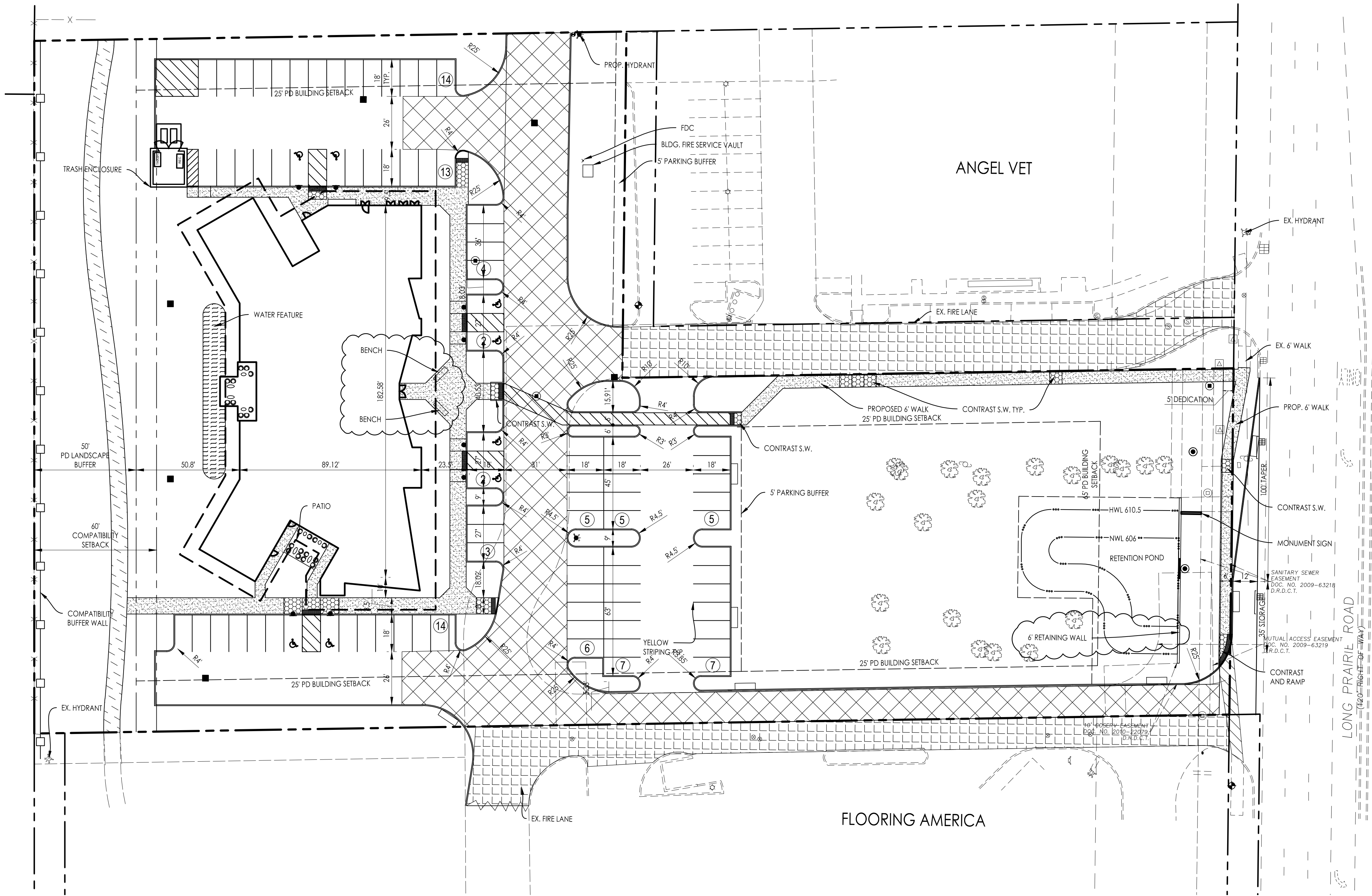
RPLS No. 6443

FIELD BY:	-	DATE:	11/30/2023
DRAWN BY:	BJ	REV:	
CHECKED BY:	MNP	REV:	
JOB NO.	D58375-ZONE 1	REV:	
SHEET 2 OF 2		REV:	



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LEGEND:

- CURB AND GUTTER (TYPE 2-A)
- EXISTING CURB & GUTTER
- FIRE LANE
- FIRE LANE EXISTING/PROPOSED BY OTHERS

GENERAL SITE NOTES

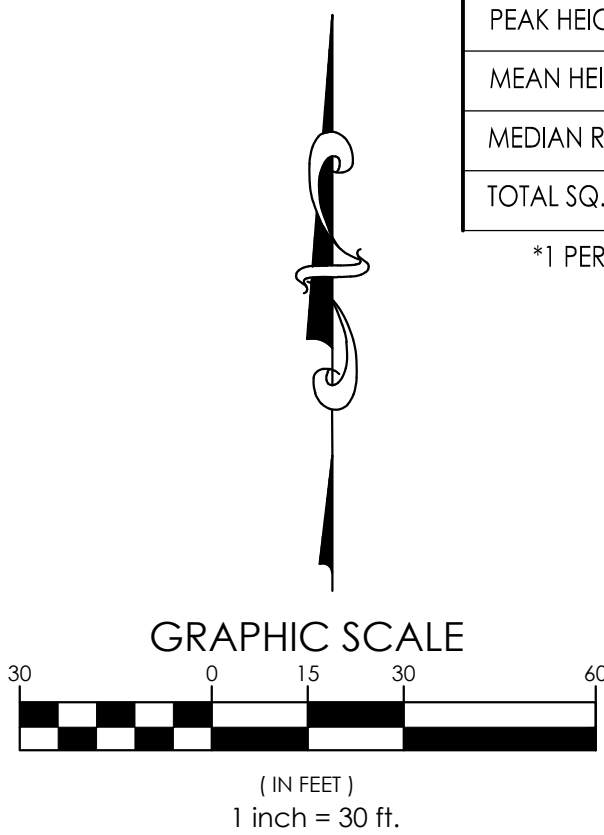
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS TO ADJUST ALL EXISTING MANHOLES, FIRE HYDRANTS, GATE VALVE PADS, ETC. TO FINAL GRADE, AS NECESSARY.
- ALL UTILITY AND IRRIGATION SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
- REFER TO THE IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED IRRIGATION SLEEVES.
- ALL CROSSWALK, STOP BAR, PARKING SPACE, LANE USE ARROWS, LANE LETTERING AND TURN BAY STRIPING IS TO BE WHITE UNLESS OTHERWISE NOTED.
- TYPICALLY, THE STOP BAR SHALL BE 4' MINIMUM FROM THE CROSS WALK.
- SEE STANDARD DETAILS FOR ADDITIONAL INFORMATION ON THE BARRIER FREE RAMP.
- CONCRETE STREET HEADERS, PER TOWN DETAIL, ARE REQUIRED WHERE NEW PAVING IS POURED AGAINST EXISTING PAVEMENT.
- THE CONTRACTOR IS TO CONTACT JOSHUA BROWN, PARKS SUPERVISOR (972-874-6428) OR JOHN HAVERN, PARKS, TRAILS AND LANDSCAPE SPECIALIST (972-874-6343) PRIOR TO BEGINNING ANY WORK IN THE TOWNS RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL TOWN IRRIGATION SYSTEMS AND PLANT MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
- ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- ANY NEW IRRIGATION IN PUBLIC ROW SHALL BE PURPLE PIPE AND SHALL HAVE PURPLE VALVE NOX LIDS, PURPLE CAPS ON ALL IRRIGATION HEADS, PURPLE DRIP TUBING AND PURPLE BUBBLERS. ROW IRRIGATION SHALL BE ON ITS OWN ZONE(S) AND HAVE THE ABILITY TO BE CUT LOOSE FROM THE REMAINDER OF THE SYSTEM AND SWITCHED OVER TO THE FUTURE RE-USE SYSTEM.
- REFER TO SHEET C2.0, DEMOLITION PLAN, FOR ADDITIONAL INFORMATION. THE CONTRACTOR IS TO RESTORE THE IRRIGATION AND LANDSCAPE IN THE MEDIAN TO PRE-CONSTRUCTION WORKING CONDITIONS.

PLANNING NOTES

- ALL RETAINING/DETAING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- OR ALL RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.

SITE DATA SUMMARY TABLE		
GROSS SITE AREA	3.422 ACRES OR 149,076 S.F.	
NET SITE AREA	3.422 ACRES OR 149,076 S.F.	
ZONING:	PD64	
PROPOSED USE:	MEDICAL OFFICE	
LOT COVERAGE AREA		
BUILDING COVERAGE	15,744 SF (11%)	
IMPERVIOUS AREA	69,750 SF (53%)	
PERVIOUS AREA	79,326 SF (47%)	
FLOOR AREA RATIO:	0.10:1	
PARKING SUMMARY	REQUIRED*	PROVIDED
DENTAL OFFICE	79	79
ACCESSIBLE PARKING	-	8
TOTAL PARKING	79	87
BUILDING DATA		
NUMBER OF STORIES	1	
PEAK HEIGHT	24'-4"	
MEAN HEIGHT	24'-4"	
MEDIAN ROOF HEIGHT	24'-4"	
TOTAL SQ. FOOTAGE	15,744 SF (11%)	

*1 PER 200 SF



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PROJECT NAME
FLOWER MOUND DENTAL
3025 LONG PRAIRIE RD. FLOWER MOUND, TX

PROJECT No.
22.KAP.005
SHEET No.
C3.0
OF SHEETS

14901 Quorum Drive
Suite 565
Addison, TX 75554
Telephone: (972) 387-3500
www.rtmcc.com
TX Engineering Firm No.: 27326

SHEET NAME
CONCEPTUAL
SITE PLAN

DESCRIPTION
PLANNING SUBMITTAL #2
PLANNING SUBMITTAL #2
PD REVISIONS
PD REVISIONS

No. DATE
1 05/24/23
2 07/17/23
3 10/06/23
4 11/03/23

No. DATE
1 05/24/23
2 07/17/23
3 10/06/23
4 11/03/23

PRELIMINARY SET FOR PD AMENDMENT

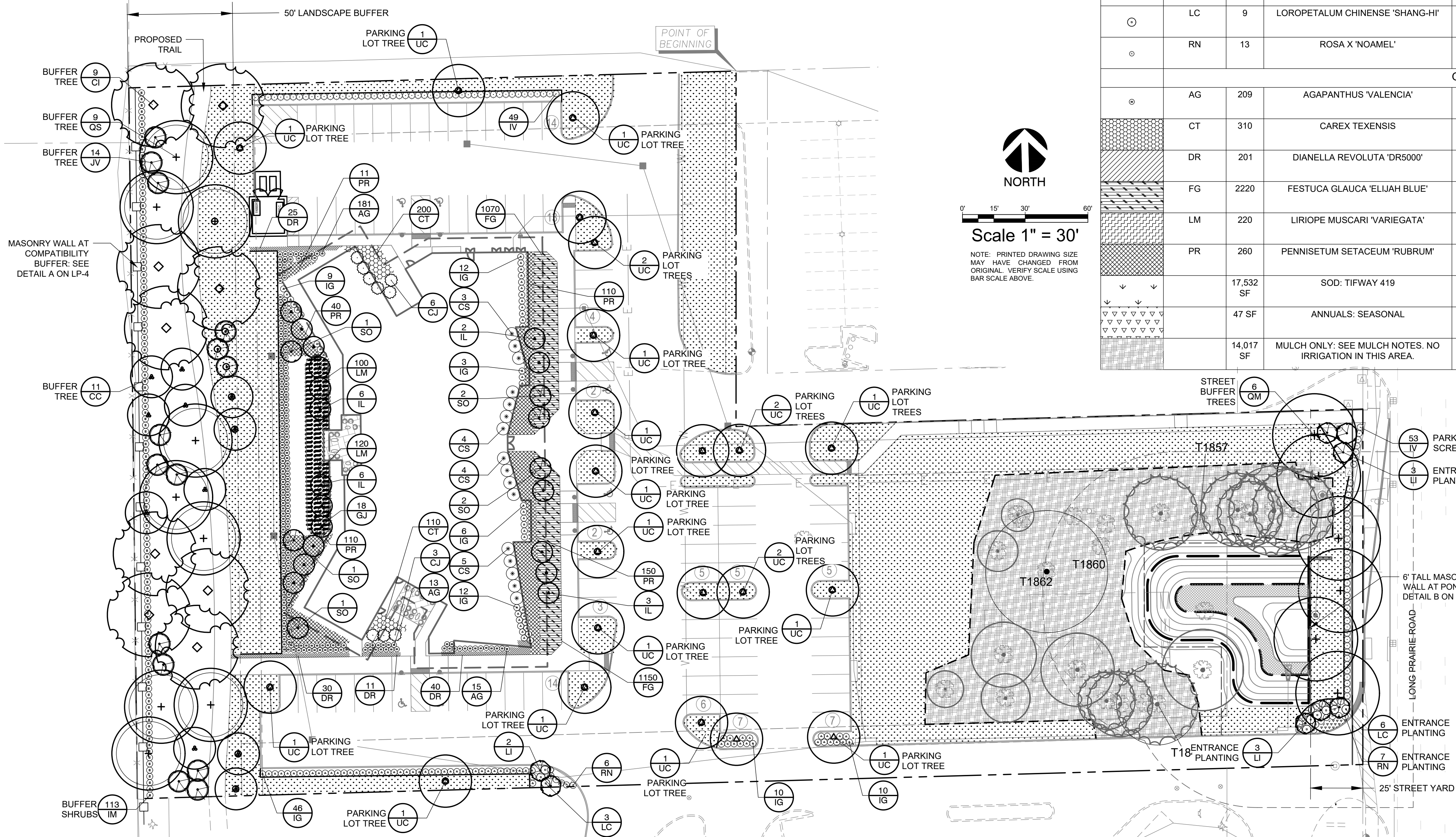
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

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

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	29,489 SF	5,898 SF	7,877 SF OR 26.7%
STREET YARD TREES			
10,000 TO 100,000 S.F. = 1 PER 2,500 S.F. PLUS 10 TREES	69,069 SF	34 TREES	41 TREES (24 PROPOSED + 17 EXISTING)
*TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRAIRIE ROAD	25 FT	25 FT	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 PER 30 LF	LONG PRAIRIE RD = 170 LF	6 TREES	6 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	87	653 SF	4,861 SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	87	9 TREES	20 TREES
*ALL PARKING SPACES ARE WITHIN 50 FEET OF A TREE.			
COMPATIBILITY BUFFER REQUIREMENTS			
STANDARD	TOTAL AREA	REQUIRED	PROVIDED
25' WIDTH, WEST PROPERTY LINE		50 LF	50 LF
1 SHADE TREE PER 400 SF	17,000 SF	43 TREES (3" CAL.)	43 TREES (3" CAL.)
UNDERSTORY SCREENING PLANTS		6' SCREENING SHRUBS	6' SCREENING SHRUBS
MIN. 6' MASONRY WALL		6' MASONRY WALL	6' MASONRY WALL
NOTE: THE UNDERSTORY SCREENING PLANTS WILL REACH A MINIMUM OF 6' HEIGHT AT MATURITY.			

