Planning & Zoning Commission

February 23, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.
(or immediately following the SMARTGrowth Commission meeting)

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

AGENDA

A. CALL TO ORDER

B. 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.

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

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

C. COORDINATION OF CALENDARS

1. March 9, 2026

D. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

E. STAFF/DIRECTOR REPORT

1. Upcoming Work Session

F. 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 February 9, 2026 - Consider approval of the minutes from February 9, 2026.

G. 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. SP25-0010 - Fortezza North - Consider a request for a site plan (SP25-0010 – Fortezza North) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and north of Village Lane.
2. SP25-0024 - Fortezza - Consider a request for a site plan (SP25-0024 – Fortezza) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and south of Lakeside Village Boulevard.

H. 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. MISC26-0001 - Charco Storage Re-Application Waiver - Consider approval of a request (MISC26-0001 - Charco Storage Re-Application Waiver) for a waiver to the one-year waiting period required after denial of zoning amendment request by the Town Council in order to allow acceptance of new zoning amendment application for the same property, as outlined in Section 78-154, "Action by town council," of the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.
2. SSP25-0006 - Havenwood Phase 1 - Consider a request for a Subdivision Site Plan (SSP25-0006 – Havenwood, Phase 1) to develop a residential subdivision with an exception to Section 90-403, "Fully developed FEMA floodplain," and an exception to Section 90-404, "Special flood hazard area (FEMA floodplain)," of the Code of Ordinances to allow construction-related activity within the Fully Developed and FEMA floodplain areas. The property is generally located south of Cross Timbers Road, east of Shiloh Road and west of Scenic Road.
3. SP25-0019 - Forestwood Middle School Track Replacement - Public Hearing to consider a request for a site plan (SP25-0019 – Forestwood Middle School Track Replacement) to redevelop an outdoor athletic area, with an exception to Section 82-302, "Compatibility buffer," of the Code of Ordinances. The property is generally located east of Morriss Road and southeast of Garden Road.
4. LDR25-0003 - 2025 State Legislative Updates - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0003 – 2025 State Legislative Updates) by amending Chapter 34, "Environment" of Subpart A "General Ordinances" and Chapter 78, "Administration" and Chapter 98, "Zoning" of Subpart B "Land Development Regulations" related to notice and protest procedures, home occupation, land uses, and noise.
5. LDR25-0004 - Parking Mitigation and Foundational Planting Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0004 – Parking Mitigation and Foundational Planting Update) by amending Chapter 74, "General Provisions" and Chapter 82, "Development Standards" related to definitions, parking mitigation, off-street parking, foundational planting, and parking area landscaping.

I. 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 above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on February 17, 2026, by 5:00 p.m.

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

February 9, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2, Vice-Chair
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Donald Gilmore, Place 6
Clare Harris, Place 7
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
None

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Chuck Russell, Principal Planner
Claire Barnes, Senior Planner
Codie Hay, Planner
LauriAnn Cash, Staff Liaison

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. PUBLIC COMMENT

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In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on

items not listed on the agenda.

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

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

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

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. February 23, 2026

2. March 9, 2026

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

G. STAFF/DIRECTOR REPORT

1. Upcoming SMARTGrowth meeting

2. March Meetings

H. CONSENT ITEM(S)

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

1. Minutes of January 12, 2026 - Consider approval of the minutes from January 12, 2026.

ACTION:	Commissioner Harris moved to approve H.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

I. NON-DISCRETIONARY ITEM(S)

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

1. SP25-0010 - Fortezza North - Consider a request for a site plan (SP25-0010 – Fortezza North) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and north of Village Lane.

   The applicant requested this item be tabled to a future date.

ACTION:	Vice-Chair Hobbs moved to table I.1. to a future date at the request of the applicant. Commissioner Bayuk seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

J. REGULAR ITEM(S)

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

1. MISC25-0004 - Mavis Tires and Brakes Elevations - Consider a request for a meritorious design exception (MISC25-0004 - Mavis Tires and Brakes Elevations) to the urban design plan pursuant to Section 98-1163, "Exterior wall construction for non-residential buildings," of the Code of Ordinances for an existing non-residential building. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

   STAFF PRESENTATION:
   Codie Hay, Planner

   APPLICANT PRESENTATION:
   Alexander Seaton, Frontstreet Facility Solutions

ACTION:	Commissioner Gilmore moved to recommend approval of J.1. as presented in the agenda caption, with the condition that the accent color shall not exceed 20 percent on any facade. Commissioner Harris seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

2. SP25-0017 - Flower Mound High School Locker Rooms - Consider a request for a Site Plan (SP25-0017 – Flower Mound High School Locker Rooms) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, “Exterior wall construction for nonresidential buildings,” of the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Peters Colony.

STAFF PRESENTATION:
Codie Hay, Planner

APPLICANT PRESENTATION:
Remi Dzwolak, McAdams; present for questions, no presentation

ACTION:	Vice-Chair Hobbs moved to recommend approval of J.2. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

3. SP25-0021 - Marcus High School Locker Room Addition - Consider a request for a Site Plan (SP25-0021 - Marcus High School Locker Room Addition) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Dixon Lane.

STAFF PRESENTATION:
Codie Hay, Planner

APPLICANT PRESENTATION:
Remi Dzwolak, McAdams; present for questions, no presentation

ACTION:	Commissioner Harris moved to recommend approval of J.3. as presented in the agenda caption. Commissioner Langley seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

4. SP25-0018 - Aura Brookview - Consider a request for a Site Plan (SP25-0018– Aura Brookview) for a multi-family apartment complex, with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for

nonresidential buildings," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
Connor Osbourne, Trinsic Residential Group

ACTION:	Commissioner Bayuk moved to recommend approval of J.4. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

5. SUP25-0007 - Simpoint - Public Hearing to consider an ordinance granting Specific Use Permit No. 500 (SUP25-0007 – Simpoint) to permit an amusement and recreation (indoors) use. The property is generally located south of Flower Mound Road and west of Gerault Road.

STAFF PRESENTATION:
Chuck Russell, Principal Planner

APPLICANT PRESENTATION:
Kham Baccam, Simulator Sports

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
None	None	None

** Indicates person did not wish to speak*

ACTION:	Commissioner Gilmore moved to recommend approval of J.5. as presented. Commissioner Geddie seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

6. ZPD25-0008 - Lakeside Crossing Residence Inn - Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive. (PZ tabled this item by a vote of 5 to 0 at its January 12, 2026, meeting.)

At 7:21 p.m., Commissioner Harris recused herself from the Council Chambers.

At 7:21 p.m., Chair Schultz called for a five-minute recess.

At 7:26 p.m. Chair Schultz called the meeting back into order.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
Nic Ready, Realty Capital
Jimmy Archie, Realty Capital

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.		Kevin Hutchens, Flower Mound	
2.		Jeffrey Blasko, Flower Mound	
3.		Elizabeth Bankhead, Flower Mound	
4.		*Gabriela Bello, Flower Mound	
5.		*Alex Hanashian, Flower Mound	
6.		*Jennifer Beesley, Flower Mound	

** Indicates person did not wish to speak*

ACTION:	Commissioner Langley moved to recommend denial of J.6. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley
NAYS:	None
ABSTAIN:	Clare Harris
RESULT:	5 : 0

At 9:30 p.m., Commissioner Harris returned to the Council Chambers.

K. ADJOURN

Chair Schultz adjourned the meeting at 9:30 p.m.

TOWN OF FLOWER MOUND, TEXAS

_____

GREG SCHULTZ, CHAIR

ATTEST:

_____

LAURIANN CASH, STAFF LIAISON

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

DATE: February 23, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a site plan (SP25-0010 – Fortezza North) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and north of Village Lane. (PZ tabled this item by a vote of 6 to 0 at its February 9, 2026 meeting.)**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a four-story, 15,867 square-foot mixed-use building on Lot 3, Block C of the Lakeside Village, Phase II Addition. The site is located within the MU-TEN subzone and MZ-6 microzone of the Lakeside DFW mixed-use development and is undeveloped. On October 25, 2025, the Town Council approved an amendment to the Lakeside DFW development code to allow buildings on Lot 3, Block C and Lot 1, Block F to go up to four stories with ground floor commercial occupancy and to be served by either on-site or on-street parking.

The total ground floor coverage is approximately 5,726 square feet. The east side of Sunset Boulevard is required to have a commercial ground floor in this subzone. The ground floor consists of 3,298 square feet of commercial space and the remainder is garage space. Residential lofts are permitted above the ground story. Floors two through four will comprise one residential loft. Retail/office use has a parking requirement of one space per 250 square feet and requires 14 parking spaces for this site. All 14 spaces will be accommodated via the existing street parking. The residential loft requires two spaces. The garage will provide four parking spaces.

The elevations depict a predominately stucco building with stone and tile accents. The elevations comply with the Lakeside DFW architectural standards.

The landscape plan depicts the required streetscape plantings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

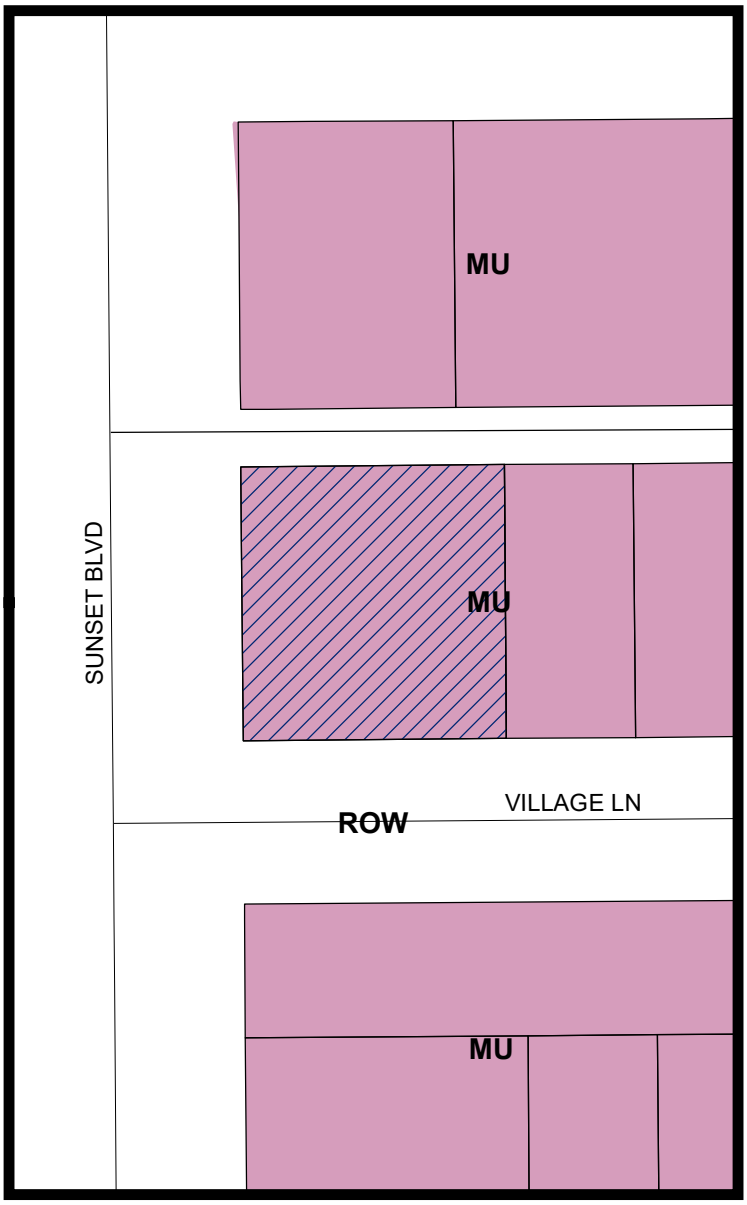
LEGAL REVIEW: N/A

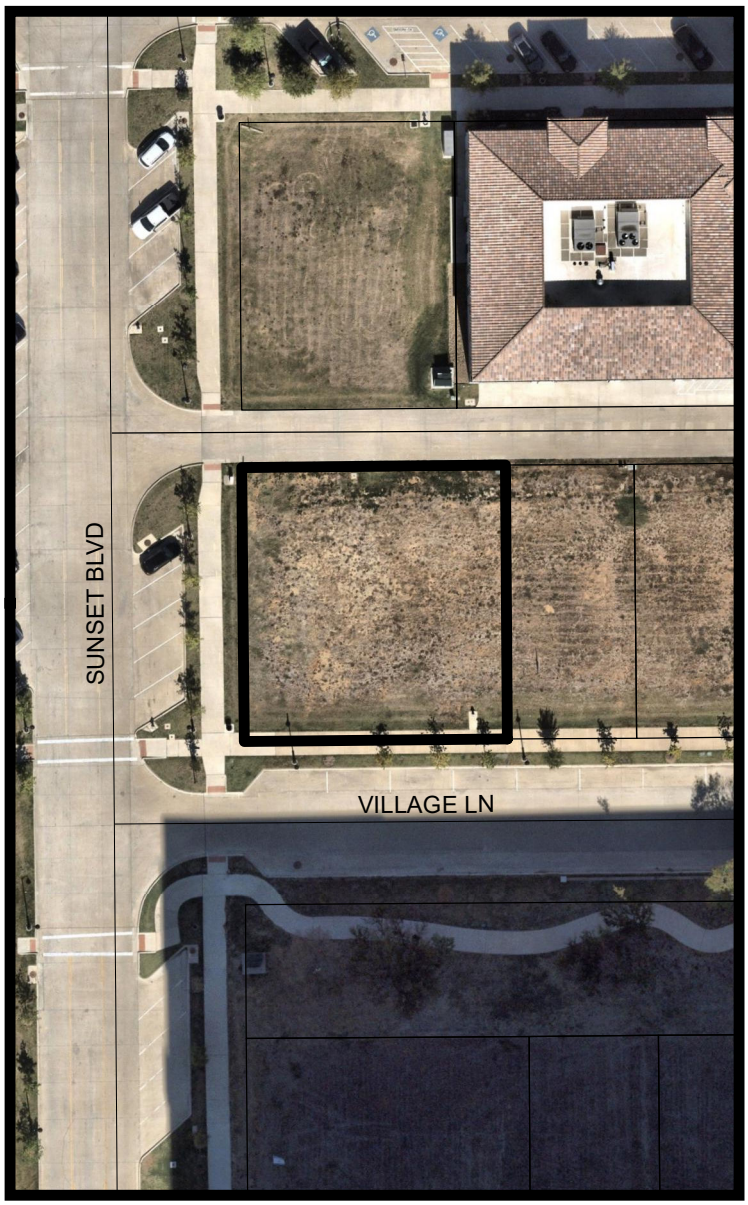
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

SP25-0010: Fortezza North

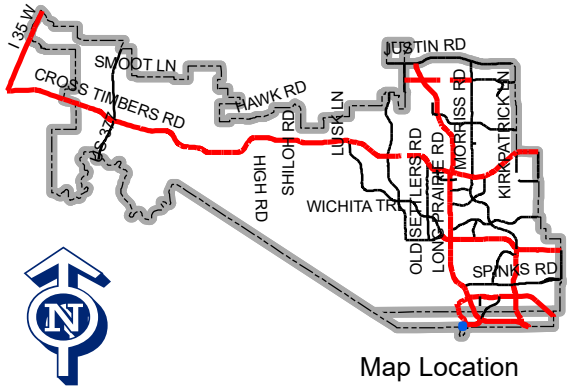




LEGEND

Mixed Use

Subject Property



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

Visit https://www.flowermound.gov/notifyme to sign up for text message and/or email alerts for future projects.

10/20/2025

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

To whom it may concern:

ClayMoore Engineering is submitting this Site Plan Application on behalf of the owner. The proposed development will serve as a mixed-use space combining retail and residential components. The site is 0.201 acres of undeveloped land with no overhead electric lines. Proposed square footage is approximately 15,867 sf and the building will be constructed in one phase. Zoning is Mixed Use District (MU), which allows for a combination of commercial and residential uses in accordance with the Town's comprehensive plan.

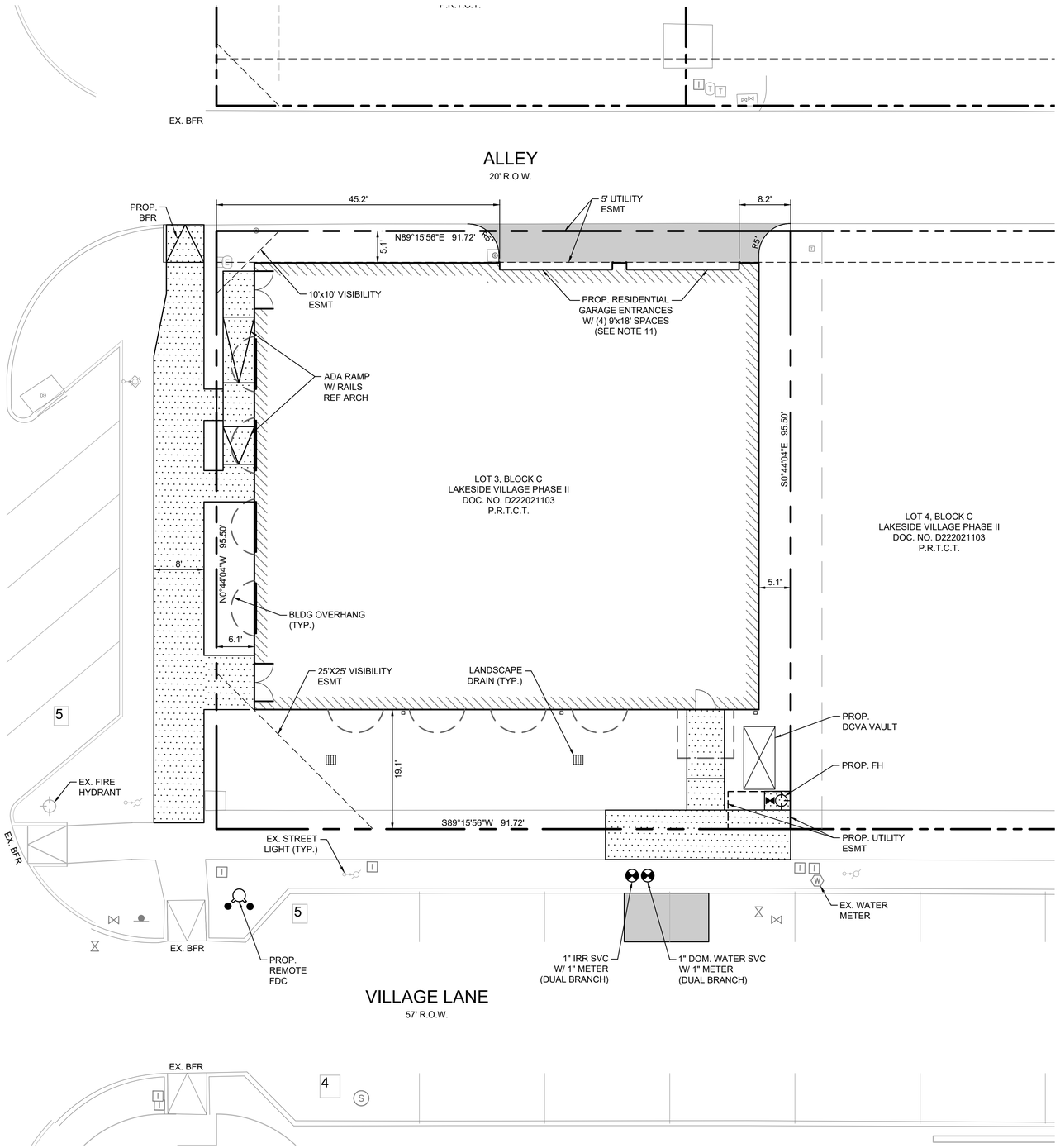
Submitted plans, including civil design, landscape, and architectural elevations, will be provided under separate cover. Replatting and easement adjustments will be coordinated as necessary to support the development.

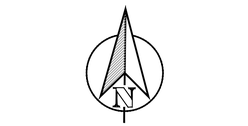
Please review the information provided at your earliest convenience. Should you have any questions or require additional details, do not hesitate to contact me at 817-281-0572 or Clay@ClayMooreEng.com.

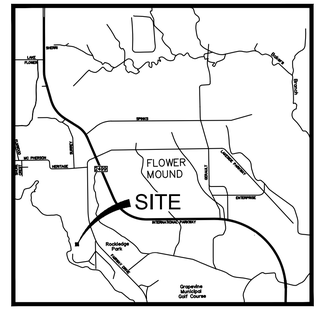
Sincerely,



Clay Cristy, P.E.







LEGEND	
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	FULL-DEPTH SAW CUT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
EX	EXISTING
PROP	PROPOSED
FH	FIRE HYDRANT
BFR	BARRIER FREE RAMP

GENERAL SITE PLAN NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLIMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. 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.
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. RETAIL AND RESIDENTIAL USERS WILL UTILIZE TRASH CARTS THAT ARE TO BE STORED WITHIN THE GARAGE.

SITE DATA TABLE

PHYSICAL ADDRESS	2370 VILLAGE LANE
GROSS SITE AREA	0.201 AC (8,755 SF)
NET SITE AREA	0.201 AC (8,755 SF)
ZONING	MIXED USE (MU)
CURRENT USE	VACANT
LOT COVERAGE DATA	
BUILDING COVERAGE	5,726 SF (65.4%)
IMPERVIOUS AREA	6,848 SF (78.2%)
PERVIOUS AREA	1,907 SF (21.8%)
BUILDING SUMMARY	
BUILDINGS	(1) 4-STORY BUILDING
PEAK HEIGHT	53' - 6"
MEAN HEIGHT	52' - 3"
TOTAL SQUARE FOOTAGE	15,867 SF
PARKING SUMMARY	

PROPOSED USE	REQUIRED	PROVIDED
OFFICE SPACE (1 SPACE/250 SF) 3,298 SF	14	14 (ON STREET)
RESIDENTIAL (2 SPACE / DWELLING UNIT) 9,195 SF	2	4 (IN GARAGE)
TOTAL PARKING	16	18
ADA SPACES	1	1

MASTER PLAN FEATURES

LAND USE PLAN	MIXED USE
AREA PLAN	N/A
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	REGIONAL PARKS, OUTDOOR POOLS, & RECREATION/GYMNASIUM, MULTI-USE TRAILS, & ON-STREET BIKEWAYS
OPEN SPACE PLAN	APPLICABLE
THOROUGHFARE PLAN	N/A
WATER PLAN	LAKESIDE DISTRICT (8" WATER)
WASTEWATER PLAN	LAKESIDE DISTRICT (12" SANITARY)
ECONOMIC PLAN	JOB CREATION

CASE #: SP25-0010

OWNER:
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY. SUITE 150
IRVING, TX 75039
PH: 469.533.4131 CONTACT NAME: JIMMY ARCHIE

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD RD
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: CAMERON EHN

SURVEYOR
EAGLE SURVEYING, LLC
222 S ELM STREET, SUITE 200
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: DAVID JETT

LEGAL DESCRIPTION:
LOT 3, BLOCK C
LAKESIDE VILLAGE PH II

CITY:	STATE:	
FLOWER MOUND	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES TANNEHILL	1252

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
3231 HARWOOD ROAD
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CAMERON EHN
P.E. No. 129176 Date 01/21/2026

FORTEZZA NORTH
FLOWER MOUND, TEXAS

No.	REVISION	DATE	BY

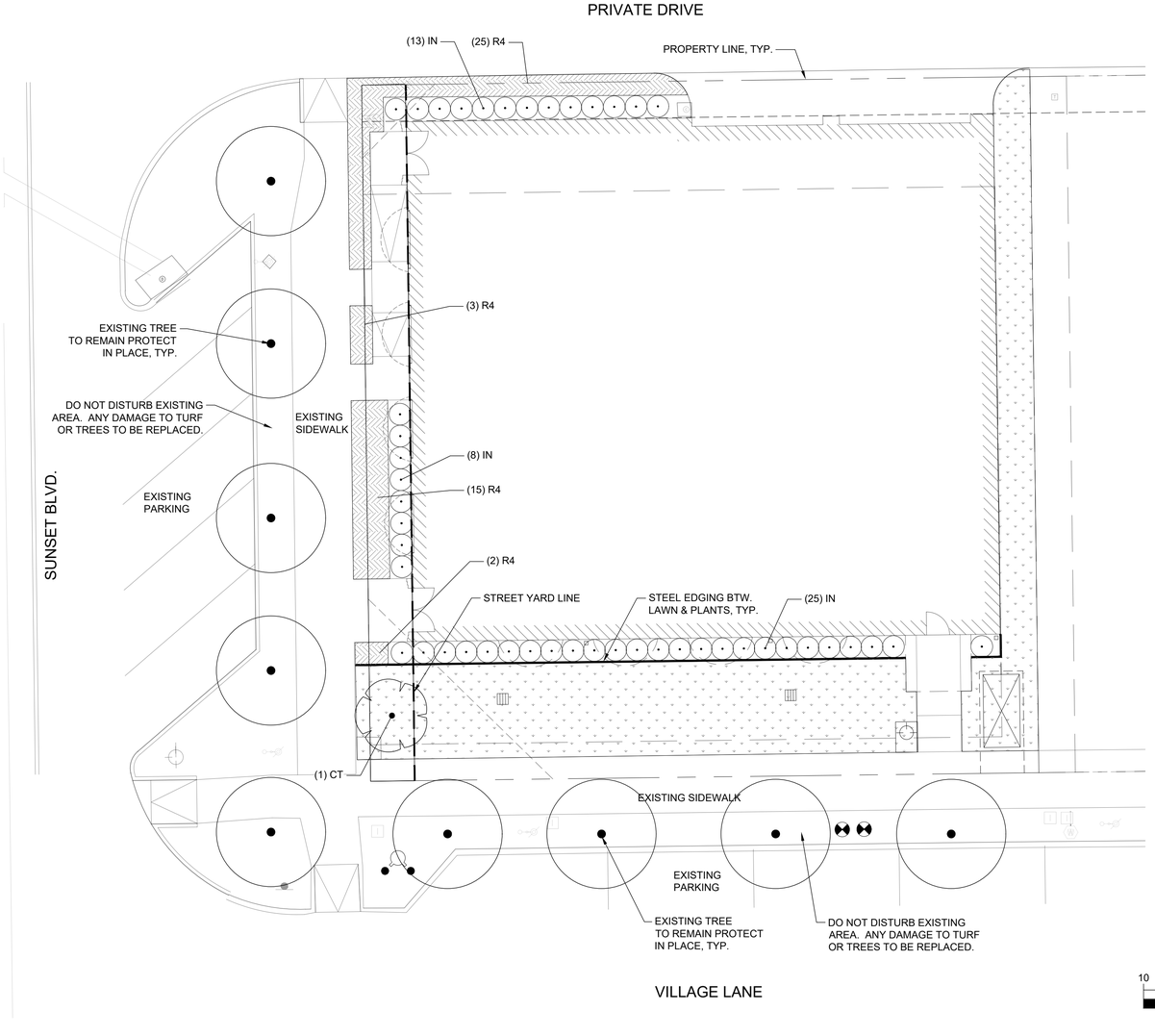
SITE PLAN

DESIGN:	CTE
DRAWN:	TJK
CHECKED:	CLC
DATE:	01/21/2026

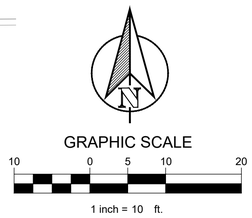
SHEET
C1.0

File No. 2025-047

01/21/2026 CAMERON EHN Z:\PROJECTS\PROJECTS\2025-047 FORTEZZA NORTH 2370 VILLAGE PKWY FLOWER MOUND\CADD\SHEETS\C1.0 SITE PLAN.DWG



RPZ ENCLOSURE SHALL COMPLEMENT THE COLOR OF THE MAIN BUILDING OR BE SCREENED WITH SHRUBS.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
EXISTING TREES						
	EX	Existing Tree Street Buffer Tree	---			9
SMALL TREES						
	CT	Cercis canadensis texensis / Texas Redbud Street Yard Tree	3" Cal.	Cont. or B&B		1
SHRUBS						
	IN	Ilex vomitoria `Nana` / Dwarf Yaupon Min. 18" Ht.	5 gal.	Cont.		46
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	R4	Rosa x 'Meidrifora' / Coral Drift® Groundcover Rose	3 gal.	Cont.	36" o.c.	45
SOD/SEED						
	TRF	Cynodon dactylon x transvaalensis `DT-1` / TifTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces	sod			1,518 sf

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH 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 MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. 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 PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL; AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS 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 ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

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 SEEDED 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.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. 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.

MULCHES

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

PLANTING & IRRIGATION GUARANTEE

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

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REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
01/21/2026

FORTEZZA NORTH
FLOWER MOUND, TX

No.	DATE	REVISION	BY

LANDSCAPE PLANTING PLAN

DESIGN:	JML
DRAWN:	JML
CHECKED:	SS
DATE:	01/21/2026

LP-1

File No.

7/17/2025 JEFFREY LUERS P:\SHARED\PROJECTS\2025\FORTEZZA NORTH – FLOWER MOUND TX – 2370 VILLAGE LANE\FORTEZZA NORTH – FLOWER MOUND TX – 2370 VILLAGE LANE_2026-01-21.DWG

PLANTING SPECIFICATIONS

GENERAL

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

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTIBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED 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.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; 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. MULCH: SIZE AND TYPE AS INDICATED ON 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 METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

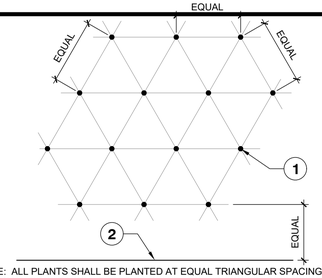
METHODS

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

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIAL OF GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
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. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. 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 BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. 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 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.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. 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 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.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. PLANT CENTER, TYP.
2. EDGE OF PLANTING AREA

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

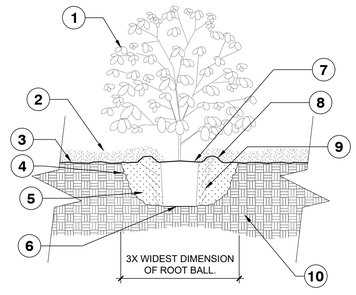
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

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

A TRIANGULAR PLANT SPACING

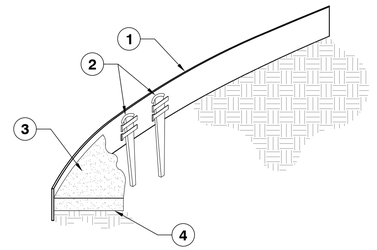
NTS 000-PL-09



SECTION VIEW

NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1. SHRUB.
2. MULCH TYPE & DEPTH PER PLANS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

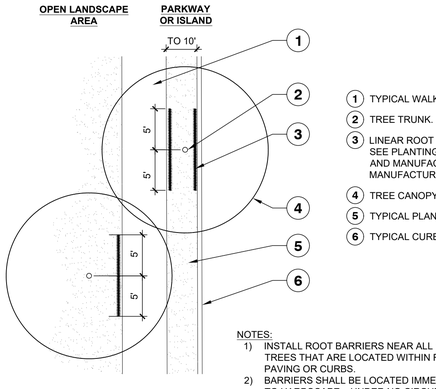


1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

B STEEL EDGING

NTS 000-SU-12



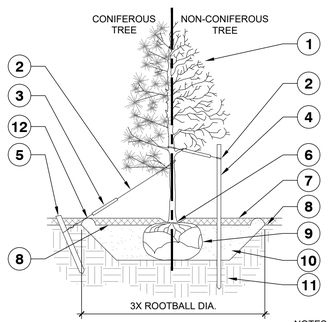
1. TYPICAL WALKWAY OR PAVING.
2. TREE TRUNK.
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY.
5. TYPICAL PLANTING AREA.
6. TYPICAL CURB AND GUTTER.

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

C SHRUB PLANTING

NTS 000-PL-02

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JU



NORTH VIEW -
01 RIGHT ELEVATION
1/8" = 1'-0"



EAST VIEW -
02 FRONT ELEVATION
1/8" = 1'-0"



SOUTH VIEW -
03 LEFT ELEVATION
1/8" = 1'-0"



WEST VIEW -
04 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND *	
A	ALABASTER STUCCO
B	GLAZING
C	CONCRETE ROOF TILE
D	BLISS CAST STONE
E	DECORATIVE CERAMIC TILE A
F	DECORATIVE CERAMIC TILE B
G	WINDOW & DOOR
H	ALUMINUM GARAGE DOOR
I	WOOD
J	GUTTER / METAL FLASHING
K	AWNING
L	WROUGHT IRON

* MATERIAL TO MATCH 2910 LAKESIDE VILLAGE BLVD, FLOWER MOUND, TX 75022

FACADE MATERIAL CALCULATIONS	NORTH	%	EAST	%	SOUTH	%	WEST	%
TOTAL FACADE AREA	4003	100.00%	3361	100.00%	3762	100.00%	3339	100.00%
DOOR AND WINDOW AREA	888	22.18%	1046	31.12%	361	9.59%	298	8.92%
FACADE AREA MINUS DOORS AND WINDOWS	3115	77.82%	2315	68.88%	3401	90.40%	3041	91.08%
UNRESTRICTED MATERIALS	3115	100%	2315	100%	3401	100%	3041	100%
STUCCO AREA	2982		2079		3334		3041	
TILE	123		90		57		0	
CAST STONE	10		146		10		0	

NOTES:

1. IF GUTTERS AND DOWNSPOUTS ARE TO BE VISIBLE ON THE 'A' FACADE, THEY MUST BE INCORPORATED INTO THE FACADE DESIGN
2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE EXTERIOR OF THE BUILDING
3. FIRST FLOOR TO BE OCCUPIED AS OFFICE SPACE, THEREFORE DISPLAY WINDOWS ARE NOT REQUIRED. NO DISPLAY WINDOWS ARE INTENDED TO BE PART OF THE BUILDING.
4. RTUs ARE CONCEALED. THEY ARE NOT VISIBLE ON ANY SIDE.
5. ROOFING IS COMPLIANT WITH ROOF REQUIREMENTS ON PAGE 95 OF THE LAKESIDE DFW ORDINANCE AS AMENDED.
6. BALCONY DETAILS SHOW COMPLIANCE WITH THE BALCONY REGULATIONS ON PAGE 94 OF THE LAKESIDE DFW ORDINANCE AS AMENDED.

WINDOW / DOOR AREA CALCULATIONS		EAST VIEW SUNSET BLVD.	NORTH VIEW VILLAGE LN.
FIRST FLOOR	AREA BETWEEN 3' AND 9' ABOVE F.F.	428	480
	DOOR AND WINDOW AREA	280	261
	PERCENTAGE (BETWEEN 50% & 75%)	65.42%	54.26%
SECOND FLOOR	AREA BETWEEN 3' AND 9' ABOVE F.F.	428	483
	DOOR AND WINDOW AREA	225	179
	PERCENTAGE (BETWEEN 30% & 60%)	52.57%	37.06%
THIRD FLOOR	AREA BETWEEN 3' AND 9' ABOVE F.F.	428	483
	DOOR AND WINDOW AREA	134	150
	PERCENTAGE (BETWEEN 30% & 60%)	31.30%	31.05%
FOURTH FLOOR			
	AREA BETWEEN 3' AND 9' ABOVE F.F.	138	420
	DOOR AND WINDOW AREA	60	128
	PERCENTAGE (BETWEEN 30% & 60%)	43.47%	30.47%

EAST VIEW (SUNSET BLVD.) — FLOOR 1: 50% & 75% GLAZING REQUIRED BETWEEN 3' - 9' AFF., 65.42% PROVIDED; FLOOR 2-4: 30% & 60% GLAZING REQUIRED BETWEEN 3' - 9' AFF., 42.15% PROVIDED

NORTH VIEW (VILLAGE LN.) — FLOOR 1: 50% & 75% GLAZING REQUIRED BETWEEN 3' - 9' AFF., 54.26% PROVIDED; FLOOR 2-4: 30% & 60% GLAZING REQUIRED BETWEEN 3' - 9' AFF., 32.94% PROVIDED

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE
Tag Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Office #1	-0- sq ft
Office #2	-0- sq ft
First Floor	-0- sq ft
2nd Floor Main	-0- sq ft
2nd Floor Guest	-0- sq ft
Total A/C Area	-0- sq ft
Cov'd	-0- sq ft
Garage	-0- sq ft
Roof Top Deck	-0- sq ft
RTU Area	-0- sq ft
Total Square Feet	-0- sq ft

Paul W. Chapel
Architect of Record

Fortezza Nord

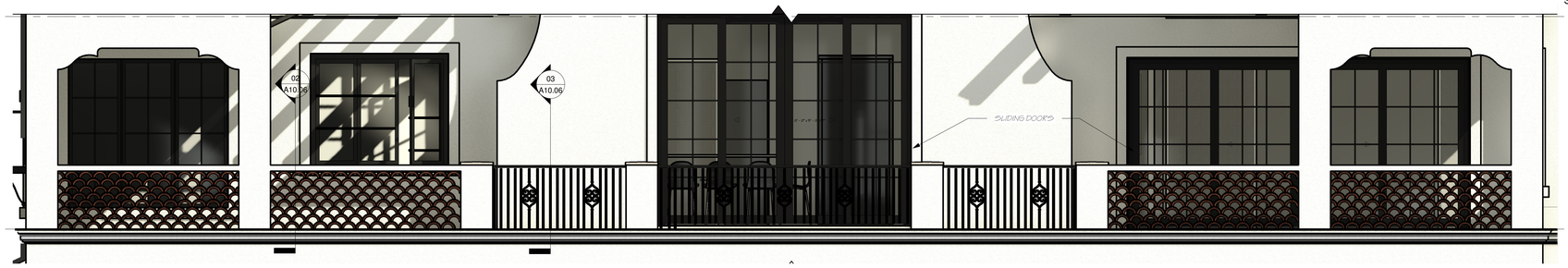
2370 VILLAGE LN,
FLOWER MOUND,
TX 75022

FINISH ELEVATIONS

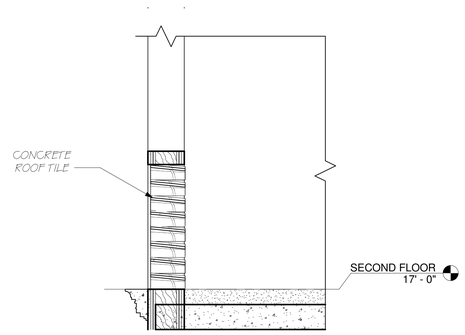
A10.05

Scale 1/8"-= 1'-0"

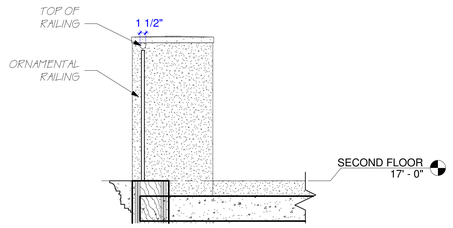
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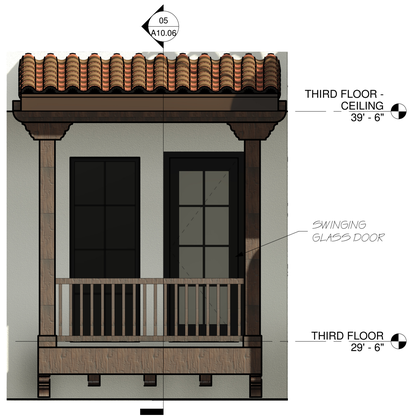
01 EAST VIEW ELEVATION - BALCONY 01
3/8" = 1'-0"



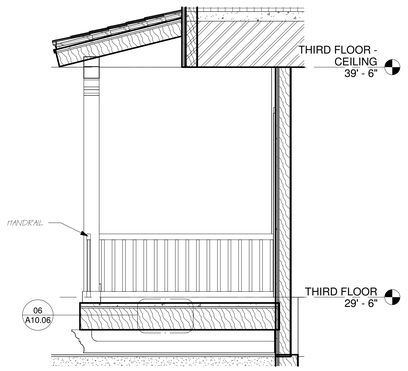
02 SECTION VIEW - BALCONY WALL
3/4" = 1'-0"



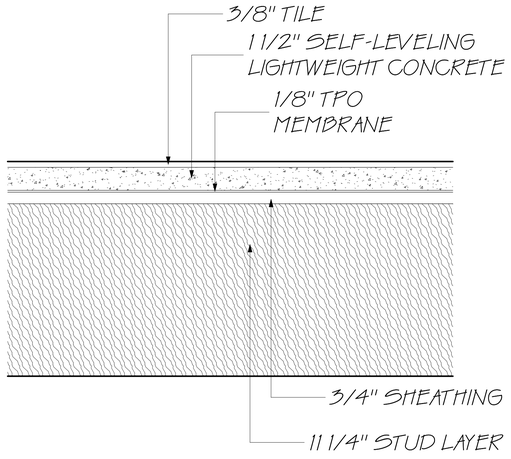
03 SECTION VIEW - BALCONY 01
3/4" = 1'-0"



04 EAST VIEW ELEVATION - BALCONY 02
3/8" = 1'-0"



05 SECTION VIEW - BALCONY 02
3/8" = 1'-0"



06 BALCONY FLOOR - DETAIL VIEW
3" = 1'-0"

NOTES

1. IF GUTTERS AND DOWNSPOUTS ARE TO BE VISIBLE ON THE 'A' FACADE, THEY MUST BE INCORPORATED INTO THE FACADE DESIGN

2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE EXTERIOR OF THE BUILDING

3. OUTDOOR PRIVATE SPACE, STORAGE OF MATERIALS - OUTDOOR PRIVATE SPACE MAY NOT BE USED FOR STORAGE OR PARKING. NO BICYCLES, MOTORCYCLES, OR TOYS MAY BE STORED WITHIN. SEASONAL ITEMS SUCH AS CHAIRS, TABLES, PLANTERS OR GRILLS MAY BE INCLUDED.

4. BALCONY ASSEMBLIES SHOWN ARE DESIGNED IN COMPLIANCE WITH THE BALCONY REGULATIONS OF THE LAKESIDE DFW ORDINANCE (AS AMENDED) - SEE PAGE 94. RAILING WIDTH, GUARDRAIL HEIGHT, SLAB PROJECTION, AND STRUCTURAL SUPPORT SHALL MEET THE ORDINANCE'S REQUIREMENTS. FINAL DETAIL SHALL BE COORDINATED WITH MANUFACTURER AND STRUCTURAL ENGINEER.

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE
Tag Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Office #1	-0- sq ft
Office #2	-0- sq ft
First Floor	-0- sq ft
2nd Floor Main	-0- sq ft
2nd Floor Guest	-0- sq ft
Total A/C Area	-0- sq ft
Cov'd	-0- sq ft
Garage	-0- sq ft
Roof Top Deck	-0- sq ft
RTU Area	-0- sq ft
Total Square Feet	-0- sq ft

Paul W. Chapel
Architect of Record

Fortezza North

2370 VILLAGE LN,
FLOWER MOUND,
TX 75022

BALCONY ELEVATIONS

A10.06

Scale As indicated

2/11/2026 3:04:51 PM

PLANNING & ZONING COMMISSION AGENDA G.2. NON-DISCRETIONARY ITEM(S)

DATE: February 23, 2026
FROM: cclaire, Claire Barnes, Senior Planner
ITEM: **Consider a request for a site plan (SP25-0024 – Fortezza) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and south of Lakeside Village Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a three-story, 10,589 square-foot mixed-use building on Lot 1R, Block C of the Lakeside Village, Phase II Addition. The site is located within the MU-TEN subzone and MZ-6 microzone of the Lakeside DFW mixed-use development and is undeveloped.

The total ground floor coverage is approximately 5,421 square feet. The east side of Sunset Boulevard and south side of Lakeside Village Boulevard are required to have a commercial ground floor in this subzone. The ground floor consists of 3,900 square feet of commercial space and the remainder is garage space. Residential lofts are permitted above the ground story. Floors two through three will comprise one residential loft. Retail/office use has a parking requirement of one space per 250 square feet and requires 16 parking spaces for this site. The residential loft requires two spaces. The garage will provide four parking spaces. The remaining 14 spaces will be accommodated by the existing street parking within Lakeside Village.

The elevations depict a predominately stucco building with stone and tile accents. The elevations comply with the Lakeside DFW architectural standards.

The landscape plan depicts the required streetscape plantings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

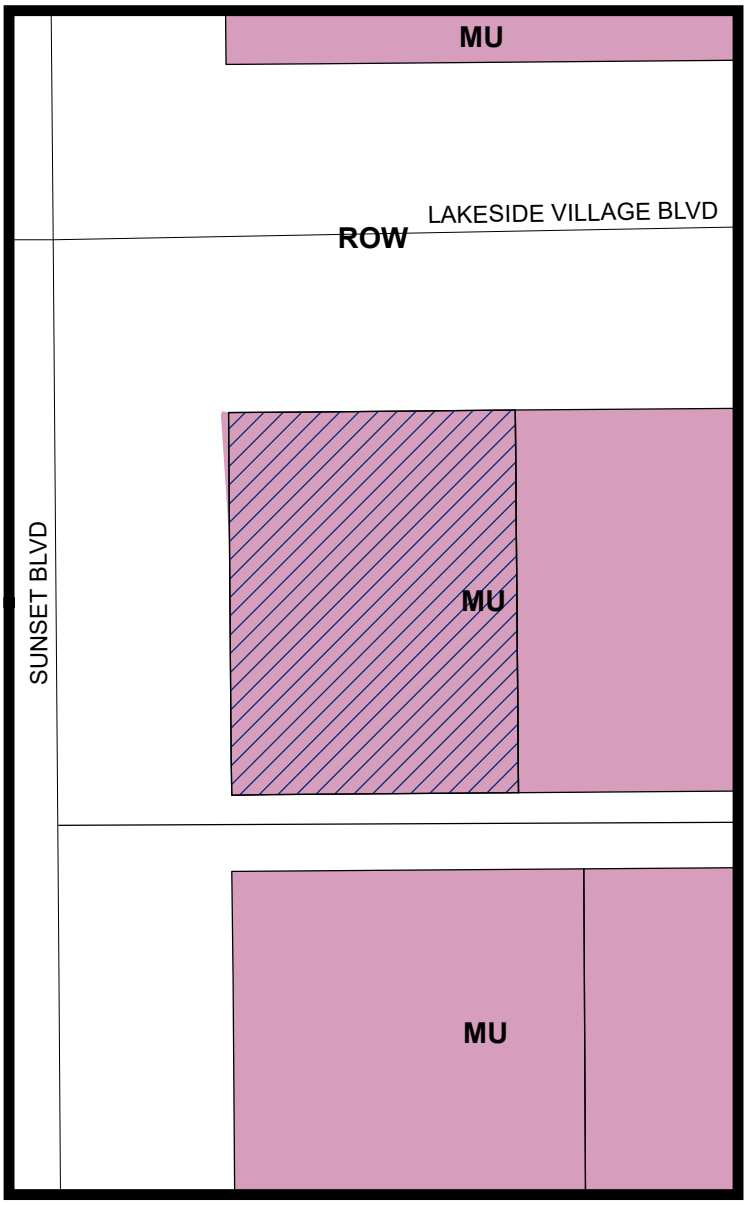
LEGAL REVIEW: N/A

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

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

Vicinity Map

SP25-0024: Fortezza

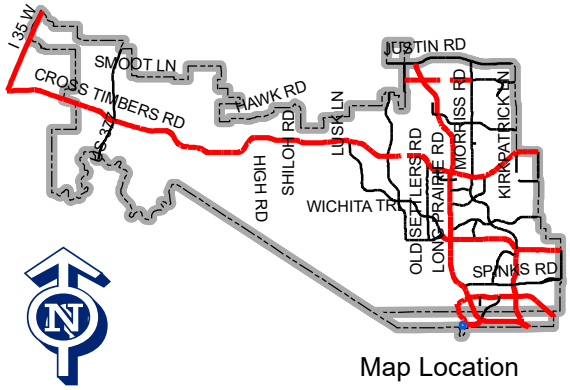




LEGEND

Mixed Use

Subject Property



Map Location

0 37.5 75 150 Feet

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

Visit https://www.flowermound.gov/notifyme to sign up for text message and/or email alerts for future projects.

11/17/2025 **LETTER OF INTENT**

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

To whom it may concern:

ClayMoore Engineering is submitting this Site Plan Application on behalf of the owner. The proposed development will serve as a mixed-use space combining retail and residential components. The site is 0.172 acres of undeveloped land with no overhead electric lines. Proposed square footage is approximately 10,589 sf and the building will be constructed in one phase. Zoning is Mixed Use District (MU), which allows for a combination of commercial and residential uses in accordance with the Town's comprehensive plan.

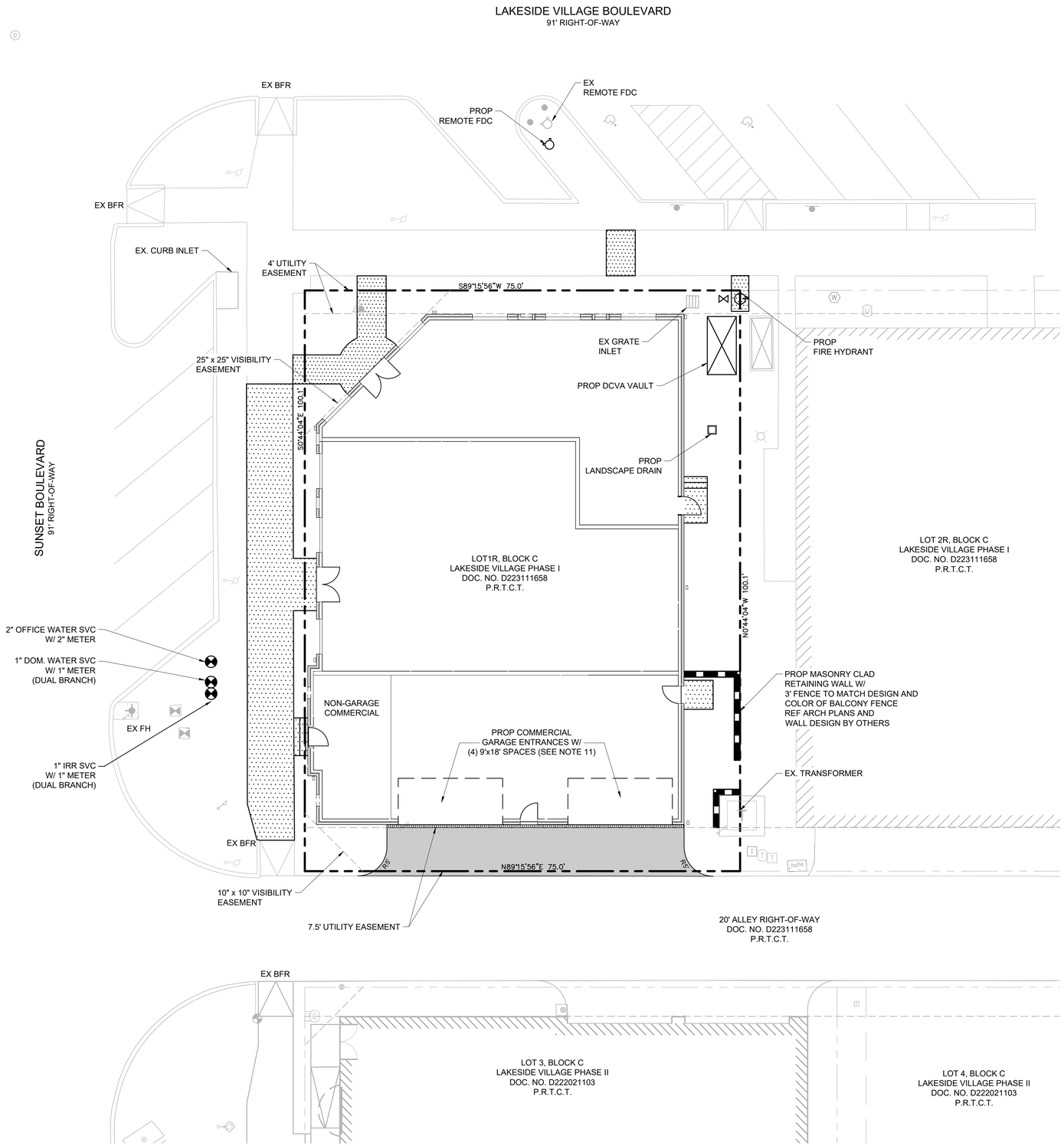
Submitted plans, including civil design, landscape, and architectural elevations, will be provided under separate cover. Replatting and easement adjustments will be coordinated as necessary to support the development.

Please review the information provided at your earliest convenience. Should you have any questions or require additional details, do not hesitate to contact me at 817-281-0572 or Clay@ClayMooreEng.com.

Sincerely,



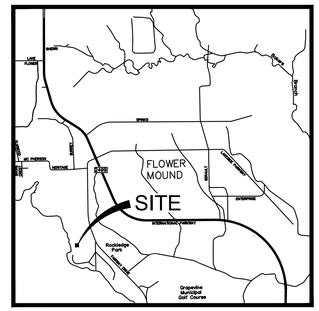
Clay Cristy, P.E.



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.



LEGEND	
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	FULL-DEPTH SAW CUT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
EX	EXISTING
PROP	PROPOSED
FH	FIRE HYDRANT
BFR	BARRIER FREE RAMP

GENERAL SITE PLAN NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLIMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. 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.
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. OFFICE AND RESIDENTIAL USERS WILL UTILIZE TRASH CARTS THAT ARE TO BE STORED WITHIN THE GARAGE.

SITE DATA TABLE

PHYSICAL ADDRESS	2900 LAKESIDE VILLAGE BLVD
GROSS SITE AREA	0.172 AC (7,492 SF)
NET SITE AREA	0.172 AC (7,492 SF)
ZONING	MIXED USE (MU)
CURRENT USE	VACANT
LOT COVERAGE DATA	
BUILDING COVERAGE	5,421 SF (72.4%)
IMPERVIOUS AREA	5,924 SF (79.1%)
PERVIOUS AREA	1,940 SF (25.9%)
BUILDING SUMMARY	
BUILDINGS	(1) 3-STORY BUILDING
PEAK HEIGHT	38.8438'
MEAN HEIGHT	34.9375'
TOTAL SQUARE FOOTAGE	10,589 SF
PARKING SUMMARY	

PROPOSED USE	REQUIRED	PROVIDED
OFFICE SPACE (1 SPACE / 250 SF) 3,900 SF	16	16 (4 IN GARAGE 12 ON STREET)
RESIDENTIAL (2 SPACE / UNIT) 6,689 SF	2	2 (ON STREET)
TOTAL PARKING	18	18
ADA SPACES	1	1

MASTER PLAN FEATURES

LAND USE PLAN	MIXED USE
AREA PLAN	N/A
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	REGIONAL PARKS, OUTDOOR POOLS, & RECREATION/GYMNASIUM, MULTI-USE TRAILS, & ON-STREET BIKEWAYS
OPEN SPACE PLAN	APPLICABLE
THOROUGHFARE PLAN	N/A
WATER PLAN	LAKESIDE DISTRICT (8" WATER)
WASTEWATER PLAN	LAKESIDE DISTRICT (12" SANITARY)
ECONOMIC PLAN	JOB CREATION

CASE #: SP25-0024

OWNER:
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY. SUITE 150
IRVING, TX 75039
PH: 469.533.4131 CONTACT NAME: JIMMY ARCHIE

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD RD
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: CAMERON EHN

SURVEYOR
EAGLE SURVEYING, LLC
222 S ELM STREET, SUITE 200
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: DAVID JETT

LEGAL DESCRIPTION:
LOT 1R, BLOCK C
LAKESIDE VILLAGE PH I

CITY:	STATE:
FLOWER MOUND	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES TANNEHILL	1252

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer CAMERON EHN
P.E. No. 129176 Date 2/17/2026

FORTEZZA
FLOWER MOUND, TEXAS

No.	DATE	REVISION	BY

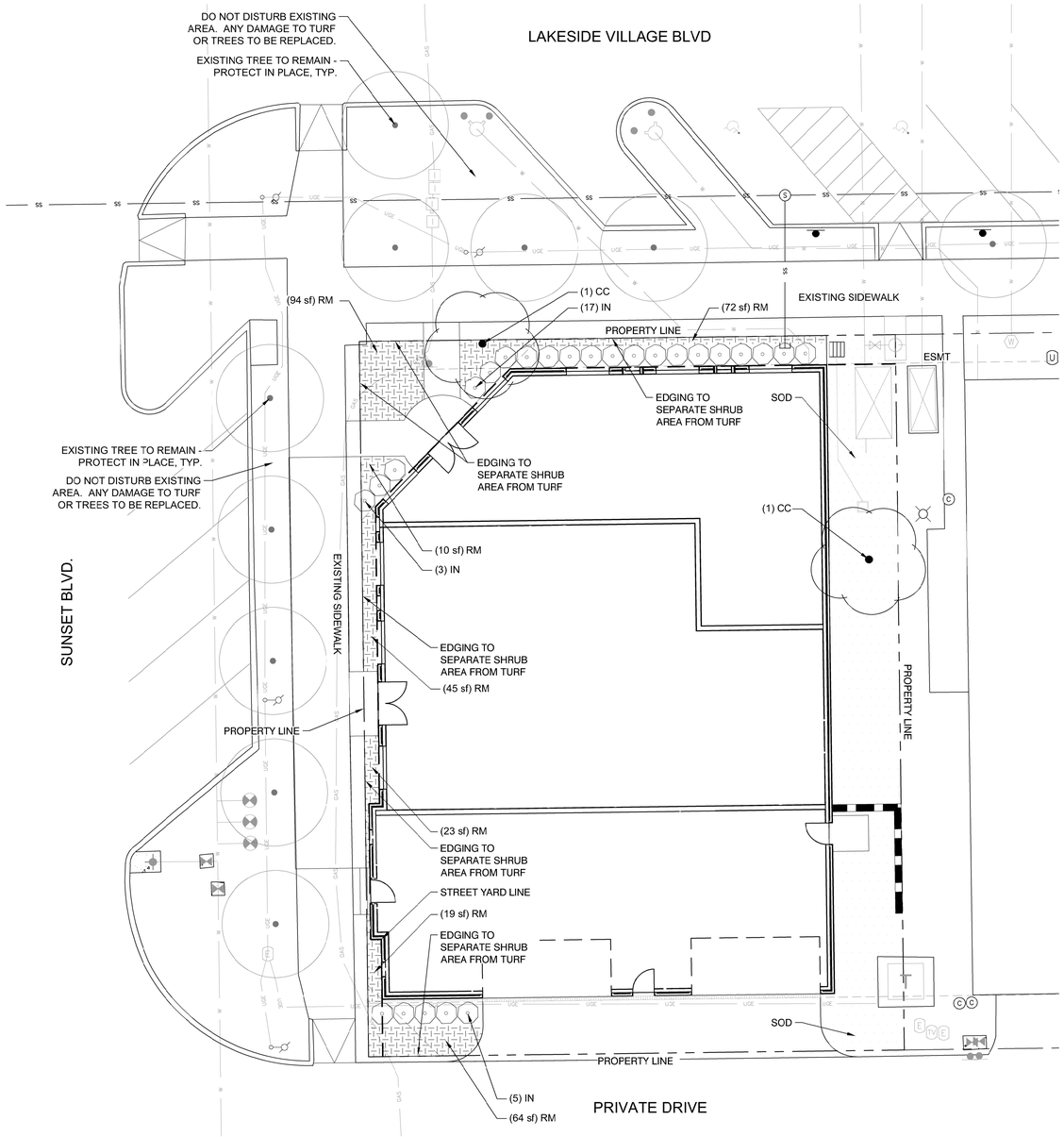
SITE PLAN

DESIGN: CTE
DRAWN: TJK
CHECKED: CLC
DATE: 2/17/2026

SHEET
C1.0

File No. 2025-047

Z:\PROJECTS\PROJECTS\2025-047 FORTEZZA NORTH 2370 VILLAGE PKWY FLOWER MOUND\CADD\SHEETS\FORTEZZA\C3.0 DIMENSION CONTROL AND PAVING PLAN.DWG
02/17/2026 CAMERON EHN



RPZ enclosure shall complement the color of the main building or be screened with shrubs.

IRRIGATION CONCEPT

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 SEEDED 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.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. 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.

MULCHES

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

PLANTING & IRRIGATION GUARANTEE

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
SMALL TREES					
	CC	2	CERCIS CANADENSIS / EASTERN REDBUD	3" CAL.	STREET YARD TREE
SHRUBS					
	IN	25	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	MIN. 18" HT.
GROUND COVERS					
	SOD	901 SF	CYNODON DACTYLON 'TIF TUF' / TIFTUF BERMUDAGRASS	SOD	
	RM	327 SF	ROSA X 'MEIDRIFORA' / CORAL DRIFT® GROUNDCOVER ROSE	3 GAL.	36" O.C.

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH 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 MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. 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 PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS 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 ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

NORTH

0' 5' 10' 20'

Scale 1" = 10'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

11/17/2025

FORTEZZA
FLOWER MOUND, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE PLANTING PLAN

DESIGN:	JK
DRAWN:	JK
CHECKED:	SS / CS
DATE:	11/16/2025

SHEET
LP-1

File No. 2025-047

P:\SHARED\PROJECTS\2025\FORTEZZA 2 - FLOWER MOUND TX - 2900 LAKESIDE VILLAGE BLVD\FORTEZZA 2 - FLOWER MOUND - LP.DWG
JESSY KENDALL
10/10/2025

PLANTING SPECIFICATIONS

GENERAL

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

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED 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.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
H. 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).
I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP. (800) 203-7740, OR APPROVED EQUAL.
J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
K. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

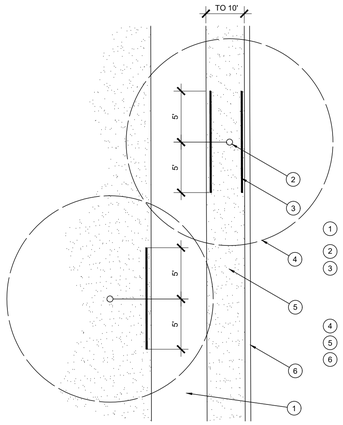
A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN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

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION AS THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e.	#15 CONT. - 24" BOX TREES	TWO STAKES PER TREE
f.	36"-48" BOX TREES	THREE STAKES PER TREE
g.	OVER 48" BOX TREES	GUY AS NEEDED
h.	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. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. 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 BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. 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. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND
H. DRILL SEEDING
   1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
   2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      4# ORGANIC BINDER
I. 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 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.
J. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
K. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
L. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

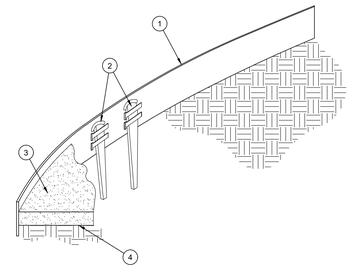
OPEN LANDSCAPE PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL, SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

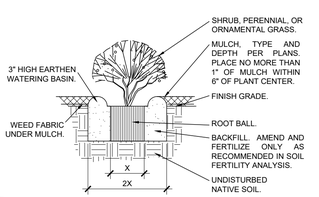
F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



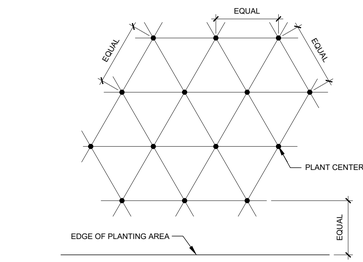
1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

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

E STEEL EDGING
SCALE: NOT TO SCALE



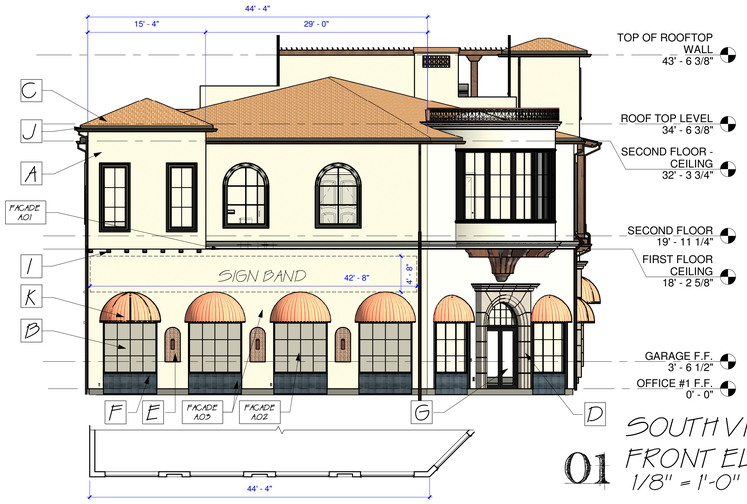
D SHRUB/GROUNDCOVER PLANTING
SCALE: NTS



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

| PLAN



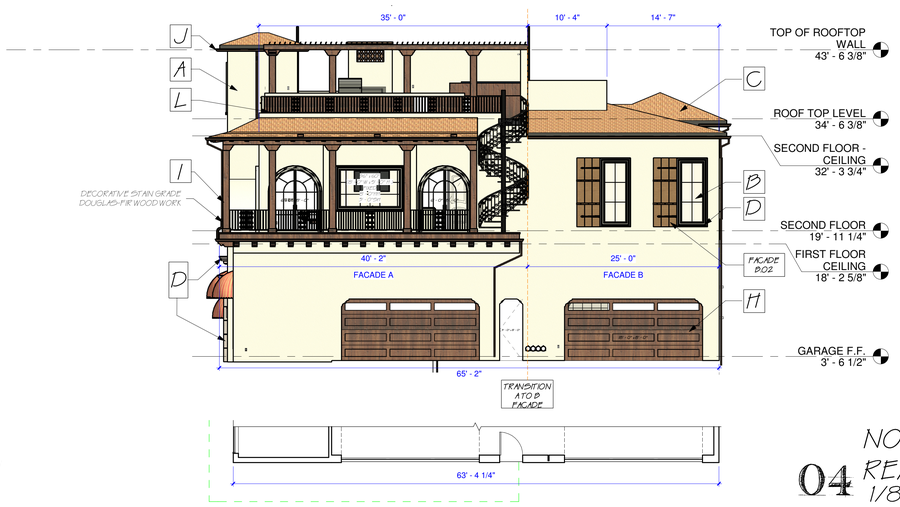
01 SOUTH VIEW - FRONT ELEVATION
1/8" = 1'-0"



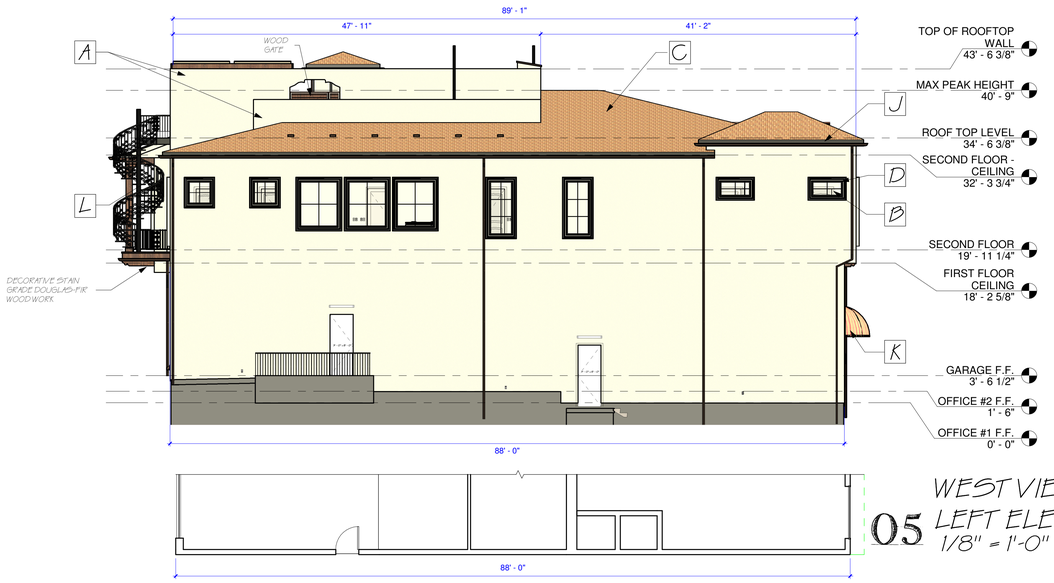
02 SOUTHEAST VIEW - FRONT ELEVATION
1/8" = 1'-0"



03 EAST VIEW - RIGHT ELEVATION
1/8" = 1'-0"



04 NORTH VIEW - REAR ELEVATION
1/8" = 1'-0"



05 WEST VIEW - LEFT ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

A	ALABASTER STUCCO
B	GLAZING
C	CONCRETE ROOF TILE
D	BLISS CAST STONE
E	DECORATIVE CERAMIC TILE A
F	DECORATIVE CERAMIC TILE B
G	WINDOW & DOOR
H	ALUMINUM GARAGE DOOR
I	WOOD
J	GUTTER / METAL FLASHING
K	AWNING
L	WROUGHT IRON

NOTES

1. IF GUTTERS AND DOWNSPOUTS ARE TO BE VISIBLE ON THE 'A' FACADE, THEY MUST BE INCORPORATED INTO THE FACADE DESIGN
2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE EXTERIOR OF THE BUILDING
3. STORAGE OF MATERIALS - OUTDOOR PRIVATE SPACE MAY NOT BE USED FOR STORAGE OR PARKING. NO BICYCLES, MOTORCYCLES, OR TOYS MAY BE STORED WITHIN. SEASONAL ITEMS SUCH AS CHAIRS, TABLES, PLANTERS OR GRILLS MAY BE INCLUDED.
4. BALCONY ASSEMBLIES SHOWN ARE DESIGNED IN COMPLIANCE WITH THE BALCONY REGULATIONS OF THE LAKESIDE DFW ORDINANCE (AS AMENDED) - SEE PAGE 94. GUARDRAIL HEIGHT, SLAB PROJECTION, AND STRUCTURAL SUPPORT SHALL MEET THE ORDINANCE'S REQUIREMENTS. FINAL DETAIL SHALL BE COORDINATED WITH MANUFACTURER AND STRUCTURAL ENGINEER.
5. FIRST FLOOR TO BE OCCUPIED AS OFFICE SPACES, THEREFORE DISPLAY WINDOWS ARE NOT REQUIRED. NO DISPLAY WINDOWS ARE INTENDED TO BE PART OF THE DEVELOPMENT.

TAG & ASSOCIATES LLC
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SQUARE FOOTAGE

Office #1	1,404 sq ft
Office #2	2,270 sq ft
First Floor	5,370 sq ft
2nd Floor Main	3,842 sq ft
2nd Floor Guest	1,303 sq ft
Total A/C Area	9,308 sq ft
Cov'd	503 sq ft
Garage	1,207 sq ft
Roof Top Deck	1,536 sq ft
RTU Area	390 sq ft
Total Square Feet	12,944 sq ft

Paul W. Chapel
Architect of Record

Fortezza

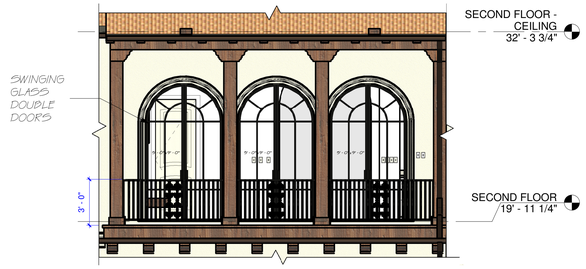
THOMPSON RESIDENCE,
2900 LAKESIDE VILLAGE BLVD,
FLOWER MOUND
TEXAS, 75022

FINISH ELEVATIONS

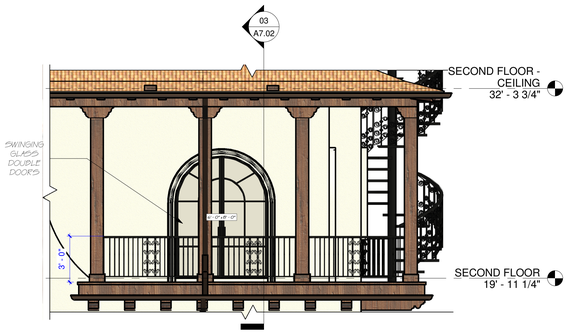
A7.01

Scale As indicated

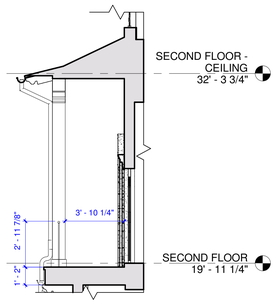
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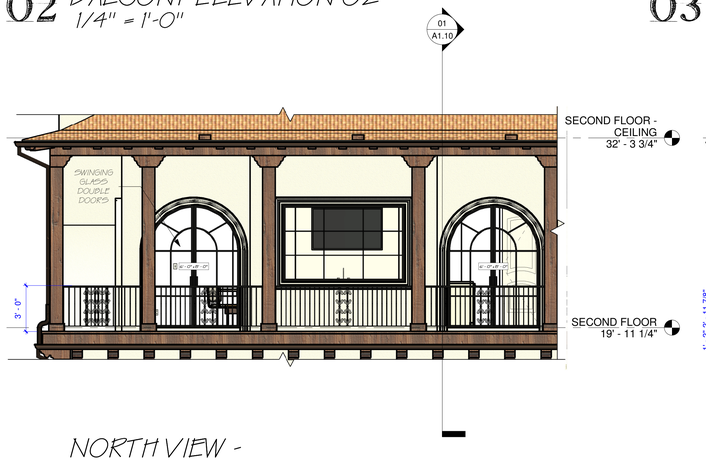
01 EAST VIEW - BALCONY ELEVATION 01
1/4" = 1'-0"



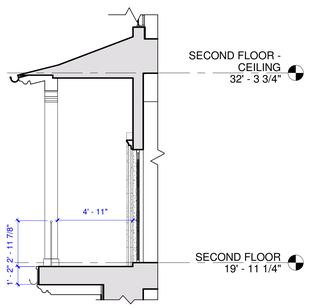
02 EAST VIEW - BALCONY ELEVATION 02
1/4" = 1'-0"



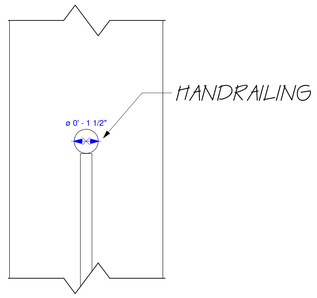
03 BALCONY - SECTION 03
1/4" = 1'-0"



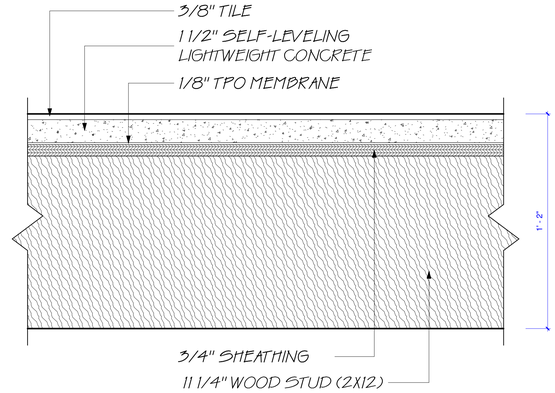
04 NORTH VIEW - BALCONY ELEVATION 03
1/4" = 1'-0"



05 BALCONY - SECTION 02
1/4" = 1'-0"



06 BALCONY RAILING DETAIL VIEW
3" = 1'-0"



07 BALCONY FLOOR - DETAIL VIEW
3" = 1'-0"

FACADE MATERIAL CALCULATIONS

	NORTH	%	EAST	%	SOUTH EAST	%	SOUTH	%	WEST	%
TOTAL FACADE AREA	2215	100%	2218	100%	927	100%	1471	100%	1281	100%
DOOR AND WINDOW AREA	487	21.98%	447	20.15%	327	35.27%	234	15.90%	219	7.84%
FACADE AREA (MINUS DOORS AND WINDOW)	1728	78.02%	1771	79.85%	600	64.73%	1237	84.1%	1062	92.16%
UNRESTRICTED MATERIALS	1728	100%	1771	100%	600	100%	1237	100%	1062	100%
STUCCO AREA	1728		1647		526		1161		1062	
TILE	0		41		34		76		0	
CAST STONE	0		83		40		0		0	

NOTES

1. IF GUTTERS AND DOWNSPOUTS ARE TO BE VISIBLE ON THE 'A' FACADE, THEY MUST BE INCORPORATED INTO THE FACADE DESIGN
2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE EXTERIOR OF THE BUILDING
3. STORAGE OF MATERIALS - OUTDOOR PRIVATE SPACE MAY NOT BE USED FOR STORAGE OR PARKING. NO BICYCLES, MOTORCYCLES, OR TOYS MAY BE STORED WITHIN. SEASONAL ITEMS SUCH AS CHAIRS, TABLES, PLANTERS OR GRILLS MAY BE INCLUDED.
4. BALCONY ASSEMBLIES SHOWN ARE DESIGNED IN COMPLIANCE WITH THE BALCONY REGULATIONS OF THE LAKESIDE DFW ORDINANCE (AS AMENDED) - SEE PAGE 94. GUARDRAIL HEIGHT, SLAB PROJECTION, AND STRUCTURAL SUPPORT SHALL MEET THE ORDINANCE'S REQUIREMENTS. FINAL DETAIL SHALL BE COORDINATED WITH MANUFACTURER AND STRUCTURAL ENGINEER.
5. FIRST FLOOR TO BE OCCUPIED AS OFFICE SPACES, THEREFORE DISPLAY WINDOWS ARE NOT REQUIRED. NO DISPLAY WINDOWS ARE INTENDED TO BE PART OF THE DEVELOPMENT.