PLANT SCHEDULE								
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	NOTES
TREES								
	CC	11	CERCIS CANADENSIS	EASTERN REDBUD	MIN. 3" CAL.	PER PLAN	YES	MULTI-STEM
	CI	9	CARYA ILLINOENSIS	PECAN	MIN. 3" CAL.	PER PLAN	YES	
	IL	17	ILEX VOMITORIA	YAUPON HOLLY	MIN 3" CAL.	PER PLAN	YES	MULTI-STEM; MIN. 3 CANES, 1" CAL. EACH
	JV	14	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	MIN. 3" CAL.	PER PLAN	YES	
	LI	8	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	MIN. 3" CAL.	PER PLAN	NO	MULTI-STEM; MIN. 3 CANES, 1" CAL. EACH
	QM	6	QUERCUS MACROCARPA	BUR OAK	MIN. 3" CAL.	PER PLAN	YES	
	QS	9	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 3" CAL.	PER PLAN	YES	
	SO	7	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	6' HT.	PER PLAN	YES	MULTI-STEM
	UC	20	ULMUS CRASSIFOLIA	CEDAR ELM	MIN. 3" CAL.	PER PLAN	YES	
SHRUBS								
	CJ	9	CAMELLIA JAPONICA 'ALBA PLENA'	ALBA PLENA CAMELLIA	3 GAL.	6" O.C.	NO	
	CS	16	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	3 GAL.	6" O.C.	NO	
	GJ	18	GARDENIA JASMINOIDES 'CROWN JEWEL'	CROWN JEWEL GARDENIA	3 GAL.	3' O.C.	NO	
	IG	96	ILEX GLABRA 'SHAMROCK'	INKBERRY	3' HT. MIN.	3' O.C.	YES	
	IM	113	ILEX X MESERVAE 'BLUE GIRL' & 'BLUE BOY'	BERRI-MAGIC KIDS HOLLY COMBINATION	3' HT. MIN.	3' O.C.	NO	
	IV	118	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3' HT. MIN.	3' O.C.	YES	
	LC	9	LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND LOROPETALUM	3 GAL.	4' O.C	NO	
	RN	13	ROSA X 'NOAMEL'	FLOWERCARPET APPLEBLOSSOM ROSE	3 GAL.	3' O.C.	NO	
GROUNDCOVER								
	AG	209	AGAPANTHUS 'VALENCIA'	LILY OF THE NILE	1 GAL.	30" O.C.	NO	
	CT	310	CAREX TEXENSIS	TEXAS SEDGE	1 GAL	1' O.C.	YES	
	DR	201	DIANELLA REVOLUTA 'DR5000'	LITTLE REV FLAX LILY	1 GAL.	2' O.C.	NO	
	FG	2220	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	1' O.C.	YES	
	LM	220	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL.	15" O.C.	NO	
	PR	260	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GAL.	30" O.C.	NO	
		17,532 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD		NO	
		47 SF	ANNUALS: SEASONAL					
		14,017 SF	MULCH ONLY: SEE MULCH NOTES. NO IRRIGATION IN THIS AREA.					



GENERAL GRADING AND PLANTING NOTES

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT THE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE TURF AREA AND GRADING.
- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION REGARDING THE TURF AREA AND GRADING.
- B. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE SLOPES AWAY FROM TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- C. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- D. THAT THE FINISH GRADE OF ALL GRADING PLANS, INCLUDING TURF AREAS, PLANTING AREAS, AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE FINISH GRADE.
- E. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND PLANS AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE OWNER AND THE GENERAL CONTRACTOR.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE MUTUALITY HEDGECROFT COMMUNITY DEVELOPMENT AUTHORITY (MHCDA) ARE FULLY MET (PLANTING SPECIFICATIONS, ETC.).
- A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES, PLANT LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- B. SUBSTITUTIONS OF PLANTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- C. THE CONTRACTOR SHALL OBTAIN THE WRITTEN PERMISSION OF THE OWNER OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR THE ACCEPTANCE OF THE PLANTS AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



3025 & 3031 Long Prairie Rd.
Flower Mound, TX 75022

CONCEPTUAL LANDSCAPE PLAN

Date	Comment
1 05/24/23	PLANNING SUBMITTAL
2 07/17/23	PLANNING SUBMITTAL#2
3 10/04/23	PLANNING SUBMITTAL#3
4 10/03/23	ECC HEARING
5 11/03/23	PLANNING SUBMITTAL#4

Project Number	
Date	11/01/2023
Drawn By	LC
Checked By	LC/RM

LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW
- B. CONTAINERED AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POD-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNSATISFACTORY BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/CM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTING. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 - TREE STAKING AND GUYING:
 - STAKES: 6" LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 - STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
- SCARIFY THE SOIL BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- FOR CONTAINER AND BOX TREES: TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND TOP OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE THE SAME TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS) SHALL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 2" TREE STAKES PER TREE
 - 2-1/2" 4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER GUY AS NEEDED
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

SHRUB, PERENNIAL, AND GROUND COVER PLANTING

- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

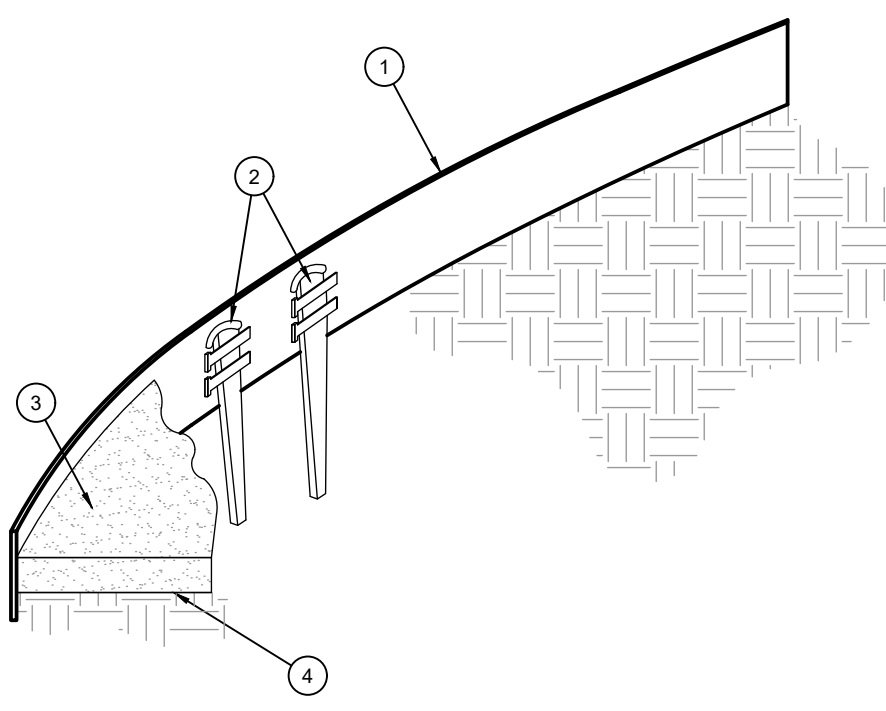
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 - PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCUR DURING THE PROJECT AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

CONTRACTOR'S OBLIGATIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCUR DURING THE PROJECT AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



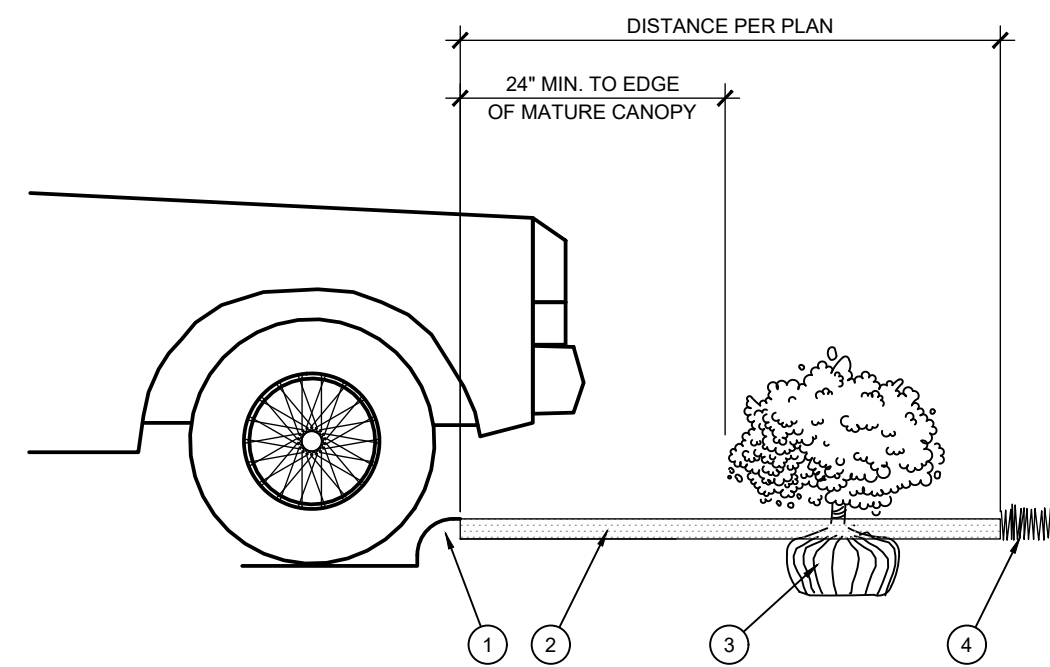
- ROLLED-TOP STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH, TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

NOTES:

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

D STEEL EDGING

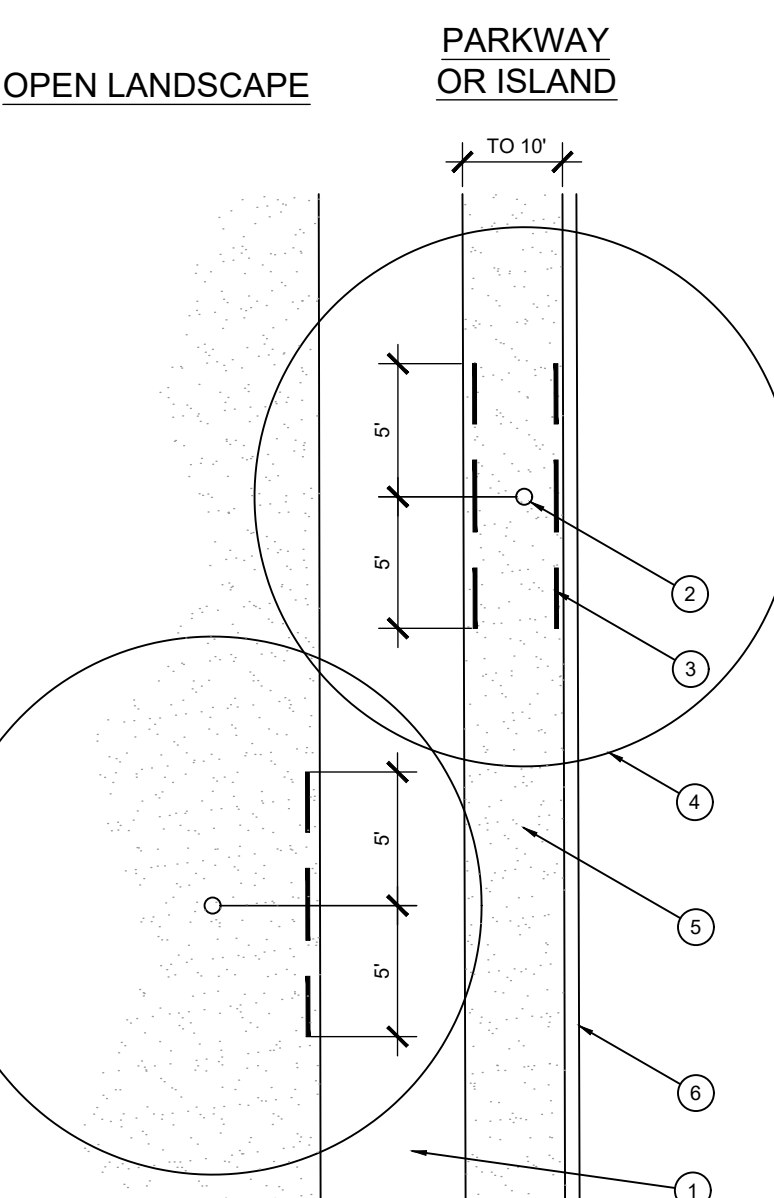
SCALE: NOT TO SCALE



- CURB.
- MULCH LAYER.
- PLANT.
- TURF (WHERE SHOWN ON PLAN).

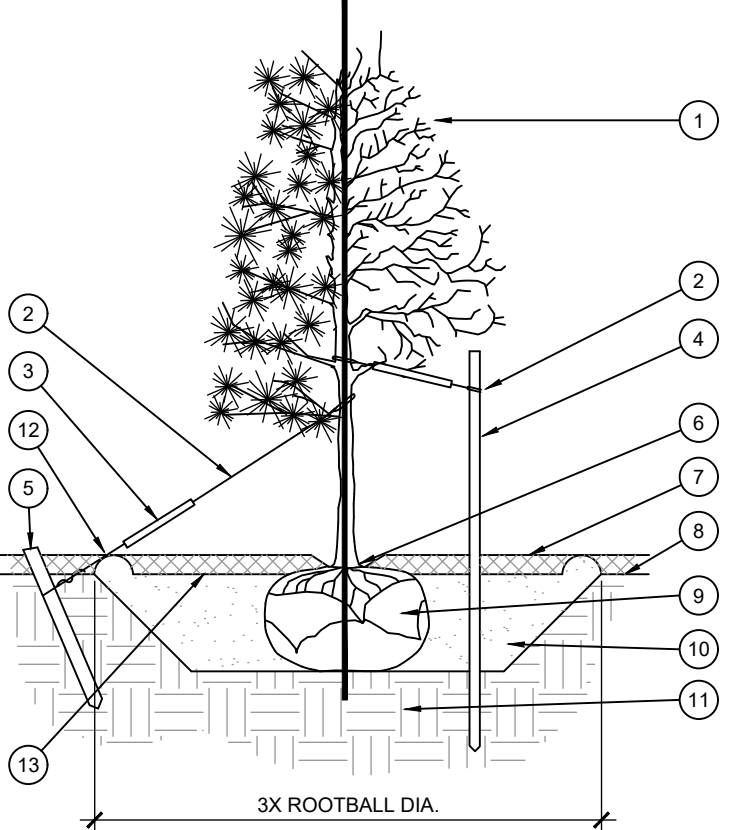
E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



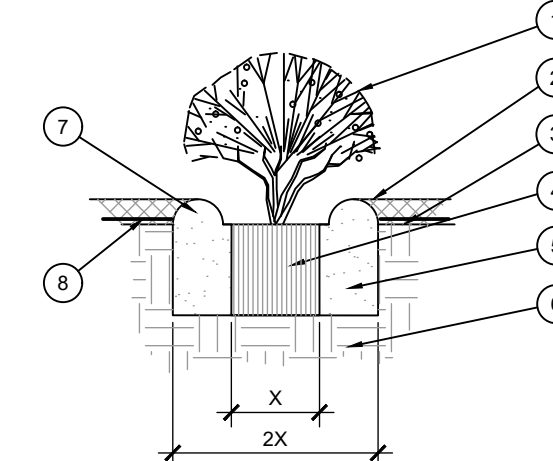
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN.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

NOTES:

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

A TREE PLANTING

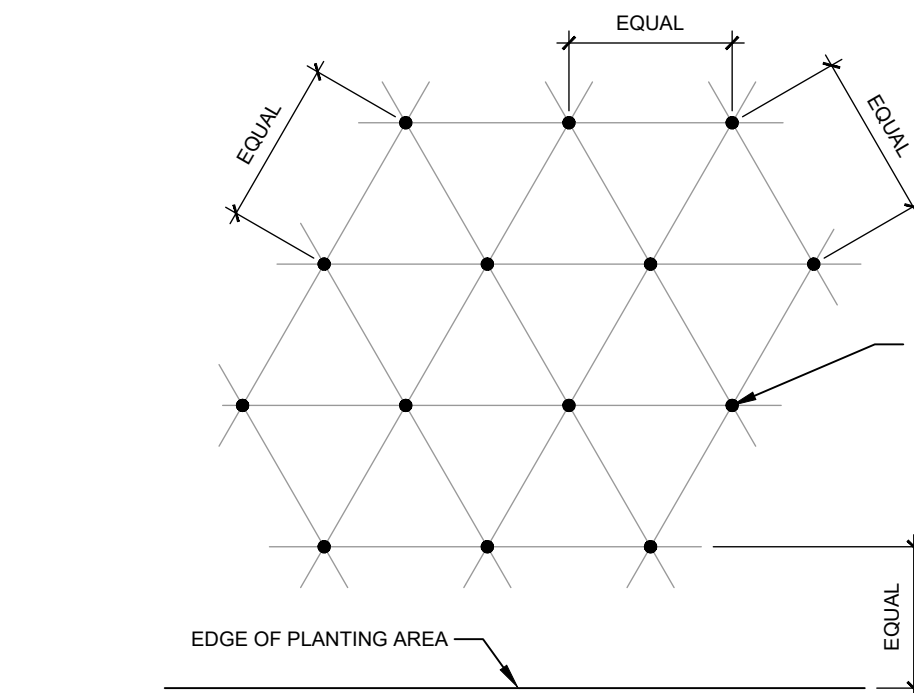
SCALE: NOT TO SCALE



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

B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING

SCALE: NTS



11/01/2023

Project Name

3025 & 3031 Long Prairie Rd.