EXTERIOR FINISH LEGEND

A	ALABASTER STUCCO	
B	GLAZING	
C	CONCRETE ROOF TILE	
D	BLISS CAST STONE	
E	DECORATIVE CERAMIC TILE A	
F	DECORATIVE CERAMIC TILE B	
G	WINDOW & DOOR	
H	ALUMINUM GARAGE DOOR	
I	WOOD	
J	GUTTER / METAL FLASHING	
K	AWNING	
L	WROUGHT IRON	

WINDOW / DOOR AREA CALCULATIONS

		SOUTH	SOUTHEAST	EAST
FIRST FLOOR				
	AREA BETWEEN 3' AND 9' A.F.F.	265	161	413
	DOOR AND WINDOW AREA	168	109	248
	PERCENTAGE (BETWEEN 50% & 75%)	63.39%	67.70%	60.04%
SECOND FLOOR				
	AREA BETWEEN 3' AND 9' A.F.F.	265	161	426
	DOOR AND WINDOW AREA	90	82	142
	PERCENTAGE (BETWEEN 30% & 60%)	33.96%	50.93%	33.33%
THIRD FLOOR				
	AREA BETWEEN 3' AND 9' A.F.F.	NONE	NONE	44
	DOOR AND WINDOW AREA	NONE	NONE	15
	PERCENTAGE (BETWEEN 30% & 60%)	NONE	NONE	34.09%

SOUTH — FLOOR 1: 50% & 75% GLAZING REQUIRED BETWEEN 3' - 9' A.F.F., 63.39% PROVIDED; FLOOR 2-3: 30% & 60% GLAZING REQUIRED BETWEEN 3' - 9' A.F.F., 33.96% PROVIDED

SOUTH EAST — FLOOR 1: 50% & 75% GLAZING REQUIRED BETWEEN 3' - 9' A.F.F., 67.70% PROVIDED; FLOOR 2-3: 30% & 60% GLAZING REQUIRED BETWEEN 3' - 9' A.F.F., 50.93% PROVIDED

EAST — FLOOR 1: 50% & 75% GLAZING REQUIRED BETWEEN 3' - 9' A.F.F., 60.04% PROVIDED; FLOOR 2-3: 30% & 60% GLAZING REQUIRED BETWEEN 3' - 9' A.F.F., 33.40% PROVIDED

NOTE

KEEP STRUCTURAL DOCUMENTS IF IN THE EVENT THAT THERE IS A CONFLICT OR MISINFORMATION, STRUCTURAL DOCUMENTS TO GOVERN AND SUPERCEDE THIS DETAIL AND ITS COMPONENTS

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE
Tag Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Office #1	1,404 sq ft
Office #2	2,270 sq ft
First Floor	5,370 sq ft
2nd Floor Main	3,842 sq ft
2nd Floor Guest	1,303 sq ft
Total A/C Area	9,308 sq ft
Cov'd	503 sq ft
Garage	1,207 sq ft
Roof Top Deck	1,536 sq ft
RTU Area	390 sq ft
Total Square Feet	12,944 sq ft

Paul W. Chapel
Architect of Record

Forteza

THOMPSON RESIDENCE,
2900 LAKESIDE VILLAGE BLVD,
FLOWER MOUND
TEXAS, 75022

FINISH ELEVATIONS

A7.02

Scale As indicated

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

DATE: February 23, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Consider approval of a request (MISC26-0001 - Charco Storage Re-Application Waiver) for a waiver to the one-year waiting period required after denial of zoning amendment request by the Town Council in order to allow acceptance of new zoning amendment application for the same property, as outlined in Section 78-154, "Action by town council," of the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

At its February 2, 2026, meeting, the Town Council denied the zoning amendment (ZPD25-0007 – Charco Storage, PD-120) request for the subject property to develop a mini-warehouse facility. This action followed two public hearings and a recommendation for denial from the Planning and Zoning Commission. Per Section 78-154, "Action by town council," of the Town's Code of Ordinances, the denial initiates a requirement for a one-year waiting period before new Master Plan and/or zoning amendment applications for the same or a more intensive land use or zoning district can be accepted for the property. The section also describes the conditions and process for requesting a waiver to the waiting period.

The specifics of Section 78-154 state:
"(2) A waiting period of one year, between the date an application for amendment to the comprehensive master plan or a requested change in zoning is denied by the town council and a new application for such a change or amendment is accepted, is hereby established. For purposes of this article, "denied by the town council" shall mean that a motion by the town council to deny the requested zoning change passed by a majority of the quorum present and voting, or that a motion by the town council to approve the requested zoning change failed for lack of having the necessary votes, or that a motion by the town council to approve or deny the requested zoning change resulted in a tie vote. The one-year waiting period shall be applicable to all requested amendments and changes for the same or a more intensive land use categories, or zoning districts, on all or any portion of the property previously considered for amendment or change in land use or zoning; provided, however, that such one-year waiting period shall not be applicable to any proposed amendment or change instituted by the town council or planning and zoning commission, or to a request for an amendment or change that is denied by the town council without prejudice. A property

owner may apply for a waiver of the one-year waiting period as follows:

a. The applicant shall submit a request in writing to the town office of community development within ten days of the denial by the town council. Upon the filing of a request within the required time period, the office of community development shall inform the applicant in writing of the date on which the planning and zoning commission shall consider the request and advise the applicant of his rights to appear before the planning and zoning commission.
b. The planning and zoning commission may waive the one-year waiting period upon a finding that the circumstances surrounding the property have changed sufficiently to warrant the acceptance of a new application for a comprehensive master plan or zoning amendment or change prior to the end of the one-year waiting period. A majority of the planning and zoning commission quorum present and voting shall be required to grant any such request. If the request is granted, compliance with the procedures contained in subpart B of this Code and other applicable rules and regulations of the town shall be required.
c. The applicant may appeal a denial under this article by the planning and zoning commission to the town council by filing a request in writing with the town office of community development within ten days of the denial by the planning and zoning commission.
d. The decision of the town council regarding the request for a waiver shall be final."

The applicant submitted a letter to the community development department on February 11, 2026, which is within ten days of the denial by the town council. The purpose of this item is to consider the applicant's request for a waiver in order to allow them to submit a new ZPD application without waiting for a year.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Waiver Request
2. Applicant Supporting Document

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

Charco Properties, LP

February 11th, 2026

Town of Flower Mound
Office of Community Development
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: Request for Waiver of One-Year Waiting Period Pursuant to Section 78-154(d)(2)

Case: ZPD25-0007 (PD-120 Amendment – Charco Storage)

Property: 100 & 150 Flower Mound Road (2.734-acre non-residential tract, PD-120)

Dear Director Murphy and Members of the Office of Community Development:

On behalf of Charco Properties, LP, I respectfully submit this request for a waiver of the one-year waiting period established under Section 78-154(d)(2) of the Town of Flower Mound Code of Ordinances. This request is filed within ten days of the Town Council's action on February 2, 2026, at which the motion to approve the above-referenced zoning amendment received majority support (3-2) but did not achieve the required four supermajority votes.

We are grateful for the time and thoughtful consideration that the Planning and Zoning Commission, Town Council, and Town staff have given to this project. We listened carefully to the feedback from Commissioners, Council Members, and residents throughout this process, and we have used that feedback to make meaningful changes to the project that we believe address the core concerns that were raised.

Changed Circumstances Since the Council Hearing

Since the February 2nd hearing, the applicant has undertaken substantial revisions to the project plans:

1. **20-Foot Upper Floor Pullback and Reduced Building Envelope.** The upper two floors of the building have been pulled back an additional 20 feet from the northern, residential-facing elevation, significantly reducing the above-grade building area. This reduces the setback variance from 58 feet (as presented to Council) to approximately 38 feet. From the original 100-foot variance presented to the Commission in December, this represents a 62% reduction.

2. **Continued Neighbor Outreach.** The applicant is continuing direct, personal outreach to residents of Orchard Flower, including those who expressed opposition at the Council hearing, to present the revised plans and listen to additional feedback. We remain committed to working with every neighbor to make this project the best it can be for the community.

Pursuant to Section 78-154(d)(2)(b), we submit that the following changes constitute circumstances that have changed sufficiently to warrant acceptance of a new application.

Charco Properties, LP

Additional Context

We believe the following context is relevant to the Commission's evaluation of this request:

- The project received majority support from the Town Council, with three of five members voting in favor.
- Public input demonstrated strong community support: 74% of written communications to Council, 83% of Orchard Flower households surveyed by the HOA, and 63% of public speakers at the hearing expressed support for the project. The overall average across all three measures was 73% in favor.
- Of the 17 homes within the 200-foot buffer zone, the residents most directly affected, 15 households (88%) expressed support.
- The non-residential tract within PD-120 has remained vacant for over 14 years since original approval in 2012, despite three prior site plan cycles for retail and other uses. No operator has committed to the property in that time.
- The revisions described above directly respond to the primary concerns raised by Commission members during the December 8, 2025 hearing, specifically the proximity of the building to the residential property line and the scale of the setback variance.

We respectfully ask the Commission to waive the one-year waiting period and allow us to present these revised plans through a new application. We welcome the opportunity to continue working with the Commission, Town staff, and our neighbors in the Orchard Flower community to achieve a development that everyone can be proud of at this important corner of the Town of Flower Mound.

Thank you for your time and consideration. My father and I are deeply grateful for the care this community takes in shaping its future, and we are committed to being a part of that in the right way.

Respectfully,



O'Neal Gray II
Charco Properties, LP
214-724-2020
2@sfrcinc.com

CHARCO STORAGE

Design Modifications Submission - Planning & Zoning Commission

100 & 150 Flower Mound Road

Design Modifications Submission: Significant Design Improvements in Response to Commission Feedback

Dear Planning & Zoning Commissioners,

This submission is filed in connection with a request to waive the one-year waiting period under Section 78-154(d)(2). Following the December 2025 Planning & Zoning Commission hearing, the applicant made substantial improvements to the project design and presented a revised plan to the Town Council on February 2, 2026 - including height reductions that reduced the setback variance from 100 feet to 58 feet. The Council voted 3-2 in favor of approval, but the motion did not achieve the four-vote supermajority required under the Town Code for approval. In direct response to that outcome, the applicant has since made an additional significant change: a 20-foot reduction in building width on the North elevation, which reduces the setback variance further from 58 feet to 38 feet and provides a full 80-foot separation from the northern residential property line. This post-Council modification - made after the February 2nd vote and not previously presented to the Commission - constitutes the changed circumstance supporting this waiver request. This submission documents all design modifications in full and provides updated information relevant to the Commission's evaluation criteria.

The setback variance has been reduced in stages - from 100 feet at the December P&Z hearing, to 58 feet as presented to Council, to 38 feet following a post-Council building width reduction that forms the basis of this waiver request.

SETBACK VARIANCE REDUCTION

VARIANCE REDUCTION: 100' (P&Z) - 58' (Council) - 38' (NOW)

A 62% REDUCTION - Now 38 Feet from Town Standards

The setback variance was the most significant concern raised at the December hearing. The following design modifications have substantially reduced the variance requested:

Original Request (December P&Z): 100-foot setback variance

As Presented to Council (February 2nd): 58-foot setback variance

Revised Request (Post-Council): 38-foot setback variance

How did we achieve this 62% improvement?

Between the December 2025 P&Z hearing and the February 2, 2026 Council hearing, building heights along the residential-facing elevation were reduced, bringing the setback variance from 100 feet down to 58 feet - the figure presented to Council. Following the Council vote, the applicant made an additional critical modification: a 20-foot reduction in building width on the North elevation. This post-Council change reduces the setback variance further from 58 feet to 38 feet, a 62% total reduction from the original 100-foot variance, and provides a full 80-foot separation from the northern residential property line. This modification was not before the Commission in December and was not before the Council on February 2nd - it is the changed circumstance that forms the basis of this waiver request.

HOW WE ACHIEVED THE 62% VARIANCE REDUCTION

We made dramatic reductions to building heights along the residential edge:

ELEMENT	ORIGINAL	IMPROVED
Maximum Building Height	**32 feet**	**30 feet**
North Parapet Walls *(residential side)*	**27'-8"**	**21'-6"**
North Roof Height *(residential side)*	**22'-2"**	**19'-6"**

HEIGHT REDUCTIONS (100' TO 58') + POST-COUNCIL BUILDING WIDTH REDUCTION (58' TO 38') = 62% LESS VARIANCE NEEDED

80-FOOT SETBACK TO NORTH PROPERTY LINE

An additional 20-foot reduction in building width on the North elevation, combined with the existing 60-foot setback, now provides a full 80-foot separation from the northern residential property line.

100' at P&Z (December 2025) - 58' at Council (February 2, 2026) - 38' post-Council (current) - a 62% total reduction

Dramatic Reduction in Visual Impact

These combined height and building envelope reductions substantially minimize the building's visual presence as viewed from neighboring properties:

- **20-foot reduction in building width on the North elevation** (implemented after the February 2nd Council vote) - combined with the existing 60-foot setback, this now provides a full 80-foot separation from the northern residential property line. This is the critical post-Council modification that forms the basis of the waiver request.
- **6-foot-2-inch reduction in north parapet walls** (22% lower)
- **2-foot-8-inch reduction in north roof height** (12% lower)
- **2-foot reduction in overall building height** (6% lower)
- **East gate repositioned farther from homes** to minimize operational noise

COMPREHENSIVE RESPONSE TO ALL CONCERNS

The following table documents each concern raised at the December 2025 hearing and the specific design response or technical information addressing it:

CONCERN RAISED	OUR RESPONSE
Setback Variance Too Large	**REDUCED IN TWO PHASES: 100' (P&Z) to 58' (Council) to 38' (Post-Council) - a 62% total reduction.** Height reductions between the December hearing and the Council vote brought the variance from 100 feet to 58 feet. Following the Council vote, a 20-foot reduction in building width on the North elevation reduced it further to 38 feet,

CONCERN RAISED	OUR RESPONSE
	providing a full 80-foot separation from the northern residential property line.
Gate Noise & Operations	Repositioned east gate farther from homes. Gates use quiet electric motors with rubber bumpers. Limited operating hours (6am-10pm).
Traffic Impact & Safety	Self-storage typically generates 80-90% less traffic than permitted retail uses. Typical: 35-40 daily trips vs. 200-800 for restaurants/retail. Peak traffic occurs midday, avoiding morning/evening rush hours.
Light Pollution	All exterior lighting is downward-facing, shielded, and designed to prevent spill onto adjacent properties.
Construction Dust & Soil Removal	Will follow all town dust control requirements: water trucks, covered loads, street sweeping. Soil removal routes will avoid residential streets. Construction limited to daytime hours per town ordinances.
Excavation & Ground Stability	A geotechnical engineering study has been completed for the site. The findings are being used to inform foundation and excavation design in accordance with Town requirements and geotechnical recommendations. Final plans will be reviewed and approved by Town engineers, with design practices specifically intended to protect adjacent properties during construction and long-term use.
Storm Water Management	Engineered stormwater management will outfall into the existing subdivision retention pond as part of the established drainage system. Town engineers have indicated that the system was originally designed to accommodate this drainage, and the final design will receive Town review and approval to confirm compliance with all applicable standards.
Property Values	Industry studies show professionally managed self-storage has neutral to positive impact on nearby property values due to low traffic, quiet operations, quality architecture, and enhanced security. Significantly preferable to restaurant, convenience store, or high-traffic retail alternatives permitted under current PD-120 zoning.
AC Equipment Noise	HVAC systems will be residential grade equipment, the same type used on nearby

CONCERN RAISED	OUR RESPONSE
	homes, not large commercial chillers. The closest home is approximately 80 feet from the equipment, with most homes at least 120 feet away. Using standard sound attenuation calculations for typical operating conditions, estimated sound levels at nearby homes are in the low to mid 40 dBA range, which is below the Town's 52 dBA nighttime residential limit. An 8 foot masonry wall and landscaping between the equipment and the homes will further reduce perceived sound.
Signage Compliance	Architectural murals are integral to the building design and meet town aesthetic standards. We remain committed to working with staff to ensure all signage meets or exceeds town requirements while maintaining quality architectural character.
Setting Precedent	Each zoning request is evaluated on its own merits based on specific site conditions, proposed use, and community impact. Our design improvements demonstrate responsive development that prioritizes neighborhood compatibility - a positive precedent for future projects.

LAND USE COMPATIBILITY ANALYSIS: SELF-STORAGE VS. PERMITTED ALTERNATIVES

Self-storage is a low-intensity use that compares favorably to other uses permitted under the existing PD-120 zoning on this site. The following characteristics are relevant to the Commission's compatibility evaluation:

- ✓ **Minimal Traffic:** 35-40 daily trips vs. 200+ for retail/restaurants
- ✓ **Quiet Operation:** Occasional moving activity during business hours vs. constant commercial deliveries, no late-night activity, limited hours (6am-10pm)
- ✓ **No Cooking Odors or Noise:** Unlike restaurants with exhaust fans, grease traps, and delivery activity
- ✓ **Enhanced Security:** 24/7 monitoring, gated access, professional management
- ✓ **Premium Landscaping:** Enhanced landscape buffer with substantial tree and evergreen plantings providing natural screening
- ✓ **8-Foot Masonry Wall:** Full-height screening along entire residential boundary
- ✓ **Quality Architecture:** Brick-stucco-stone façade meeting town design standards
- ✓ **No Loitering:** Unlike retail that attracts extended foot traffic and congregation
- ✓ **Economic Contribution:** Property tax revenue and local jobs without peak-hour traffic burden

Traffic Impact: Self-Storage vs. Alternatives

Under existing PD-120 zoning, this property could be developed as retail or restaurant space without variance approval. The following compares projected traffic generation:

USE TYPE	DAILY TRIPS	PEAK TIMES
Self-Storage (Our Project)	**35-40**	Midday
Fast Food Restaurant	500-800	Lunch, Dinner, Late Night
Retail Strip Center	200-400	Evenings, Weekends
Convenience Store/Gas Station	300-600	All Day, 24/7

DEVELOPER QUALIFICATIONS AND OPERATIONAL COMMITMENTS

This project represents a substantial investment in quality development consistent with Flower Mound's design standards. Significant resources have been committed to engineering, geotechnical analysis, environmental review, and iterative design work. The following operational commitments are incorporated into the proposed PD conditions:

As a family-owned company with over 30 years of self-storage development experience, Charco Properties LP will bring the following to this project:

- ✓ **Professional institutional management** - managed by the nation's largest third-party self-storage management company, ensuring consistent quality and professional operations
- ✓ **Full-time on-site property manager** - with additional staffing as needed to ensure prompt response to any issues, daily property inspections, and a well-maintained property
- ✓ **Professional property maintenance** - immaculate facilities maintained year-round with regular landscaping, power washing, and building upkeep
- ✓ **Verified tenant identification and strong lease enforcement** - no business operations conducted from units, immediate action on lease violations
- ✓ **Direct communication channel** - on-site manager available to address neighbor concerns promptly and professionally
- ✓ **Responsive community engagement** - as demonstrated by these substantial design improvements
- ✓ **Proven track record** - Extensive self storage experience, with approximately 20 projects developed in the past and multiple facilities currently owned and operated

REQUEST FOR RECOMMENDATION

We respectfully request that the Commission waive the one-year waiting period under Section 78-154(d)(2) and accept a new application for the revised project. The basis for this request is a substantial design modification made after the February 2, 2026 Council vote: a 20-foot reduction in building width on the North elevation that was not presented to this Commission in December and was not before the Council on February 2nd. This change reduces the setback variance from 58 feet - the figure presented to Council - to 38 feet, and provides a full 80-foot separation from the northern residential property line. Combined with the height reductions made between the December hearing and the Council vote, the total variance reduction from the original 100-foot request is 62%. These modifications constitute changed circumstances sufficient to warrant renewed consideration under Section 78-154(d)(2)(b). The project as revised directly addresses the primary concerns raised at the December hearing, is consistent with the Town's development standards, and is compatible with surrounding land uses. We welcome the opportunity to present these revised plans and remain committed to working with the Commission, Town staff, and the Orchard Flower community to deliver a project this community can be proud of.

STRONG NEIGHBORHOOD SUPPORT

Neighborhood acceptance is a relevant factor in the Commission's compatibility evaluation, and the record reflects strong community support for this project. At the February 2, 2026 Town Council hearing, public input demonstrated the following: 74% of written communications to the Council, 83% of Orchard Flower households surveyed by the HOA, and 63% of public speakers expressed support - an overall average of 73% in favor across all three measures, as stated on the record by Mayor Pro Tem Ann Martin. Of the 17 homes within the 200-foot buffer zone - the residents most directly affected - 15 households (88%) expressed support. The HOA Board of Orchard Flower unanimously supports the project. Additionally, three of five Town Council members voted in favor of approval; the motion did not achieve the four-vote supermajority required under the Town Code for approval.

QUESTIONS OR ADDITIONAL INFORMATION

We welcome the opportunity to address any questions from the Commission prior to or at the hearing. Please contact us directly:

Robert O'Neal Gray

O'Neal Gray II
Phone: 214-724-2020
Email: 2@SFRCInc.com
Charco Properties LP

Family-Owned Development • Professionally Managed • 30+ Years of Experience

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

DATE: February 23, 2026
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0006 – Havenwood, Phase 1) to develop a residential subdivision with an exception to Section 90-403, "Fully developed FEMA floodplain," and an exception to Section 90-404, "Special flood hazard area (FEMA floodplain)," of the Code of Ordinances to allow construction-related activity within the Fully Developed and FEMA floodplain areas. The property is generally located south of Cross Timbers Road, east of Shiloh Road and west of Scenic 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 exception requests to the Town's regulations, which necessitates special consideration by the Commission (see Analysis below).

The exception requests will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to approve infrastructure for the first phase of a proposed subdivision consisting of 87 single family-detached homes in conformance with Planned Development No. 197 (PD-197). A total of four phases are proposed and Phase I contains approximately 172.73 acres. PD-197 permits a maximum 222 single family lots and contains a total of 447.24 acres.

The ordinance for PD-197 was approved by Town Council on May 20, 2024 and, as a Conservation District, the ordinance mandates that at least 45% of the project site must be preserved as open space. The ordinance also requires that a minimum of 25% of the buildable lots within the overall development must be at least one acre in size or larger.

The access to the subdivision is provided from Shiloh Road and Scenic Drive. The subdivision site plan depicts necessary easements, setbacks, landscape buffers, and right-of-way dedications. Additionally, the SSP also depicts one amenity center lot and 12 open space X-lots.

The applicant has included the following information in their Letter of Intent that helps explain the reason for the two exceptions described below. The floodplain area for this development has not been previously studied. Phase 1 of Havenwood will set both the limits of the FEMA floodplain via a Letter of Map Revision (LOMR) and Town Fully Developed FEMA floodplain through the full extent of the Havenwood development. The approved drainage study will be updated and reviewed by the Town Floodplain Manager with each subsequent phase of the Havenwood development to ensure

compliance with the Town's floodplain management regulations and drainage criteria. All final floodplain boundaries will be identified on each subdivision plat within an unbuildable X-Lot that is dedicated to the HOA.

III. EXCEPTIONS

A. Exception to Section 90-403, "Fully developed FEMA floodplain"

The fully developed FEMA floodplain is defined as the special flood hazard area (FEMA floodplain) that would be inundated by the one percent annual chance (100-year) flood based on future hydrology provided in the town-wide hydrologic study (i.e., fully developed flows). No construction or construction-related activities and no structures or uses are allowed in the fully developed FEMA floodplain without an exception being approved by the Town Council. If such construction, construction-related activity, structure or use is allowed, there shall be zero increase in the fully developed water surface elevation and zero increase in the water velocity on any property that is upstream, downstream, or on the opposite bank and/or lot (if under different ownership) from the proposed construction or construction-related activity. A hydraulic study must be provided by a licensed professional engineer for review by the town to verify conformance with the above-identified exception.

B. Exception to Section 90-404, "Special flood hazard area (FEMA floodplain)"

The special flood hazard area (FEMA floodplain) is the land in the floodplain within the town subject to a one percent or greater chance of flooding in any given year. The special flood hazard area is known as the FEMA floodplain, which area is reflected within the flood insurance study and the boundaries shown on the town's flood insurance rate map ("FIRM") panels. No construction or construction-related activities and no structures or uses are allowed in the special flood hazard area (FEMA floodplain) and work within the FEMA floodway designated area is prohibited unless an exception is granted by the Town Council. For additional information on this Section of the Town Code please refer to this **link**.

The applicant has stated that these exceptions would allow for Phase 1 and all subsequent phases to cross the Floodplain that is established with Phase 1. Construction for all phases of the Havenwood Development within the floodplain is limited to private trails, retention ponds, grading and roadway with utility crossings. Additional approvals from Town Council will not be required as it relates to crossing the floodplain with the approval of these exceptions. It's anticipated that at buildout of all four phases, the overall drainage conditions will improve in the general project vicinity.

If the Planning and Zoning Commission recommends approval of this SSP including the above exceptions, staff recommends the approval be subject to the following conditions:

1. The alignment of the intersection of Deer Hollow Trail and Scenic Drive must meet traffic and engineering requirements for construction.
2. The floodplain study required with Phase I of the Havenwood development will set both the limits of the FEMA floodplain via a Letter of Map Revision (LOMR) and Town Fully Developed FEMA floodplain through the full extent (all phases) of the Havenwood development.
3. The approved drainage study will be updated and reviewed by the Town Floodplain Manager with each subsequent phase of the Havenwood development to ensure compliance with the Town's floodplain management regulations and drainage criteria.
4. All final floodplain boundaries will be identified on each subdivision plat phase within an unbuildable X-Lot that is dedicated to the HOA.
5. Construction for all phases of the Havenwood Development within the floodplain is limited to

private trails, retention ponds, grading and roadways with utility crossings. Additional approvals from Town Council will not be required as it relates to crossing the floodplain with the approval of this exception.

BOARD REVIEW/CITIZEN FEEDBACK:

On February 3, 2026, the Environmental Conservation Commission recommended approval of the removal of three (3) specimen trees on the subject property. The meeting can be viewed by clicking this **link**.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

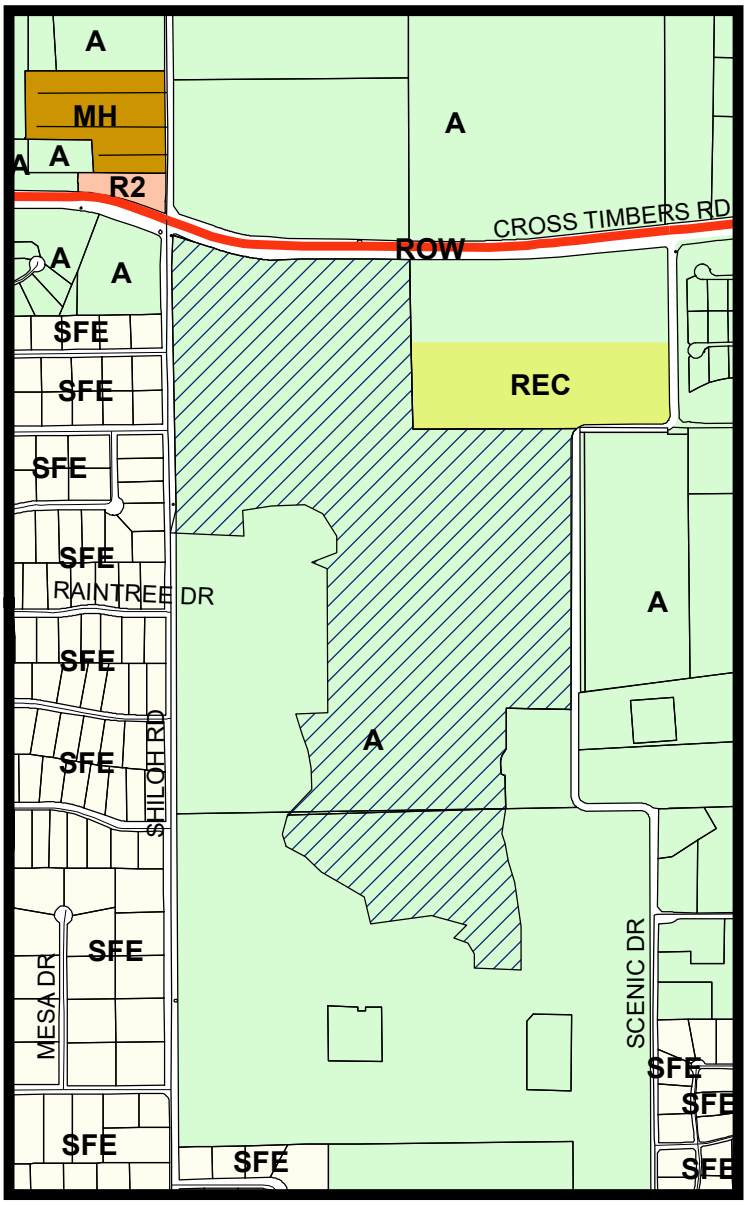
LEGAL REVIEW: N/A

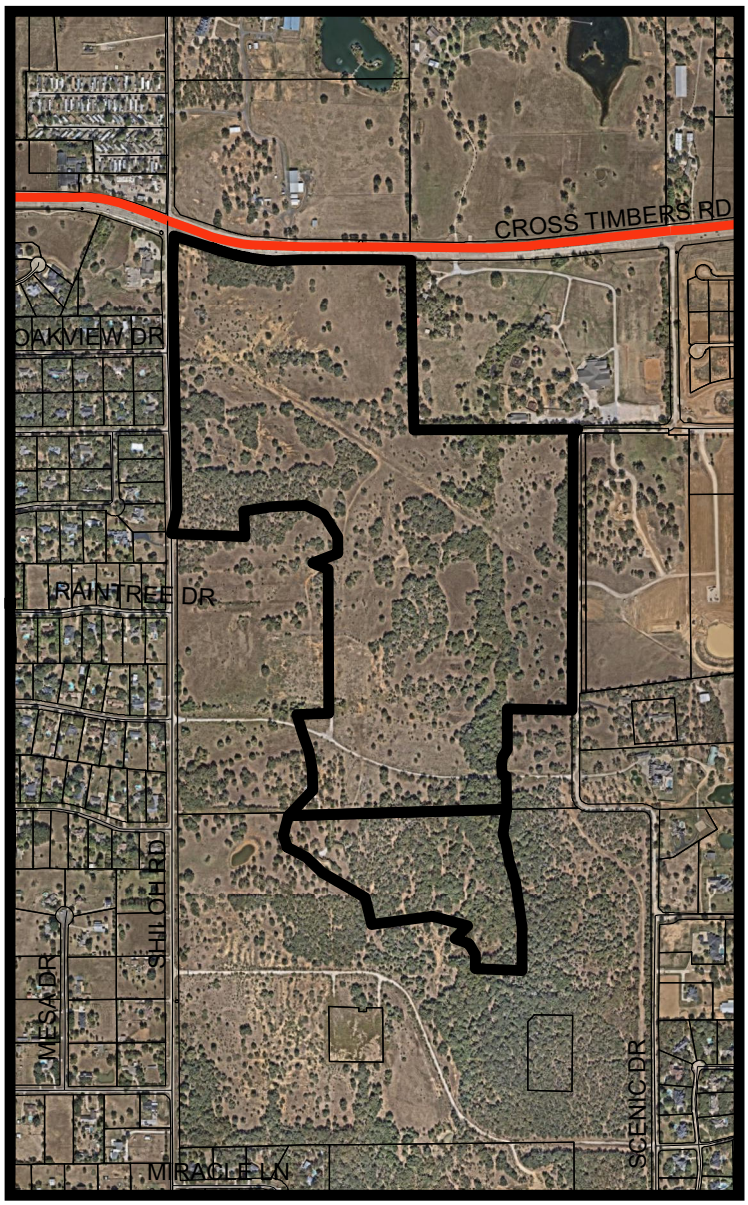
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Subdivision Site Plan Package

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

Vicinity Map

SSP25-0006: Havenwood Phase 1

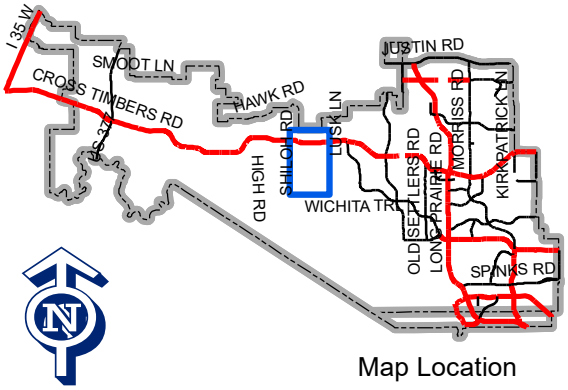




LEGEND

Agriculture | Mobile Home | Recreation | Retail 2 | Single Family Estate

Subject Property



Map Location

0 900 1,800 3,600 Feet

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

Visit https://www.flowermound.gov/notifyme to sign up for text message and/or email alerts for future projects.

February 3, 2026

Chuck Russell, AICP
Principal Planner
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: **Havenwood Phase One** (PD Job No. 70254-02)
LOI for Site Plan and Construction Plans

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Subdivision Site Plans and Construction Plans. The approved Zoning Ordinance is No. 22-24 and PD-197 (Planned Development District-197), and the proposed use is consistent with the existing zoning.

The submittal of the Site Plan and Construction Plans for Phase 1 of 4 proposes 87 Single Family residential lots and 12 HOA open space 'X' lots. The open space will be comprised of multiple common area lots across the site's 172.7 acres and conforms to the Concept Plan approved by Town Council on May 20, 2024 (CON23-0002), as well as the Development Plan approved administratively on February 12, 2025 (DP24-0005). The civil plans and design closely follow the Town's Development Code. Subsequent submittals for the following three phases of the overall 447.2-acres of the Havenwood subdivision will be provided for Town review and approval at the time of each phase's own Subdivision Site Plan application.

The floodplain area for the Smith Tract and Havenwood development has not been previously studied. Phase 1 of Havenwood will set both the limits of the FEMA floodplain via a Letter of Map Revision (LOMR) and Town Fully Developed FEMA floodplain through the full extent of the Smith Tract and Havenwood development. The approved drainage study will be updated and reviewed by the Town Floodplain Manager with each subsequent phase of the Havenwood development to ensure compliance with the Town's floodplain management regulations and drainage criteria. All final floodplain boundaries will be identified on each subdivision plat within an unbuildable X-Lot that is dedicated to the HOA.

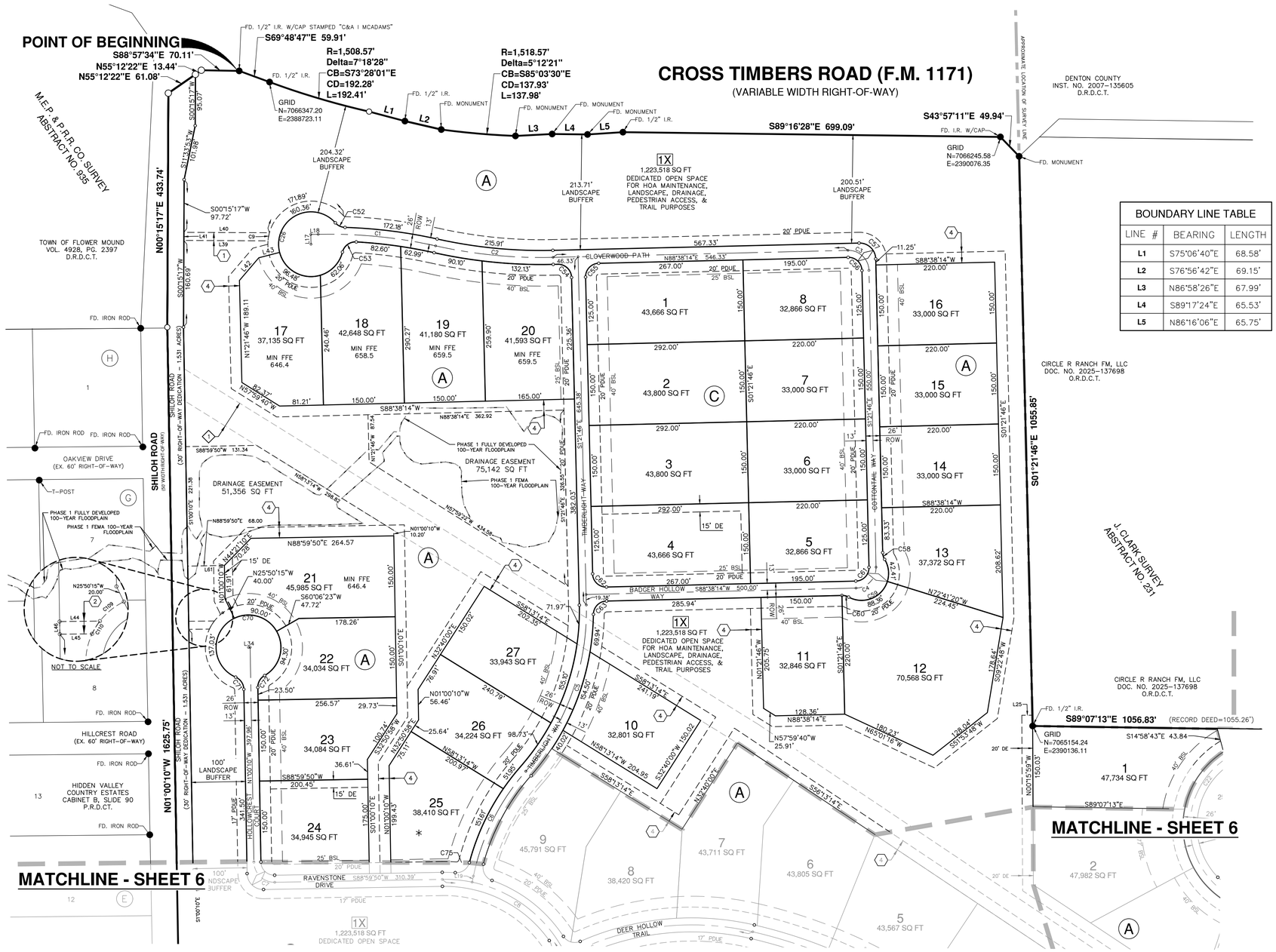
As part of this Subdivision Site Plan (SSP25-0006) submittal, the applicant is respectfully requesting an exception to **Sec. 90-403. – Fully Developed FEMA floodplain** and **Sec. 90-404. – Special flood hazard area (FEMA floodplain)** identified in **Division 6. – Drainage** section of the Town of Flower Mound's Land Development Regulations. This exception would allow for Phase 1 and all subsequent phases to cross the Floodplain that is established with Phase 1. Construction for all phases of the Havenwood Development within the floodplain is limited to private trails, retention ponds, grading and roadway with utility crossings. Additional approvals from Town Council will not be required as it relates to crossing the floodplain with the approval of this exception.

No major changes are being proposed from the previously approved Concept and Development plans. The requested exceptions are consistent with the intent of the Town's floodplain management regulations and drainage criteria. Please contact me should you have any questions regarding this request.

Sincerely,



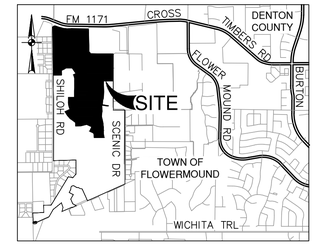
Thomas Moss, P.E.



BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L1	S75°06'40"E	68.58'
L2	S76°56'42"E	69.15'
L3	N86°58'26"E	67.99'
L4	S89°17'24"E	65.53'
L5	N86°16'06"E	65.75'

SCALE: 1"= 100'

0' 100' 200' 300'



LOCATION MAP

NOT-TO-SCALE

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
AC	ACRE(S)
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
I.R./I.P.	IRON ROD/IRON PIPE
INST. NO.	INSTRUMENT NUMBER
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
ROW	RIGHT-OF-WAY
VOL./PG.	VOLUME/PAGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
MIN FFE	MINIMUM FINISHED FLOOR ELEVATION

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CENTERLINE
- EASEMENT LINE
- PHASE 1 FEMA 100-YEAR FLOODPLAIN
- PHASE 1 FULLY DEVELOPED 100-YEAR FLOODPLAIN
- SURVEY ABSTRACT LINE
- (A) BLOCK LETTER
- STREET NAME CHANGE
- FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
- 15' SIDEYARD SETBACK
- KEY LOT DESIGNATION

EXISTING EASEMENTS

1. LONE STAR GAS CO. 50' PIPELINE EASEMENT VOL. 467, PG. 222, D.R.D.C.T. (PORTION OF TRACT)
2. WILLIAMS PROD GULF COAST PAD "A" NORTH INST. NO. 2009-142724, D.R.D.C.T. (ABANDONED PER PLAT)
3. WILLIAMS PROD CO. LLC. 30' GAS PIPELINE EASEMENT INST. NO. 2010-96069, D.R.D.C.T. (ABANDONED PER PLAT)
4. TOWN OF FLOWER MOUND 15' WATERLINE EASEMENT INST. NO. 2010-52926, D.R.D.C.T.

EASEMENT CREATED

1. 15-FOOT WATER EASEMENT (0.0540 ACRES)
2. 15-FOOT WATER EASEMENT (0.0146 ACRES)
3. 15-FOOT WATER EASEMENT (0.0568 ACRES)
4. 20-FOOT HOA MAINTENANCE EASEMENT
5. DRAINAGE EASEMENT (0.1654 ACRES)
6. 26' FIRE LANE ACCESS EASEMENT (SEE INSETS A, SHEET 8)

HOA LOTS

1. LOT 2X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
2. LOT 3X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
3. LOT 4X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
4. LOT 5X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
5. LOT 8X, BLOCK E DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS.. EXISTING ABANDONED & PLUGGED WELL HEADS TO REMAIN.

DRAINAGE EASEMENT & POND MAINTENANCE NOTES

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOA.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   (A) GRASS AND GROUND COVER SHALL BE KEPT TO HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   (B) THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   (C) ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
   (D) ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED.MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202), US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR:1.000150630
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NUMBER 48121C0540G AND 48121C0520G, DATED APRIL 18, 2011, FOR THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS. THE SUBJECT PROPERTY LIES WITHIN ZONE "X." 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAT ONE SQUARE MILE.

   A PORTION OF THE FUTURE PHASES OF THIS DEVELOPMENT LIE WITHIN ZONE A, AND WILL BE IDENTIFIED ON THOSE PHASES AS PLANS ARE SUBMITTED.
5. LOTS 1X, BLOCK A; 6X, BLOCK B; 11X, BLOCK D; & 12X, BLOCK G, ARE OPEN SPACE LOTS FOR PUBLIC TRAIL ACCESS, AND LANDSCAPE PURPOSES. THEY SHALL BE DEDICATED AS A PUBLIC ACCESS EASEMENT AND DRAINAGE EASEMENTS, WHICH SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN SIMPLE FEE TO THE HOA, THE PERPETUAL MAINTENANCE OF THE 6, 8, & 12-FOOT TOWN TRAILS (INCLUDING ANY BRIDGES & HARDSCAPE) SHALL BE THE RESPONSIBILITY OF THE HOA.
6. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 585,272 SQ FT (13.436 AC).
7. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
8. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS MANDATORY HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT, SAID MANDATORY HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS, AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE STRUCTURES, OR AT THE SUBDIVISION ENTRYWAY.
9. ALL X-LOTS ARE UNBUILDABLE WITH THE EXCEPTION OF THE AMENITY CENTER LOT AND ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS.
10. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
11. STORM SEWER GRATE / MODIFIED DROP INLETS SHALL BE CONSIDERED PRIVATE AND THE HOA SHALL BE RESPONSIBILE FOR THE PERPETUAL MAINTENANCE OF THESE STRUCTURES.
12. THE PERPETUAL MAINTENANCE OF THE 8 & 12-FOOT TOWN TRAILS SHALL BE THE RESPONSIBILITY OF THE HOA.
13. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE & STATE PLATTING STATUES & IS SUBJECT TO FINES & WITHOLDING OF UTILITIES & BUILDING CERTIFICATES.
14. LOT -TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT TOWN COUNCIL EXCEPTION.

*NOTE: PER TOWN COUNCIL ACTION OF MAY 20, 2024:

MINIMUM SIDE YARD SETBACK. THE MINIUM SIDE YARD SETBACK SHALL BE 25 FEET (25') SUBJECT TO SECTION 98-1027, EXCEPT AS FOLLOWS: THE MINIMUM SIDE YARD SETBACK MAY BE REDUCED TO 15 FEET (15') SUBJECT TO SECTION 98-1027 UPON DEMONSTRATION BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT FOR A SINGLE-FAMILY DWELLING THAT THE REDUCED SIDE YARD SETBACK WILL RESULT IN A SPECIMEN OR PROTECTED TREE ON THE SUBJECT LOT BEING PRESERVED.

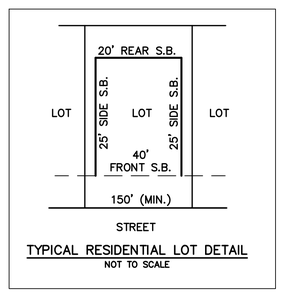
BENCHMARKS

105PD "X" SET IN CONCRETE DRIVE 7.0 FEET WEST FROM THE NORTHEAST CORNER OF THE DRIVEWAY, AND 9.9 FEET SOUTH OF THE SOUTH ANGLE FENCE CORNER POST AND 91.1 FEET EAST OF THE CENTERLINE OF SCENIC DRIVE. COORDINATES ARE IN SURFACE IN NAD83 NORTH CENTRAL TEXAS ZONE USING SCALE FACTOR OF 1.000150630

N:7064158.752 E:2391221.191 EL:656.10'

108PD "X" SET IN CONCRETE DRIVE 2.0 FEET SOUTH FROM THE NORTH ANGLE FENCE CORNER POST, AND 82.1 FEET EAST NORTHWEST CORNER OF THE DRIVEWAY, AND 14.1 FEET WEST OF THE CENTERLINE OF SCENIC DRIVE, AND THE INTERSECTION OF RIVER HILL DRIVE.

N:7060504.503 E:2391693.274 EL:648.591'



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

SUBDIVISION SITE PLAN

HAVENWOOD - PHASE ONE

BLOCK A - BLOCK G

LOTS 1-27, & 1X-5X, BLOCK A; LOTS 1-12, & 6X, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1 & 2, 17-30, 7X, 10X, & 11X, BLOCK D; LOTS 6-13, & 8X, BLOCK E; LOTS 1-11, & 9X, BLOCK F; LOTS 1-5, & 12X, BLOCK G.
BEING 172.732 ACRES SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 935, AND IN THE N.A. THOMPSON SURVEY, ABSTRACT NO. 1307, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

SHILOH ROAD ROW DEDICATION - 1.531 AC
SCENIC DRIVE ROW DEDICATION - 0.8170 AC
12 OPEN SPACE LOTS
87 RESIDENTIAL LOTS

OWNER/DEVELOPER:
TOLL SOUTHWEST, LLC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
TEL: (817) 329-8770

ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: THOMAS MOSS

SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (817) 870-3668
CONTACT: ELLIOTT BUSBY

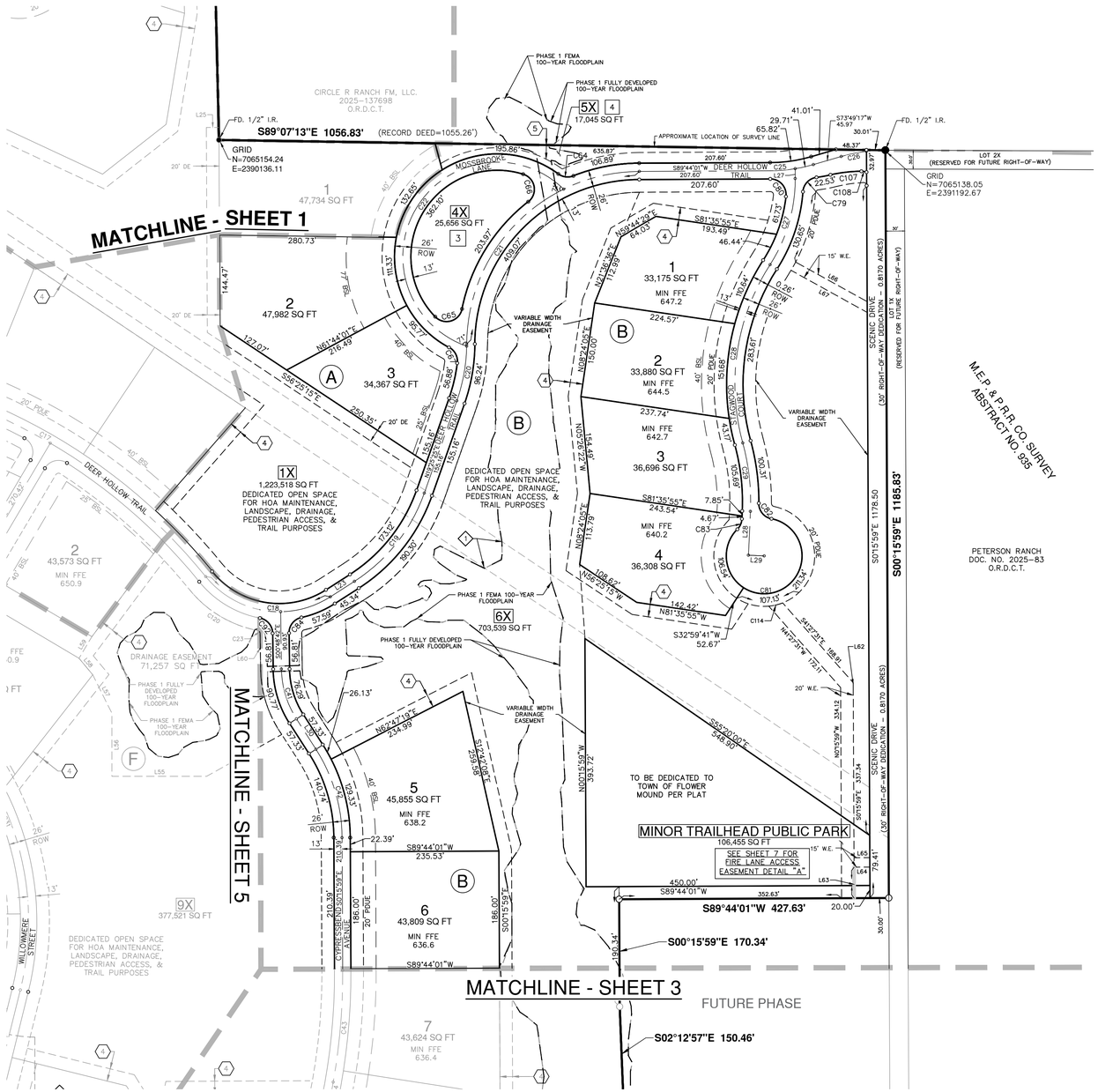
PAPE-DAWSON ENGINEERS
201 MAIN ST, STE 901 I FT. WORTH, TX 76102 I 817.870.3668
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

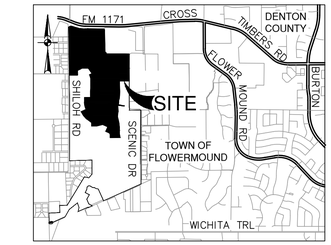
DATE OF PREPARATION: FEBRUARY 4, 2026

SHEET 1 OF 8

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Feb 04, 2026, 12:08pm User ID: jmilanowski
File: N:\projects\7025\04\02\v2.0 Design\2.4 Civil\2.4.4 Exhibits\70254-02-SSP Approved-260204.dwg





SCALE: 1"= 100'

0' 100' 200' 300'

LOCATION MAP

NOT-TO-SCALE

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
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P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
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BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
I.R./I.P.	IRON ROD/IRON PIPE
INST. NO.	INSTRUMENT NUMBER
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
ROW	RIGHT-OF-WAY
VOL./PG.	VOLUME/PAGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
MIN FFE	MINIMUM FINISHED FLOOR ELEVATION

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	BUILDING SETBACK LINE
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△	KEY LOT DESIGNATION

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6. 26' FIRE LANE ACCESS EASEMENT (SEE INSETS A, SHEET 8)
7. 15-FOOT DRAINAGE EASEMENT

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DRAINAGE EASEMENT & POND MAINTENANCE NOTES

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   (C) ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
   (D) ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED.MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
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3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR:1.000150630
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NUMBER 48121C0540G AND 48121C0520G, DATED APRIL 18, 2011, FOR THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X," 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAT ONE SQUARE MILE.

   A PORTION OF THE FUTURE PHASES OF THIS DEVELOPMENT LIE WITHIN ZONE A, AND WILL BE IDENTIFIED ON THOSE PHASES AS PLANS ARE SUBMITTED.
5. LOTS 1X, BLOCK A; 6X, BLOCK B; 11X, BLOCK D; & 12X, BLOCK G, ARE OPEN SPACE LOTS FOR PUBLIC TRAIL ACCESS, AND LANDSCAPE PURPOSES. THEY SHALL BE DEDICATED AS A PUBLIC ACCESS EASEMENT WHICH SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN SIMPLE FEE TO THE HOA. THE PERPETUAL MAINTENANCE OF THE 8 & 12-FOOT TOWN TRAILS (INCLUDING ANY BRIDGES & HARDSCAPE) SHALL BE THE RESPONSIBILTY OF THE HOA.
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8. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS MANDATORY HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS, AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE STRUCTURES, OR AT THE SUBDIVISION ENTRYWAY.
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14. LOT -TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT TOWN COUNCIL EXCEPTION.

*NOTE: PER TOWN COUNCIL ACTION OF MAY 20, 2024:

MINIMUM SIDE YARD SETBACK. THE MINIUM SIDE YARD SETBACK SHALL BE 25 FEET (25') SUBJECT TO SECTION 98-1027, EXCEPT AS FOLLOWS: THE MINIMUM SIDE YARD SETBACK MAY BE REDUCED TO 15 FEET (15') SUBJECT TO SECTION 98-1027 UPON DEMONSTRATION BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT FOR A SINGLE-FAMILY DWELLING THAT THE REDUCED SIDE YARD SETBACK WILL RESULT IN A SPECIMEN OR PROTECTED TREE ON THE SUBJECT LOT BEING PRESERVED.

BENCHMARKS

105PD "X" SET IN CONCRETE DRIVE 7.0 FEET WEST FROM THE NORTHEAST CORNER OF THE DRIVEWAY, AND 9.9 FEET SOUTH OF THE SOUTH ANGLE FENCE CORNER POST AND 91.1 FEET EAST OF THE CENTERLINE OF SCENIC DRIVE. COORDINATES ARE IN SURFACE IN NAD83 NORTH CENTRAL TEXAS ZONE USING SCALE FACTOR OF 1.000150630

N:7064158.752 E:2391221.191 EL:656.10'

108PD "X" SET IN CONCRETE DRIVE 2.0 FEET SOUTH FROM THE NORTH ANGLE FENCE CORNER POST, AND 82.1 FEET EAST NORTHWEST CORNER OF THE DRIVEWAY, AND 14.1 FEET WEST OF THE CENTERLINE OF SCENIC DRIVE, AND THE INTERSECTION OF RIVER HILL DRIVE.

N:7060504.503 E:2391693.274 EL:648.591'

OWNER/DEVELOPER:

TOLL SOUTHWEST, LLC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
TEL: (817) 329-8770

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: THOMAS MOSS

SURVEYOR:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (817) 870-3668
CONTACT: ELLIOTT BUSBY

SUBDIVISION SITE PLAN

HAVENWOOD - PHASE ONE

BLOCK A - BLOCK G

LOTS 1-27, & 1X-5X, BLOCK A; LOTS 1-12, & 6X, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1 & 2, 17-30, 7X, 10X, & 11X, BLOCK D; LOTS 6-13, & 8X, BLOCK E; LOTS 1-11, & 9X, BLOCK F; LOTS 1-5, & 12X, BLOCK G.
BEING 172.732 ACRES SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 935, AND IN THE N.A. THOMPSON SURVEY, ABSTRACT NO. 1307, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

SHILOH ROAD ROW DEDICATION - 1.531 AC
SCENIC DRIVE ROW DEDICATION - 0.8170 AC
12 OPEN SPACE LOTS
87 RESIDENTIAL LOTS

PAPE-DAWSON ENGINEERS
201 MAIN ST, STE 901 I FT. WORTH, TX 76102 I 817.870.3668
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 13, 2026

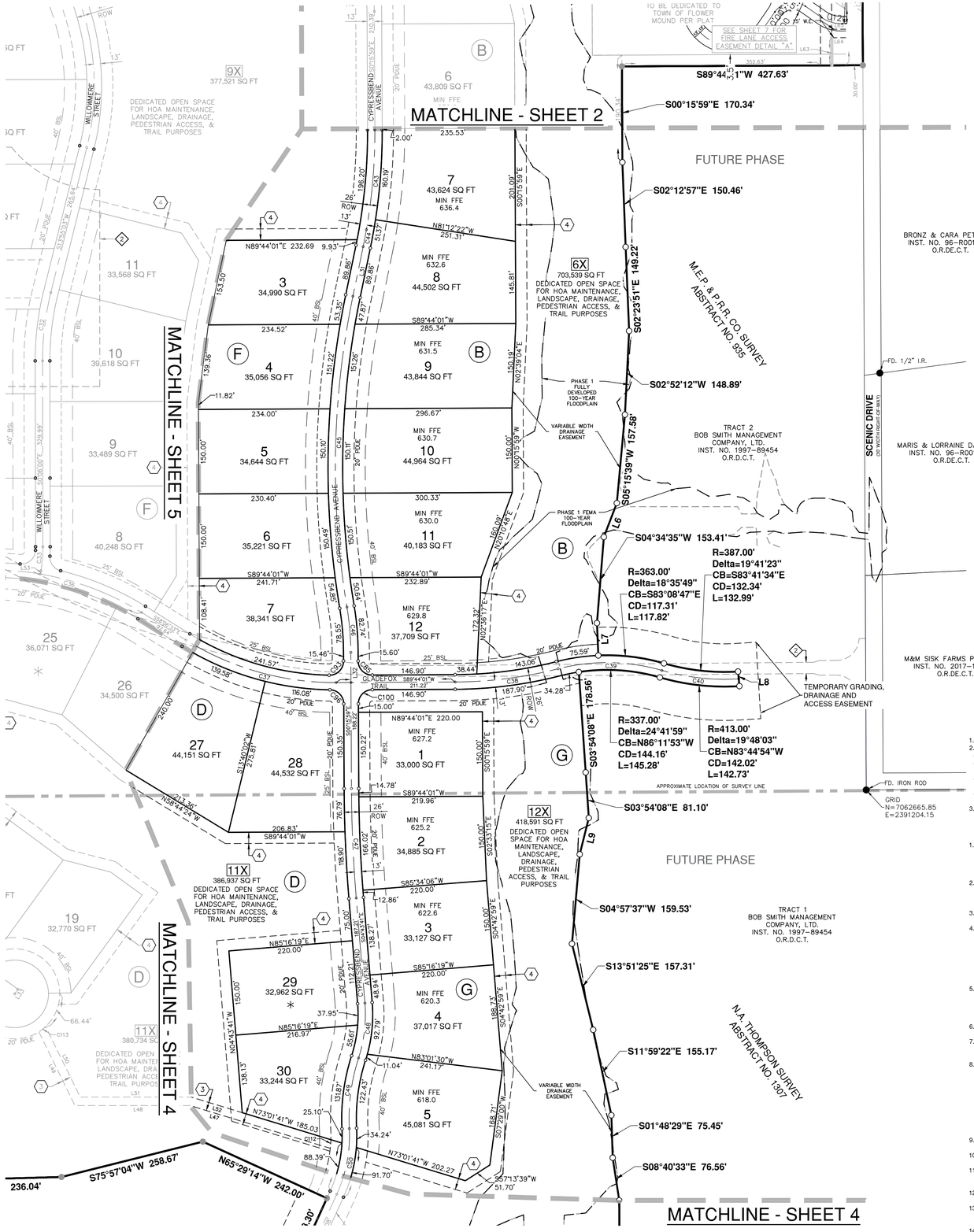
SHEET 2 OF 8

HAVENWOOD - PHASE ONE

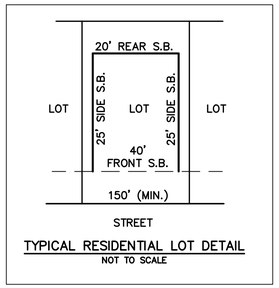
Survey Job No. 70254-01

Date: Feb 13, 2026, 2:01pm User ID: inehra
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BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L6	S20°53'49"W	64.46'
L7	S2°26'42"E	57.51'
L8	S5°18'09"E	26.01'
L9	S13°58'26"W	66.45'



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

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DRAINAGE EASEMENT & POND MAINTENANCE NOTES

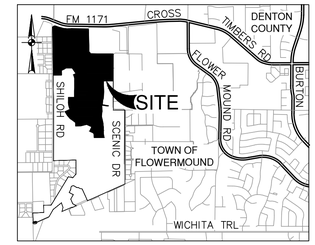
1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOA.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   (A) GRASS AND GROUND COVER SHALL BE KEPT TO HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   (B) THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   (C) ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
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14. LOT -TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT TOWN COUNCIL EXCEPTION.

SCALE: 1"= 100'
0' 100' 200' 300'



LOCATION MAP
NOT-TO-SCALE

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
AC	ACRE(S)
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
I.R./I.P.	IRON ROD/IRON PIPE
INST. NO.	INSTRUMENT NUMBER
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
ROW	RIGHT-OF-WAY
VOL./PG.	VOLUME/PAGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
MIN FFE	MINIMUM FINISHED FLOOR ELEVATION

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CENTERLINE
- EASEMENT LINE
- PHASE 1 FEMA 100-YEAR FLOODPLAIN
- PHASE 1 FULLY DEVELOPED 100-YEAR FLOODPLAIN
- SURVEY ABSTRACT LINE
- (A) BLOCK LETTER
- STREET NAME CHANGE
- FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
- 15' SIDEYARD SETBACK
- KEY LOT DESIGNATION

EXISTING EASEMENTS

1. LONE STAR GAS CO. 50' PIPELINE EASEMENT VOL. 467, PG. 222, D.R.D.C.T. (PORTION OF TRACT)
2. WILLIAMS PROD GULF COAST PAD "A" NORTH INST. NO. 2009-142724, D.R.D.C.T. (ABANDONED PER PLAT)
3. WILLIAMS PROD CO. LLC. 30' GAS PIPELINE EASEMENT INST. NO. 2010-96069, D.R.D.C.T. (ABANDONED PER PLAT)
4. TOWN OF FLOWER MOUND 15' WATERLINE EASEMENT INST. NO. 2010-52926, D.R.D.C.T.

EASEMENT CREATED

1. 15-FOOT WATER EASEMENT (0.0540 ACRES)
2. 15-FOOT WATER EASEMENT (0.0146 ACRES)
3. 15-FOOT WATER EASEMENT (0.0568 ACRES)
4. 20-FOOT HOA MAINTENANCE EASEMENT
5. DRAINAGE EASEMENT (0.1654 ACRES)
6. 26' FIRE LANE ACCESS EASEMENT (SEE INSETS A, SHEET 8)

HOA LOTS

1. LOT 2X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
2. LOT 3X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
3. LOT 4X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
4. LOT 5X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
5. LOT 8X, BLOCK E DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS,. EXISTING ABANDONED & PLUGGED WELL HEADS TO REMAIN.

SUBDIVISION SITE PLAN

HAVENWOOD - PHASE ONE

BLOCK A - BLOCK G

LOTS 1-27, & 1X-5X, BLOCK A; LOTS 1-12, & 6X, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1 & 2, 17-30, 7X, 10X, & 11X, BLOCK D; LOTS 6-13, & 8X, BLOCK E; LOTS 1-11, & 9X, BLOCK F; LOTS 1-5, & 12X, BLOCK G.

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12 OPEN SPACE LOTS
87 RESIDENTIAL LOTS

OWNER/DEVELOPER:
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2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
TEL: (817) 329-8770

ENGINEER:
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CONTACT: THOMAS MOSS

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TEL: (817) 870-3668
CONTACT: ELLIOTT BUSBY

PAPE-DAWSON ENGINEERS
201 MAIN ST, STE 901 I FT. WORTH, TX 76102 I 817.870.3668
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 4, 2026

SHEET 3 OF 8

HAVENWOOD - PHASE ONE
Survey Job No. 70254-01

Date: Feb 04, 2026, 12:07pm User ID: imilnowski
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L11	S65°29'14"E	26.00'
L12	N66°24'50"W	42.84'

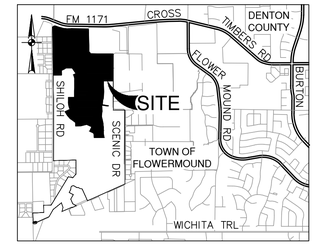
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LOCATION MAP

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LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS		BOUNDARY LINE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS		BUILDING SETBACK LINE
			CENTERLINE
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS		EASEMENT LINE
AC	ACRE(S)		PHASE 1 FEMA 100-YEAR FLOODPLAIN
BSL	BUILDING SETBACK LINE		PHASE 1 FULLY DEVELOPED 100-YEAR FLOODPLAIN
DE	DRAINAGE EASEMENT		SURVEY ABSTRACT LINE
HOA	HOMEOWNERS ASSOCIATION	(A)	BLOCK LETTER
I.R./I.P.	IRON ROD/IRON PIPE		STREET NAME CHANGE
INST. NO.	INSTRUMENT NUMBER	●	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT		
ROW	RIGHT-OF-WAY	○	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
VOL./PG.	VOLUME/PAGE		
N	NORTH	✳	15' SIDEYARD SETBACK
S	SOUTH	△	KEY LOT DESIGNATION
E	EAST		
W	WEST		
MIN FFE	MINIMUM FINISHED FLOOR ELEVATION		

EXISTING EASEMENTS

1. LONE STAR GAS CO.
   50' PIPELINE EASEMENT
   VOL. 467, PG. 222, D.R.D.C.T.
   (PORTION OF TRACT)
2. WILLIAMS PROD GULF COAST
   PAD "A" NORTH
   INST. NO. 2009-142724, D.R.D.C.T.
   (ABANDONED PER PLAT)
3. WILLIAMS PROD CO. LLC.
   30' GAS PIPELINE EASEMENT
   INST. NO. 2010-96069, D.R.D.C.T.
   (ABANDONED PER PLAT)
4. TOWN OF FLOWER MOUND
   15' WATERLINE EASEMENT
   INST. NO. 2010-52926, D.R.D.C.T.

EASEMENT CREATED

1. 15-FOOT WATER EASEMENT (0.0540 ACRES)
2. 15-FOOT WATER EASEMENT (0.0146 ACRES)
3. 15-FOOT WATER EASEMENT (0.0568 ACRES)
4. 20-FOOT HOA MAINTENANCE EASEMENT
5. DRAINAGE EASEMENT (0.1654 ACRES)
6. 26' FIRE LANE ACCESS EASEMENT (SEE INSETS A, SHEET 8)

HOA LOTS

1. LOT 2X, BLOCK A
   DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
2. LOT 3X, BLOCK A
   DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
3. LOT 4X, BLOCK A
   DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
4. LOT 5X, BLOCK A
   DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
5. LOT 8X, BLOCK E
   DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS,. EXISTING ABANDONED & PLUGGED WELL HEADS TO REMAIN.

BENCHMARKS

105PD "X" SET IN CONCRETE DRIVE 7.0 FEET WEST FROM THE NORTHEAST CORNER OF THE DRIVEWAY, AND 9.9 FEET SOUTH OF THE SOUTH ANGLE FENCE CORNER POST AND 91.1 FEET EAST OF THE CENTERLINE OF SCENIC DRIVE. COORDINATES ARE IN SURFACE IN NAD83 NORTH CENTRAL TEXAS ZONE USING SCALE FACTOR OF 1.000150630

N:7064158.752 E:2391221.191 EL:656.10'

108PD "X" SET IN CONCRETE DRIVE 2.0 FEET SOUTH FROM THE NORTH ANGLE FENCE CORNER POST, AND 82.1 FEET EAST NORTHWEST CORNER OF THE DRIVEWAY, ADND 14.1 FEET WEST OF THE CENTERLINE OF SCENIC DRIVE, AND THE INTERSECTION OF RIVER HILL DRIVE.

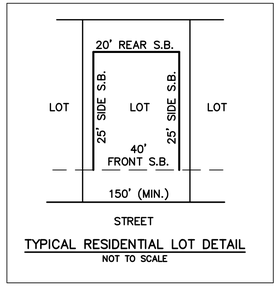
N:7060504.503 E:2391693.274 EL:648.591'

DRAINAGE EASEMENT & POND MAINTENANCE NOTES

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOA.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   (A) GRASS AND GROUND COVER SHALL BE KEPT TO HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   (B) THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   (C) ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
   (D) ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

*NOTE: PER TOWN COUNCIL ACTION OF MAY 20, 2024:

MINIMUM SIDE YARD SETBACK. THE MINIUM SIDE YARD SETBACK SHALL BE 25 FEET (25') SUBJECT TO SECTION 98-1027, EXCEPT AS FOLLOWS. THE MINIMUM SIDE YARD SETBACK MAY BE REDUCED TO 15 FEET (15') SUBJECT TO SECTION 98-1027 UPON DEMONSTRATION BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT FOR A SINGLE-FAMILY DWELLING THAT THE REDUCED SIDE YARD SETBACK WILL RESULT IN A SPECIMEN OR PROTECTED TREE ON THE SUBJECT LOT BEING PRESERVED.