Flower Mound, TX 75022

Project Number

Date

11/01/2023

Drawn By

LC

Checked By

LC/RM

LANDSCAPE SPECIFICATIONS & DETAILS

Date

Comment

1 05/24/23 PLANNING SUBMITTAL

2 07/17/23 PLANNING SUBMITTAL #2

3 10/04/23 PLANNING SUBMITTAL #3

4 10/03/23 EDC HEARING

5 11/03/23 PLANNING SUBMITTAL #4

Project Number

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Drawn By

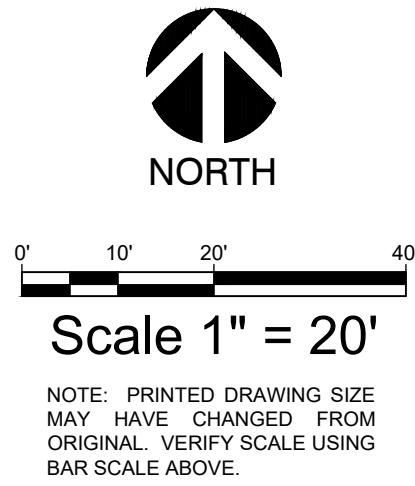
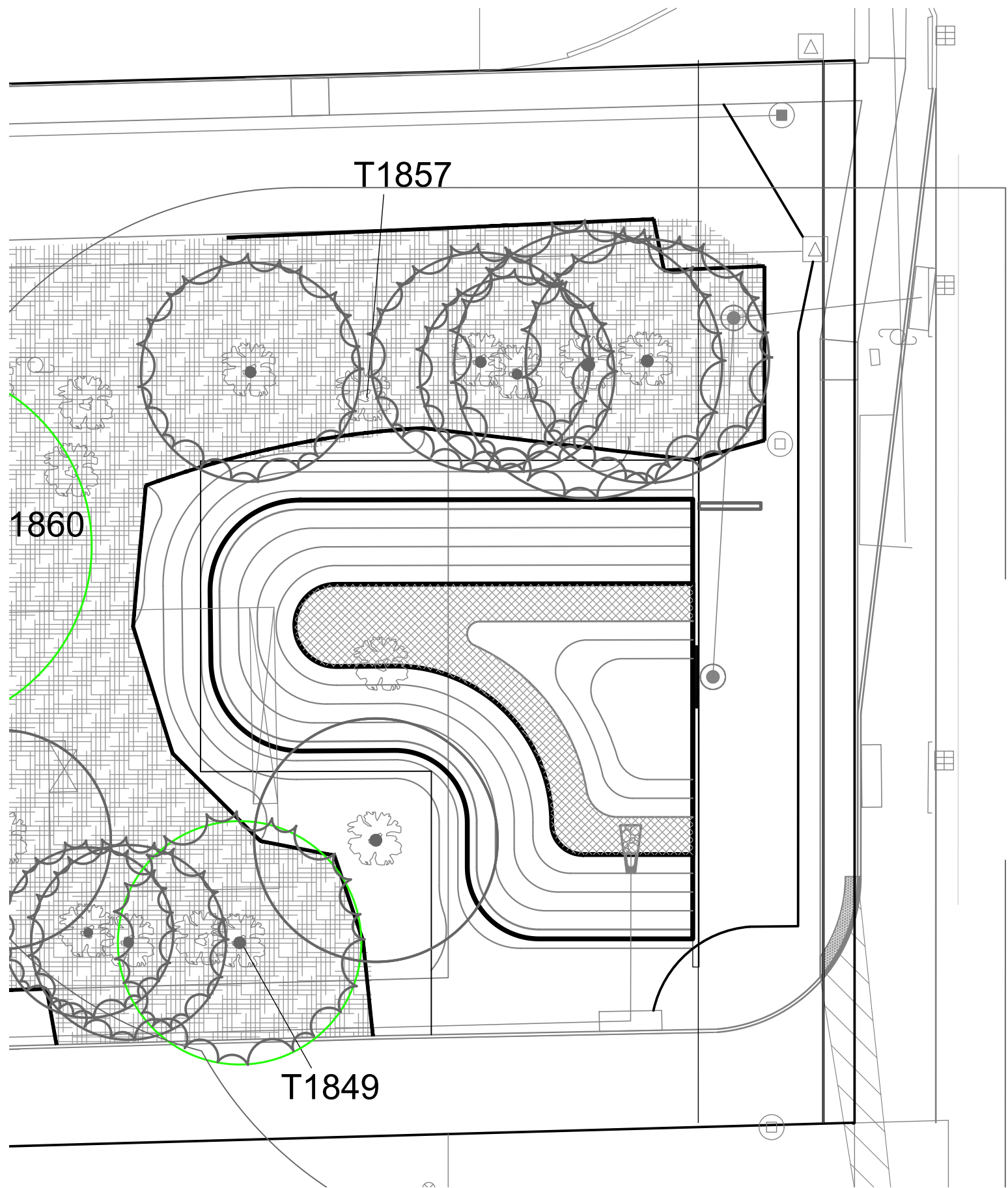
LC

Checked By

LC/RM

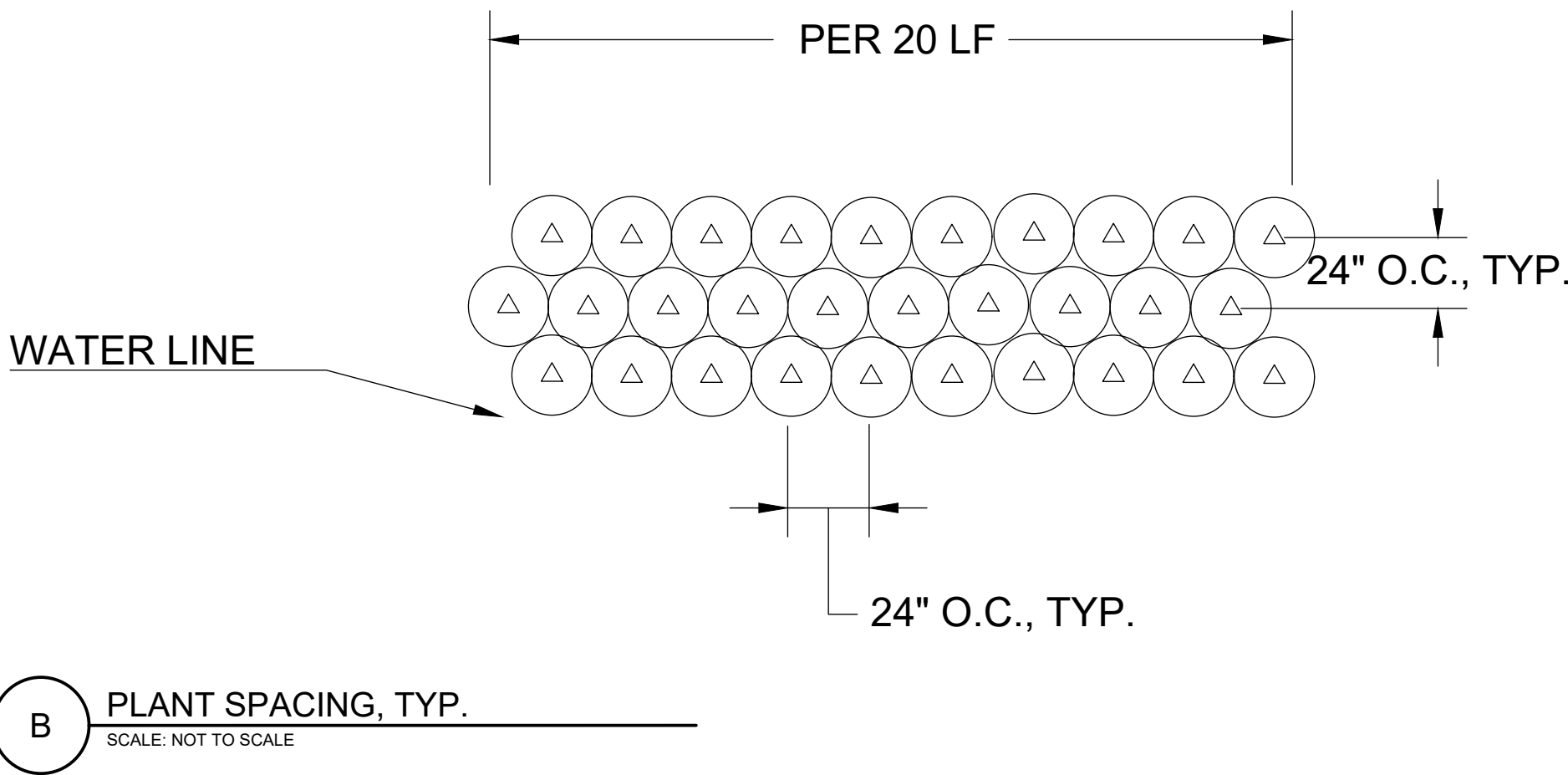
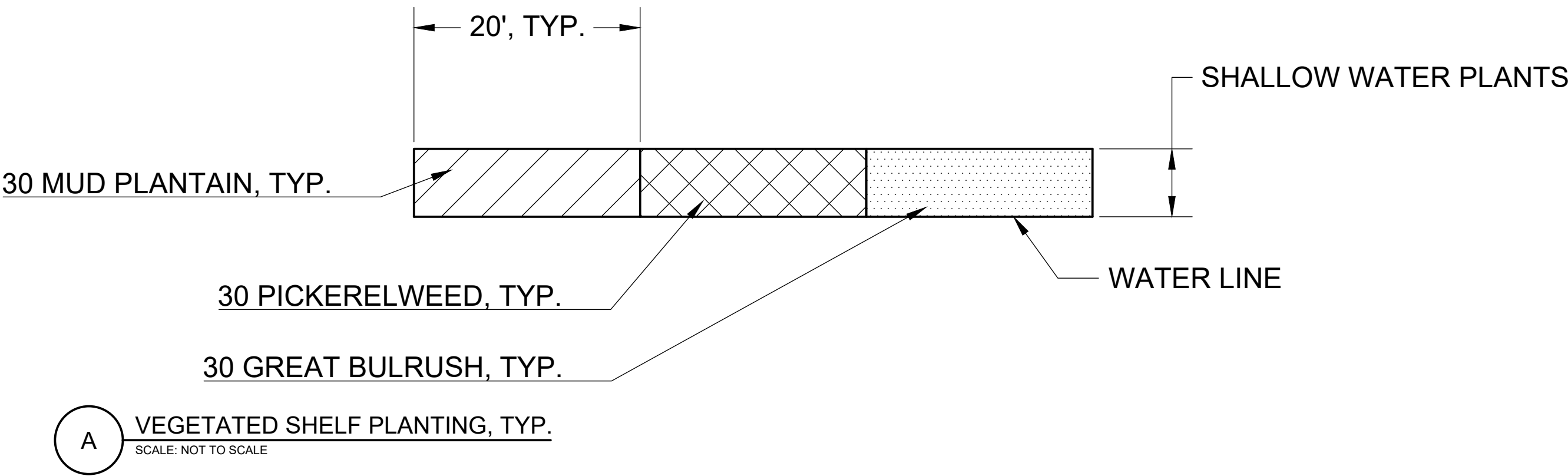
LANDSCAPE SPECIFICATIONS & DETAILS

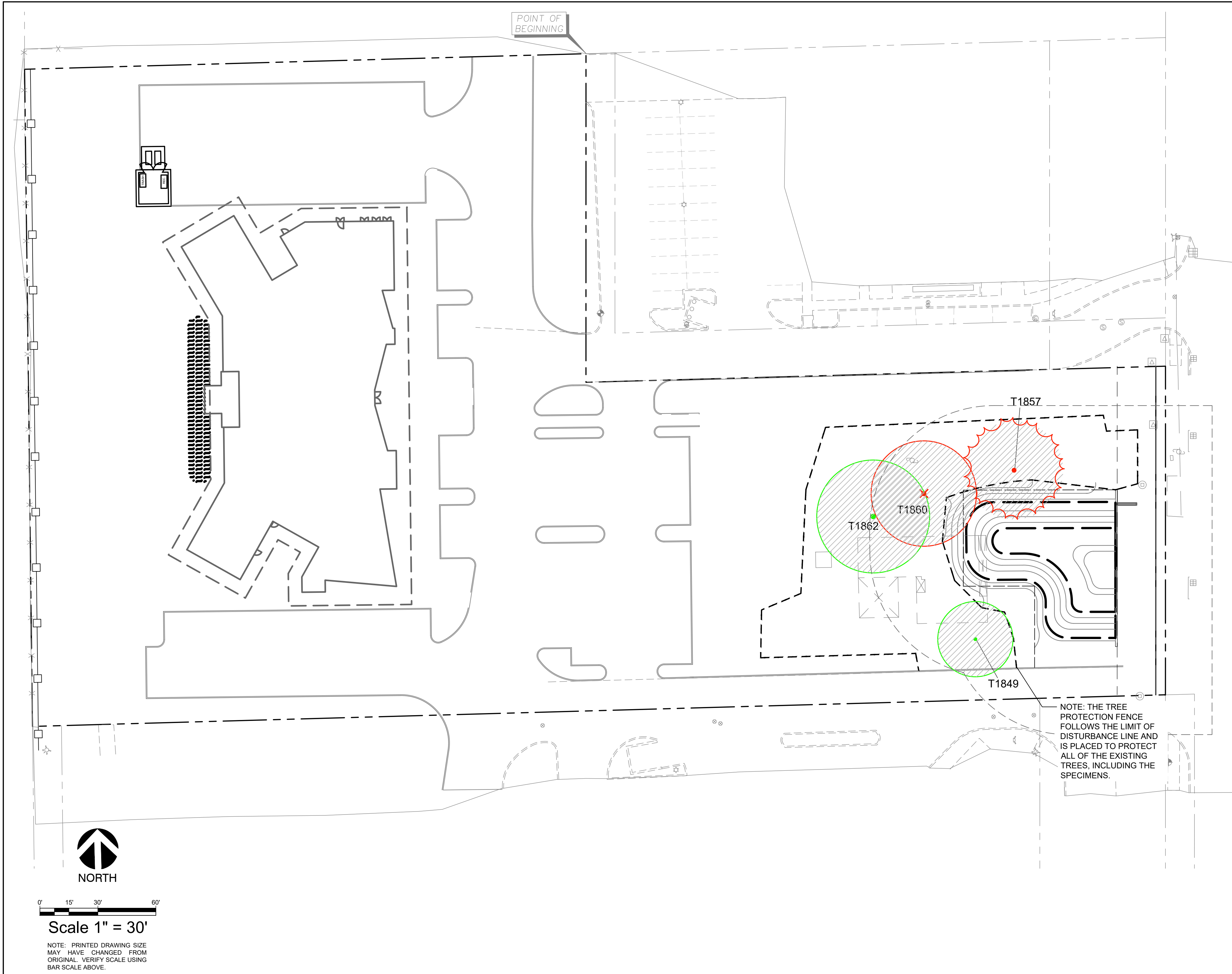
Date



LANDSCAPE CALCULATIONS	
RETENTION POND PERIMETER TREES	
RETENTION POND SURFACE AREA:	4,094 SF
TREES REQUIRED:	9 TREES (1 PER 500 SF)
TREES PROVIDED:	11 TREES (EXISTING TREE CREDITS)
NOTE: SEE SHEET 10-3 FOR TREE CREDIT CALCULATION TABLE.	

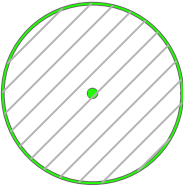
PLANT SCHEDULE						
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
RETENTION POND PLANTS						
	AG	87	ALISMA SUBCORDATUM	MUD PLANTAIN	1 GAL.	24" O.C.
	CT	87	PONTEDARIA CORDATA	PICKERELWEED	1 GAL.	24" O.C.
	DR	87	SCHOENOPLECTUS TABERNAEMONTANI	GREAT BULRUSH	1 GAL.	24" O.C.