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

OWNER/DEVELOPER:

TOLL SOUTHWEST, LLC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
TEL: (817) 329-8770

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: THOMAS MOSS

SURVEYOR:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (817) 870-3668
CONTACT: ELLIOTT BUSBY

SUBDIVISION SITE PLAN

HAVENWOOD - PHASE ONE

BLOCK A - BLOCK G

LOTS 1-27, & 1X-5X, BLOCK A; LOTS 1-12, & 6X, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1 & 2, 17-30, 7X, 10X, & 11X, BLOCK D; LOTS 6-13, & 8X, BLOCK E; LOTS 1-11, & 9X, BLOCK F; LOTS 1-5, & 12X, BLOCK G.
BEING 172.732 ACRES SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 935, AND IN THE N.A. THOMPSON SURVEY, ABSTRACT NO. 1307, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

SHILOH ROAD ROW DEDICATION - 1.531 AC
SCENIC DRIVE ROW DEDICATION - 0.8170 AC
12 OPEN SPACE LOTS
87 RESIDENTIAL LOTS

PAPE-DAWSON ENGINEERS

201 MAIN ST, STE 901 I FT. WORTH, TX 76102 I 817.870.3668
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 4, 2026

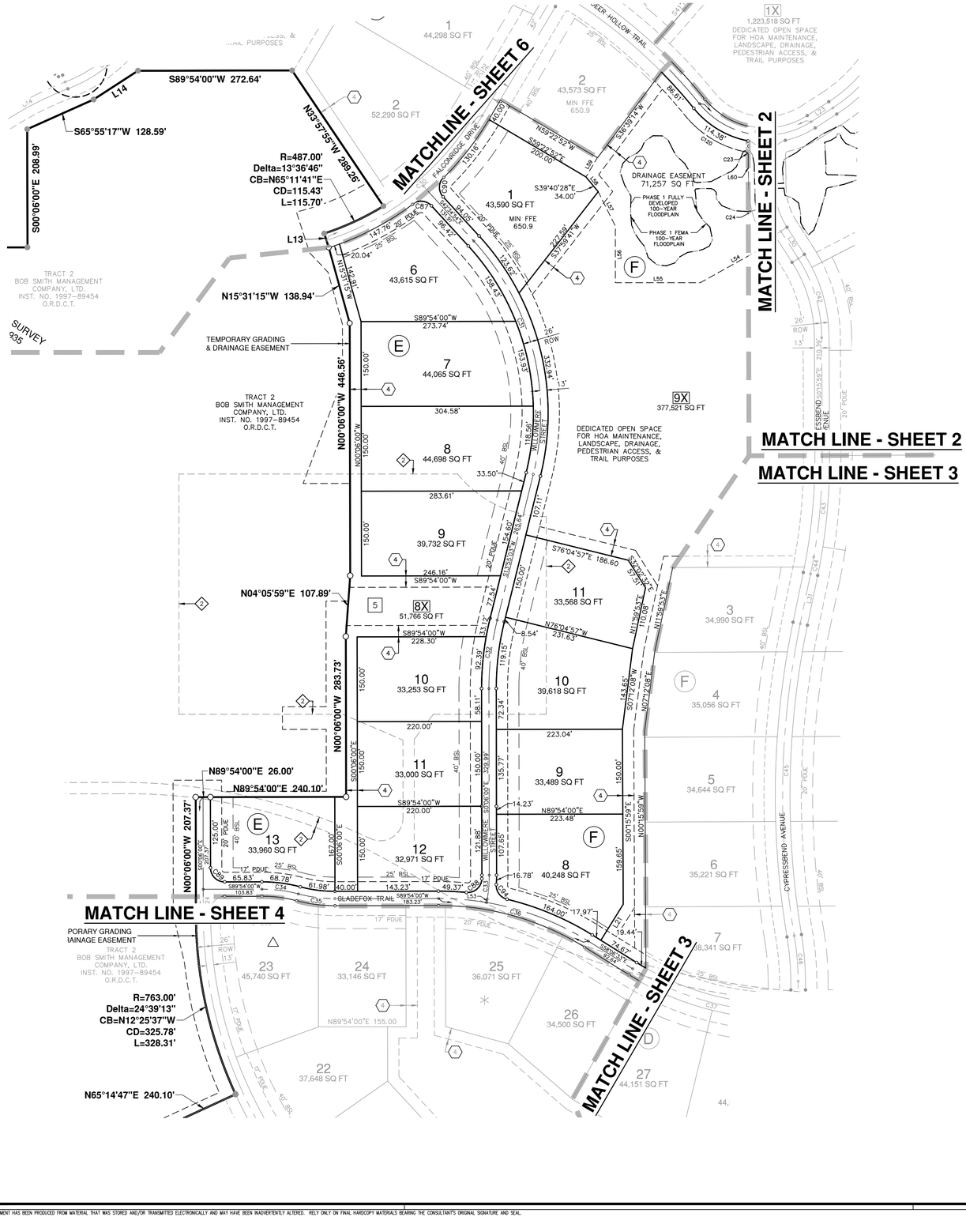
SHEET 4 OF 8

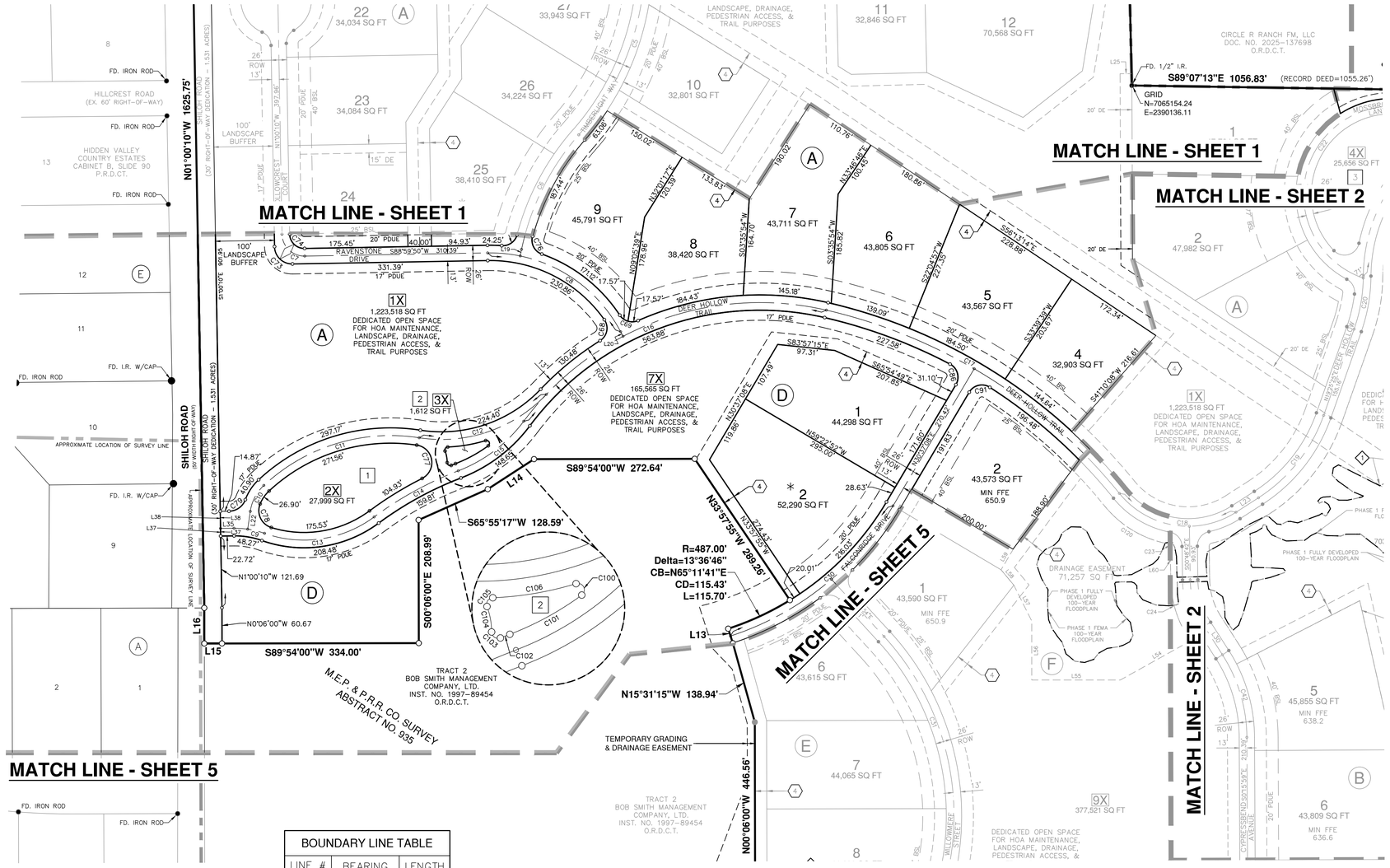
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

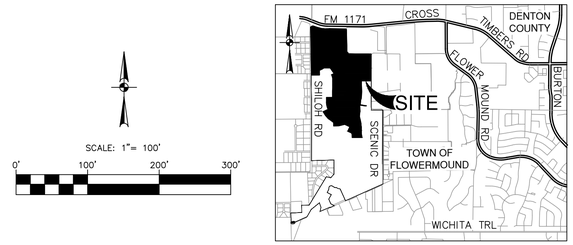
SMITH - PHASE ONE

Survey Job No. 70254-01

Date: Feb 04, 2026, 12:07pm User ID: tmilnewski
File: W:\projects\702\54\02\2.0 Design\2.4 Civil\2.4.4 Exhibits\70254-02-SSP Approved-260204.dwg


MATCHLINE - SHEET 6
MATCH LINE - SHEET 2
MATCH LINE - SHEET 2
MATCH LINE - SHEET 3
MATCH LINE - SHEET 4
MATCH LINE - SHEET 3
S89°54'00"W 272.64'
S65°55'17"W 128.59'
S00°06'00"E 208.99'
N33°57'55"W 289.26'
R=487.00'
Delta=13°36'46"
CB=N65°11'41"E
CD=115.43'
L=115.70'
N15°31'15"W 138.94'
N00°06'00"W 446.56'
N89°54'00"W 26.00'
N89°54'00"E 240.10'
N00°06'00"W 207.37'
N04°05'59"E 107.89'
N00°06'00"W 283.73'
R=763.00'
Delta=24°39'13"
CB=N12°25'37"W
CD=325.78'
L=328.31'
N65°14'47"E 240.10'
TRACT 2
BOB SMITH MANAGEMENT COMPANY, LTD.
INST. NO. 1997-89454
O.R.D.C.T.
SURVEY 935
TEMPORARY GRADING & DRAINAGE EASEMENT
PORARY GRADING
AINAGE EASEMENT
FALCONRIDGE DRIVE
WILLOWMERE STREET
GLADEFOX TRAIL
JEER HOLLOW TRAIL
CYPRESSBEND AVENUE
DRAINAGE EASEMENT 71,257 SQ FT
PHASE 1 FULLY DEVELOPED 100-YEAR FLOODPLAIN
PHASE 1 FEMA 100-YEAR FLOODPLAIN
1X 1,223,518 SQ FT DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, PEDESTRIAN ACCESS, & TRAIL PURPOSES
9X 377,521 SQ FT DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, PEDESTRIAN ACCESS, & TRAIL PURPOSES
8X 51,766 SQ FT
1 43,590 SQ FT MIN FFE 650.9
2 43,573 SQ FT MIN FFE 650.9
6 43,615 SQ FT
7 44,065 SQ FT
8 44,698 SQ FT
9 39,732 SQ FT
10 33,253 SQ FT
10 39,618 SQ FT
11 33,000 SQ FT
11 33,568 SQ FT
12 32,971 SQ FT
13 33,960 SQ FT
3 34,990 SQ FT
4 35,056 SQ FT
5 34,644 SQ FT
6 35,221 SQ FT
7 38,341 SQ FT
8 40,248 SQ FT
9 33,489 SQ FT
23 45,740 SQ FT
24 33,146 SQ FT
25 36,071 SQ FT
26 34,500 SQ FT
27 44,151 SQ FT
22 37,648 SQ FT
N89°54'00"W 273.74'
N89°54'00"W 304.58'
N89°54'00"W 283.61'
N89°54'00"W 246.16'
N89°54'00"W 228.30'
N89°54'00"W 220.00'
N89°54'00"E 223.48'
N89°54'00"W 103.83'
N89°54'00"W 183.23'
N89°54'00"E 155.00'
S76°04'57"E 186.60
S39°40'28"E 34.00'
S58°22'52"E 200.00'
N59°22'52"W 200.00'
S39°40'28"W 227.58'
S37°53'41"W
N11°39'57"E
N07°12'08"W 143.65'
N07°12'08"E
S00°15'59"E 159.65'
N00°15'59"W
S00°06'00"E 157.00'
S00°06'00"E 150.00'
S00°06'00"E 135.77'
S00°06'00"E 142.99'
S00°06'00"E 107.65'
S00°06'00"E 121.88'
S00°06'00"E 118.56'
S00°06'00"E 154.66'
S00°06'00"E 72.54'
S00°06'00"E 77.54'
S00°06'00"E 92.39'
S00°06'00"E 58.11'
S00°06'00"E 72.34'
S00°06'00"E 119.15'
S00°06'00"E 110.08'
S00°06'00"E 150.00'
S00°06'00"E 125.00'
S00°06'00"E 40.00'
S00°06'00"E 143.23'
S00°06'00"E 49.37'
S00°06'00"E 164.00'
S00°06'00"E 74.61'
S00°06'00"E 92.47'
S00°06'00"E 19.44'
S00°06'00"E 17.97'
S00°06'00"E 16.78'
S00°06'00"E 14.23'
S00°06'00"E 8.54'
S00°06'00"E 33.12'
S00°06'00"E 30.00'
S00°06'00"E 30.00'
S00°06'00"E 30.00





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
AC	ACRE(S)
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
I.R./I.P.	IRON ROD/IRON PIPE
INST. NO.	INSTRUMENT NUMBER
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
ROW	RIGHT-OF-WAY
VOL./PG.	VOLUME/PAGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
MIN FFE	MINIMUM FINISHED FLOOR ELEVATION

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CENTERLINE
- EASEMENT LINE
- PHASE 1 FEMA 100-YEAR FLOODPLAIN
- PHASE 1 FULLY DEVELOPED 100-YEAR FLOODPLAIN
- SURVEY ABSTRACT LINE
- (A) BLOCK LETTER
- STREET NAME CHANGE
- FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
- * 15' SIDEYARD SETBACK
- △ KEY LOT DESIGNATION

EXISTING EASEMENTS

1. LONE STAR GAS CO. 50' PIPELINE EASEMENT VOL. 467, PG. 222, D.R.D.C.T. (PORTION OF TRACT)
2. WILLIAMS PROD GULF COAST PAD "A" NORTH INST. NO. 2009-142724, D.R.D.C.T. (ABANDONED PER PLAT)
3. WILLIAMS PROD CO. LLC. 30' GAS PIPELINE EASEMENT INST. NO. 2010-96069, D.R.D.C.T. (ABANDONED PER PLAT)
4. TOWN OF FLOWER MOUND 15' WATERLINE EASEMENT INST. NO. 2010-52926, D.R.D.C.T.

EASEMENT CREATED

1. 15-FOOT WATER EASEMENT (0.0540 ACRES)
2. 15-FOOT WATER EASEMENT (0.0146 ACRES)
3. 15-FOOT WATER EASEMENT (0.0568 ACRES)
4. 20-FOOT HOA MAINTENANCE EASEMENT
5. DRAINAGE EASEMENT (0.1654 ACRES)
6. 26' FIRE LANE ACCESS EASEMENT (SEE INSETS A, SHEET 8)

HOA LOTS

1. LOT 2X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
2. LOT 3X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
3. LOT 4X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
4. LOT 5X, BLOCK A DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS
5. LOT 8X, BLOCK E DEDICATED OPEN SPACE FOR HOA MAINTENANCE, LANDSCAPE, DRAINAGE, & PEDESTRIAN ACCESS,. EXISTING ABANDONED & PLUGGED WELL HEADS TO REMAIN.

BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L13	N17°59'56"W	26.00'
L14	S57°03'23"W	93.57'
L15	S89°54'00"W	30.00'
L16	N0°06'00"W	60.44'

DRAINAGE EASEMENT & POND MAINTENANCE NOTES

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOA.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   (A) GRASS AND GROUND COVER SHALL BE KEPT TO HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   (B) THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   (C) ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
   (D) ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED.MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202), US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR:1.000150630
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NUMBER 48121C0540G AND 48121C0520G, DATED APRIL 18, 2011, FOR THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS. THE SUBJECT PROPERTY LIES WITHIN ZONE "X," 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAT ONE SQUARE MILE.

   A PORTION OF THE FUTURE PHASES OF THIS DEVELOPMENT LIE WITHIN ZONE A, AND WILL BE IDENTIFIED ON THOSE PHASES AS PLANS ARE SUBMITTED.
5. LOTS 1X, BLOCK A; 6X, BLOCK B; 11X, BLOCK D; & 12X, BLOCK G, ARE OPEN SPACE LOTS FOR PUBLIC TRAIL ACCESS, AND LANDSCAPE PURPOSES. THEY SHALL BE DEDICATED AS A PUBLIC ACCESS EASEMENT WHICH SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN SIMPLE FEE TO THE HOA. THE PERPETUAL MAINTENANCE OF THE 8 & 12-FOOT TOWN TRAILS (INCLUDING ANY BRIDGES & HARDSCAPE) SHALL BE THE RESPONSIBILITY OF THE HOA.
6. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 585,272 SQ FT (13.436 AC).
7. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
8. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS MANDATORY HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS, AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE STRUCTURES, OR AT THE SUBDIVISION ENTRYWAY.
9. ALL X-LOTS ARE UNBUILDABLE WITH THE EXCEPTION OF THE AMENITY CENTER LOT.
10. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
11. STORM SEWER GRATE / MODIFIED DROP INLETS SHALL BE CONSIDERED PRIVATE AND THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THESE STRUCTURES.
12. THE PERPETUAL MAINTENANCE OF THE 8 & 12-FOOT TOWN TRAILS SHALL BE THE RESPONSIBILITY OF THE HOA.
13. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE & STATE PLATTING STATUES & IS SUBJECT TO FINES & WITHOLDING OF UTILITIES & BUILDING CERTIFICATES.
14. LOT -TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT TOWN COUNCIL EXCEPTION.

*NOTE: PER TOWN COUNCIL ACTION OF MAY 20, 2024:

MINIMUM SIDE YARD SETBACK. THE MINIUM SIDE YARD SETBACK SHALL BE 25 FEET (25') SUBJECT TO SECTION 98-1027, EXCEPT AS FOLLOWS. THE MINIMUM SIDE YARD SETBACK MAY BE REDUCED TO 15 FEET (15') SUBJECT TO SECTION 98-1027 UPON DEMONSTRATION BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT FOR A SINGLE-FAMILY DWELLING THAT THE REDUCED SIDE YARD SETBACK WILL RESULT IN A SPECIMEN OR PROTECTED TREE ON THE SUBJECT LOT BEING PRESERVED.

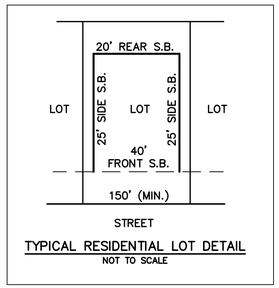
BENCHMARKS

105PD "X" SET IN CONCRETE DRIVE 7.0 FEET WEST FROM THE NORTHEAST CORNER OF THE DRIVEWAY, AND 9.9 FEET SOUTH OF THE SOUTH ANGLE FENCE CORNER POST AND 91.1 FEET EAST OF THE CENTERLINE OF SCENIC DRIVE. COORDINATES ARE IN SURFACE IN NAD83 NORTH CENTRAL TEXAS ZONE USING SCALE FACTOR OF 1.000150630

N:7064158.752 E:2391221.191 EL:656.10'

108PD "X" SET IN CONCRETE DRIVE 2.0 FEET SOUTH FROM THE NORTH ANGLE FENCE CORNER POST, AND 82.1 FEET EAST NORTHWEST CORNER OF THE DRIVEWAY, AND 14.1 FEET WEST OF THE CENTERLINE OF SCENIC DRIVE, AND THE INTERSECTION OF RIVER HILL DRIVE.

N:7060504.503 E:2391693.274 EL:648.591'



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

OWNER/DEVELOPER:

TOLL SOUTHWEST, LLC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
TEL: (817) 329-8770

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: THOMAS MOSS

SURVEYOR:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (817) 870-3668
CONTACT: ELLIOTT BUSBY

SUBDIVISION SITE PLAN

HAVENWOOD - PHASE ONE

BLOCK A - BLOCK G

LOTS 1-27, & 1X-5X, BLOCK A; LOTS 1-12, & 6X, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1 & 2, 17-30, 7X, 10X, & 11X, BLOCK D; LOTS 6-13, & 8X, BLOCK E; LOTS 1-11, & 9X, BLOCK F; LOTS 1-5, & 12X, BLOCK G.
BEING 172.732 ACRES SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 935, AND IN THE N.A. THOMPSON SURVEY, ABSTRACT NO. 1307, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

SHILOH ROAD ROW DEDICATION - 1.531 AC
SCENIC DRIVE ROW DEDICATION - 0.8170 AC
12 OPEN SPACE LOTS
87 RESIDENTIAL LOTS

PAPE-DAWSON ENGINEERS
201 MAIN ST, STE 901 I FT. WORTH, TX 76102 I 817.870.3668
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 4, 2026

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

SMITH - PHASE ONE
Survey Job No. 70254-01
Date: Feb 04, 2026, 12:07pm User ID: imckenzeki
File: W:\projects\70254\SVY\02\2.0 Design\2.4 Civil\2.4.4 Exhibits\70254-02-SSP Approved-260204.dwg

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	900.00'	13°56'47"	S84°23'22"E	218.53'	219.07'
C2	900.00'	13°56'47"	S84°23'22"E	218.53'	219.07'
C3	38.00'	90°00'00"	S46°21'46"E	53.74'	59.69'
C4	38.00'	90°00'00"	S43°38'14"W	53.74'	59.69'
C5	450.00'	42°43'00"	S19°59'44"W	327.78'	335.49'
C6	425.00'	29°37'04"	S26°32'42"W	217.26'	219.70'
C7	38.00'	90°00'00"	N46°00'10"W	53.74'	59.69'
C8	250.00'	63°17'47"	N59°21'16"W	262.35'	276.18'
C9	80.00'	10°55'05"	N10°02'09"E	15.22'	15.24'
C10	75.00'	38°43'19"	N27°37'28"E	49.73'	50.69'
C11	315.00'	51°54'40"	S72°56'28"W	275.73'	285.40'
C12	245.00'	55°25'10"	N71°11'13"E	227.85'	236.98'
C13	200.00'	56°04'46"	S81°29'55"W	188.03'	195.75'
C14	600.00'	15°35'56"	S61°15'30"W	162.85'	163.35'
C15	250.00'	32°23'05"	S52°51'55"W	139.43'	141.30'
C16	500.00'	66°20'29"	S69°50'37"W	547.13'	578.94'
C17	900.00'	38°02'23"	N57°57'57"W	586.61'	597.53'
C18	150.00'	83°46'18"	S80°49'54"E	200.29'	219.31'
C19	275.00'	37°51'32"	N38°21'11"E	178.42'	181.71'
C20	275.00'	19°08'49"	N9°51'00"E	91.47'	91.90'
C21	275.00'	89°27'25"	S45°00'19"W	387.06'	429.36'
C22	150.00'	205°28'31"	S31°42'09"W	292.62'	537.93'
C23	5.00'	78°20'19"	S39°58'51"E	6.32'	6.84'
C24	184.93'	34°07'09"	S17°57'18"E	108.50'	110.12'
C25	250.00'	12°18'10"	N83°34'56"E	53.58'	53.68'
C26	60.00'	304°31'51"	S13°39'52"E	55.85'	318.90'
C27	250.00'	33°05'00"	S16°16'31"W	142.36'	144.35'
C28	350.00'	48°13'04"	S8°42'29"W	285.93'	294.55'
C29	350.00'	17°58'07"	S6°24'59"E	109.31'	109.76'
C30	500.00'	41°22'56"	N51°18'36"E	353.33'	361.13'
C31	450.00'	56°29'58"	S14°19'56"E	425.98'	443.74'
C32	500.00'	14°01'03"	S6°54'32"W	122.02'	122.33'
C33	250.00'	9°48'01"	S4°48'01"W	42.71'	42.76'
C34	250.00'	14°59'01"	S82°36'29"E	65.19'	65.38'
C35	250.00'	14°59'01"	S82°36'29"E	65.19'	65.38'
C36	500.00'	31°59'27"	S74°06'16"E	275.56'	279.17'
C37	500.00'	32°09'26"	S74°11'16"E	276.96'	280.62'
C38	750.00'	14°06'36"	N82°40'43"E	184.23'	184.70'
C39	350.00'	30°31'41"	S89°06'44"E	184.29'	186.49'
C40	400.00'	19°44'50"	S83°43'18"E	137.18'	137.86'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	150.00'	31°54'21"	S16°45'53"E	82.45'	83.53'
C42	262.00'	32°23'09"	S16°27'34"E	146.13'	148.09'
C43	1000.00'	10°12'26"	S4°50'14"W	177.91'	178.15'
C44	1000.00'	1°45'30"	S10°49'12"W	30.69'	30.69'
C45	1500.00'	21°12'25"	S1°05'44"W	552.03'	555.20'
C46	500.00'	9°14'29"	S4°53'13"E	80.56'	80.65'
C47	2500.00'	4°27'42"	S2°29'50"E	194.63'	194.68'
C48	250.00'	22°37'07"	S6°34'53"W	98.05'	98.69'
C49	350.00'	20°48'52"	S7°29'00"W	126.45'	127.15'
C50	250.00'	27°26'12"	S10°47'40"W	118.57'	119.72'
C51	750.00'	53°53'17"	S27°02'38"E	679.68'	705.39'
C52	25.00'	46°49'21"	S64°48'36"E	19.87'	20.43'
C53	25.00'	79°06'32"	S53°37'29"W	31.84'	34.52'
C54	25.00'	90°00'00"	N46°21'46"W	35.36'	39.27'
C55	25.00'	90°00'00"	N43°38'14"E	35.36'	39.27'
C56	25.00'	90°00'00"	S46°21'46"E	35.36'	39.27'
C57	30.00'	90°00'00"	N46°21'46"W	42.43'	47.12'
C58	25.00'	29°55'35"	S16°19'33"E	12.91'	13.06'
C59	50.00'	149°51'10"	S43°38'14"W	96.56'	130.77'
C60	25.00'	29°55'35"	N76°23'58"W	12.91'	13.06'
C61	25.00'	90°00'00"	S43°38'14"W	35.36'	39.27'
C63	25.00'	87°48'49"	N44°43'50"E	34.67'	38.32'
C64	25.00'	57°52'26"	S82°35'42"E	24.19'	25.25'
C65	25.00'	124°34'19"	N73°41'24"E	44.26'	54.35'
C66	25.00'	124°34'19"	N10°18'09"W	44.26'	54.35'
C67	25.00'	68°54'48"	N27°28'22"W	28.29'	30.07'
C68	25.00'	93°14'30"	N11°25'47"E	36.34'	40.68'
C69	25.00'	40°16'23"	N53°23'25"W	17.21'	17.57'
C70	60.00'	306°50'42"	S86°44'08"W	53.69'	321.33'
C71	25.00'	65°41'03"	S33°50'42"E	27.12'	28.66'
C72	25.00'	61°09'39"	N29°34'39"E	25.44'	26.69'
C73	30.00'	90°00'00"	N46°00'10"W	42.43'	47.12'
C74	25.00'	90°00'00"	N46°00'10"W	35.36'	39.27'
C75	25.00'	79°33'17"	S54°30'11"W	31.99'	34.71'
C76	25.00'	85°49'10"	N27°37'23"W	34.04'	37.45'
C77	30.00'	144°45'35"	S9°06'49"E	57.19'	75.80'
C78	30.00'	94°53'16"	N25°18'57"W	44.20'	49.68'
C79	30.00'	68°59'45"	N54°51'17"E	33.98'	36.13'
C80	25.00'	96°56'00"	N41°47'59"W	37.43'	42.30'
C81	60.00'	303°33'17"	N72°57'32"E	56.75'	317.88'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C82	25.00'	79°15'02"	S39°11'36"E	31.89'	34.58'
C83	25.00'	42°10'06"	N23°39'07"E	17.99'	18.40'
C84	25.00'	78°20'19"	N38°21'27"E	31.58'	34.18'
C85	25.00'	90°00'00"	N45°15'59"W	35.36'	39.27'
C86	25.00'	92°54'14"	N15°49'59"W	36.24'	40.54'
C87	25.00'	84°09'29"	S84°39'39"E	33.51'	36.72'
C88	25.00'	93°59'52"	S48°24'53"W	36.57'	41.01'
C89	25.00'	90°00'00"	N45°06'00"W	35.36'	39.27'
C90	25.00'	87°44'15"	N1°17'13"E	34.65'	38.28'
C91	25.00'	92°08'58"	S76°41'37"W	36.01'	40.21'
C92	25.00'	78°20'19"	S39°58'51"E	31.58'	34.18'
C93	25.00'	91°26'55"	S45°27'29"W	35.80'	39.90'
C94	25.00'	79°58'58"	N36°26'05"W	32.13'	34.90'
C95	25.00'	90°00'00"	N44°54'00"E	35.36'	39.27'
C96	25.00'	88°45'22"	N44°38'40"W	34.97'	38.73'
C97	25.00'	55°37'05"	N81°47'49"W	23.33'	24.27'
C98	25.00'	70°46'01"	N18°36'16"W	28.95'	30.88'
C99	60.00'	306°23'06"	S43°35'11"W	54.12'	320.85'
C100	25.00'	90°00'00"	N44°44'01"E	35.36'	39.27'
C101	237.00'	15°21'12"	N61°22'52"E	63.32'	63.51'
C102	613.00'	0°43'52"	S68°41'32"W	7.82'	7.82'
C103	5.00'	111°38'24"	S55°51'12"E	8.27'	9.74'
C104	56.00'	20°34'20"	N10°19'11"W	20.00'	20.11'
C105	5.00'	108°15'56"	S33°31'37"W	8.10'	9.45'
C106	258.00'	14°32'49"	N80°23'11"E	65.33'	65.50'
C107	237.00'	1°32'49"	N89°50'51"W	6.40'	6.40'
C108	50.00'	2°00'51"	N88°04'01"W	1.76'	1.76'
C109	80.00'	26°21'54"	S50°58'48"W	36.49'	36.81'
C110	80.00'	12°42'24"	S31°26'39"W	17.71'	17.74'
C112	217.00'	4°04'02"	S3°52'30"W	15.40'	15.40'
C113	80.00'	10°59'34"	N52°04'47"E	15.33'	15.35'

LINE TABLE		
LINE #	BEARING	LENGTH
L17	N1°21'46"W	18.09'
L18	N88°38'14"E	13.68'
L19	S11°44'10"W	11.42'
L20	N27°42'23"W	8.91'
L21	S31°53'27"W	74.92'
L22	S8°15'49"W	30.50'
L23	S57°16'57"W	45.34'
L24	N0°06'00"W	44.37'
L25	S89°44'01"W	19.62'
L26	S89°41'37"E	4.39'
L27	N0°15'59"W	12.41'
L28	N2°34'04"E	69.58'
L29	N87°25'56"W	25.00'
L30	S32°43'03"E	57.33'
L31	S11°41'57"W	89.86'
L32	S0°15'59"E	53.60'
L33	N36°00'43"E	10.00'
L34	S88°59'50"W	3.00'
L35	S89°21'10"W	22.80'
L36	S89°44'21"E	4.27'
L37	S1°00'10"E	13.00'
L38	N1°00'10"W	29.00'
L39	S89°44'43"E	155.76'
L40	N89°44'43"W	158.34'
L41	S0°15'17"W	15.00'
L42	N40°27'02"E	55.19'
L43	N75°28'13"E	40.00'
L44	N89°21'10"E	47.65'
L45	S89°21'10"W	38.15'
L46	N1°00'10"W	15.00'
L47	N73°01'41"W	260.27'
L48	N90°00'00"W	204.20'
L49	N26°05'38"W	145.59'
L50	S26°05'38"E	139.38'
L51	N90°00'00"E	197.08'
L52	S73°01'41"E	259.02'
L53	N9°42'01"E	5.95'
L54	S60°53'32"W	136.35'
L55	N90°00'00"E	150.25'
L56	N0°00'00"E	100.12'

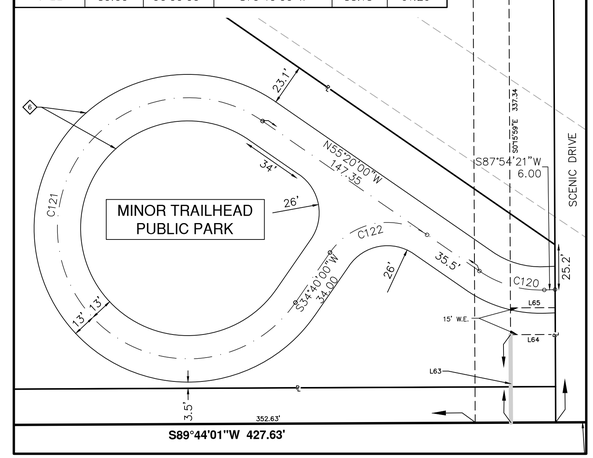
LINE TABLE		
LINE #	BEARING	LENGTH
L57	N26°30'27"W	67.95'
L58	N39°40'28"W	34.00'
L59	N30°37'08"E	40.00'
L60	N0°48'42"W	56.81'
L61	N88°59'50"E	68.00'
L62	S0°15'59"E	4.30'
L63	N0°15'59"W	49.16'
L64	S89°46'14"W	25.00'
L65	S89°46'14"W	25.00'
L66	S61°03'04"E	129.65'
L67	N61°03'04"W	138.09'

TOTAL SITE SUMMARY		
TOTAL LOTS (INCLUDING X LOTS)	240 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	222 LOTS	
TOTAL SITE AREA	19,481,687 SQ FT	447.238 AC
OPEN SPACE AREA	8,801,809 SQ FT	202.06 AC
REQUIRED OPEN SPACE AREA	8,766,886 SQ FT	201.26 AC
ROW DEDICATION: SHILOH RD	179,441 SQ FT	4.12 AC
ROW DEDICATION: SCENIC DR	332,653 SQ FT	7.64 AC
SMALLEST LOT	32,753 SQ FT	0.752 AC
LARGEST LOT	70,568 SQ FT	1.62 AC
AVERAGE LOT	38,260 SQ FT	0.88 AC

PHASE ONE SUMMARY		
TOTAL LOTS (INCLUDING X LOTS)	99 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	87 LOTS	
TOTAL SITE AREA	7,524,206 SQ FT	172.732 AC
OPEN SPACE AREA	3,212,606 SQ FT	73.751 AC
ROW DEDICATION: SHILOH RD	66,690 SQ FT	1.531 AC
ROW DEDICATION: SCENIC DR	35,589 SQ FT	0.817 AC
SMALLEST LOT	32,757 SQ FT	0.752 AC
LARGEST LOT	70,568 SQ FT	1.62 AC
AVERAGE LOT	38,856 SQ FT	0.892 AC

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C120	60.00'	36°44'40"	S73°42'20"E	37.82'	38.48'
C121	73.00'	270°08'26"	N10°15'47"W	103.11'	344.18'
C122	39.00'	90°00'00"	S79°40'00"W	55.15'	61.26'

DETAIL "A"
SCALE: 1" = 40'



BLOCK A LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	47734	1.096
2	47982	1.102
3	34367	0.789
4	32903	0.755
5	43567	1.000
6	43805	1.006
7	43711	1.003
8	38420	0.882
9	45791	1.051
10	32801	0.753
11	32846	0.754
12	70568	1.620
13	37372	0.858
14	33000	0.758
15	33000	0.758
16	33000	0.758
17	37135	0.852
18	42648	0.979
19	41180	0.945
20	41593	0.955

BLOCK A LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
21	45985	1.056
22	34034	0.781
23	34084	0.782
24	34945	0.802
25	38410	0.882
26	34224	0.786
27	33943	0.779

BLOCK B LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	33175	0.762
2	33880	0.778
3	36696	0.842
4	36308	0.834
5	45855	1.053
6	43809	1.006
7	43624	1.001
8	44502	1.022
9	43844	1.007
10	44964	1.032
11	40183	0.922
12	37709	0.866

BLOCK C LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	43666	1.002
2	43800	1.006
3	43800	1.006
4	43666	1.002
5	32866	0.754
6	33000	0.758
7	33000	0.758
8	32866	0.754

BLOCK D LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	44298	1.017
2	52290	1.200
17	37205	0.854
18	37205	0.854
19	32770	0.752
20	34530	0.793
21	37913	0.870
22	37648	0.864
23	45740	1.050
24	33146	0.761
25	36071	0.828
26	34500	0.792
27	44151	1.014
28	44532	1.022
29	32962	0.757
30	33244	0.763

BLOCK E LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
6	43615	1.001
7	44065	1.012
8	44698	1.026
9	39732	0.912
10	33253	0.763
11	33000	0.758
12	32971	0.757
13	33960	0.780

BLOCK F LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	43590	1.001
2	43573	1.000
3	34990	0.803
4	35056	0.805
5	34644	0.795
6	35221	0.809
7	38341	0.880
8	40248	0.924
9	33489	0.769
10	39618	0.910
11	33568	0.771

BLOCK G LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
1	33000	0.758
2	34885	0.801
3	33127	0.760
4	37017	0.850
5	45081	1.035

HOA LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
7X	165565	3.801
10X	49953	1.147
11X	380734	8.740
12X	418591	9.610

OWNER/DEVELOPER:
TOLL SOUTHWEST, LLC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
TEL: (817) 329-8770

ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: THOMAS MOSS

SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (817) 870-3668
CONTACT: ELLIOTT BUSBY

SUBDIVISION SITE PLAN
HAVENWOOD - PHASE ONE
BLOCK A - BLOCK G

LOTS 1-27, & 1X-5X, BLOCK A; LOTS 1-12, & 6X, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1 & 2, 17-30, 7X, 10X, & 11X, BLOCK D; LOTS 6-13, & 8X, BLOCK E; LOTS 1-11, & 9X, BLOCK F; LOTS 1-5, & 12X, BLOCK G.
BEING 172.732 ACRES SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 935, AND IN THE N.A. THOMPSON SURVEY, ABSTRACT NO. 1307, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

SHILOH ROAD ROW DEDICATION - 1.531 AC
SCENIC DRIVE ROW DEDICATION - 0.8170 AC
12 OPEN SPACE LOTS
87 RESIDENTIAL LOTS

PAPE-DAWSON ENGINEERS
201 MAIN ST, STE 901 I FT. WORTH, TX 76102 I 817.870.3668
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 4, 2026

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SMITH - PHASE ONE

Survey Job No. 70254-01

Date: Feb 04, 2026, 12:07pm User ID: imilanowski
File: W:\projects\70254\01\2.0 Design\2.4 Civil\2.4.4 Exhibits\70254-02-SSP Approved-260204.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

METES AND BOUNDS

BEING A TRACT OF LAND SITUATED IN THE N. A. THOMPSON SURVEY, ABSTRACT NUMBER 1307, AND THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NUMBER 935, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, AND TRACT 2, AS DESCRIBED IN A DEED TO BOB SMITH MANAGEMENT COMPANY, LTD., RECORDED UNDER INSTRUMENT NUMBER 97-R0089454, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "C&A I MCADAMS" ON THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET 1171 (F.M. 1171), A.K.A. CROSS TIMBERS ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AND HEREIN WILL BE REFERRED TO AS FM 1171, AND BEING ON THE NORTH LINE OF SAID BOB SMITH TRACT;

THENCE: THE FOLLOWING COURSES AND DISTANCES COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID F.M. 1171:

SOUTH 69 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 59.91 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1598.57 FEET, A CENTRAL ANGLE OF 7 DEGREES 18 MINUTES 28 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 28 MINUTES 01 SECONDS EAST, 192.28 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 192.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 75 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 68.58 FEET TO A FOUND 1/2-INCH IRON ROD;

SOUTH 76 DEGREES 56 MINUTES 42 SECONDS EAST, A DISTANCE OF 69.15 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CONCRETE MONUMENT AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1518.57 FEET, A CENTRAL ANGLE OF 5 DEGREES 12 MINUTES 21 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 03 MINUTES 30 SECONDS EAST, 137.93 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 137.98 FEET TO A FOUND TXDOT CONCRETE MONUMENT;

NORTH 86 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 67.99 FEET TO A FOUND TXDOT CONCRETE MONUMENT;

SOUTH 89 DEGREES 17 MINUTES 24 SECONDS EAST, A DISTANCE OF 65.53 FEET TO AN X-CUT FOUND IN CONCRETE;

NORTH 86 DEGREES 16 MINUTES 06 SECONDS EAST, A DISTANCE OF 65.75 FEET TO A FOUND 1/2-INCH IRON ROD;

SOUTH 89 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 699.09 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP;

SOUTH 43 DEGREES 57 MINUTES 11 SECONDS EAST, A DISTANCE OF 49.94 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAHR RANCH, LLC., AS DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER INSTRUMENT NUMBER 2017-79179, O.R.D.C.T.;

THENCE: SOUTH 01 DEGREES 21 MINUTES 46 SECONDS EAST, A DISTANCE OF 1055.85 FEET ALONG THE COMMON WEST LINE OF SAID JAHR TRACT, AND THE EAST LINE OF SAID BOB SMITH TRACT TO A FOUND 1/2-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID JAHR TRACT, AND BEING A RE-ENTRANT CORNER OF SAID BOB SMITH TRACT;

THENCE: ALONG THE SOUTH LINE OF SAID JAHR TRACT, AND THE MOST EASTERLY NORTHEAST LINE OF SAID BOB SMITH TRACT, SOUTH 89 DEGREES 07 MINUTES 13 SECONDS EAST, A DISTANCE OF 1056.83 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF THE SAID JAHR TRACT, AND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID BOB SMITH TRACT, AND ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO M&M SISK FARMS PH III, LLC., AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 25710, O.R.D.C.T.;

THENCE: DEPARTING THE AFORESAID CORNER, SOUTH 00 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 1185.83 FEET ALONG THE WEST LINE OF SAID M&M TRACT, AND THE EAST LINE OF SAID BOB SMITH TRACT TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE: DEPARTING THE AFORESAID CORNER, AND OVER AND ACROSS THE SAID BOB SMITH TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 44 MINUTES 01 SECONDS WEST, A DISTANCE OF 427.63 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 170.34 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 02 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 150.46 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 02 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF 149.22 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 02 DEGREES 52 MINUTES 12 SECONDS WEST, A DISTANCE OF 148.89 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 05 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 157.58 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 20 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 64.46 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 04 DEGREES 34 MINUTES 35 SECONDS WEST, A DISTANCE OF 153.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 02 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 57.51 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 363.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 35 MINUTES 49 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 08 MINUTES 47 SECONDS EAST, A DISTANCE OF 117.31 FEET;

ALONG SAID NON-TANGENT CURVE THE RIGHT, AN ARC LENGTH OF 117.82 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 387.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 41 MINUTES 23 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 132.34 FEET;

ALONG SAID REVERSE CURVE, AN ARC LENGTH OF 132.99 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 05 DEGREES 18 MINUTES 09 SECONDS EAST, A DISTANCE OF 26.01 FEET TO A TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 48 MINUTES 03 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 44 MINUTES 54 SECONDS WEST, 142.02 FEET;

ALONG SAID NON-TANGENT CURVE THE RIGHT, AN ARC LENGTH OF 142.73 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 337.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 41 MINUTES 59 SECONDS EAST, AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 144.16 FEET;

ALONG SAID REVERSE CURVE, AN ARC LENGTH OF 145.28 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 03 DEGREES 54 MINUTES 08 SECONDS EAST, A DISTANCE OF 178.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 03 DEGREES 54 MINUTES 08 SECONDS EAST, A DISTANCE OF 81.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 13 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 66.45 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 04 DEGREES 57 MINUTES 37 SECONDS WEST, A DISTANCE OF 159.53 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 13 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 157.31 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 11 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 155.17 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 01 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF 75.45 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 08 DEGREES 49 MINUTES 33 SECONDS EAST, A DISTANCE OF 76.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 300.31 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 10 DEGREES 25 MINUTES 31 SECONDS EAST, A DISTANCE OF 170.90 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 89 DEGREES 44 MINUTES 01 SECONDS WEST, A DISTANCE OF 445.38 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 01 DEGREES 31 MINUTES 17 SECONDS WEST, A DISTANCE OF 155.93 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 33 DEGREES 30 MINUTES 15 SECONDS WEST, A DISTANCE OF 55.35 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, A DISTANCE OF 151.61 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, A DISTANCE OF 26.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 24 DEGREES 30 MINUTES 46 SECONDS EAST, A DISTANCE OF 218.30 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, A DISTANCE OF 242.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 75 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF 258.67 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 88 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF 236.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 01 DEGREES 31 MINUTES 17 SECONDS WEST, A DISTANCE OF 157.67 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 53 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 219.08 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 66 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 42.84 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 41 DEGREES 40 MINUTES 05 SECONDS WEST, A DISTANCE OF 217.27 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 30 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 197.20 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 65 DEGREES 14 MINUTES 47 SECONDS EAST, A DISTANCE OF 240.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 763.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 39 MINUTES 13 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 25 MINUTES 37 SECONDS WEST, 325.78 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 328.31 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 207.37 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 266.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 283.73 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 272.64 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 57 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 93.57 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 65 DEGREES 55 MINUTES 17 SECONDS WEST, A DISTANCE OF 128.59 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.99 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 334.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE CENTERLINE OF SHILOH ROAD, A 50-FOOT RIGHT-OF-WAY LINE, AND ALSO BEING THE EAST LINE OF THE REVISED PLAT OF SECTION ONE LAKE HILL ESTATES ACCORDING TO THE PLAT RECORDED IN CABINET J, PAGE 314 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.);

THENCE: COINCIDENT WITH THE SAID CENTERLINE, AND EAST LINE OF SAID LAKE HILL ESTATES, NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.44 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE NORTHEAST CORNER OF SAID LAKE HILL ESTATES, AND ALSO BEING THE SOUTHEAST CORNER OF SECTION THREE OF HIDDEN VALLEY COUNTRY ESTATES ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 90, P.R.D.C.T.;

THENCE: NORTH 01 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 1625.75 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE NORTHEAST CORNER OF SAID HIDDEN VALLEY COUNTRY ESTATES;

THENCE: NORTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, A DISTANCE OF 433.74 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF FM 1171;

THENCE: COINCIDENT WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 55 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 61.08 FEET ALONG THE SOUTHERLY LINE OF CROSS TIMBERS ROAD TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE: NORTH 55 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 61.08 FEET ALONG THE SOUTHERLY LINE OF CROSS TIMBERS ROAD TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE: SOUTH 88 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 70.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 172.732 ACRES OR 7,524,206 SQUARE FEET, MORE OR LESS.

SURVEYORS CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELLIOTT PAT BUSBY DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

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

_____
ELLIOTT PAT BUSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5561
FIRM REGISTRATION NO. 10194390
PAPE-DAWSON CONSULTING ENGINEERS
201 MAIN STREET, SUITE 900
FORT WORTH, TEXAS 76102
TELE. (817) 870-3668
EMAIL: EBUSBY@PAPE-DAWSON.COM

CERTIFICATION DATE: 04/14/2025

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELLIOTT PAT BUSBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITIES NOTES:
SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TOWN OF FLOWER MOUND.

GENERAL NOTES:
CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF APPROVAL SHALL BE SUBJECT TO CURRENT TOWN SUBDIVISION RULES AND REGULATIONS.

ALL DRIVEWAY CULVERTS WILL BE REQUIRED TO BE OBTAINED BY THE BUILDER & INSTALLED AT THE TIME OF THE SFP PERMIT.

FLOODPLAIN NOTE:
NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE TOWN OF FLOWER MOUND SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO-FOOT ABOVE THE 100-YEAR FLOODPLAIN.

EASEMENTS NOTE:
ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

MAINTENANCE NOTE:
THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE TOWN OF FLOWER MOUND. THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS WITHIN THE COMMON AREA LOTS ARE THE RESPONSIBILITY OF THE HOA.

DRAINAGE NOTE:
BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

THE TOWN OF FLOWER MOUND WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE HOA OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

DRAINAGE EASEMENT & POND MAINTENANCE NOTES

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE HOA.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   (A) GRASS AND GROUND COVER SHALL BE KEPT TO HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   (B) THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   (C) ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
   (D) ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED.MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202), US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR:1.000150630
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NUMBER 48121C0540G AND 48121C0520G, DATED APRIL 18, 2011, FOR THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS. THE SUBJECT PROPERTY LIES WITHIN ZONE "X," 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAT ONE SQUARE MILE.

   A PORTION OF THE FUTURE PHASES OF THIS DEVELOPMENT LIE WITHIN ZONE A, AND WILL BE IDENTIFIED ON THOSE PHASES AS PLANS ARE SUBMITTED.
5. LOTS 1X, BLOCK A; 6X, BLOCK B; 11X, BLOCK D; & 12X, BLOCK G, ARE OPEN SPACE LOTS FOR PUBLIC TRAIL ACCESS, AND LANDSCAPE PURPOSES. THEY SHALL BE DEDICATED BY THIS PLAT AS A PUBLIC ACCESS EASEMENT WHICH SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN SIMPLE FEE TO THE HOA. THE PERPETUAL MAINTENANCE OF THE 8 & 12-FOOT TOWN TRAILS (INCLUDING ANY BRIDGES & HARDSCAPE) SHALL BE THE RESPONSIBILITY OF THE HOA.
6. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 585,272 SQ FT (13.436 AC).
7. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
8. PURSUANT TO THE ORDINANCE NO. 39-82 OF THE TOWN OF FLOWER MOUND, TEXAS MANDATORY HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND / OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS, AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE STRUCTURES, OR AT THE SUBDIVISION ENTRYWAY.
9. ALL X-LOTS ARE UNBUILDABLE WITH THE EXCEPTION OF THE AMENITY CENTER LOT.
10. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
11. STORM SEWER GRATE / MODIFIED DROP INLETS SHALL BE CONSIDERED PRIVATE AND THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THESE STRUCTURES.
12. THE PERPETUAL MAINTENANCE OF THE 8 & 12-FOOT TOWN TRAILS SHALL BE THE RESPONSIBILITY OF THE HOA.
13. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE & STATE PLATTING STATUES & IS SUBJECT TO FINES & WITHOLDING OF UTILITIES & BUILDING CERTIFICATES.
14. LOT -TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT TOWN COUNCIL EXCEPTION.

SUBDIVISION SITE PLAN

HAVENWOOD - PHASE ONE

BLOCK A - BLOCK G

LOTS 1-27, & 1X-5X, BLOCK A; LOTS 1-12, & 6X, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1 & 2, 17-30, 7X, 10X, & 11X, BLOCK D; LOTS 6-13, & 8X, BLOCK E; LOTS 1-11, & 9X, BLOCK F; LOTS 1-5, & 12X, BLOCK G.
BEING 172.732 ACRES SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 935, AND IN THE N.A. THOMPSON SURVEY, ABSTRACT NO. 1307, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

SHILOH ROAD ROW DEDICATION - 1.531 AC
SCENIC DRIVE ROW DEDICATION - 0.8170 AC
12 OPEN SPACE LOTS
87 RESIDENTIAL LOTS

PAPE-DAWSON ENGINEERS

201 MAIN ST, STE 901 I FT. WORTH, TX 76102 I 817.870.3668
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 4, 2026

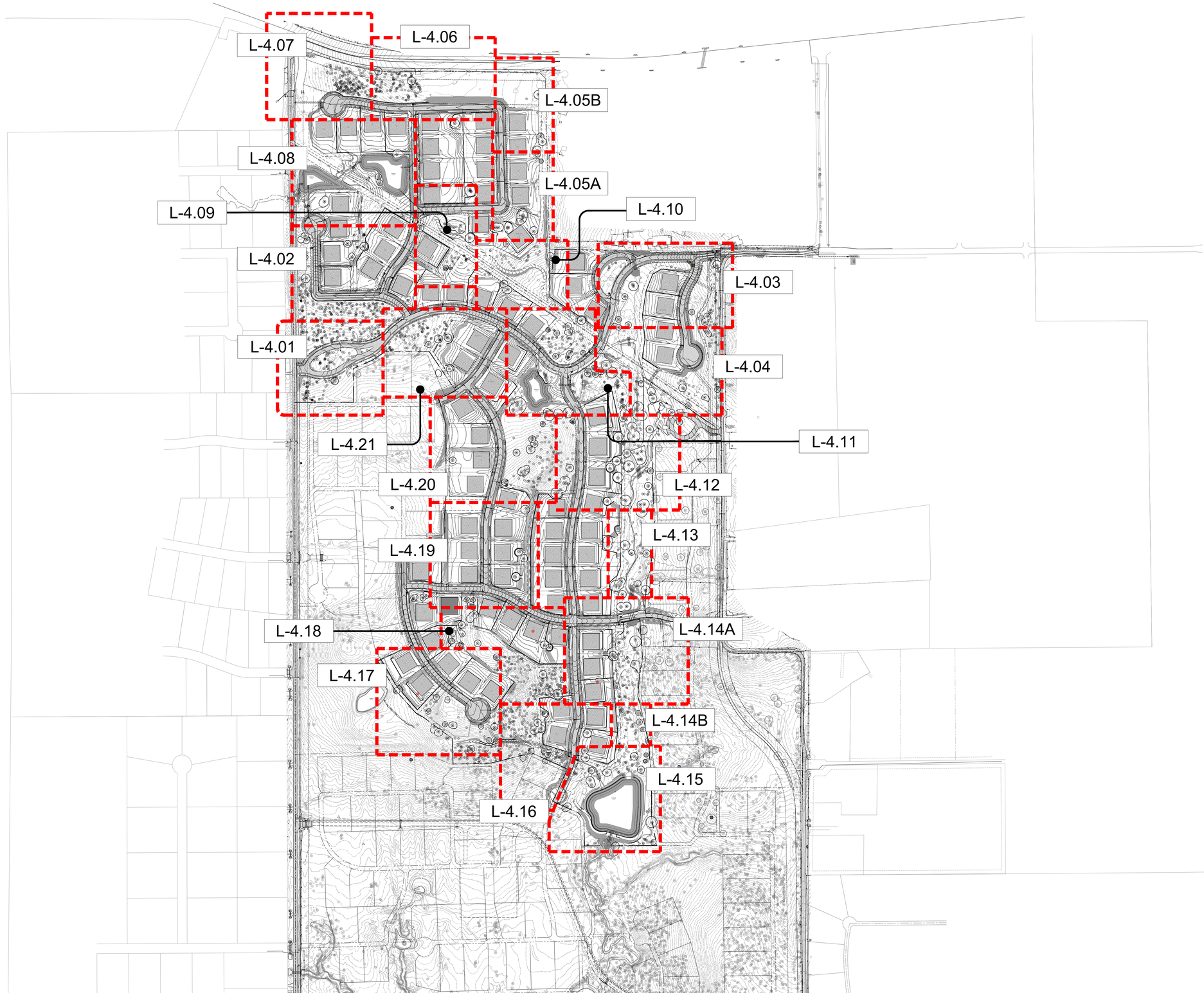
OWNER/DEVELOPER:
TOLL SOUTHWEST, LLC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051
TEL: (817) 329-8770

ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC,
TEL: (214) 420-8494
CONTACT: THOMAS MOSS

SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (817) 870-3668
CONTACT: ELLIOTT BUSBY

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

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green door studio

landscape architecture

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Paul Cozzolino
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Havenwood Phase 1

Conceptual Landscape Plans
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issue
12/05/2025 Town Submittal

revisions

title

Overall Key Plan

project number 230005

date 01.16.2026

sheet

G-1.02

NORTH

GENERAL CONSTRUCTION NOTES

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

GRADING AND PLANTING PREPARATION NOTES

1. These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
2. This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed.
3. It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.
4. All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
5. All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.
6. The Contractor shall be responsible for finished grading of the project. The Contractor and Owner's Representative shall review the extent of grading prior to commencing work.
7. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
8. Prior to preparing Turf Sod, Turf Seed and Plant Bed areas, eradicate all weeds, briars and vines with post-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and taking all necessary precautions. After weed eradication and removal and the specified waiting period apply 10 lb of MicroLife Hummates Plus per 1,000 sq ft to restore soil health.
9. Turf Sod and Turf Seed areas shall be raked smooth, removing and disposing of stones over 1" diameter and fine graded to feather into natural grade.
10. Plant Beds to be prepared to a 6" depth to accommodate 4" depth of compost tilled and thoroughly blended with the native soil and 2" mulch layer. Bed preparation to include a minimum of (3) tilling's. Provide a 6' x 6' mockup of the bed preparation for Owner's Representative review and approval.
    - 1st Till- Till the soil surface to a minimum depth of 6". Stones larger than 1" diameter shall be removed and disposed of off-site.
    - 2nd Till- Spread 2" of compost on the surface of the tilled soil. Till the compost into the tilled soil to a minimum depth of 6" thoroughly blending the native soil with the compost. Smooth out the grade, rake and remove clods, stones larger than 1" diameter, and debris and dispose of off-site.
    - 3rd Till- Spread 2" of compost and organic fertilizer (2 lbs. per 100 sf) on the surface of the thoroughly blended/ tilled soil. Till the compost and the fertilizer into the blended/ tilled soil to a depth of 3" . Smooth out the grade. Rake soil back from the edges to accommodate 2" mulch depth. In Bid Proposal furnish a unit price per cubic yard of placed compost. This unit price will be used in the adjustment of bed areas.

LAYOUT NOTES

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

PLANTING NOTES

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

PLANTING LAYOUT AND INSTALLATION NOTES

1. The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
2. Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
3. Install edging where decomposed granite trail meets planting bed and where decomposed granite trail meets gravel following manufacturer's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
4. Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
5. Unless otherwise indicated:
    a. All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
    b. All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
    c. Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be ¾".
    d. Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
6. All Plant Beds and pit planted plants shall receive a 2" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
7. Planting pits for 1, 3, & 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size.
8. Plants shall be installed to present their best side facing the viewer.
9. Owner's Representative shall have final approval of plant material layout.

TOWN OF FLOWER MOUND NOTES

LIGHTING NOTES

Outdoor lighting. New residential subdivisions with five or more buildable lots within the Cross Timbers Conservation Development District must comply with the following outdoor lighting standards.

1. Applicability. The following standards do not apply to lighting on residential lots.
2. New public outdoor lighting, including street lighting, must make use of timers, dimmers, motion sensors, or other adaptive controls, and must be substantially dimmed or extinguished by 11:00 p.m., unless public safety concerns demand otherwise, as determined by Town Council.
3. Lighting for public and private outdoor facilities must be shielded such that no light-emitting part of fixtures is visible from any other property.
4. Outdoor lighting fixtures using lamps or bulbs, regardless of the number of bulbs and level of initial lamp lumens, must not exceed 3,000 kelvins and meet the following:
    a. If the initial lamp lumens are equal to or greater than 1,500, the fixture must be fully shielded. No shielding is required for fixtures with an initial lamp lumens less than 1,500.
    b. Outdoor lighting fixtures must be sufficiently shielded and aimed such that spillage of light onto adjacent properties is minimized and glare from the light emitting and/or reflecting parts of a luminaire is not visible from an adjacent property.
    c. Sag-lens, drop-lens, searchlights, beacons, laser sources, and mercury vapor fixtures are prohibited.
    d. Outdoor uplighting is prohibited, except in cases where the fixture is shielded by a roof overhang or similar structural shield that will not cause light to extend beyond the structural shield

SIDE YARD SETBACK NOTES

NOTE: Per Town Council action on May 20, 2024:

Minimum side yard setback. The minimum side yard setback shall be 25 feet (25') subject to section 98-1027, except as follows. The minimum side yard setback may be reduced to 15 feet (15') subject to section 98-1027 upon demonstration by the developer prior to issuance of building permit for a single family dwelling that the reduced side yard setback will result in a specimen or protected tree on the subject lot being preserved.

GENERAL LEGEND

ABBREVIATIONS

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

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landscape architecture

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General Construction Notes

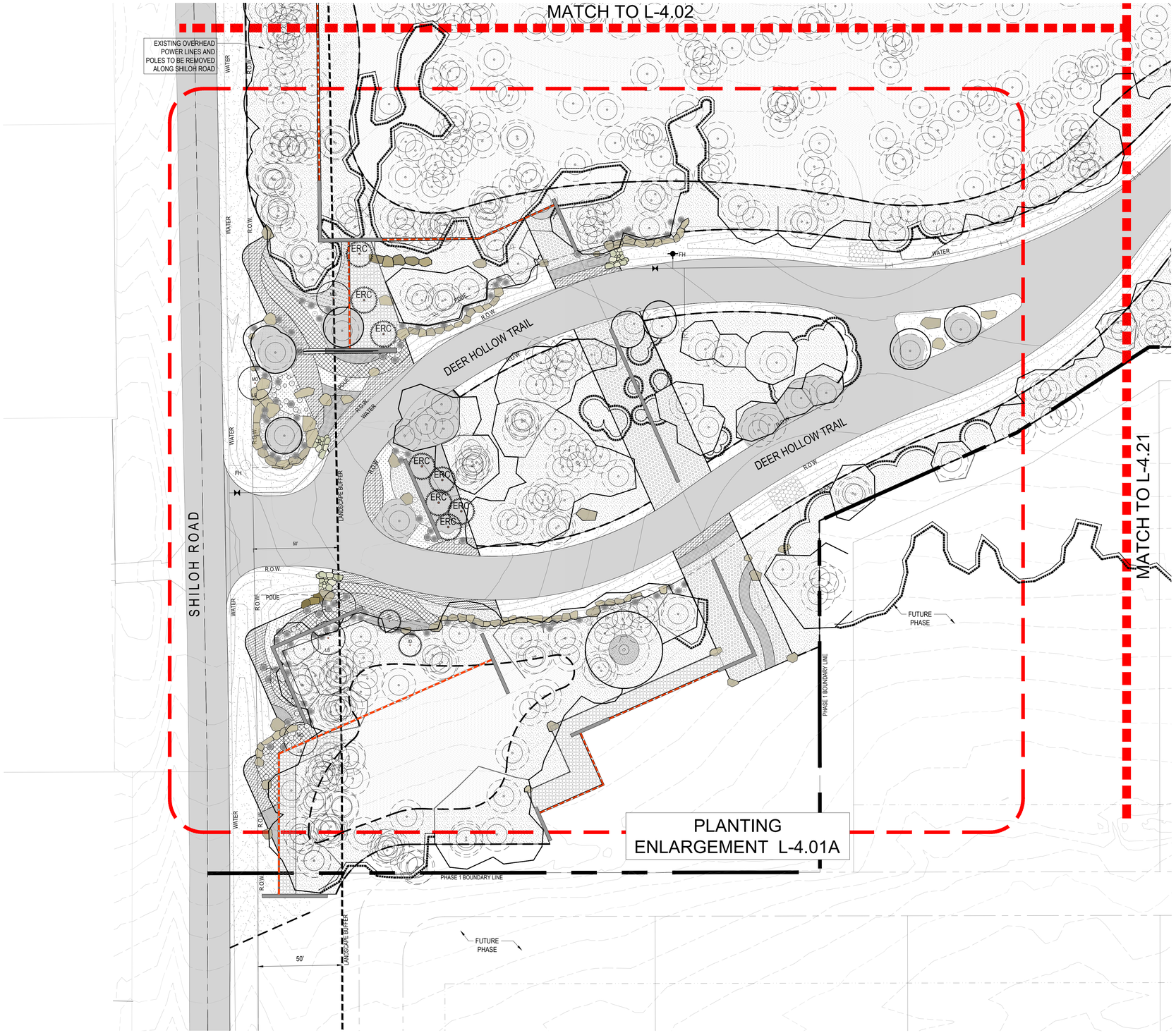
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date 01.16.2026

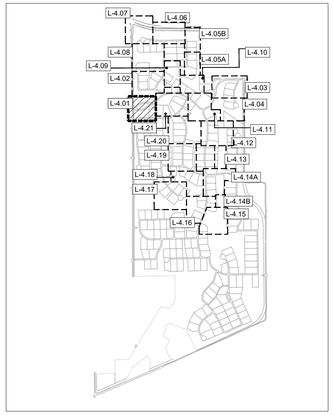
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KEYMAP



NOTES

PLANTING NOTES

1. Trees shall be planted no less than 6' from back of curb and 4' from sidewalks, utility lines, and screening walls. Final locations of trees are subject to approval by the city.
2. A 3' radius around fire hydrant shall remain clear of groundcover, shrubs or trees per fire code.
3. Trees shall be planted no less than 10' minimum from the edge of storm sewer curb inlet box.
4. Trees planted near water meters shall be planted with the edge of the rootball 4' min away from the water meter.
5. All disturbed areas will be seeded with native mix.

TREE LEGEND

EXISTING TREES

XXXX — SPECIMEN TREE TO REMAIN

XXXX — PROTECTED TREE TO REMAIN

PROPOSED TREES

LB — LANDSCAPE BUFFER CANOPY TREE

LB — LANDSCAPE BUFFER ORNAMENTAL TREE

PLANT LEGEND

ORNAMENTAL GRASSES

- Bouteloua gracilis 'Blonde Ambition" / Blonde Ambition Blue Grama
- Muhlenbergia lindheimeri / Big Muhly
- Muhlenbergia capillaris / Gulf Muhly
- Chasmanthium latifolium / Inland Sea Oats
- Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass
- Muhlenbergia reverchonii / Seep Muhly

GROUNDCOVER

- Carex divulsa / Berkeley Sedge
- Juncus tenuis 'Blue Arrows' / Blue Arrow Rush
- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
- Hesperaloe parviflora / Red Yucca
- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

SCALE : 1" = 30'-0" (0', 30', 60')

NORTH

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landscape architecture

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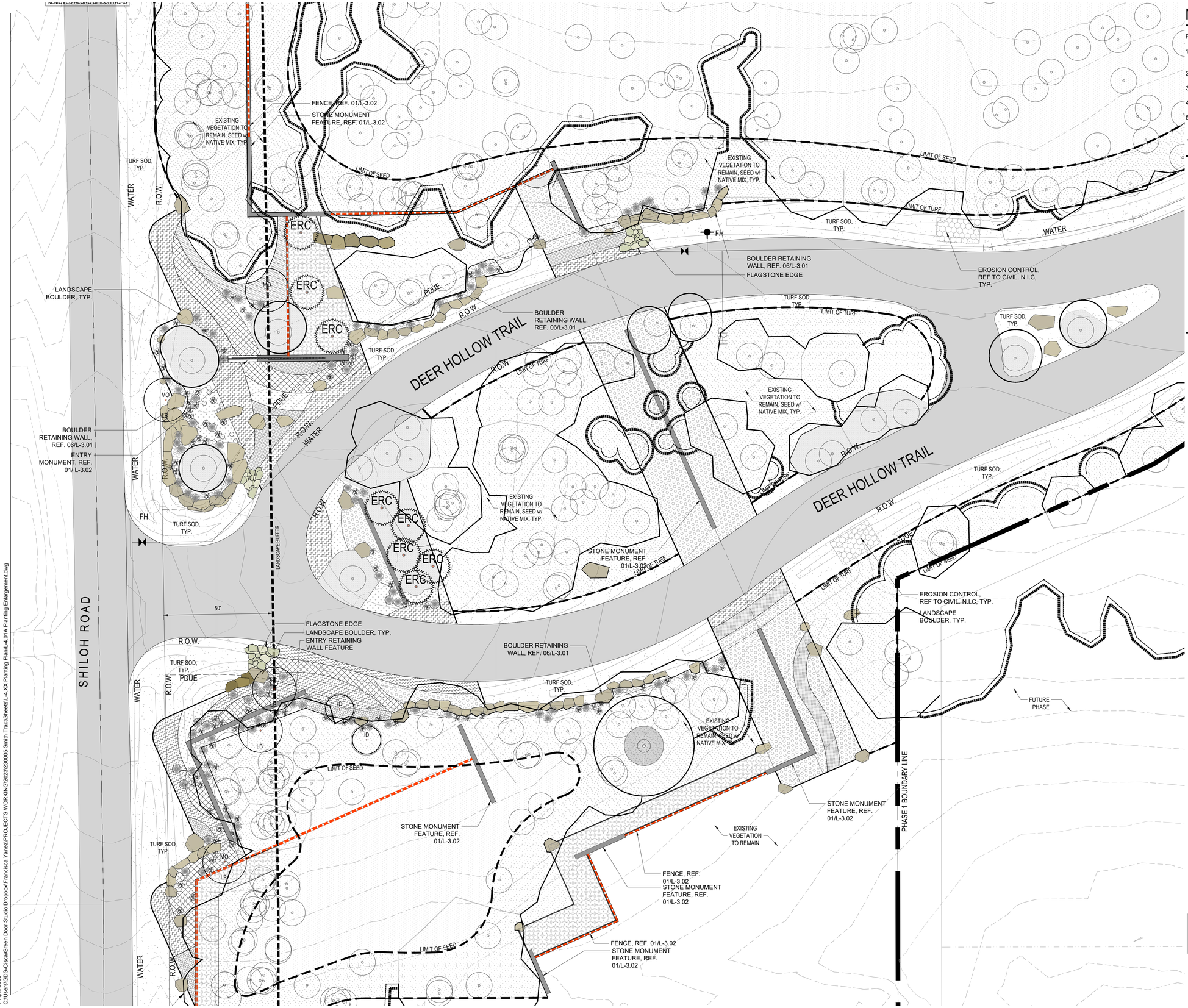
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Planting Plan

project number 230005

date 01.16.2026

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PLANT LEGEND

ORNAMENTAL GRASSES

- Bouteloua gracilis 'Blonde Ambition" / Blonde Ambition Blue Grama
- Muhlenbergia lindheimeri / Big Muhly
- Muhlenbergia capillaris / Gulf Muhly
- Chasmanthium latifolium / Inland Sea Oats
- Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass
- Muhlenbergia reverchonii / Seep Muhly

GROUNDCOVER

- Carex divulsa / Berkeley Sedge
- Juncus tenuis 'Blue Arrows' / Blue Arrow Rush
- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
- Hesperaloe parviflora / Red Yucca
- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

NOTE:
SHADE AND ORNAMENTAL TREE LABEL INFORMATION INTENTIONALLY OMITTED FROM ENLARGEMENTS SHEET. REF CORRESPONDING SHEET FOR ADDITIONAL INFORMATION.

0' 20' 40'
SCALE : 1" = 20'-0"
NORTH

green door studio
landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
6/26/2024

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Mike Boswell
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Grapevine, TX 76051

Havenwood Phase 1

Conceptual Landscape Plans
Town Of Flower Mound
Denton County

issue
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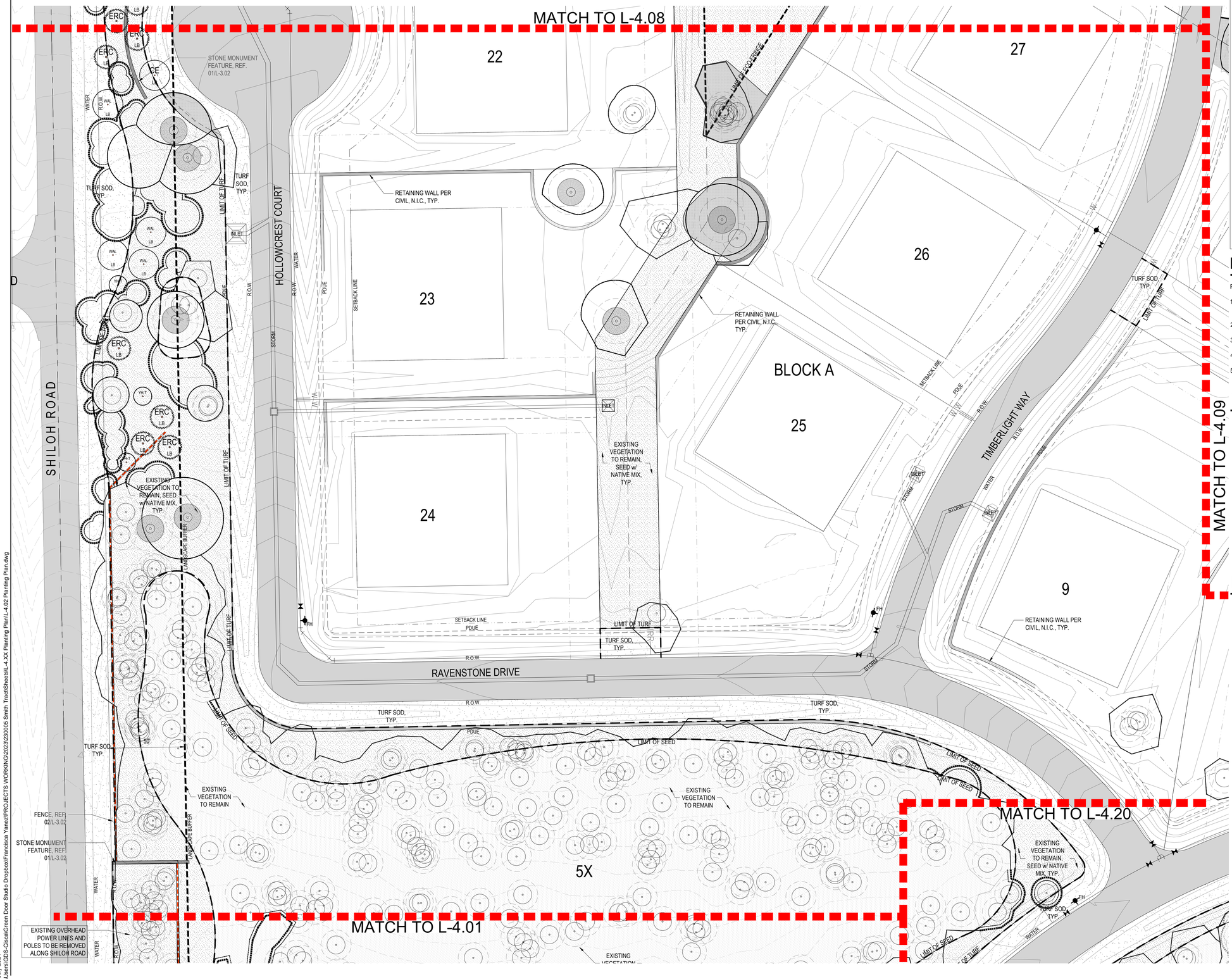
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project number 230005

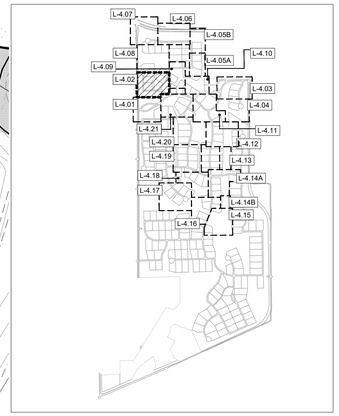
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7 April 2025
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KEYMAP



NOTES

PLANTING NOTES

1. Trees shall be planted no less than 6' from back of curb and 4' from sidewalks, utility lines, and screening walls. Final locations of trees are subject to approval by the city.
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TREE LEGEND

EXISTING TREES

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — PROTECTED TREE TO REMAIN

PROPOSED TREES

- LB — LANDSCAPE BUFFER CANOPY TREE
- LB — LANDSCAPE BUFFER ORNAMENTAL TREE

PLANT LEGEND

ORNAMENTAL GRASSES

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GROUNDCOVER

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SHURBS GRASSES

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SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

SCALE : 1" = 30'-0"

NORTH

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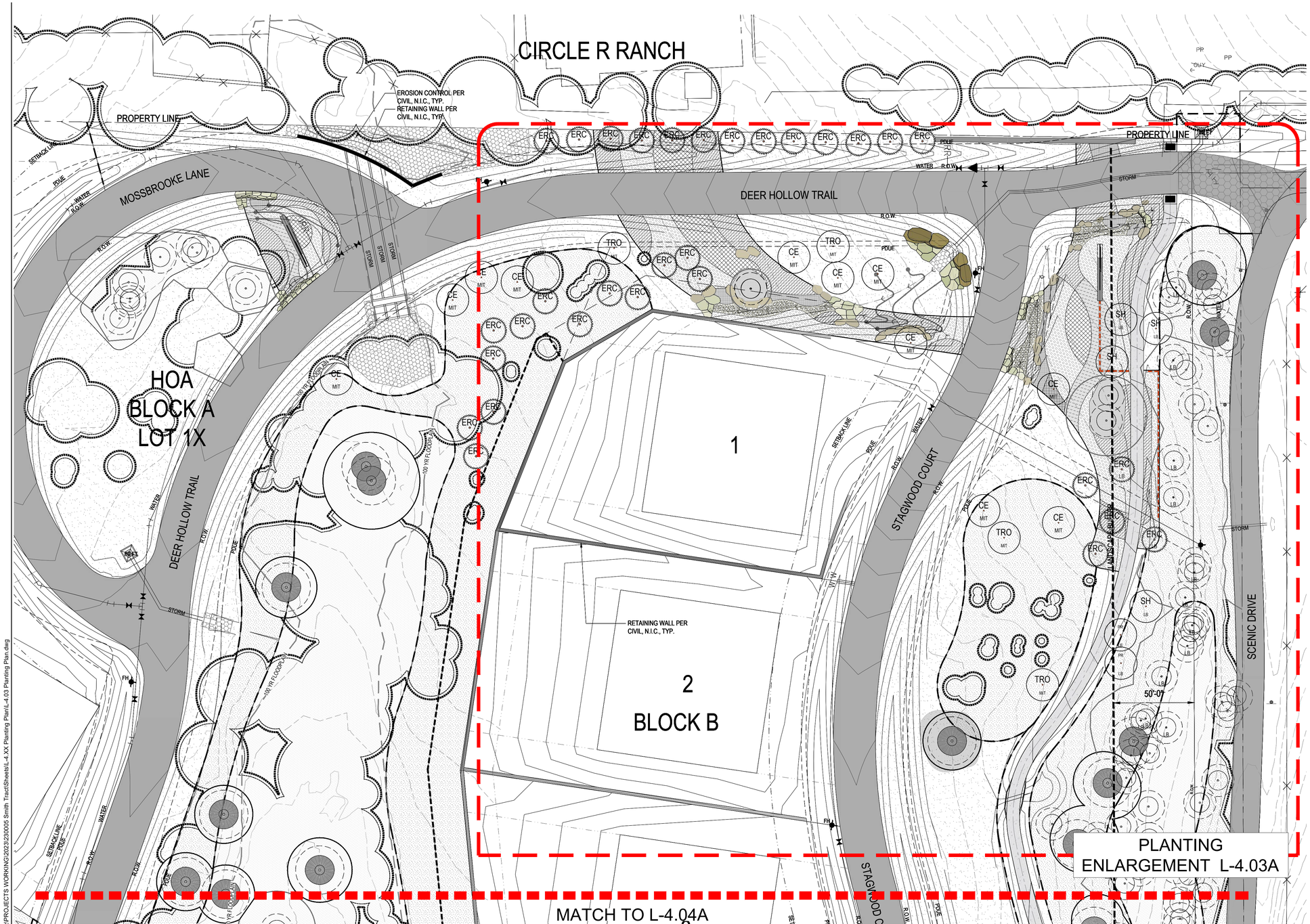
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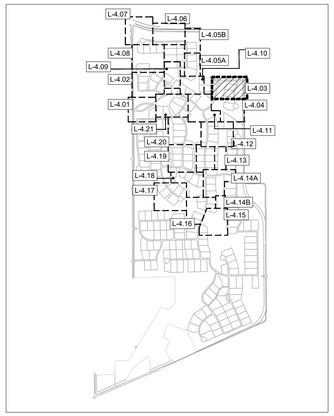
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KEYMAP