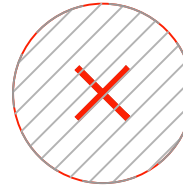
SPECIMEN TREE INVENTORY										
TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (in.)	RADIAL	CANOPY SQ. FT.	CONDITION	STATUS	COMMENTS	DISPOSITION	REASON
1849	PINUS ELLIOTTII	SLASH PINE	25	22	1519.76	GOOD	SPECIMEN		PRESERVED	
1857	PINUS ELLIOTTII	SLASH PINE	25	20	1256	GOOD	SPECIMEN		REMOVED	PER CITY COMMENTS
1860	QUERCUS SHUMARDII	RED OAK	26	26	2122.64	GOOD	SPECIMEN		REMOVED	PER CITY COMMENTS
1862	QUERCUS SHUMARDII	RED OAK	31	31	3017.54	GOOD	SPECIMEN		PRESERVED	

LEGEND



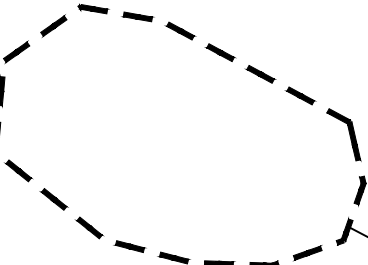
XX INDICATES TREE OR PALM NUMBER

SPECIMEN TREES TO BE PROTECTED IN PLACE



XX INDICATES TREE OR PALM NUMBER

SPECIMEN TREE TO BE REMOVED



TREE PROTECTION FENCE

NOTE: TREE PROTECTION FOR ANY PRESERVED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.



EVERGREEN
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Addicks, TX 75001
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REGISTERED LANDSCAPE ARCHITECT
LISA CUTS AW
3770
STATE OF TEXAS
Lisa A. Cutshaw
11/01/2023

Project Name
3025 & 3031 Long Prairie Rd.
Flower Mound, TX 75022

SPECIMEN TREE
DISPOSITION
PLAN

Date	Comment
1 05/24/23	PLANNING SUBMITTAL #1
2 07/17/23	PLANNING SUBMITTAL #2
3 10/04/23	PLANNING SUBMITTAL #3
4 10/03/23	ECC HEARING
5 11/03/23	PLANNING SUBMITTAL #4

Project Number	
Date	11/01/2023
Drawn By	LC
Checked By	LC/RM

TD-1

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FENCING: 6 FOOT HIGH CHAIN LINK FENCING.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. CHAIN LINK SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE CHAIN LINK TO THE POSTS TO HOLD THE CHAIN LINK IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:

a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.

b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.

c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.

d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).

e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.

f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF. SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

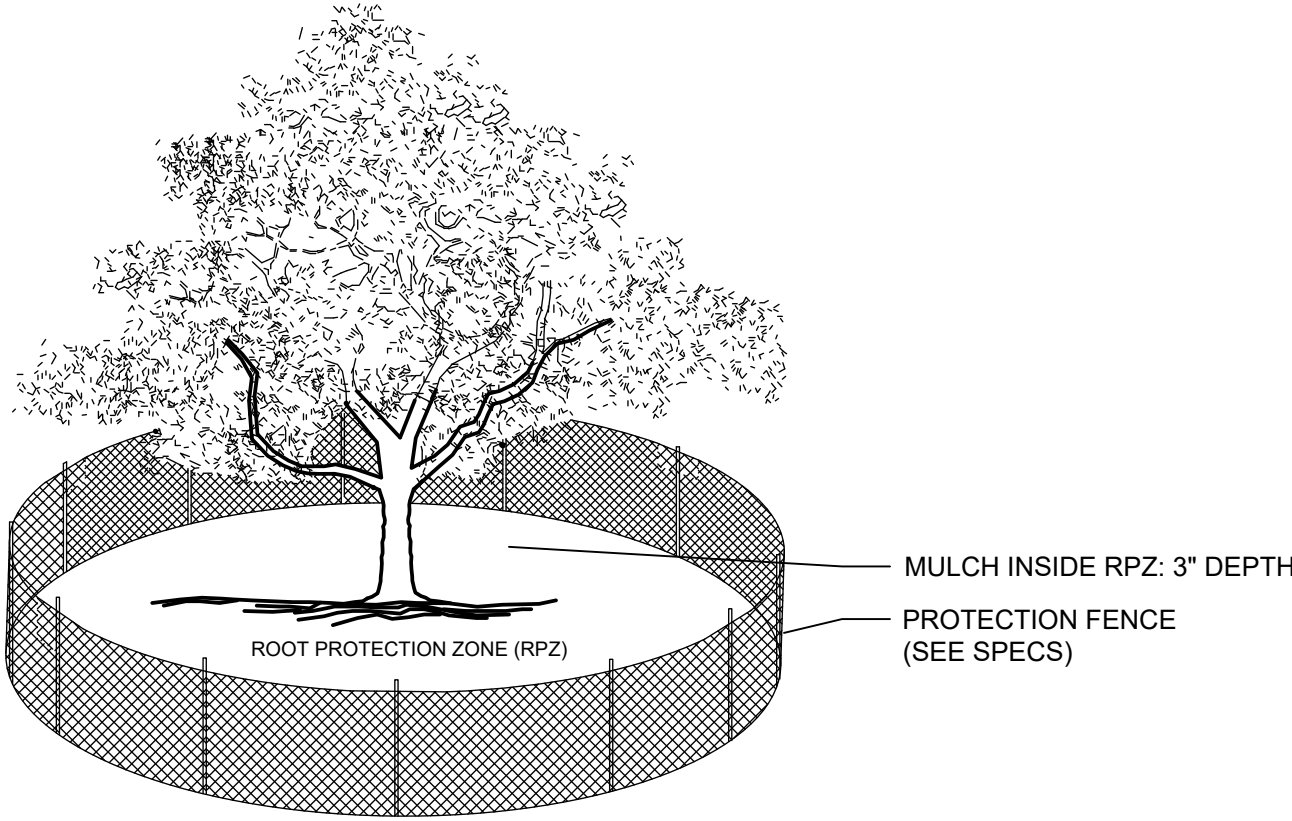
TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:

(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;

(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;

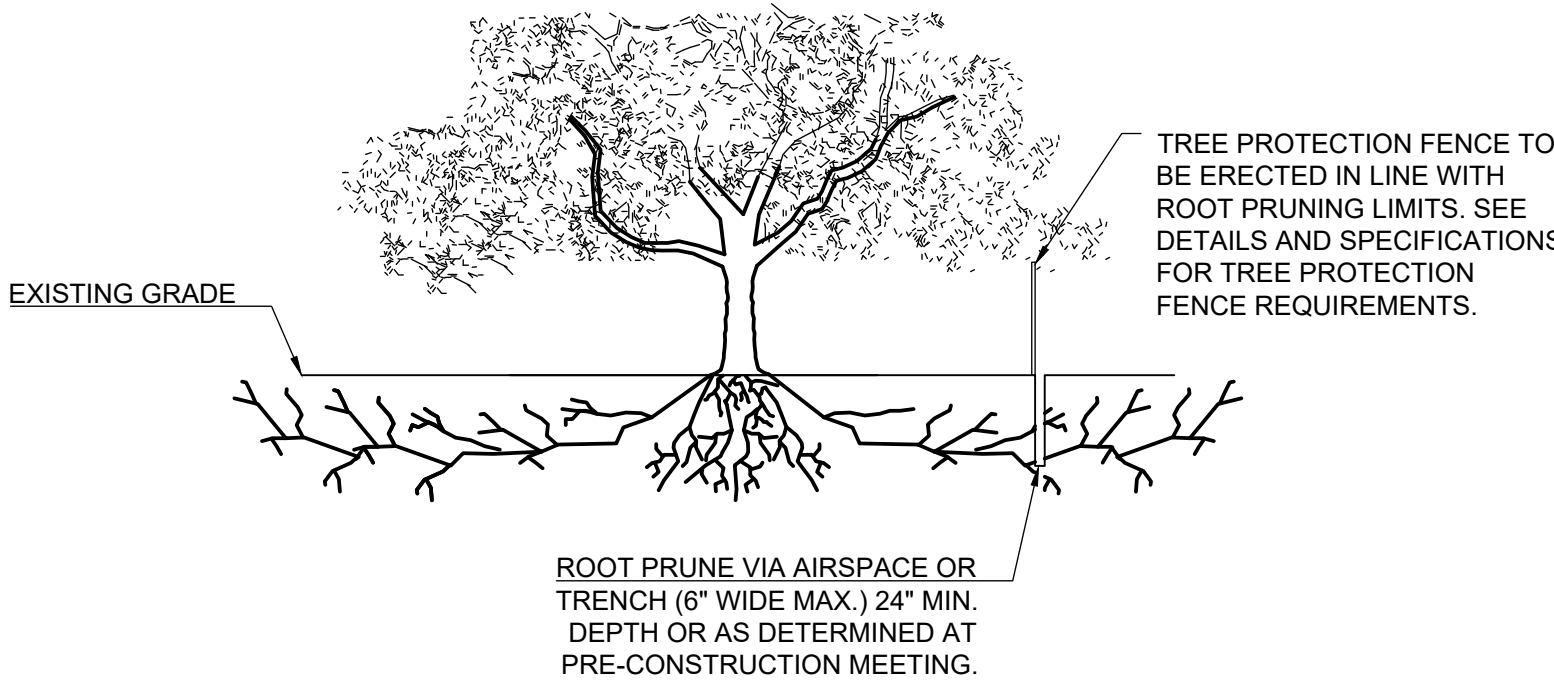
(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT, TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE LOCAL ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE LOCAL ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE LOCAL ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



- NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE Drip Line AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.
2.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE

- NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



B ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



Project Name

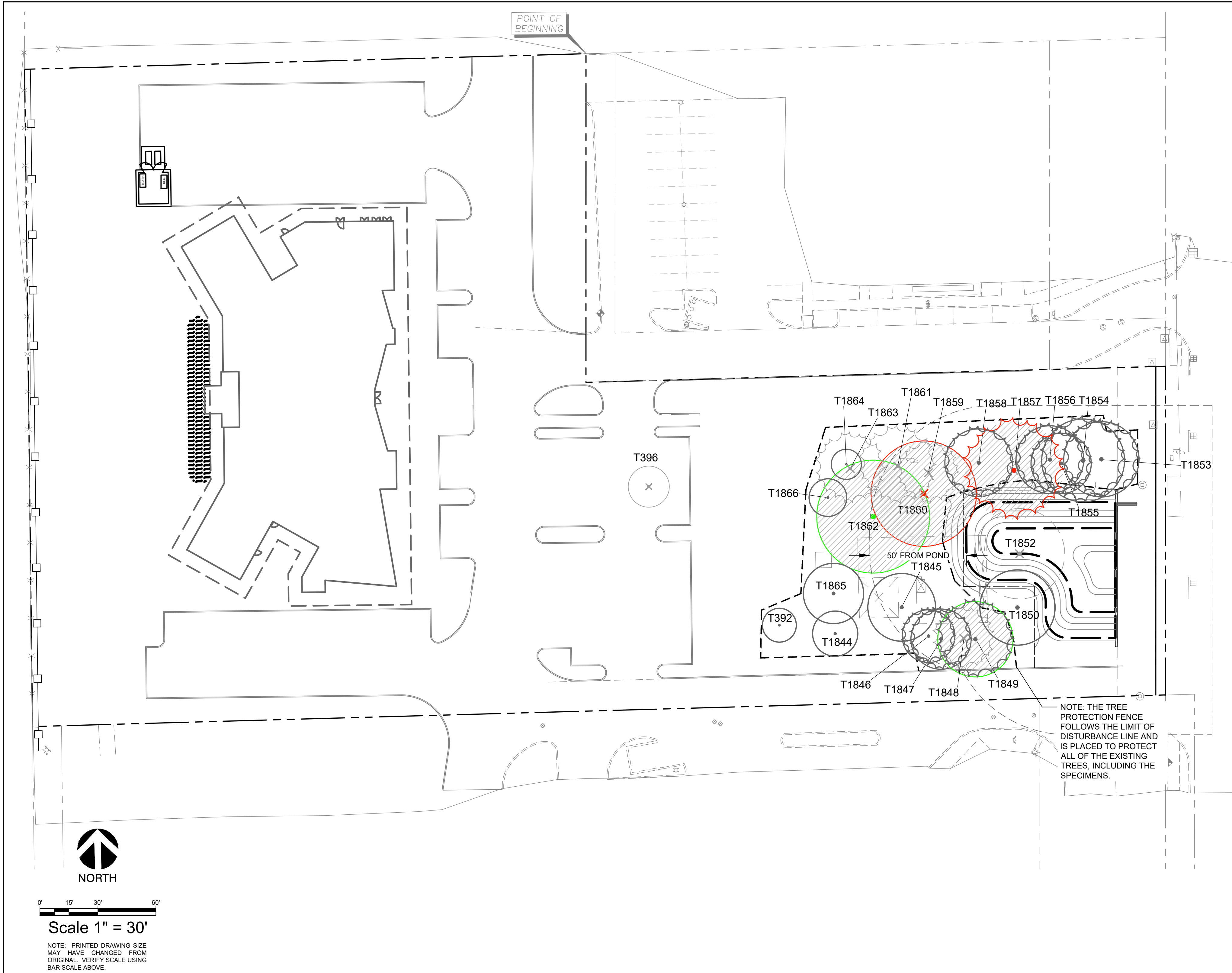
3025 & 3031 Long Prairie Rd.
Flower Mound, TX 75022

TREE DISPOSITION SPECS & DETAILS

Date	Comment
1 05/24/23	PLANNING SUBMITTAL #1
2 07/17/23	PLANNING SUBMITTAL #2
3 10/04/23	PLANNING SUBMITTAL #3
4 10/03/23	ECC HEARING
5 11/03/23	PLANNING SUBMITTAL #4

Project Number	
Date	11/01/2023
Drawn By	LC
Checked By	LC/RM

TD-2



TREE INVENTORY											
TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (in.)	RADIAL	CANOPY SQ. FT.	CONDITION	STATUS	COMMENTS	DISPOSITION	REASON	
392	CARYA ILLINOINENSIS	PECAN	9	9	254.34	GOOD	PROTECTED		PRESERVED		
396	MELIA AZEDERACH	CHINABERRY	17	11	379.94	POOR	NOT PROTECTED	DECLINE, DEADWOOD	REMOVED	DECLINE	
1844	CARYA ILLINOINENSIS	PECAN	14	9	254.34	GOOD	PROTECTED		PRESERVED		
1845	QUERCUS SHUMARDII	RED OAK	19	19	1133.54	FAIR	PROTECTED	DEADWOOD	PRESERVED		
1846	PINUS TAEDA	LOBLOLLY PINE	15	12	452.16	FAIR	PROTECTED	IRREGULAR CANOPY	PRESERVED		
1847	PINUS TAEDA	LOBLOLLY PINE	8	8	200.96	GOOD	PROTECTED		PRESERVED		
1848	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	NOT PROTECTED	DEAD	REMOVED	DEAD	
1849	PINUS TAEDA	LOBLOLLY PINE	25	22	1519.76	GOOD	SPECIMEN		PRESERVED		
1850	CARYA ILLINOINENSIS	PECAN	20.5	20	1256	GOOD	PROTECTED		PRESERVED		
1852	CARYA ILLINOINENSIS	PECAN	28	22	1519.76	POOR	SPECIMEN	DECLINE, ROT	REMOVED	CONSTRUCTION	
1853	PINUS TAEDA	LOBLOLLY PINE	20	16	803.84	GOOD	PROTECTED		PRESERVED		
1854	PINUS TAEDA	LOBLOLLY PINE	24	22	1519.76	GOOD	PROTECTED		PRESERVED		
1855	PINUS TAEDA	LOBLOLLY PINE	18	14	615.44	GOOD	PROTECTED		PRESERVED		
1856	PINUS TAEDA	LOBLOLLY PINE	20	16	803.84	GOOD	PROTECTED		PRESERVED		
1857	PINUS TAEDA	LOBLOLLY PINE	25	20	1256	GOOD	PROTECTED		REMOVED	PER CITY COMMENTS	
1858	PINUS TAEDA	LOBLOLLY PINE	21	17	907.46	GOOD	PROTECTED		PRESERVED		
1859	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD			REMOVED	DEAD	
1860	QUERCUS SHUMARDII	RED OAK	26	26	2122.64	GOOD	SPECIMEN		REMOVED	PER CITY COMMENTS	
1861	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	NOT PROTECTED	DEAD	REMOVED	DEAD	
1862	QUERCUS SHUMARDII	RED OAK	31	31	3017.54	GOOD	SPECIMEN		PRESERVED		
1863	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	NOT PROTECTED	DEAD	REMOVED	DEAD	
1864	CELTIS SP.	HACKBERRY	9	8	200.96	FAIR	NOT PROTECTED	CROWDED	PRESERVED	NOT SHOWN ON PLAN	
1865	CARYA ILLINOINENSIS	PECAN	17	15	706.5	GOOD	PROTECTED		PRESERVED		
1866A	CARYA ILLINOINENSIS	PECAN	11	10	314	GOOD	PROTECTED		PRESERVED		
1866B	CARYA ILLINOINENSIS	PECAN	7	5	78.5	GOOD	PROTECTED	UNDERDEVELOPED STEM	PRESERVED		

TREE CREDITS FOR RETENTION POND TREE REQUIREMENTS			
SIZE OF EXG TREES	QTY OF TREES	CREDITS PER TREE	TOTAL CREDITS
3"+ CALIPER	11	1	11

NOTE: THIS PLAN IS INTENDED ONLY TO DETERMINE EXISTING TREE CREDITS FOR THE RETENTION POND TREE REQUIREMENTS. IT IS NOT INTENDED TO BE REVIEWED AS PART OF THE SPECIMEN TREE DISPOSITION PLAN.