NOTES

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TREE LEGEND

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PLANT LEGEND

ORNAMENTAL GRASSES

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GROUNDCOVER

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- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
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- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

SCALE : 1" = 30'-0" (0' 30' 60')

NORTH

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project number 230005

date 01.16.2026

sheet
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PLANT LEGEND

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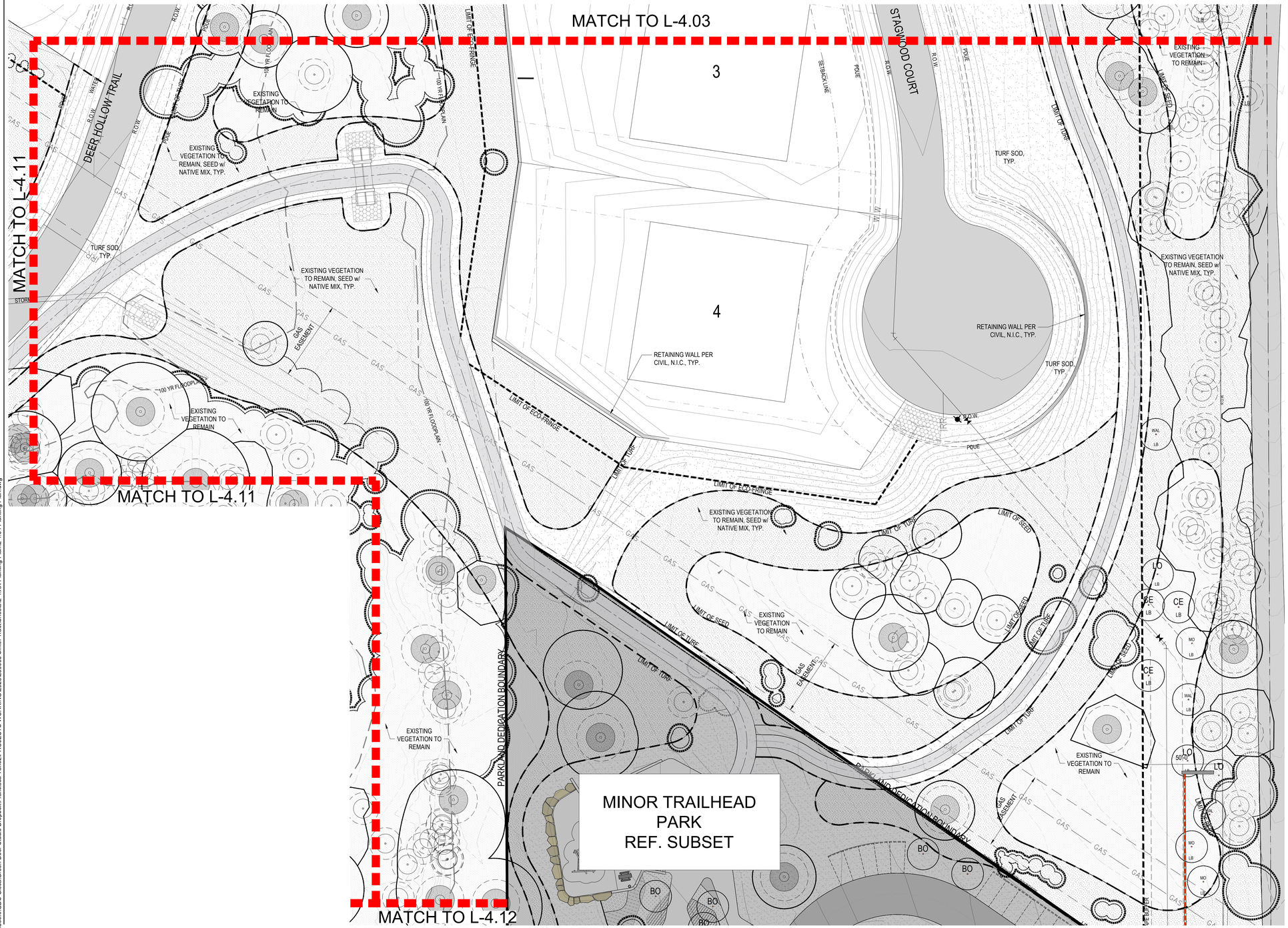
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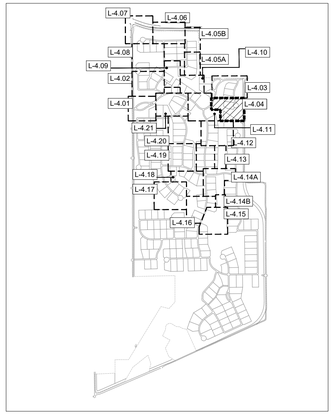
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KEYMAP



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PLANT LEGEND

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GROUNDCOVER

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- River Rock

SHURBS GRASSES

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- Hesperaloe parviflora / Red Yucca
- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

0' 30' 60'
SCALE : 1" = 30'-0"
NORTH

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6/26/2024

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Havenwood Phase 1

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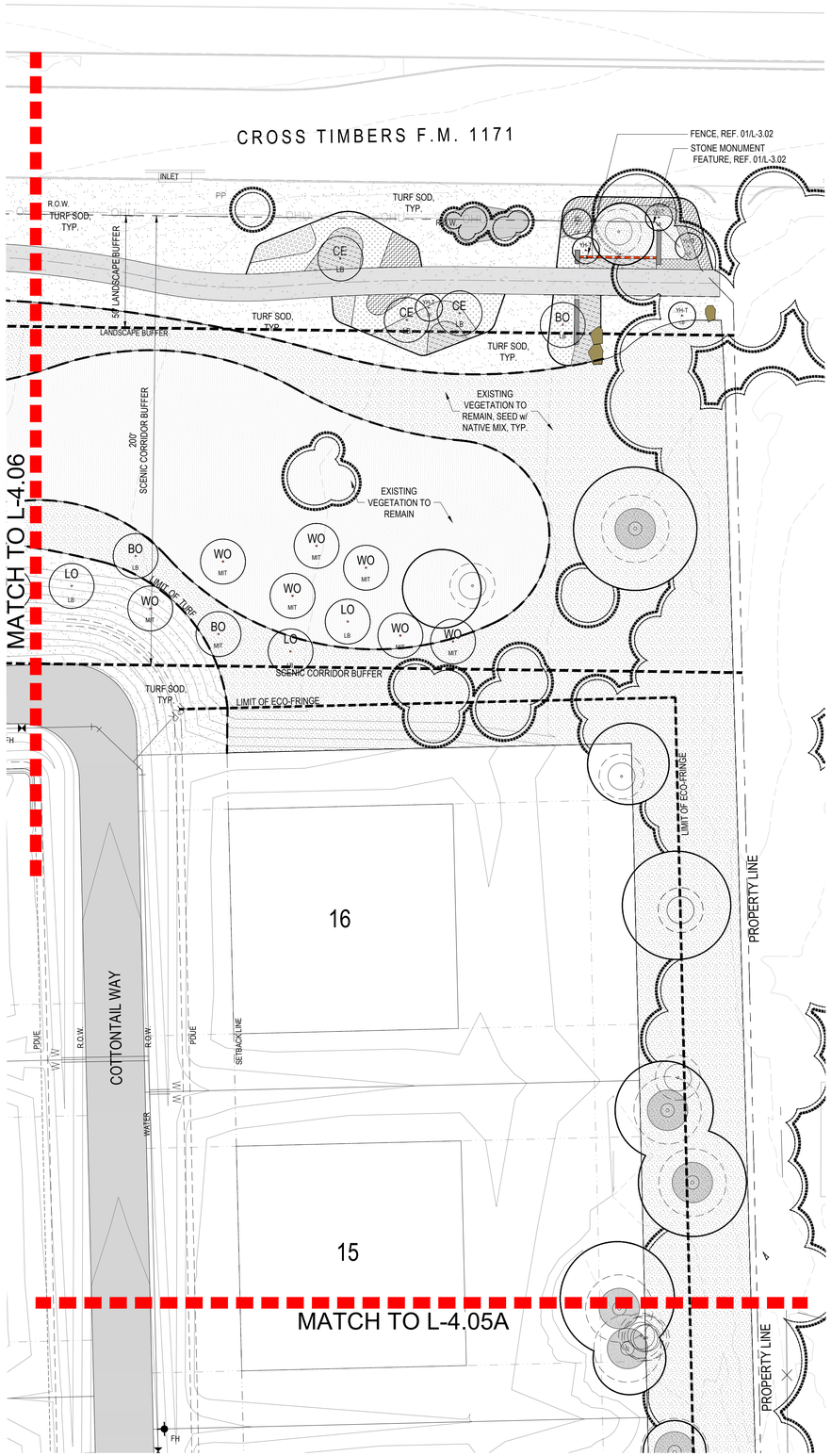
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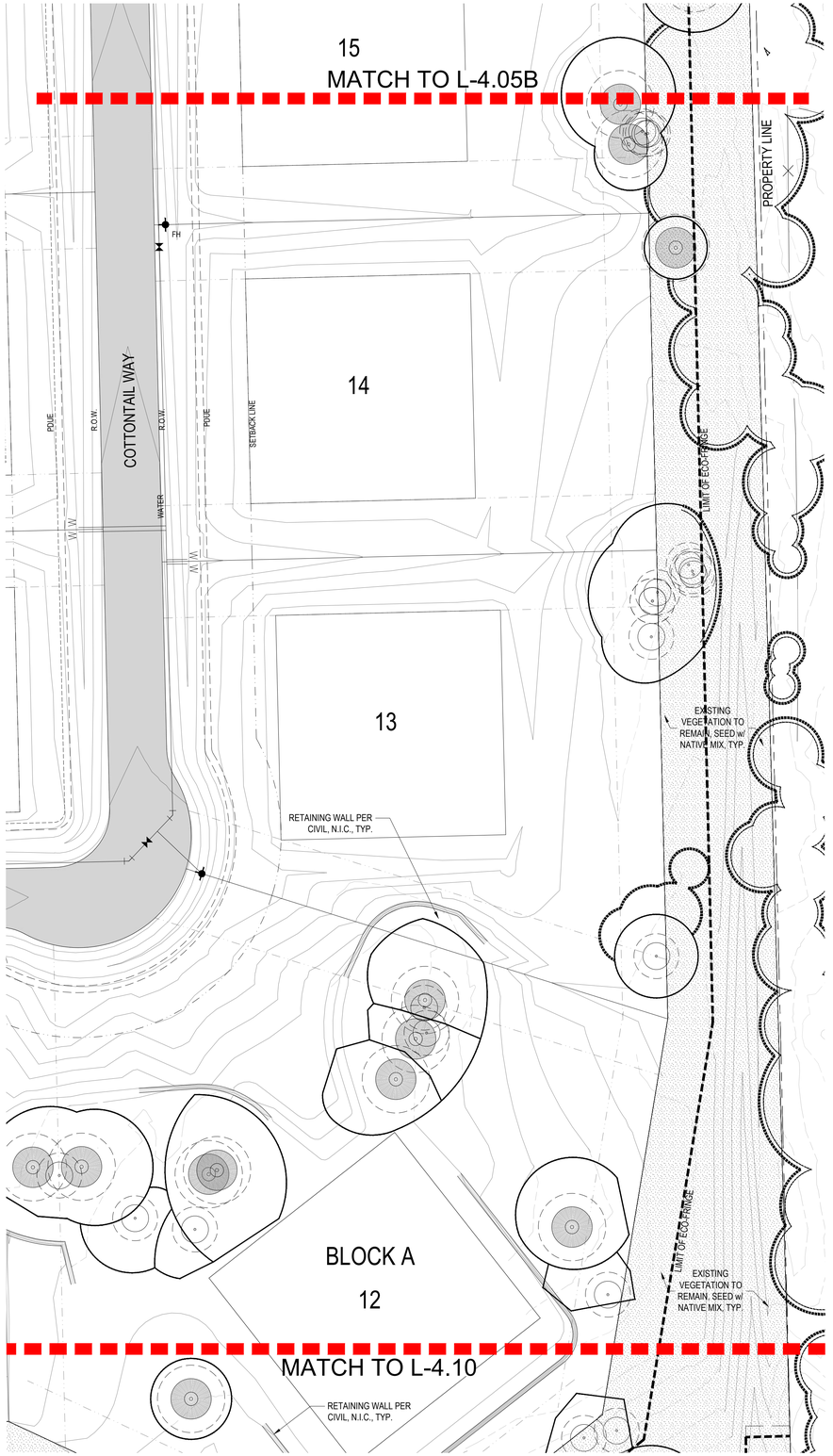
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B PLANTING PLAN

SCALE: 1" = 30'-0"

SCALE : 1" = 30'-0"

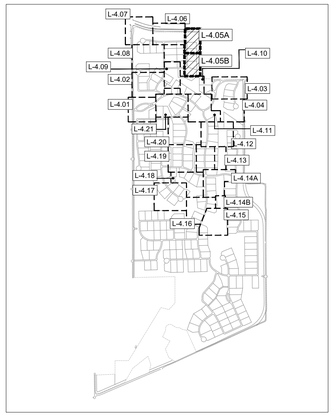


A PLANTING PLAN

SCALE: 1" = 30'-0"

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KEYMAP



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PLANT LEGEND

ORNAMENTAL GRASSES

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GROUNDCOVER

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SHURBS GRASSES

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SEED / SOD

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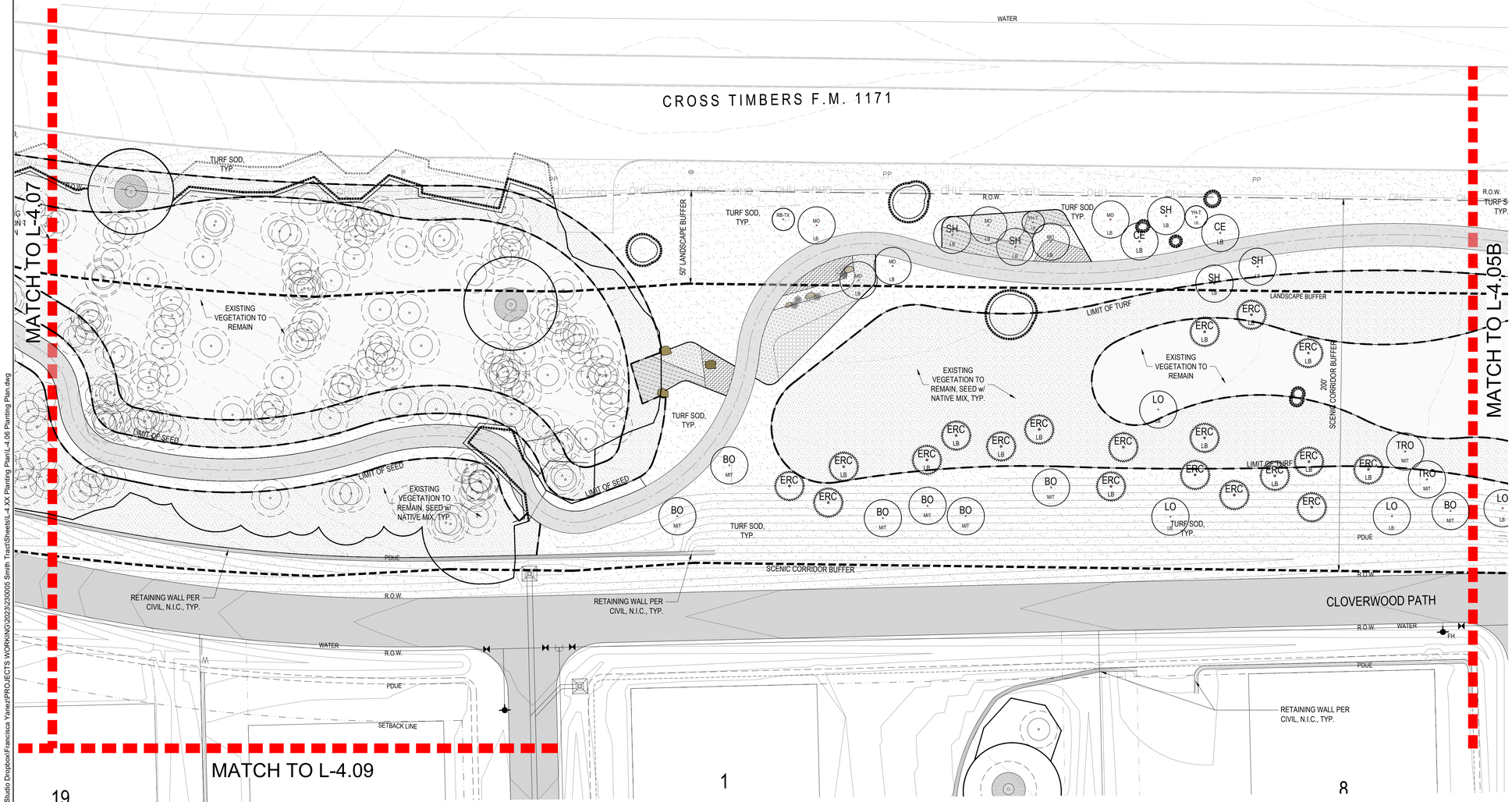
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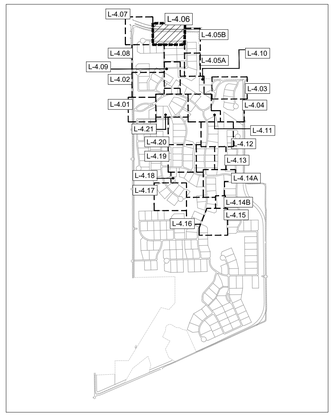
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28 March 2025
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KEYMAP



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PLANT LEGEND

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GROUNDCOVER

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SHRUBS GRASSES

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SEED / SOD

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- Restored Grassland Area
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SCALE : 1" = 30'-0" (0', 30', 60')

NORTH

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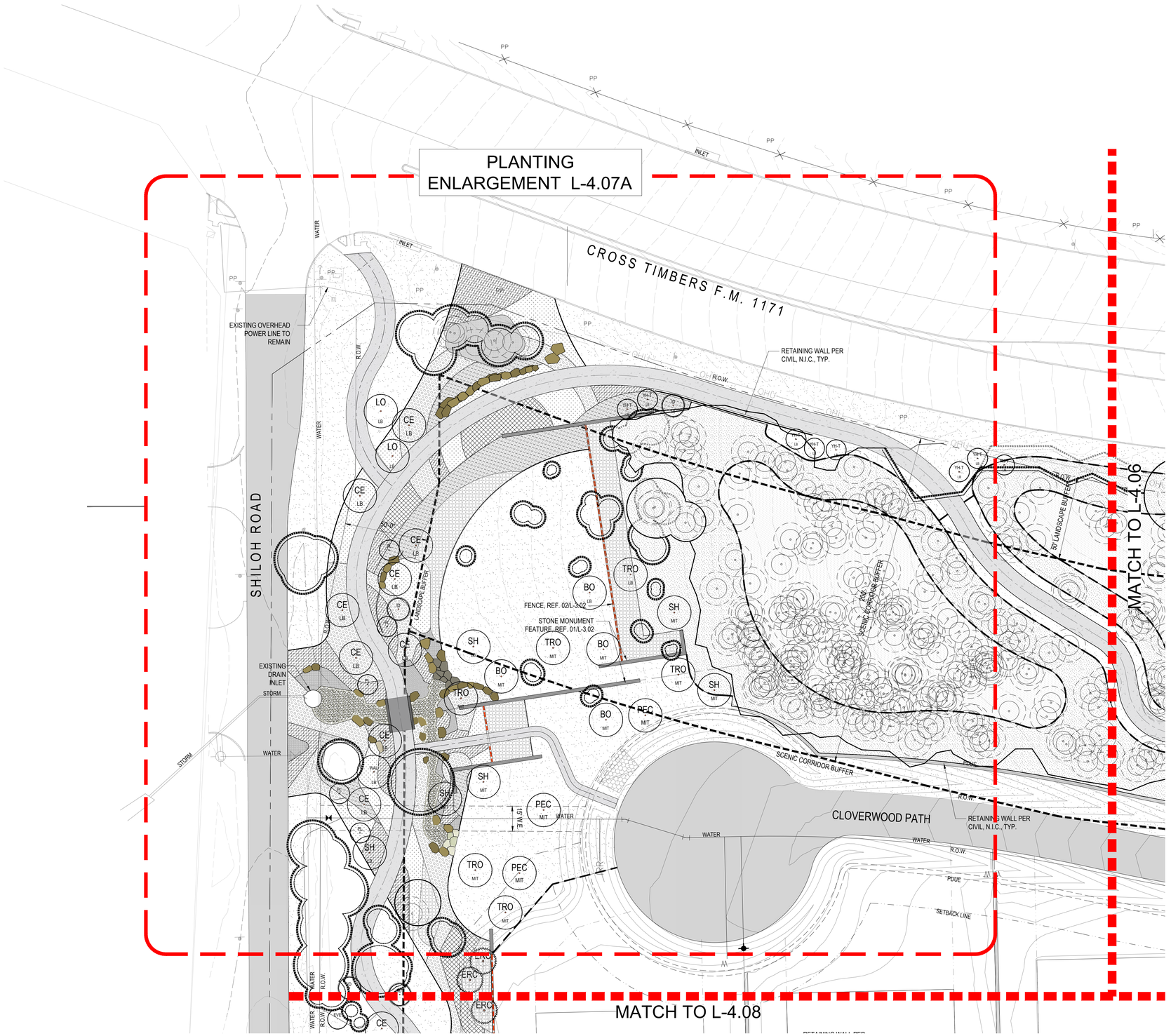
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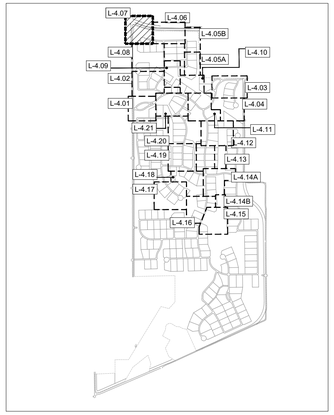
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PLANTING ENLARGEMENT L-4.07A



KEYMAP



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PLANT LEGEND

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SCALE : 1" = 30'-0" (0', 30', 60') NORTH

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- Muhlenbergia reverchonii / Seep Muhly

SHURBS GRASSES

- Accent Plant Placeholder
- Hesperaloe parviflora / Red Yucca
- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

GROUNDCOVER

- Carex divulsa / Berkeley Sedge
- Juncus tenuis 'Blue Arrows' / Blue Arrow Rush
- River Rock

NOTE:
SHADE AND ORNAMENTAL TREE LABEL INFORMATION INTENTIONALLY OMITTED FROM ENLARGEMENTS SHEET. REF CORRESPONDING SHEET FOR ADDITIONAL INFORMATION.

0' 20' 40'
SCALE : 1" = 20'-0"
NORTH

green door studio
landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
6/26/2024

client
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Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
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Havenwood Phase 1

Conceptual Landscape Plans
Town Of Flower Mound
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12/05/2025 Town Submittal

revisions
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title
Planting Enlargement

project number 230005

date 01.16.2026

sheet
L-4.07A

7 April 2025
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MATCH TO L-4.07

MATCH TO L-4.06

MATCH TO L-4.02

MATCH TO L-4.09

ENLARGEMENT REF. L-4.08A

BLOCK A

17

18

19

20

21

27

TIMBERLIGHT WAY

SHILOH ROAD

POND C
NP: 656.00

POND D
NP: 641.00

RETAINING WALL PER CIVIL, N.I.C., TYP.

12' MULTI-USE TRAIL, REF. 01/L-3.01

50' LANDSCAPE BUFFER

TURF SOD, TYP.

EXISTING VEGETATION TO REMAIN, SEED w/ NATIVE MIX, TYP.

LIMIT OF ECO-FRINGE

LIMIT OF TURF

LIMIT OF SEED

100 YR FLOODPLAIN

GAS EASEMENT

WATER R.O.W.

STORM

POUE

D.E.

SETBACK LINE

BOULDER RETAINING WALL, REF. 06/L-3.01

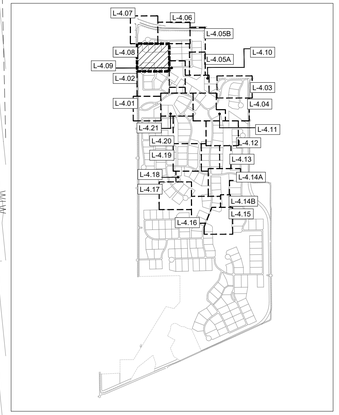
INLET

POND BUBBLER, REF. POND SCHEDULE

RETAINING WALL PER CIVIL, N.I.C., TYP.

TURF SOD TYP.

KEYMAP



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PLANTING NOTES

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TREE LEGEND

EXISTING TREES

XXXX — SPECIMEN TREE TO REMAIN

XXX — PROTECTED TREE TO REMAIN

PROPOSED TREES

LB — LANDSCAPE BUFFER CANOPY TREE

LB — LANDSCAPE BUFFER ORNAMENTAL TREE

PLANT LEGEND

ORNAMENTAL GRASSES

- Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
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GROUNDCOVER

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- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
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- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

SCALE : 1" = 30'-0" (0', 30', 60')

NORTH

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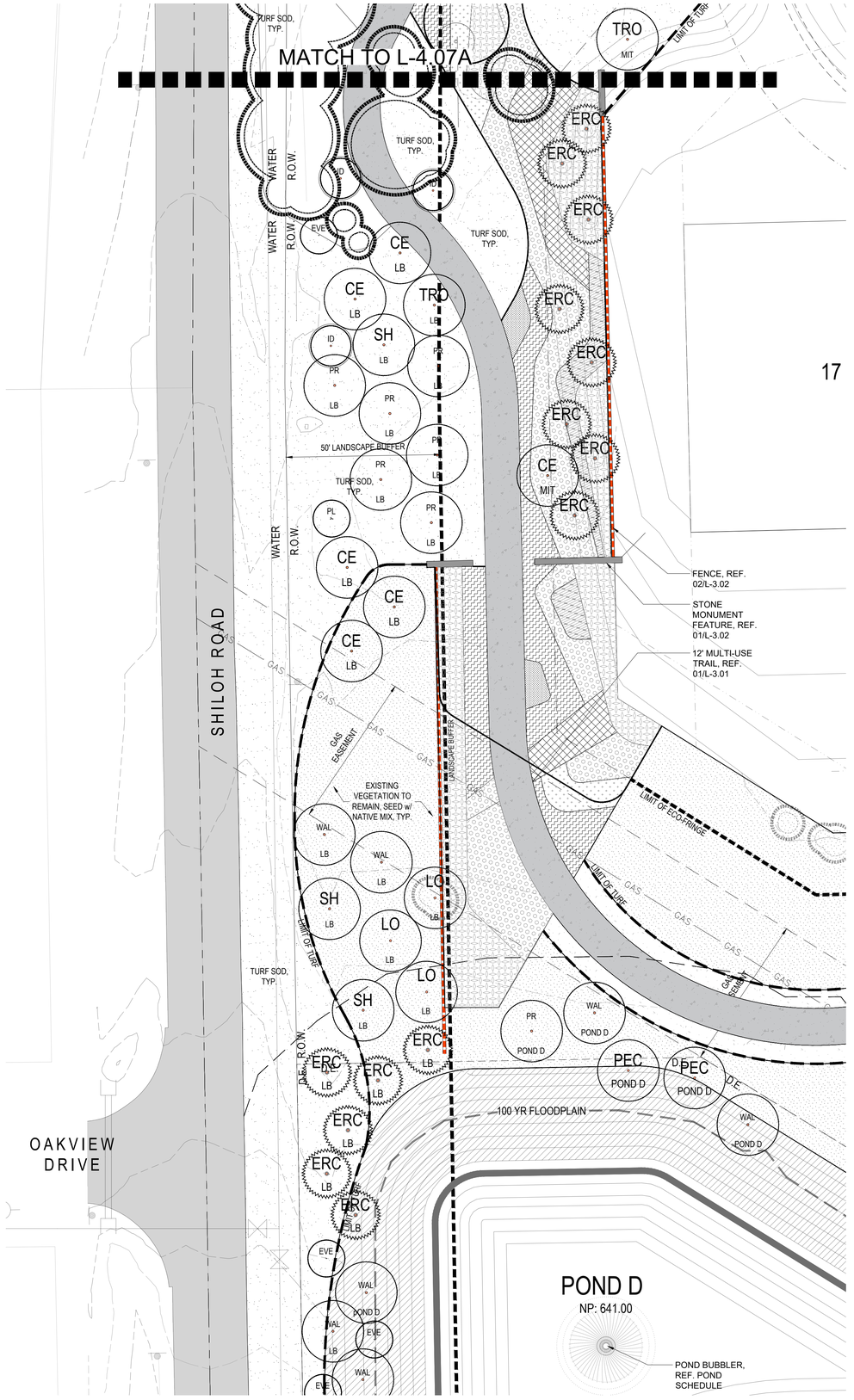
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L-4.08

28 March 2025
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17

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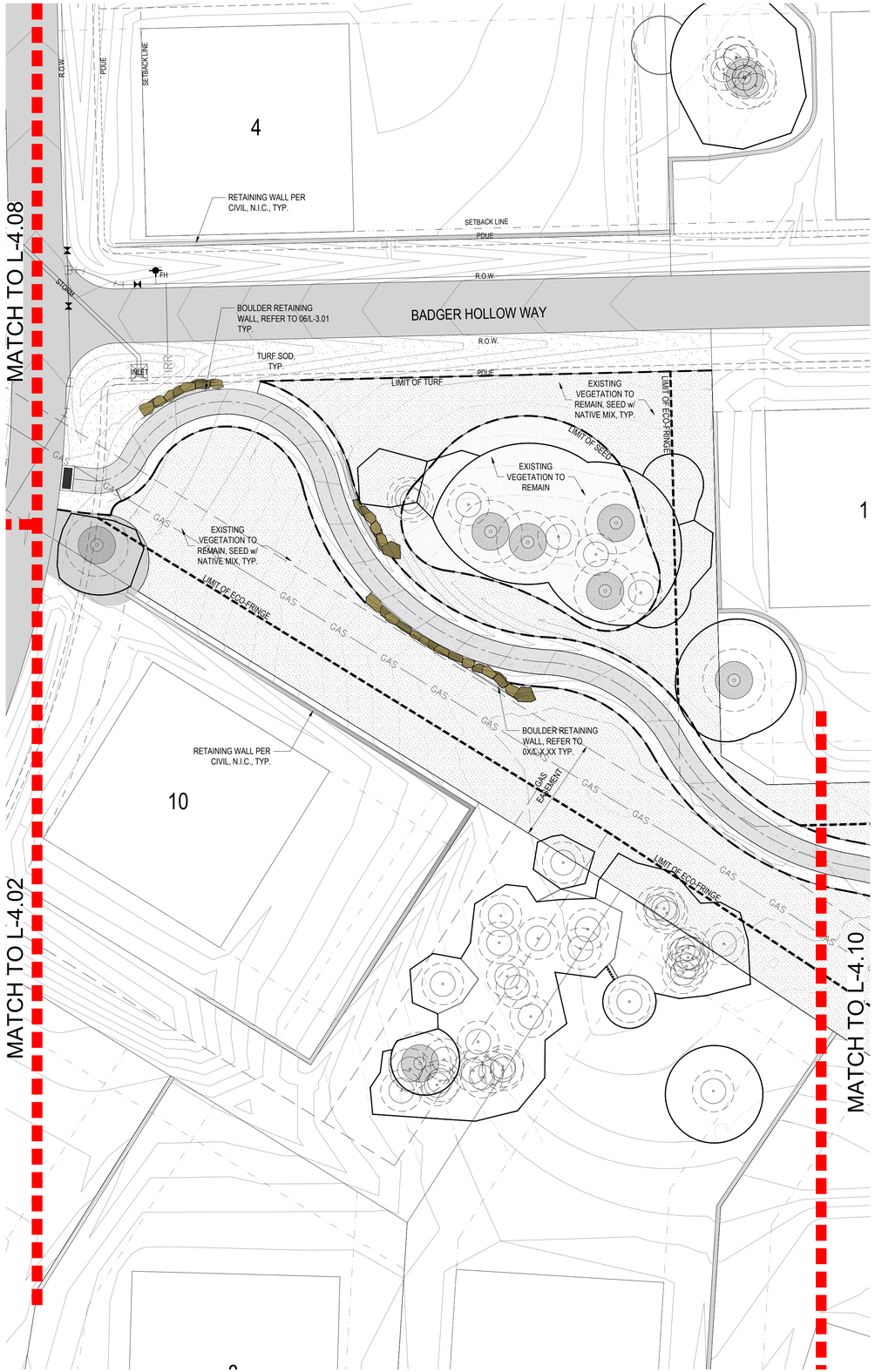
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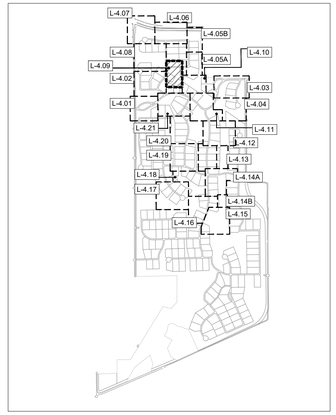
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PLANT LEGEND

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SEED / SOD

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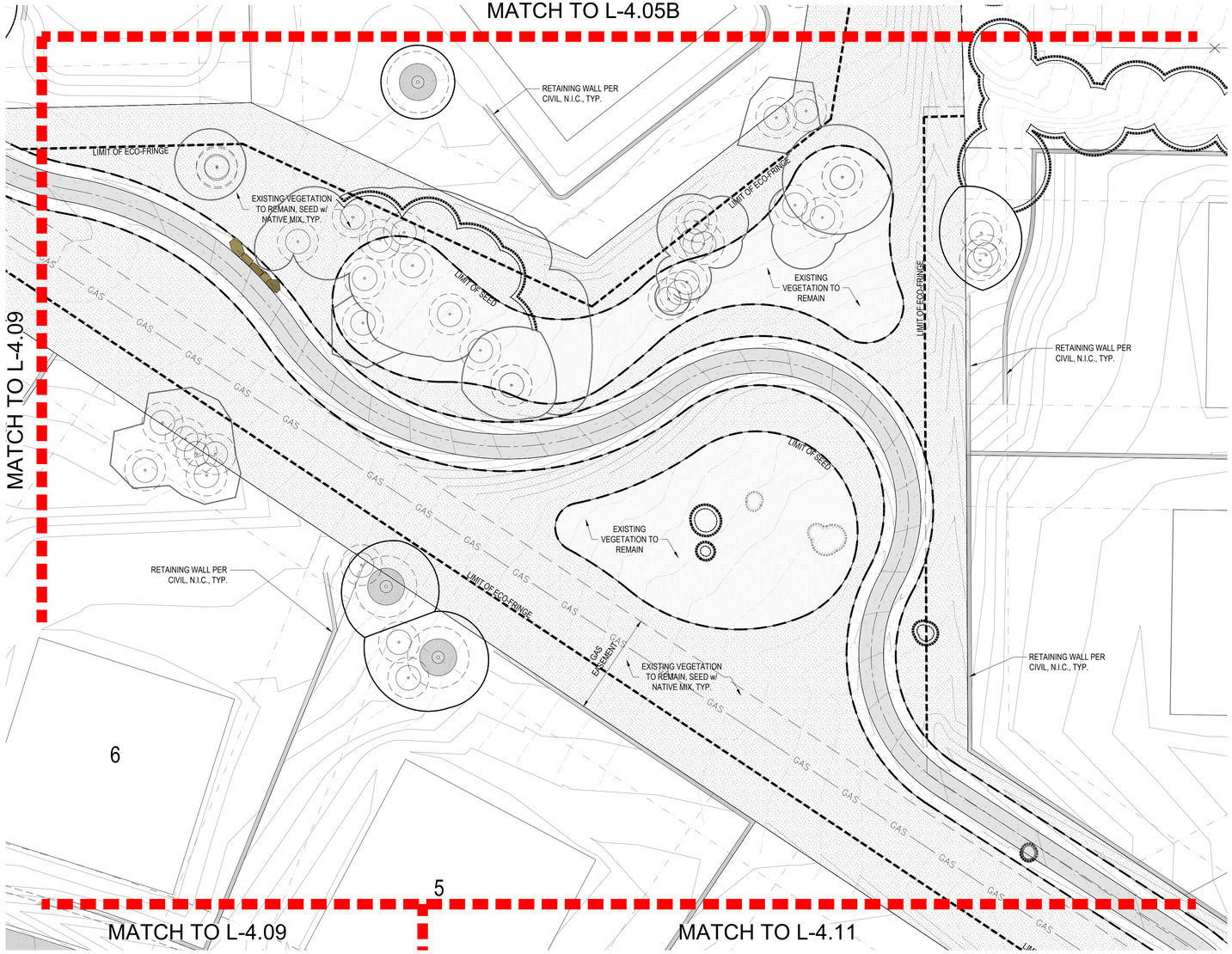
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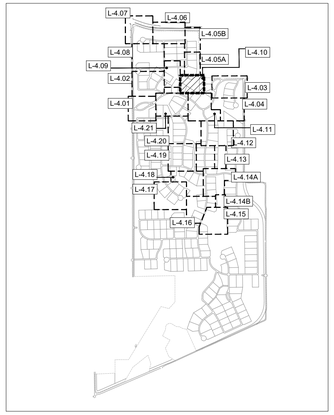
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28 March 2025
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TREE LEGEND