NOTE: TREE PROTECTION FOR ANY PRESERVED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.



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[illegible]

ALL WORK SHALL CONFORM TO:

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 10/6/23

EX - 2

Exterior renderings

ELEVATION LEGEND



Dark Gray- Anodized aluminum
(Assembly per manufacture)
By: **Dri-design**

Soffit panels. Woodec Turner Oak
Amber
<https://facilifacades.com/products/plane/>
smooth flat aluminum slats

DOUBLE PANE GLASS IN BLACK ALUMINUM
FRAME PER SPEC.
Individual windows shall be single hung, double
hung, or fixed clear glass.



**Rough sawn wood
Masonite products as a finished
material is not allowed.**

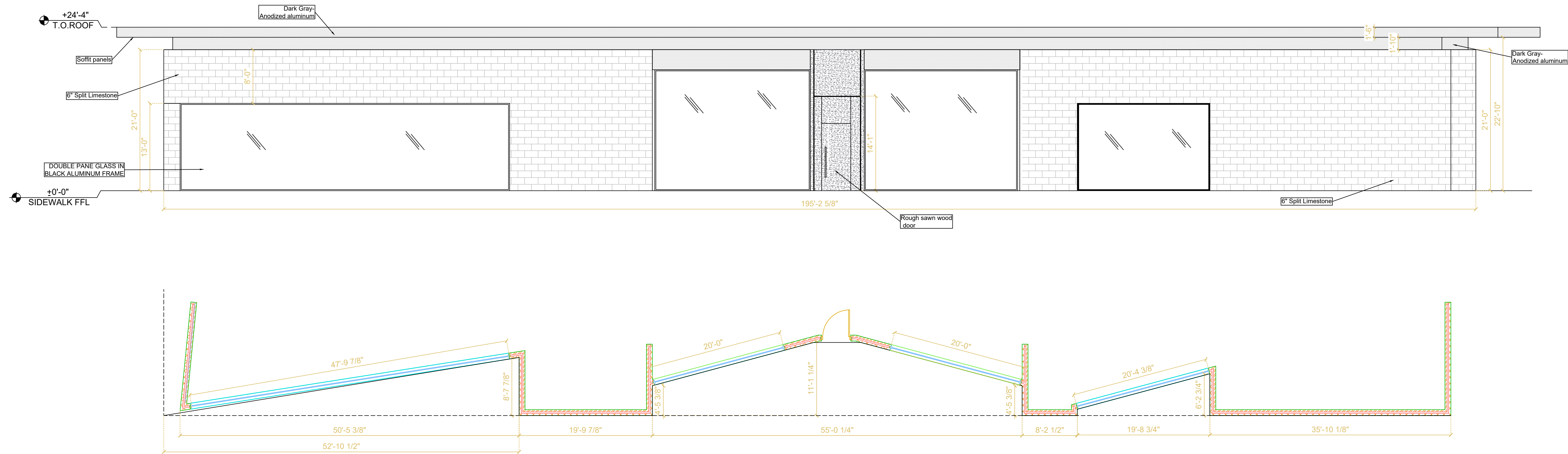


GENERAL NOTES

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.

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Charlotte, NC 28203
www.kapplergroup.com
infous@kapplergroup.com



Proposed Conceptual East Elevation
Scale: 1/8" = 1'-0"

[illegible]

ALL WORK SHALL CONFORM TO:

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

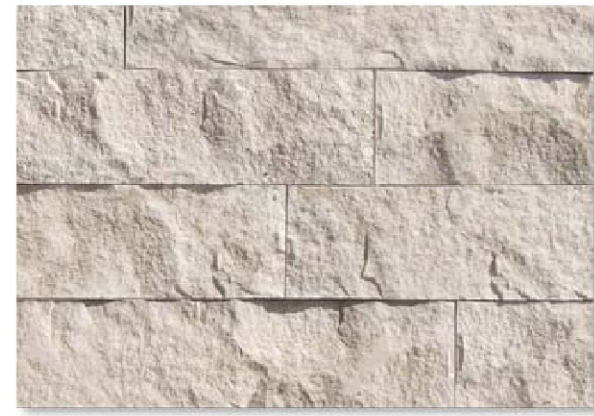
Date: 10/6/23

EX - 3

Proposed Conceptual East Elevation

ELEVATION LEGEND

6" Split Limestone -Veneer out of
cement stone - Cream color
By: coronado
<https://coronado.com/6insplitlimestone>



Dark Gray- Anodized aluminum
(Assembly per manufacture)
By: **Dri-design**

soffit panels. Woodec Turner Oak
lumber
<https://facilfacades.com/products/pl>
smooth flat aluminum slats

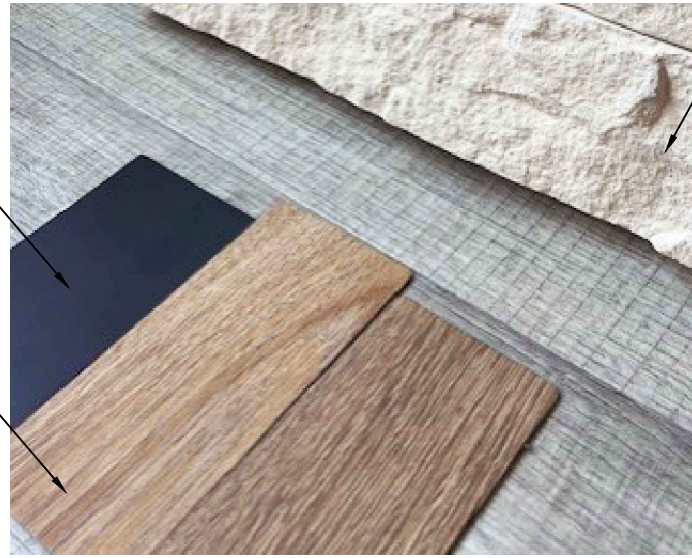
DOUBLE PANE GLASS IN BLACK ALUMINUM
FRAME PER SPEC.
Individual windows shall be single hung, double
hung, or fixed clear glass.

Figure 1. A schematic diagram of the experimental setup. The subject is seated in front of a computer monitor. The monitor displays a target (a red dot) and a starting point (a green dot). The subject is instructed to move the hand from the starting point to the target. The distance between the starting point and the target is 10 cm. The subject is instructed to move the hand at a constant speed. The distance between the starting point and the target is 10 cm. The subject is instructed to move the hand at a constant speed.

Rough sawn wood
Masonite products as a finished
material is not allowed.

Dark Gray-
Anodized aluminum

Soffit panels



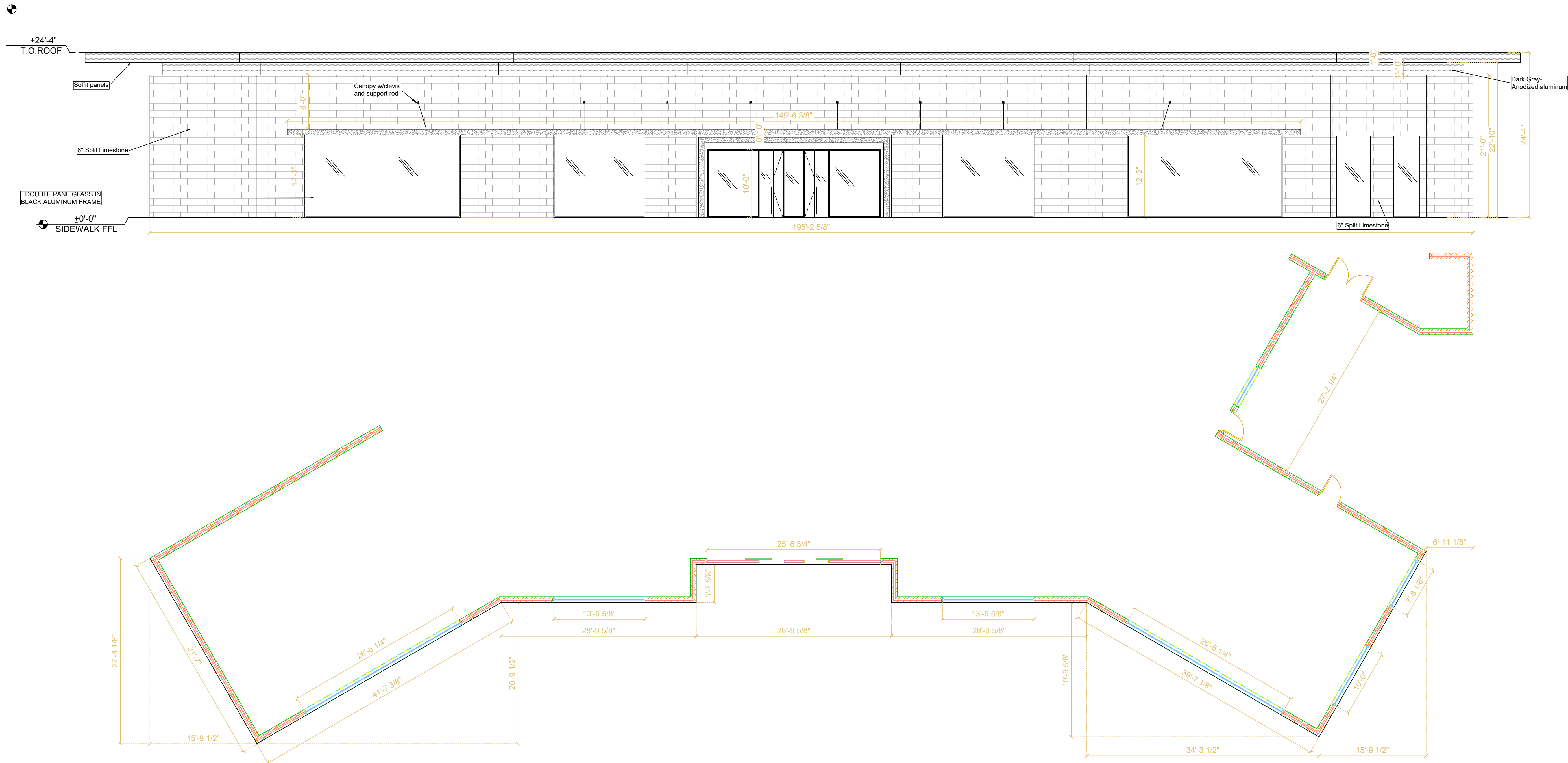
6" Split Limestone

GENERAL NOTES

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.

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Revisions:

[illegible]

ALL WORK SHALL CONFORM TO:

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 10/6/23

EX - 4

Proposed Conceptual West Elevation

Proposed Conceptual West Elevation
Scale: 1/8" = 1'-0"

Rough sawn wood
Masonite products as a finished
material is not allowed.

Soffit panels

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.

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-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

EX - 5

Proposed Conceptual North & South Elevations



ALL WORK SHALL CONFORM TO:

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 10/6/23

EX - 6

Proposed Conceptual Colored Elevations

Kappler Inc.
529 W. Summit Ave, Suite 3D
Charlotte, NC 28203
www.kapplergroup.com
info@kapplergroup.com

Façade Calculations Titensur		North	South	East	West
1	Total Façade S.F.	3725	3975	5004	5529
2	Façade S.F. (exclusive of doors an windows)	2713	2968	3354	4119
3	Doors and Windows S.F.	1012	1007	1650	1410
4	Primary Masonry Totals (Min. 85%)	2413 S.F. 89%	2648 S.F. 89%	2874 S.F. 86%	3503 S.F. 85%
	Brick S.F.				
	Stone S.F.	2413	2648	2874	3503
	Stucco S.F.				
	Tilt Wall S.F.				
5	Secondary Totals			480	616
	Anodized Aluminum S.F.	300	320	360	450
	Rough sawn wood S.F.			120	166
	Detail any Additional				

Exterior Finishes calculations

The elevations must be in substantial compliance with the conceptual elevations

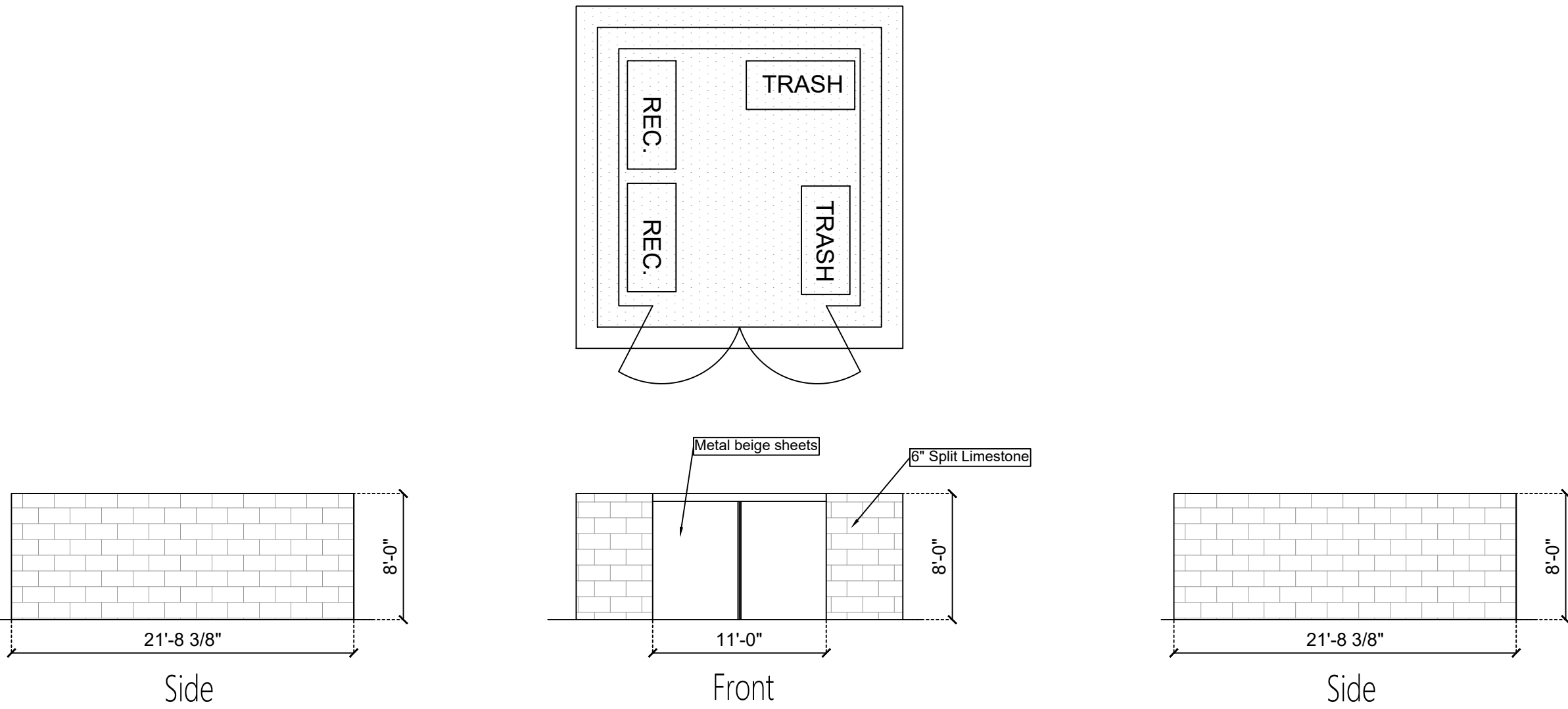
ELEVATION LEGEND



GENERAL NOTES

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.

Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige



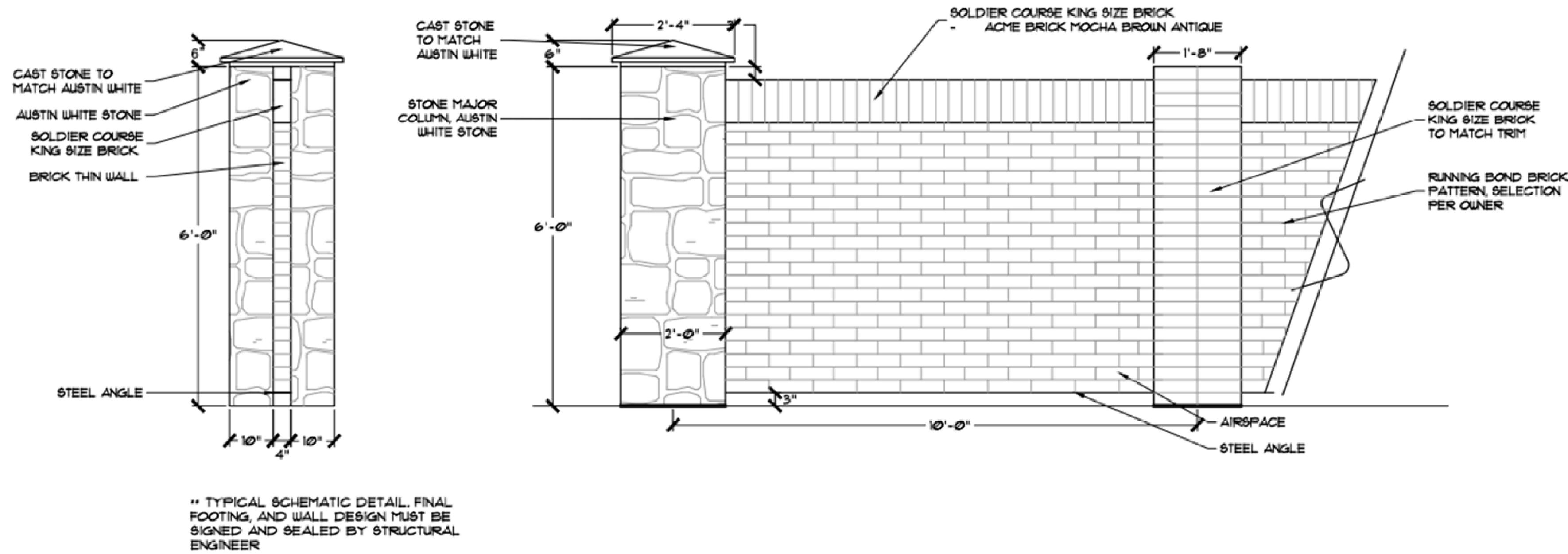
ALL WORK SHALL CONFORM TO:
-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 11/3/23

EX - 7

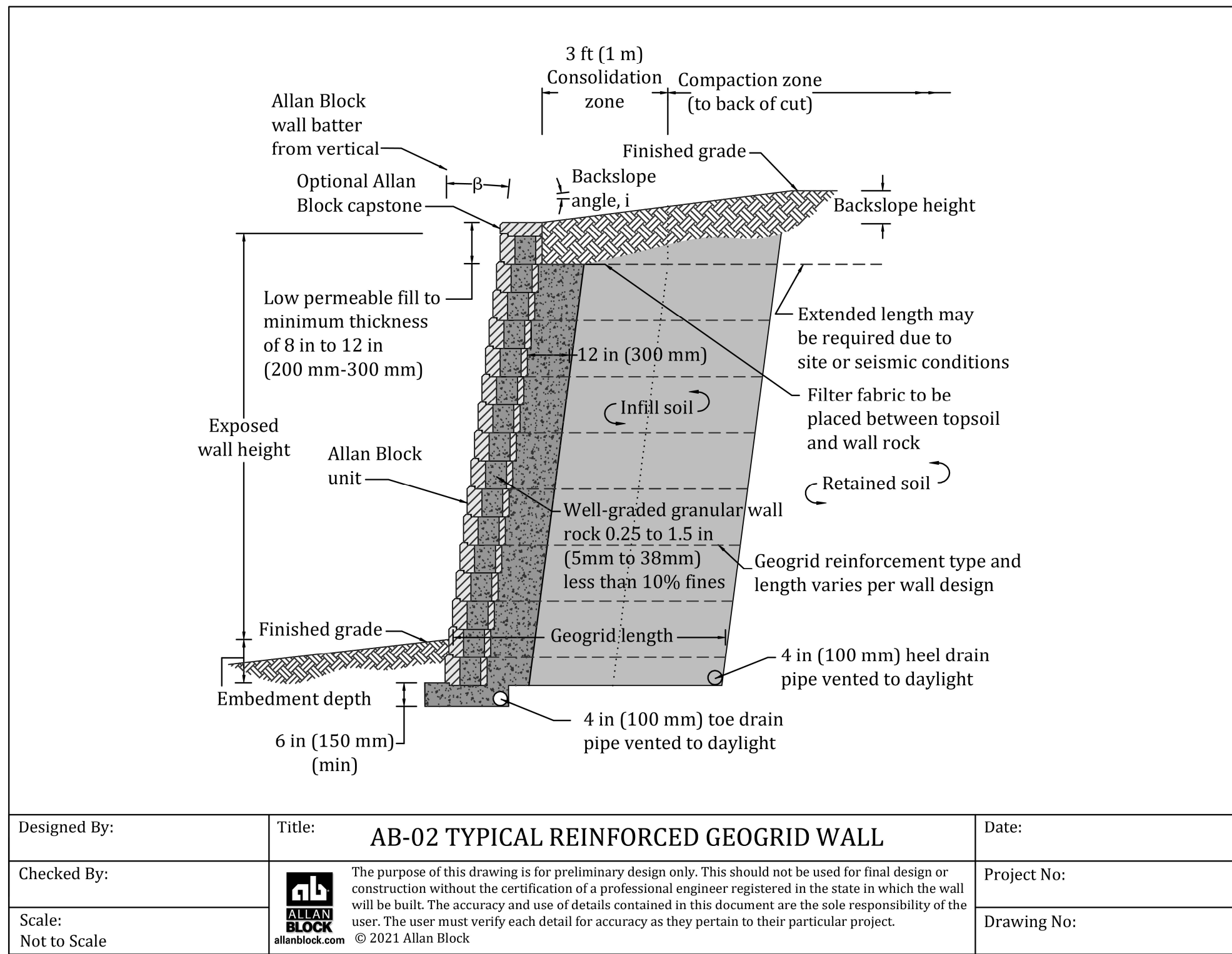
Finishes calculations
&Trash Enclosure



NOTE: THE WALL IS INTENDED TO AESTHETICALLY MATCH THE WALL PROPOSED FOR THE NEIGHBORING PROJECT, TITLED EMBREE FM-2499 INFRASTRUCTURE. THE DETAIL FROM THAT PROJECT IS SHOWN HERE FOR REFERENCE.

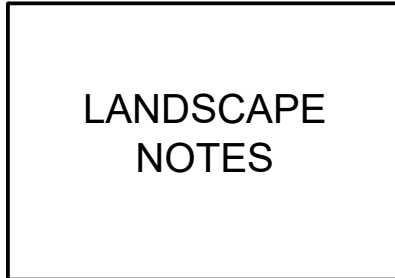
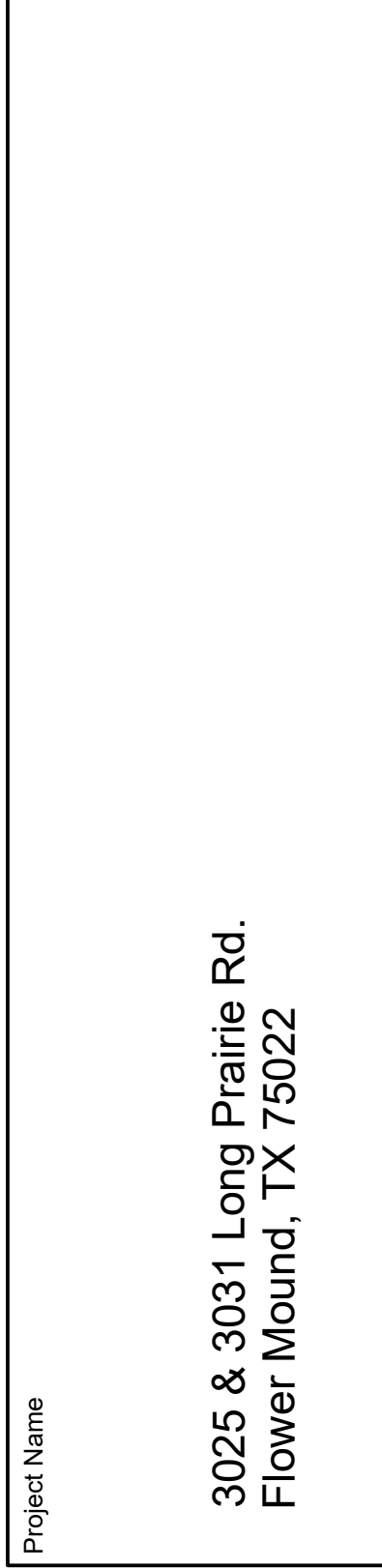
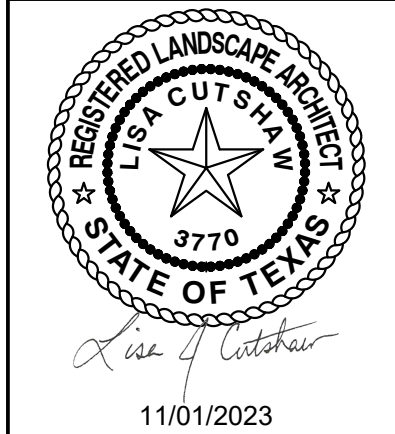
A MASONRY WALL AT COMPATIBILITY BUFFER - CONCEPTUAL DETAIL

SCALE: NOT TO SCALE



B MASONRY WALL AT POND - CONCEPTUAL DETAIL

SCALE: NOT TO SCALE



Date	Comment
1 05/24/23	PLANNING SUBMITTAL
2 07/17/23	PLANNING SUBMITTAL #2
3 10/04/23	PLANNING SUBMITTAL #3
4 10/03/23	ECC HEARING
5 11/03/23	PLANNING SUBMITTAL #4

Project Number	
Date	11/01/2023
Drawn By	LC
Checked By	LC/RM

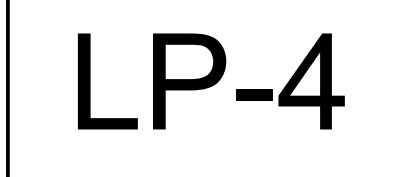


EXHIBIT "B"

DEVELOPMENT STANDARDS

RENAISSANCE VILLAGE

The development on approximately 3.422 acres described in Exhibit "A-1" and "A-2" shall be in accordance with the Town's Land Development Code, as amended, and shall be subject to the following conditions and requirements:

A. DESIGN CONCEPT

The overall design concept for Renaissance Village is to create a garden office/retail environment. Each building, along with site improvements, will reflect a Village flavor. A consistent use of quality materials, scale and design elements will tie this most sensitive corridor of Flower Mound together. Except as provided herein, development shall conform to the Land Development Code, as amended.

B. DEVELOPMENT STANDARDS - OFFICE DISTRICT

1. As designated in Exhibit "A-1", the Office District shall contain approximately 2.25 acres. Development of the Office District shall be in compliance with all regulations applicable to Office District (0) contained in the Land Development Code, as amended, except as otherwise provided for in said Ordinance.
2. The following Office District (0) uses shall not be permitted:
 - a. Off-street parking accessory
 - b. Communication tower, commercial
 - c. Electrical line/substation, high voltage
 - d. Private franchise utility (not listed)
 - e. Sewage pump station
 - f. Telephone equipment station
 - g. Transmission pipeline
 - h. Water well, storage or pump station
 - i. Bus station or terminal
 - j. Helistop
 - k. Parking lot or structure, commercial
 - L Restaurant, general
 - m. Amusement and recreation (indoors)
 - n. Golf course, public
 - o. Swimming pool, commercial
 - p. Swimming pool, public
 - q. Theater
 - r. All retail related uses
 - s. Community center, public
 - t. Fire station

- u. Art gallery

3. Height:

- a. Maximum building height shall not exceed 35 feet (35') and not more than two (2) stories in height. Two (2) story buildings shall be no less than 150 feet from proposed or existing residential zoned property.
- b. Maximum height of any architectural feature or tower element shall not exceed 40 feet.
- c. All buildings shall meet the requirements for residential compatibility setbacks as defined in the Land Development Code.

4. Site Development:

- a. Rear Yard - All buildings shall meet the requirements for residential compatibility setbacks as defined in the Land Development Code.
- b. A 50 foot landscaped buffer ~~and a 27 foot access drive~~ shall be required along the western property boundary.
- c. Side Yard - Required building setbacks shall not be less than 25 feet. All buildings shall meet the requirements for residential compatibility setbacks as defined in the Land Development Code.
- d. ~~A 31 foot mutual access easement connecting from north to south is required as shown on the concept site plan, Exhibit "D."~~

5. Landscaping:

- a. There shall be a 50 foot landscape buffer with a curvilinear eight (8) foot hike/bike trail along the western boundary line with dense landscaping consisting of minimum 3 inch caliper trees planted at a ratio of one (1) tree per 400 square feet of landscape area, together with a six (6) foot high masonry screening wall.
- b. Location of the hike/bike trail within the 50 foot landscape buffer shall be determined by the Director of Parks and Recreation or his/her designee.
- c. The hike/bike trail within the 50 foot landscape buffer shall be constructed with the first phase of the Renaissance Village development.
- d. The hike/bike trail shall be ADA accessible and shall provide a stub to the trail for water and electricity.
- e. ~~There shall be a three (3) foot high wall, berm, or landscaping screen required between the 27 foot wide access drive and all parking lots.~~

C. DEVELOPMENT STANDARDS - RETAIL DISTRICT-1

1. As designated in Exhibit "A-2 ", Retail District-1 shall contain approximately **1.17** acres. Development of Retail District-1 shall be in compliance with all regulations applicable to Retail District-1 (R-1) contained in the Land Development Code, as amended, except as otherwise provided for in said Ordinance.
2. Height:
 - a. Maximum building height shall not exceed 35 feet (35') and not more than one (1) story.
 - b. Maximum height of any architectural feature or tower element shall not exceed 40 feet.
 - c. All buildings shall meet the requirements of the residential compatibility setback as defined in the Land Development Code.
3. Site Development:
 - a. Front Yard - The minimum front yard setback from the street right-of-way shall be 65 feet.
 - b. Side Yard - The required building side yard setback shall not be less than 25 feet. All buildings shall meet the requirements of the residential compatibility setbacks as defined in the Land Development Code.

CI. MISCELLANEOUS STANDARDS

1. Building Elevation Profile (Roof Form):
 - a. Roof style shall comply with the Urban Design Plan guidelines in Section 4.0 of the Town of Flower Mound Master Plan dated 11/7/2022. **Dark Gray Bronze** colored metal finish is permitted at the top perimeter of the roof line. Wood looking smooth flat aluminum slats are permitted for the building soffit. ~~A variety of roof styles such as hip roofs, gables and mansards that reflect a Village flavor while maintaining a residential scale shall be acceptable.~~
 - b. ~~For buildings under 15,000 square feet, roof slopes shall be a minimum of 6:12 and be clay tile, composition shingles, and/or standing seam metal. Color schemes shall be earth tones, copper color, or member of the gray scale.~~
2. Building Materials:

A variety of building materials are encouraged to promote the desired Village flavor. Stone, brick, stucco, **m e t a l**, and wood products are allowed, with 85% brick, stone, or stucco being required for total wall surface, exclusive of glass. ~~100% masonry is required on all facades facing public streets.~~ (EFIS Hardi-plank and CMU are not allowed).

- a. Stone shall be of Limestone/Sandstone family to be harmonious with brick range below.
- b. Stucco shall be standard 3 coat stucco on metal lath.
- c. Brick shall be earth tone and/or red/pink range.
- d. Wood trim shall be rough sawn or distressed wood products. Masonite products as a finished material is not allowed. Color shall be approved harmonious with earth tones, brick, stone, stucco and roofing material. Finish colors are subject to review by the Planning and Zoning Commission.
- e. Other Materials: Copper roofs, cast stone, cast iron, and other architectural Village elements are encouraged.
- f. Glazing: Individual windows shall be single hung, double hung, or fixed clear glass. Storefront glazing {facade with greater than 50% glazed area} is not allowed.
- g. Doors: All doors shall be wood or steel and shall be residential style. Integrated glass is allowed in doors.

3. Pedestrian Walkways:

- a. ADA accessible sidewalks, four (4) feet in width, shall be installed to provide access to all buildings.
- b. Pedestrian walks shall be enhanced by periodic breaks in concrete surface by bands of contrasting color and textured material complying with ADA requirements. Such patterns shall occur at pedestrian crossings of vehicular roadways as well.

4. Service:

- a. No service areas shall be visible from public streets.
- b. All service areas shall be screened with approved "screening landscaping" or a six (6) foot high masonry screen wall.

5. Landscaping:

- a. Parking lots with:

1 to 99 spaces - shall be required to provide a five (5) buffer between lots.
100 to 149 spaces - shall be required to provide a 15 foot buffer between lots.
150 and above - shall be required to provide a 25 foot buffer between lots.

b. Landscape irrigation shall be provided to all permeable surfaces.

c. Pond Maintenance:

- a. The pond will maintain the normal pool elevation level specified on the civil plans.
- b. The pond will be kept clear of all noxious plant material including cottonwood trees, willow trees, and cattails specifically.
- c. To achieve the above specification, the property owner may need to secure a pond maintenance company for weekly or monthly treatment of the noxious plant material. *Water depths less than 6 feet may require additional treatment.
- d. Aeration will be provided to the pond and be in good repair and operational year round.
- e. Permanent vegetation shall be established and maintained along the exposed banks to prevent erosion issues.

6. No outdoor loudspeaker or noise device shall be permitted.
7. Curb cuts along FM 2499 shall not be less than 400 feet apart, measured center to center. Location of curb cuts along FM 2499 shall be determined at the site plan approval process.
8. All development controls listed in the Town's Comprehensive Master Plan, as amended, for Specific Plan Area 2 are incorporated by reference into these Development Standards, specifically including the following development controls:
 - a. Architectural design of structures must be similar to residential designs and must comply with design and material requirements of the Land Development Code for residential subdivisions; facades facing FM 2499 and Sagebrush are to be "front" elevations, with no visible service elements.
 - b. All service areas, dumpsters, etc., are to be screened from view from FM 2499, Sagebrush and the abutting estate residential area.
 - c. No developments or uses may generate a noise level greater than 50dBA, measured at the property line of any adjacent residential property.
 - d. To protect adjacent residential development from adverse impacts, development between the extension of Firewheel and the adjacent residential property lines, and within 300 feet of the existing estate residential property lines south of the Firewheel extension cannot be retail or restaurant development.
 - e. Entrances to internal drive for new development to have exceptional quality landscape and signage design due to their high visibility. The design should reflect the natural character of Flower Mound, and be compatible with the existing estate residences on Sagebrush.
 - f. Primary signage at permitted curb cuts on FM 2499 and Sagebrush; internal signage only on building facades; no freestanding or rooftop signs.

9. Elevations must be in substantial compliance with the conceptual elevations.

10. Exceptions:

- a. Retention pond: An exception to Section V.C.ii (a) of the Town's Engineering Design Criteria to allow for retaining walls greater than three-foot exposed face.



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

DATE: December 11, 2023
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD23-0008- Robertson's Creek Addition Lot 4ARA, Block A Signage Amendment) to amend Planned Development District-95 (PD-95) with Retail District-2 uses by amending the comprehensive sign standards of PD-95 to allow additional signage for Lot 4ARA, Block A. The property is generally located south of Dixon Lane and west of Long Prairie Road at 5891 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 Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to obtain approval of a zoning amendment to allow additional wall signs on the rear of a building located within the Robertson's Creek Addition, specifically on Lot 4ARA, Block A. The property is zoned Planned Development No. 95 (PD-95) for Retail District-2 (R-2). The sign standards for this development are embedded with the development standards for PD-95 and hence a PD amendment is necessary to modify sign standards.

The purpose of this application is to request two signs to be allowed on the rear façade of the building. The applicant has indicated in the letter of intent that the purpose of requesting additional signs is that the landscaping along Dixon Lane obstructs sign visibility along Dixon Lane, and the additional signs on the rear of the building would allow for more visibility from within the development.

The building's tenants have main entrances located facing Dixon Lane. Per the Town's sign ordinance, each tenant is allowed to have a sign on the front building façade, plus an additional sign for each end or corner tenant that has secondary frontage. The applicant has provided exhibits showing the signs on the front and side of the building. None of these signs are part of this request but are provided for informational purposes.

The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration."

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. ZPD23-0008 had a total of 15 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

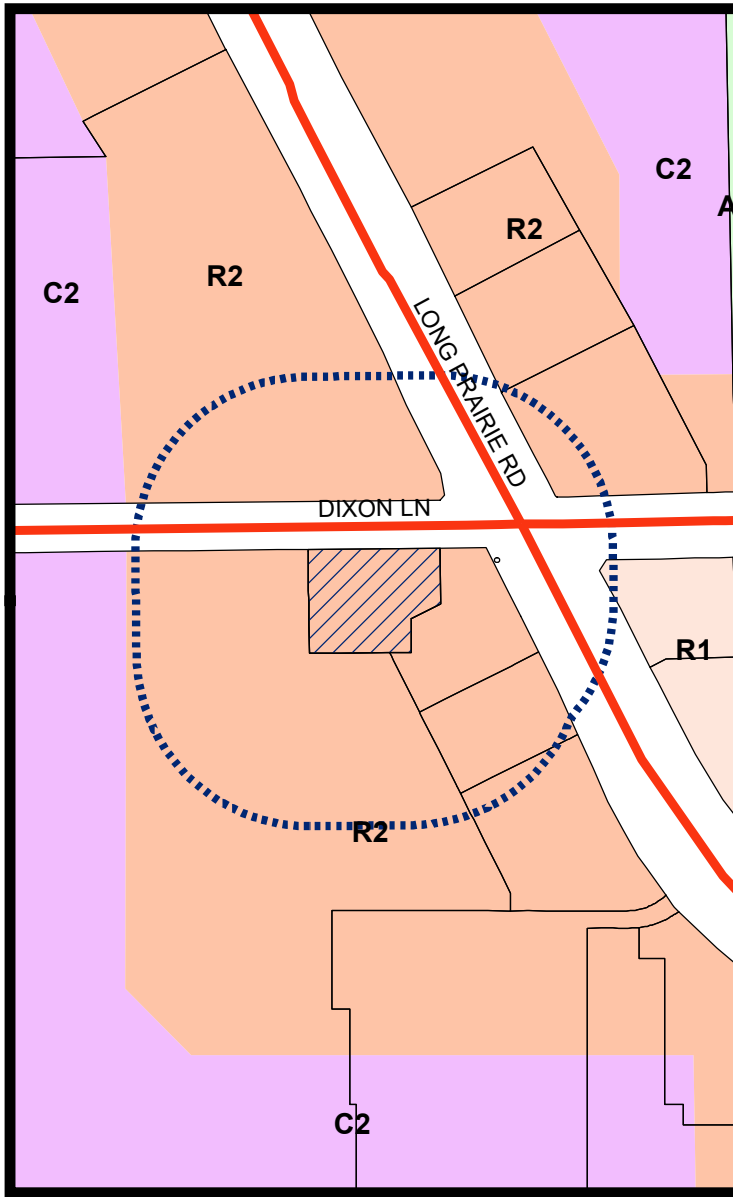
ATTACHMENTS:

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

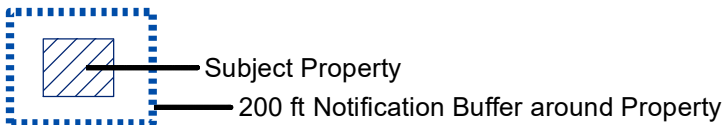
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

ZPD23-0008: Robertson's Creek Lot 4ARA Signs

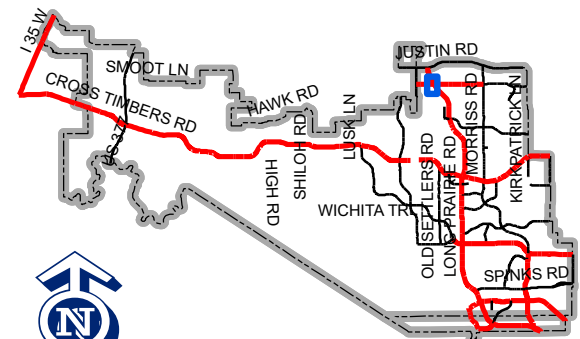


LEGEND

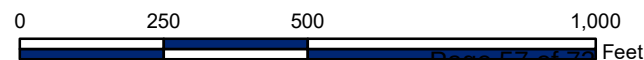


Visit www.fmdevmap.com to learn more about this project.

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



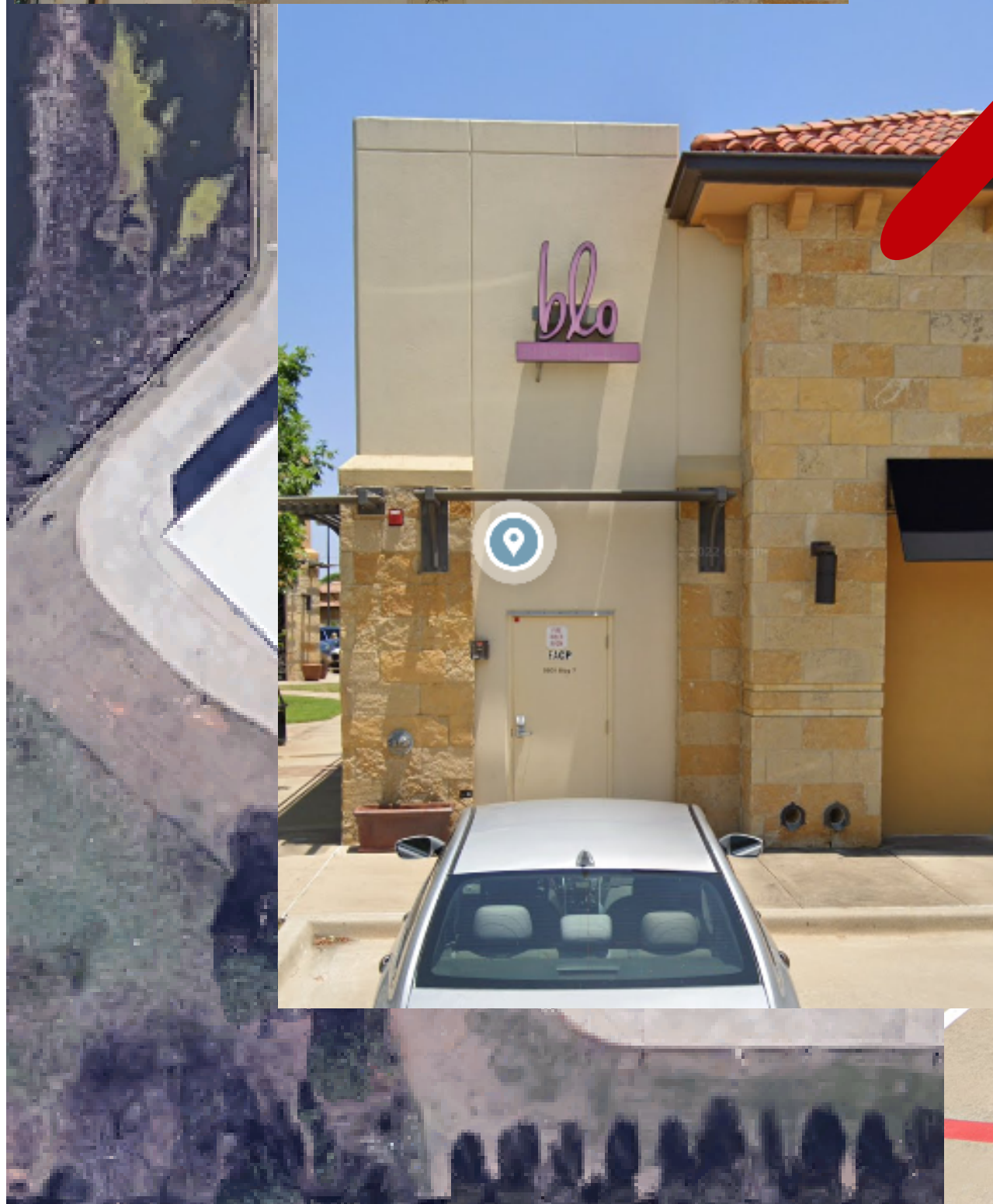
Map Location



WILLOW CREEK SIGNS, INC.

October 31, 2023

This letter is to request an amendment to an existing Comprehensive Sign Package for 5891 Long Prairie Rd. in Flower Mound, Texas. Legal Description: ROBERTSON'S CREEK ADDN BLK A LOT 4ARA. This property is 0.8662 acres. The tenant is requesting signage to be allowed on the rear elevation of their businesses Subway and Body Fit Training that are located right next to each other in the same building. The Subway signage is a total of 20.67 square feet and Body Fit Training is 18.83 square feet total. Other buildings on this property are allowed signage on the rear elevations within this same CSP. These new signs will meet the visual representation standards for CSP's as these signs will be uniform to the others in the same business center. They are requesting this amendment because trees are blocking the view of the front of their building from the street. They feel in order to get maximum exposure for the businesses and to be successful, a sign on the rear elevation is needed for each business to get the exposure within the shopping center.



BFT BODY FIT TRAINING

Exterior Signage

N-01

29.375 SQF

Dixon-facing signs shown for informational purposes.



SALESMAN: D FLORY



ELECTRICAL SIGNS MUST BE NEC & UL COMPLIANT Underwriters Laboratories Inc. LISTED WILLOW CREEK SIGNS 2633 Blue Mound Rd. West Fort Worth, Texas 76052 T: (817) 847 - 0571 F: (817) 847 - 0579 willow creek signs		COPYRIGHT © The details shown on this drawing are confidential and are the exclusive property of Willow Creek Signs, Inc. No use, copy or disclosure of this disclosure of this drawing may be made without written permission and it is to be returned to Willow Creek Signs, Inc., Saginaw, Texas upon request. By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly. Customers Approval: _____		PERMIT PERMIT Client: BFT Site Location: 5891 Long Prairie Rd. #100B Flower Mound, TX 75028 Date: 08/23/2022		Drawn by: KP Revision: 3 Page: 2 of 7
--	--	--	--	---	--	---

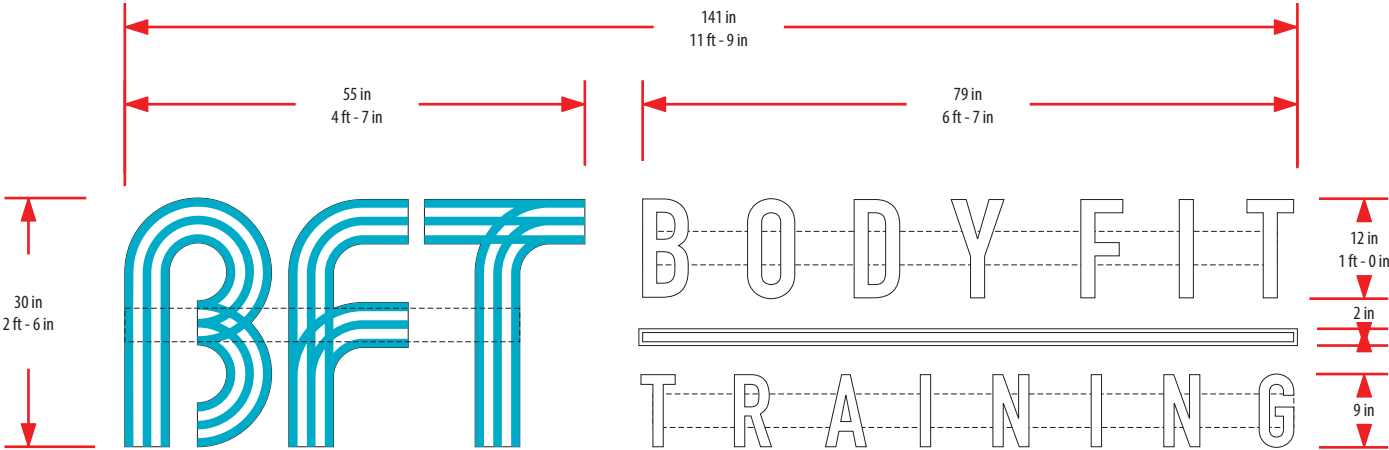
Exterior Signage

N-01

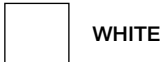
29.375 SQF



SALESMAN: D FLORY



TRIM CAP



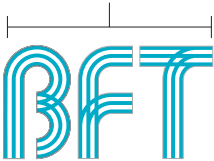
RETURNS



VINYL SPECIFICATIONS



1st surface vinyl:
printed graphics on 3M #3630-20 Translucent
white vinyl to match PMS 3125C teal



1st surface vinyl:
3M #3630-20 Translucent white vinyl



Install new illuminated raceway channel letterset centered over storefront sign band as shown. Raceway painted to match fascia (TBD).



Client:	BFT	Drawn by:	KP
Site Location:	5891 Long Prairie Rd. #100B Flower Mound, TX 75028	Revision:	3
Date:	08/23/2022	Page:	3 of 7

Exterior Signage

N-02

Requested sign

18.83 SQF



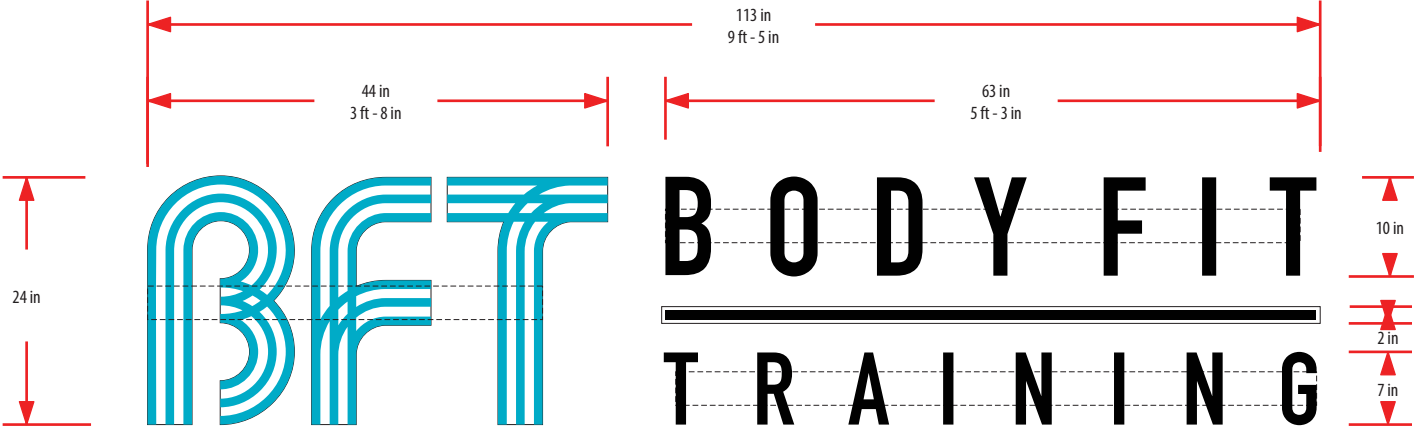
Exterior Signage

N-02

18.83 SQF



SALESMAN: D FLORY



TRIM CAP



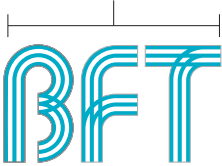
RETURNS



VINYL SPECIFICATIONS

- 3M #3630-20 TRANSLUCENT WHITE VINYL TO MATCH PMS 3125C TEAL
- 3M DUAL COLOR BLACK FILM

1st surface vinyl:
printed graphics on 3M #3630-20 Translucent
white vinyl to match PMS 3125C teal



1st surface vinyl:
3M Dual Color Black Film



Install new illuminated raceway channel letterset centered over storefront sign band as shown. Raceway painted to match fascia (TBD).

Channel Letters- Raceway(s) - Subtext

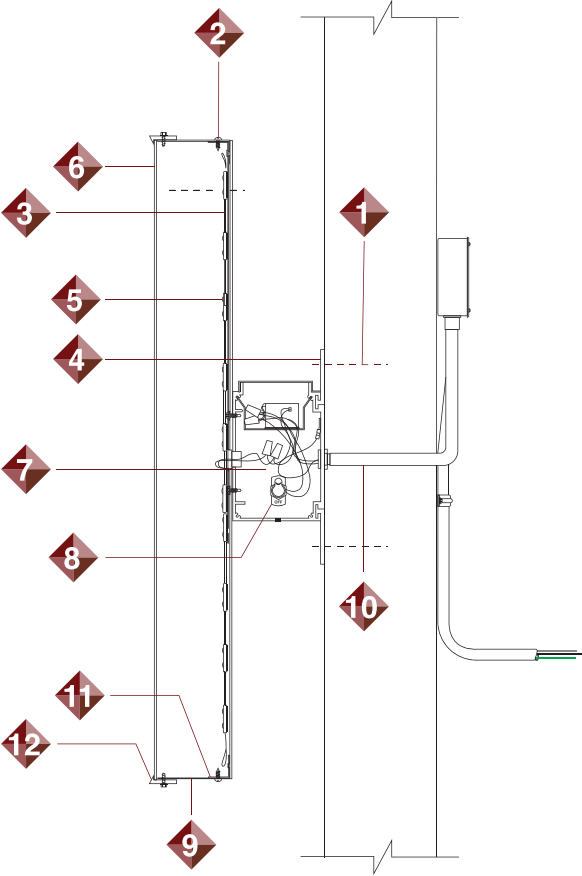
SECTION & DETAILS



(817)-847-0571 / FAX (817)-847-0579

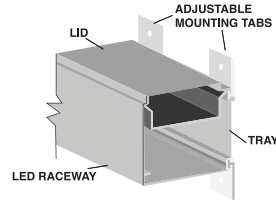
LETTERS SPECIFICATIONS

- 1 NON-CORROSIVE INSTALLATION HARDWARE
- 2 FASTENER PAINTED TO MATCH RETURN
- 3 .063 FLAT ALUMINUM BACK PRE-FINISHED WHITE
- 4 ¼" THICK METAL ADJUSTABLE FLAT BAR FOR A SECURE INSTALLATION
- 5 PRINCIPLE QUIK MOD 3 7100 LEDS
- 6 3/16" ACRYLIC FACES
- 7 PRINCIPLE 60 WATT MULTITAP POWER SUPPLY MOUNTED IN A 7 ¼" TALL X 4" DEEP EXTRUDED .050 ALUMINUM RACEWAY SUPPORT/WIRING BOX PAINTED TO MATCH WALL
- 8 VISIBLE CUT-OFF SWITCH WITH WEATHER PROOF COVER
- 9 ¼" WEEP HOLES (2) TWO PER LETTER
- 10 GROUNDED WALL PASS- THRU SEALED WATER TIGHT
- 11 3" X .063" ALUMINUM CHANNEL LETTER RETURN/CLIP CLINCHED TO BACK OF LETTER (CAPTURE BACK INSIDE)
- 12 1" JEWELITE TRIM CAPS



FULL SECTION DETAIL

(+/-) 7" TALL X 4-½"
MUST HAVE
ADJUSTABLE HANGING TABS



LED RACEWAY ASSEMBLY

TRIM CAP



WHITE

RETURNS



BLACK

VINYL SPECIFICATIONS



3M #3630-20 TRANSLUCENT
WHITE VINYL TO MATCH
PMS 3125C TEAL



3M DUAL COLOR BLACK FILM



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Customers Approval:

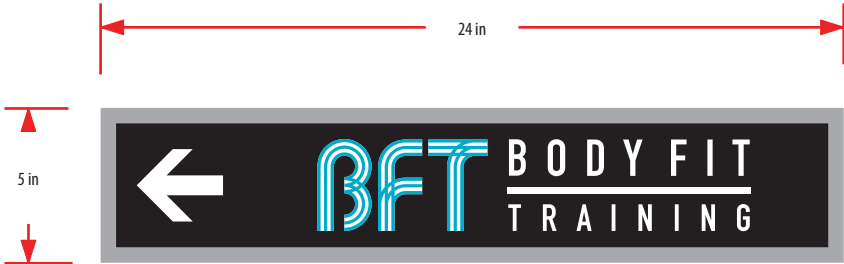


Client:	BFT	Drawn by:	KP
Site Location:	5891 Long Prairie Rd. #100B Flower Mound, TX 75028	Revision:	3
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Exterior Signage

N-03

N-04



SINGLE FACE
ADDITION TO EXISTING DIRECTIONAL
FIELD VERIFY BEFORE FABRICATION

QTY: 2
(2 SIGNS ON PROPERTY)



Client:	BFT	Drawn by:	KP
Site Location:	5891 Long Prairie Rd. #100B Flower Mound, TX 75028	Revision:	3
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Exterior Signage

N-01

20.67 SQF

Dixon-facing sign shown for informational purposes.



CUSTOMER: Eric Werner, Texas Subs

SALESMAN: D FLORY



N-02

20.67 SQF

Long-Prairie facing sign shown for informational purposes.

**willow
creek
signs**

SALESMAN: D FLORY

CUSTOMER: Eric Werner, Texas Subs



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WILLOW CREEK SIGNS
2633 Blue Mound Rd. West
Fort Worth, Texas 76052
T: (817) 847 - 0571 | F: (817) 847 - 0579



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Customers Approval:



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Exterior Signage

20.67 SQF

N-03

Requested Sign

CUSTOMER: Eric Werner, Texas Subs



SALESMAN: D FLORY



ELECTRICAL SIGNS MUST BE NEC & UL COMPLIANT

Underwriters Laboratories Inc. LISTED

WILLOW CREEK SIGNS
2633 Blue Mound Rd. West
Fort Worth, Texas 76052
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Customers Approval: _____



Client:	Subway	Drawn by:	KP
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Exterior Signage

N-01

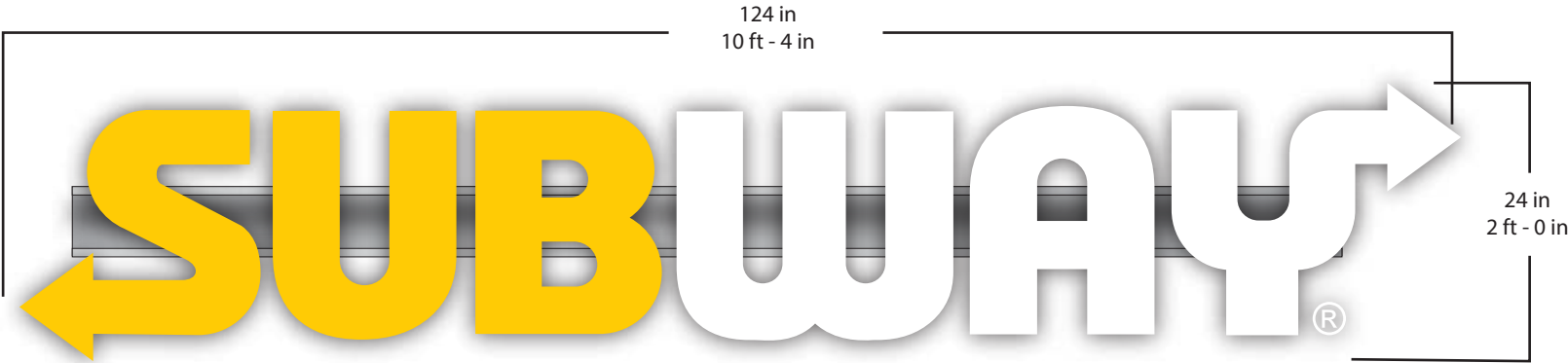
N-02

20.67 SQF

CUSTOMER: Eric Werner, Texas Subs



SALESMAN: D FLORY



GENERAL SPECIFICATIONS:

Materials:

.040 alum. returns pre-painted to match PMS 7548 Yellow (SUB); Pre-painted white (WAY)
.063 pre-painted white alum. backs

Return Depth: 5"

Faces:

(SUB) Yellow Acrylic Optix 1X91061A to match PMS 7548
(WAY) White Acrylic

Trimcap:

(SUB) 3/4" Pre-painted Yellow to match PMS 7548
(WAY) 3/4" Std. White

ELECTRICAL:

Illumination:

White LED Modules

LED Power Supply:

100-277V, 50/60 Hz
110VAC – 3 amps

SIGN FACE SPECIFICATIONS



PMS 7548 YELLOW



WHITE

TRIM CAP



PMS 7548 YELLOW- PRE-PAINTED TO MATCH



WHITE- PRE-PAINTED TO MATCH

20.67 SQF

RETURNS



PMS 7548 YELLOW- PRE-PAINTED TO MATCH



WHITE- PRE-PAINTED TO MATCH

RACEWAY



SW#6681 BUTTERCUP



TBD



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Customers Approval:



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Channel Letters- Raceway(s) - Subtext

SECTION & DETAILS



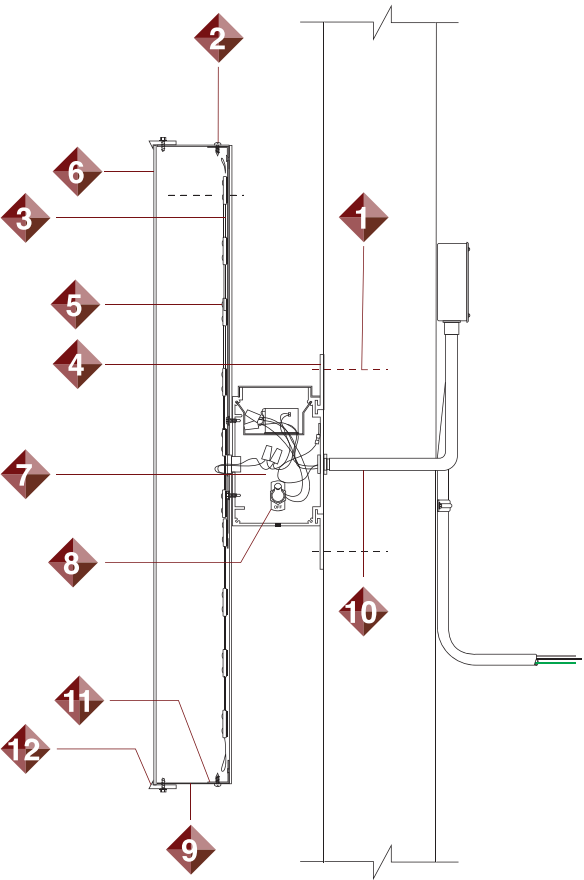
(817)-847-0571 / FAX (817)-847-0579

CUSTOMER: Eric Werner, Texas Subs

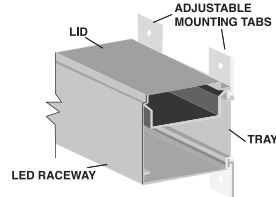
LETTERS SPECIFICATIONS

- 1 NON-CORROSIVE INSTALLATION HARDWARE
- 2 FASTENER PAINTED TO MATCH RETURN
- 3 .063 FLAT ALUMINUM BACK PRE-FINISHED WHITE
- 4 1/4" THICK METAL ADJUSTABLE FLAT BAR FOR A SECURE INSTALLATION
- 5 PRINCIPLE QUIK MOD 3 7100 LEDS
- 6 3/16" ACRYLIC FACES
- 7 PRINCIPLE 60 WATT MULTITAP POWER SUPPLY MOUNTED IN A 7 1/4" TALL X 4" DEEP EXTRUDED .050 ALUMINUM RACEWAY SUPPORT/WIRING BOX PAINTED TO MATCH WALL
- 8 VISIBLE CUT-OFF SWITCH WITH WEATHER PROOF COVER
- 9 1/4" WEEP HOLES (2) TWO PER LETTER
- 10 GROUNDED WALL PASS- THRU SEALED WATER TIGHT
- 11 3" X .063" ALUMINUM CHANNEL LETTER RETURN/CLIP CLINCHED TO BACK OF LETTER (CAPTURE BACK INSIDE)
- 12 1" JEWELITE TRIM CAPS

FULL SECTION DETAIL



(+/-) 7" TALL X 4-1/2" MUST HAVE ADJUSTABLE HANGING TABS



LED RACEWAY ASSEMBLY

SIGN FACE SPECIFICATIONS

- PMS 7548 YELLOW
- WHITE

TRIM CAP

- PMS 7548 YELLOW- PRE-PAINTED TO MATCH
- WHITE- PRE-PAINTED TO MATCH

RETURNS

- PMS 7548 YELLOW- PRE-PAINTED TO MATCH
- WHITE- PRE-PAINTED TO MATCH



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N-05



(2 SIGNS ON PROPERTY)