EXISTING TREES

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XXX — PROTECTED TREE TO REMAIN

PROPOSED TREES

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LB — LANDSCAPE BUFFER ORNAMENTAL TREE

PLANT LEGEND

ORNAMENTAL GRASSES

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GROUNDCOVER

- Carex divulsa / Berkeley Sedge
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- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
- Hesperaloe parviflora / Red Yucca
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SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

0' 30' 60'
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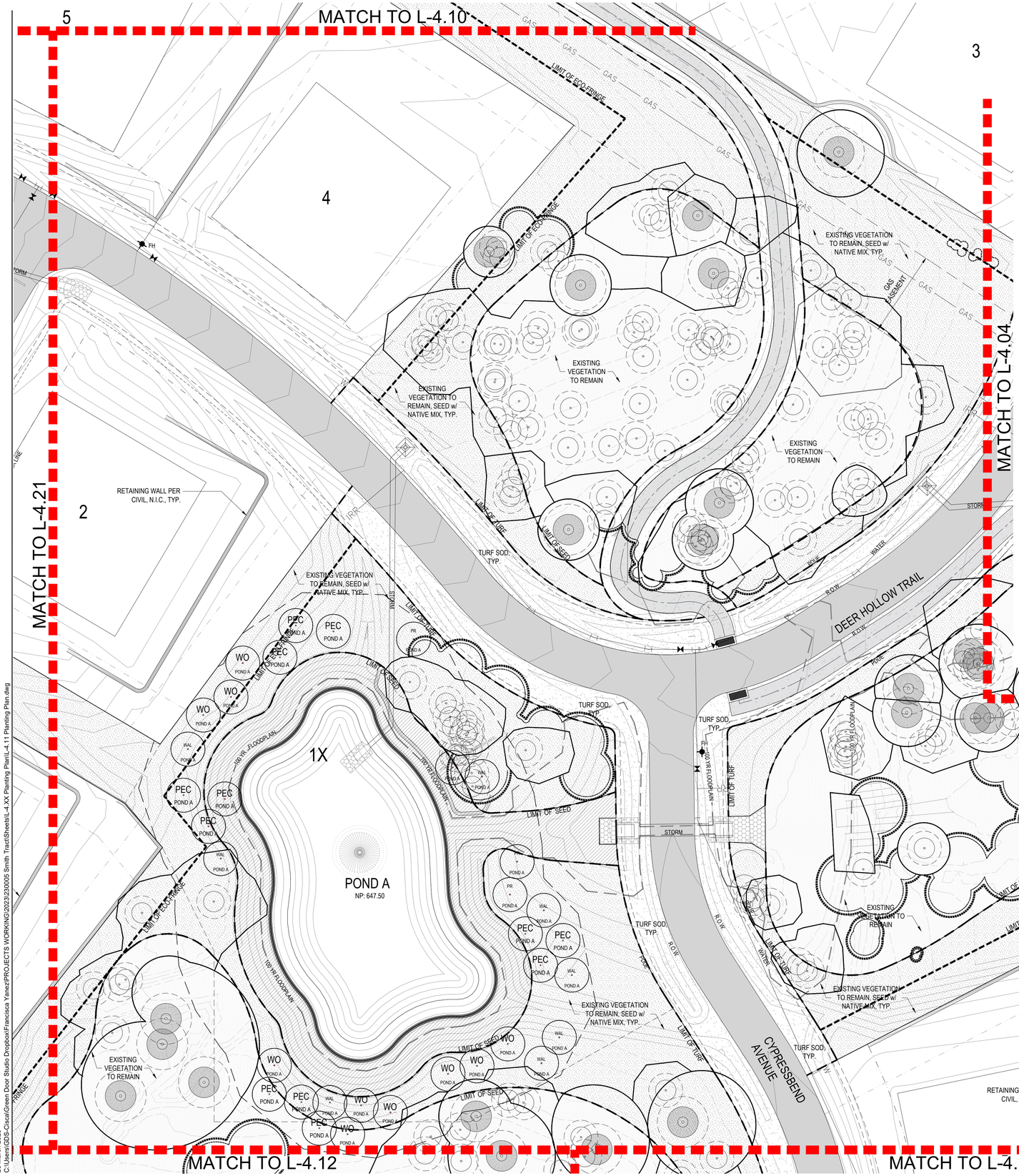
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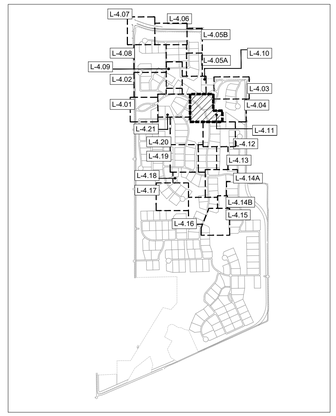
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28 March 2025
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KEYMAP



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SEED / SOD

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SCALE : 1" = 30'-0" (0', 30', 60') NORTH

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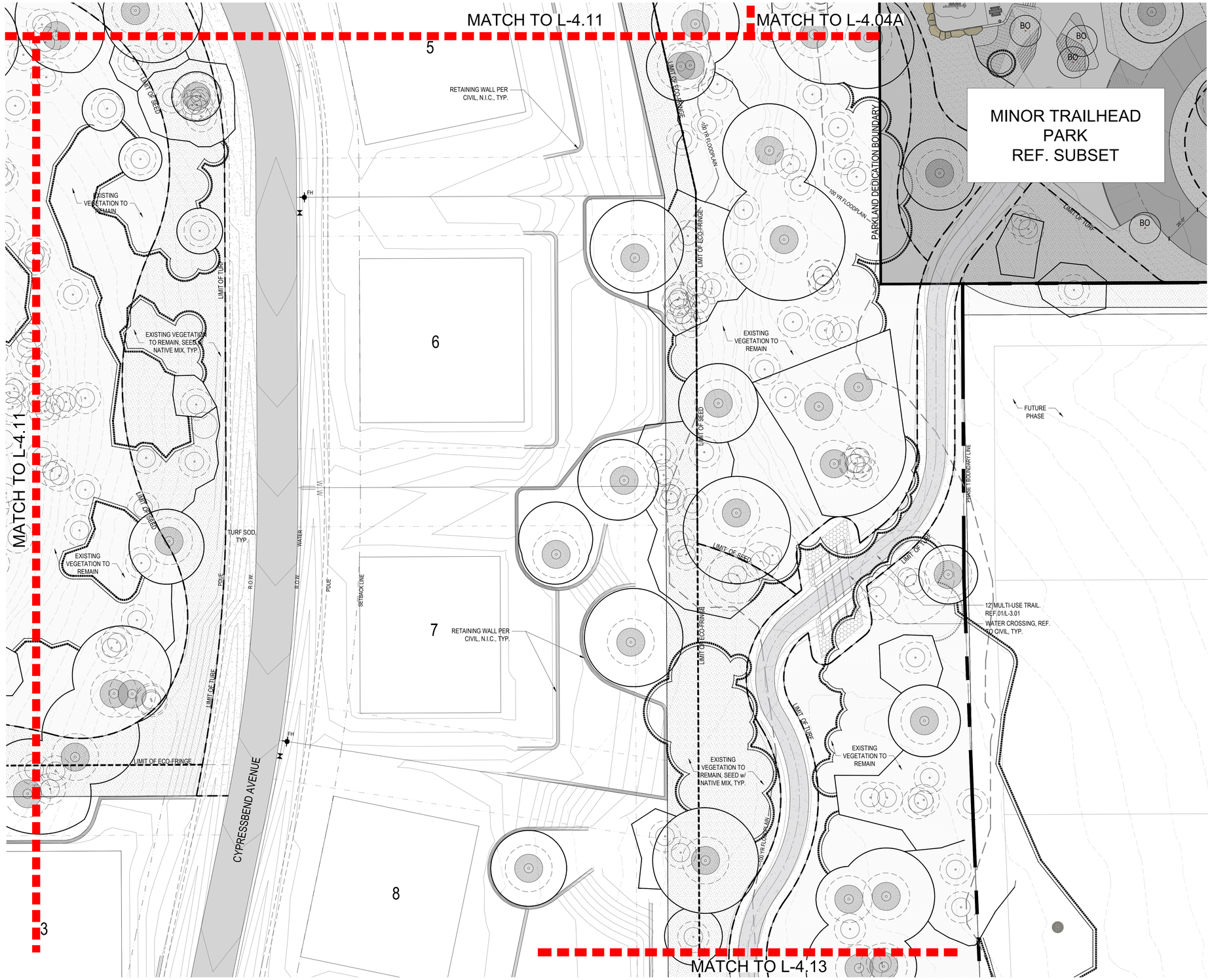
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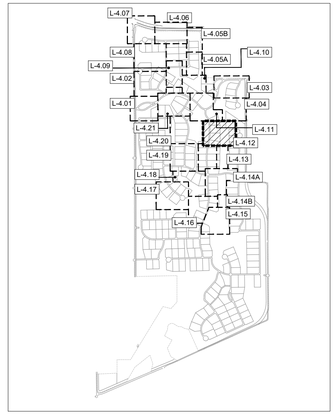
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PLANT LEGEND

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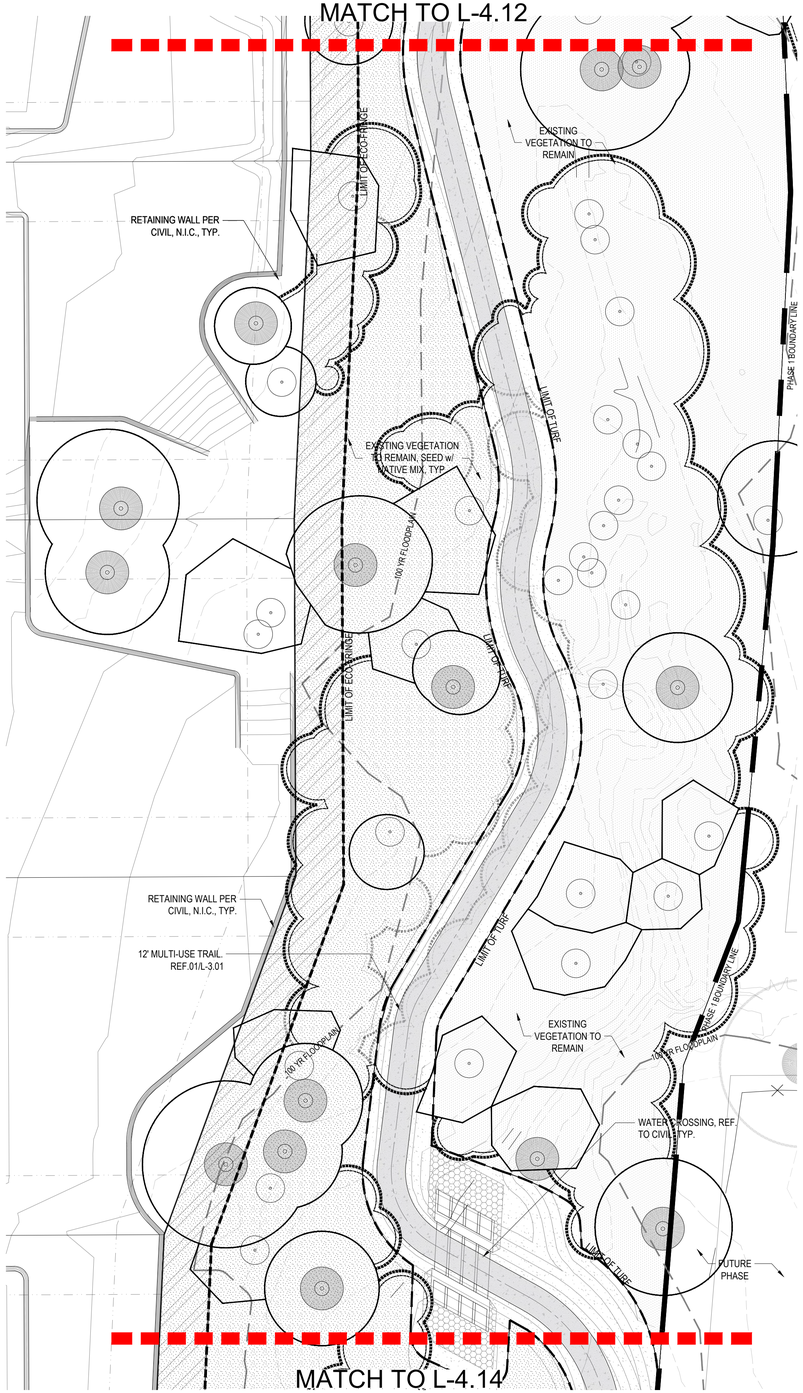
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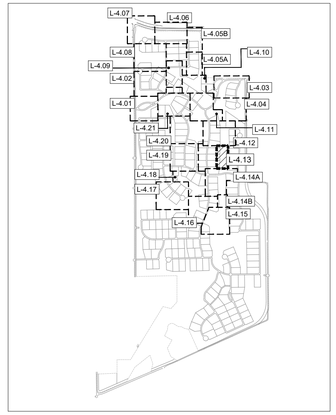
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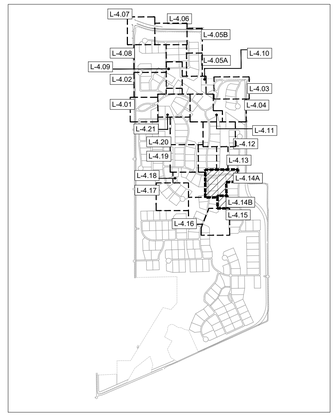
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5. All disturbed areas will be seeded with native mix.

TREE LEGEND

EXISTING TREES

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — PROTECTED TREE TO REMAIN

PROPOSED TREES

- LB — LANDSCAPE BUFFER CANOPY TREE
- LB — LANDSCAPE BUFFER ORNAMENTAL TREE

PLANT LEGEND

ORNAMENTAL GRASSES

- Bouteloua gracilis 'Blonde Ambition" / Blonde Ambition Blue Grama
- Muhlenbergia lindheimeri / Big Muhly
- Muhlenbergia capillaris / Gulf Muhly
- Chasmanthium latifolium / Inland Sea Oats
- Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass
- Muhlenbergia reverchonii / Seep Muhly

GROUNDCOVER

- Carex divulsa / Berkeley Sedge
- Juncus tenuis 'Blue Arrows' / Blue Arrow Rush
- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
- Hesperaloe parviflora / Red Yucca
- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

A PLANTING PLAN
SCALE: 1" = 30'-0"

B PLANTING PLAN
SCALE: 1" = 30'-0"

SCALE : 1" = 30'-0" 0' 30' 60' NORTH

green door studio
landscape architecture
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Dallas, Texas 75238
972.855.8705

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Paul Cozzolino
6/26/2024

client
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Mike Boswell
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Grapevine, TX 76051

Havenwood Phase 1

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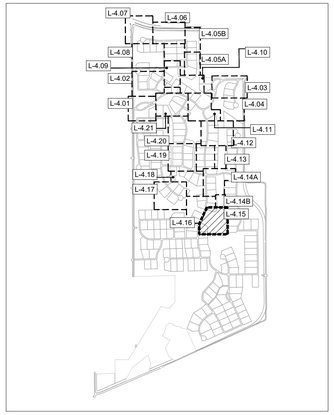
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KEYMAP



NOTES

PLANTING NOTES

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TREE LEGEND

EXISTING TREES

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PLANT LEGEND

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GROUNDCOVER

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SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

0' 30' 60'
SCALE : 1" = 30'-0"
NORTH

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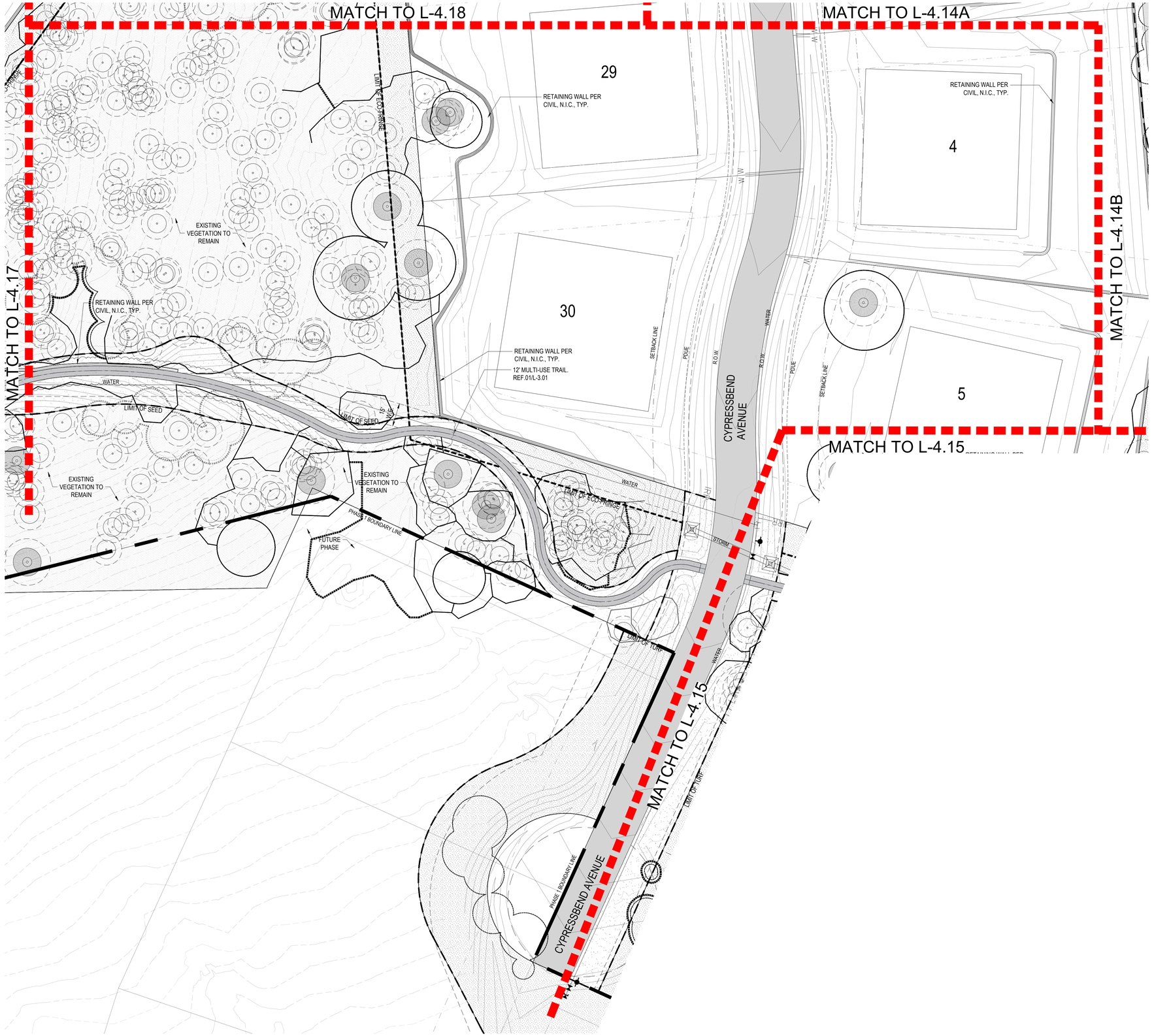
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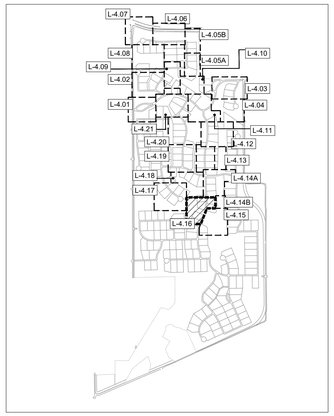
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KEYMAP



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PLANT LEGEND

ORNAMENTAL GRASSES

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GROUNDCOVER

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- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
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- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

0' 30' 60'
SCALE : 1" = 30'-0"
NORTH

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MATCH TO L-4.18

MATCH TO L-4.18

MATCH TO L-4.16

FUTURE PHASE

PHASE 1 BOUNDARY LINE

17

21

20

18

19

LIMIT OF SEED

LIMIT OF ECO FRINGE

EXISTING VEGETATION TO REMAIN

SETBACK LINE

W/W

R.O.W.

P.O.W.E.

WATER

RETAINING WALL PER CIVIL, N.I.C., TYP.

LIMIT OF TURF

DEERCREST WAY

FH

HOA BLOCK D LOT 2X

AMENITY CENTER

AMENITY CENTER BOUNDARY

12' MULTI-USE TRAIL, REF.01/L-3.01

EXISTING VEGETATION TO REMAIN, SEED w/ NATIVE MIX, TYP.

EXISTING VEGETATION TO REMAIN

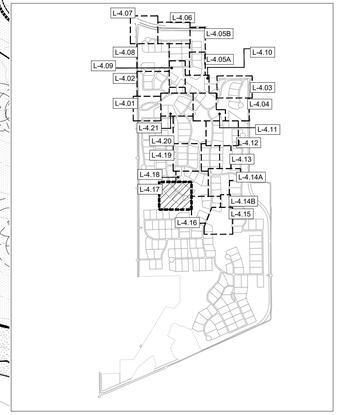
RR

15' WATER ESMT.

RETAINING WALL PER CIVIL, N.I.C., TYP.

EXISTING VEGETATION TO REMAIN

KEYMAP



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0' 30' 60'

SCALE : 1" = 30'-0"

NORTH

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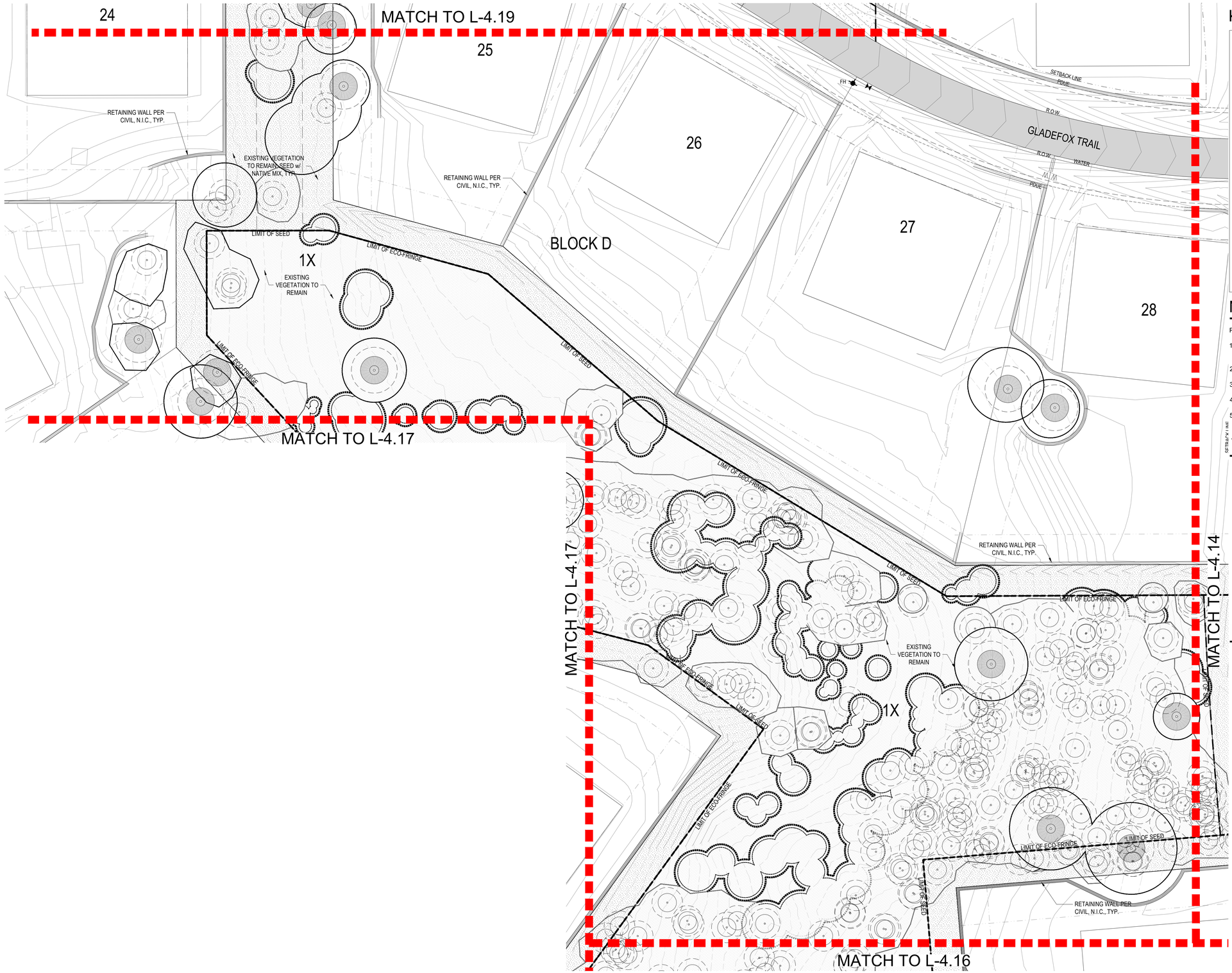
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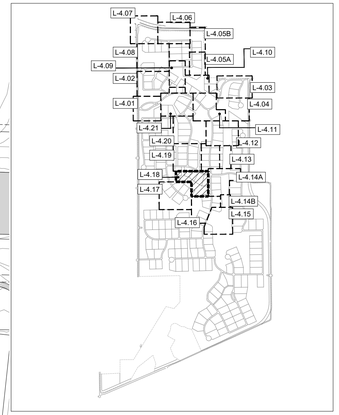
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PROPOSED TREES

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PLANT LEGEND

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GROUNDCOVER

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- River Rock

SHURBS GRASSES

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- Hesperaloe parviflora / Red Yucca
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SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

SCALE : 1" = 30'-0" (0', 30', 60') NORTH

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landscape architecture

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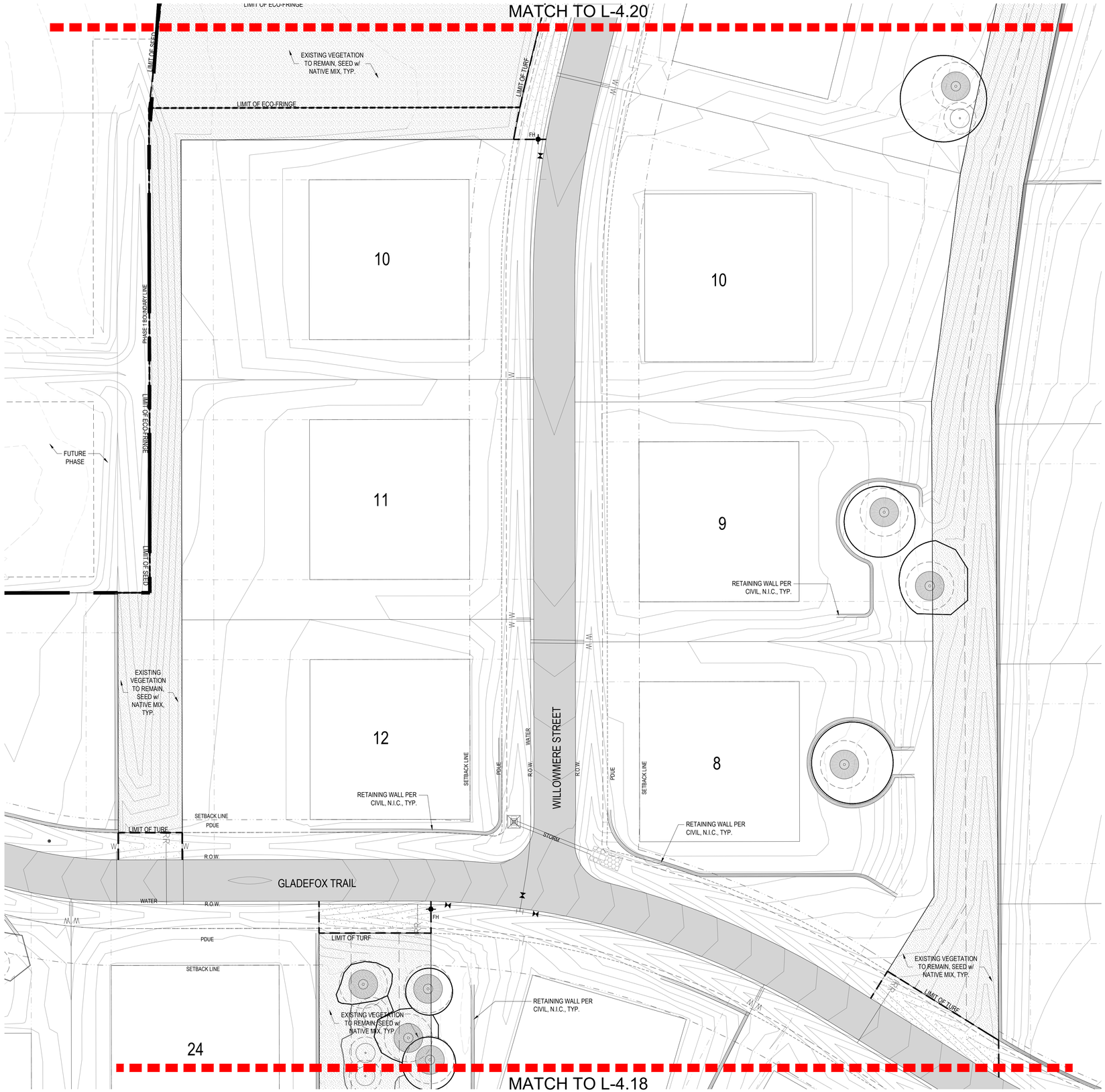
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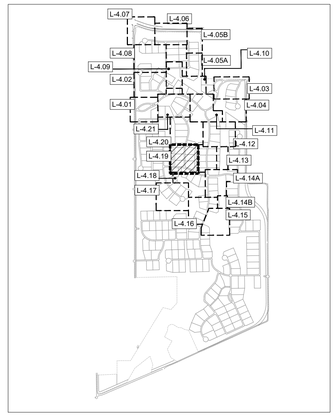
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PROPOSED TREES

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PLANT LEGEND

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SEED / SOD

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0' 30' 60'
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MATCH TO L-4.21

MATCH TO L-4.11

MATCH TO L-4.12

MATCH TO L-4.19

WILLOWMERE STREET

LIMIT OF ECO-FRINGE

LIMIT OF SEED

SETBACK LINE

POLE

R.O.W.

WATER

STORM

FH

FUTURE PHASE

PHASE I BOUNDARY LINE

6

7

8

9

11

BLOCK E

BLOCK F

1X

RETAINING WALL PER CIVIL, N.I.C., TYP.

EXISTING VEGETATION TO REMAIN

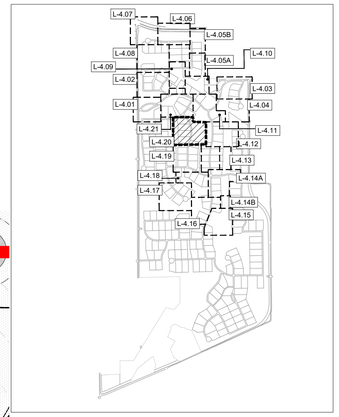
EXISTING VEGETATION TO REMAIN, SEED w/ NATIVE MIX, TYP.

EXISTING VEGETATION TO REMAIN, SEED w/ NATIVE MIX, TYP.

TURF SOD TYP.

POND A

KEYMAP



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SEED / SOD

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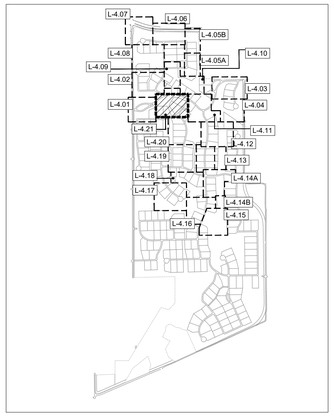
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KEYMAP



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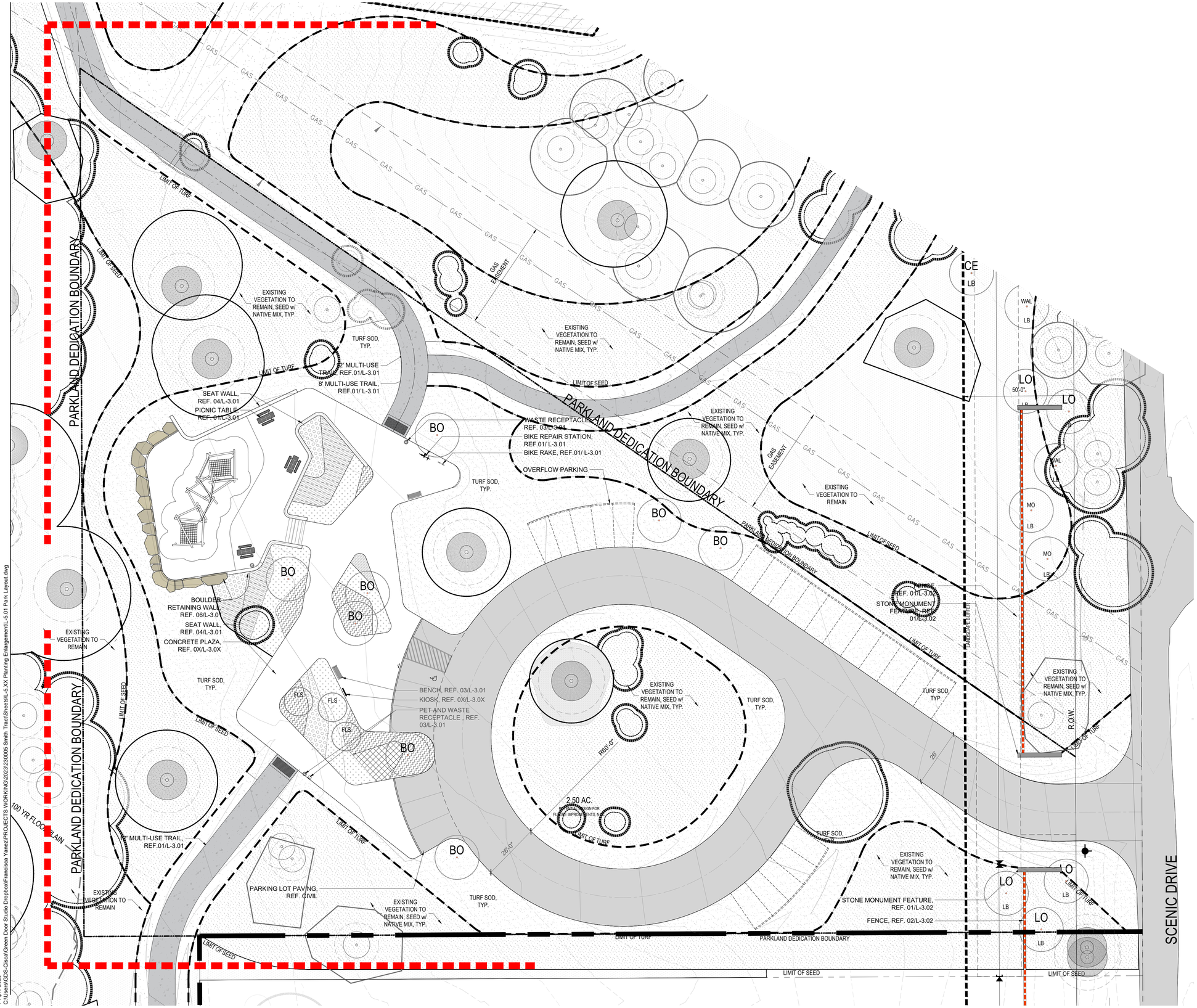
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2. A 3' radius around fire hydrant shall remain clear of groundcover, shrubs or trees per fire code.
3. Trees shall be planted no less than 10' minimum from the edge of storm sewer curb inlet box.
4. Trees planted near water meters shall be planted with the edge of the rootball 4' min away from the water meter.
5. All disturbed areas will be seeded with native mix.

TREE LEGEND

EXISTING TREES

- XXXX — SPECIMEN TREE TO REMAIN
- XXX — PROTECTED TREE TO REMAIN

PROPOSED TREES

- LB — LANDSCAPE BUFFER CANOPY TREE
- LB — LANDSCAPE BUFFER ORNAMENTAL TREE

PLANT LEGEND

ORNAMENTAL GRASSES

- Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
- Muhlenbergia lindheimeri / Big Muhly
- Muhlenbergia capillaris / Gulf Muhly
- Chasmanthium latifolium / Inland Sea Oats
- Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass
- Muhlenbergia reverchonii / Seep Muhly

GROUNDCOVER

- Carex divulsa / Berkeley Sedge
- Juncus tenuis 'Blue Arrows' / Blue Arrow Rush
- River Rock

SHURBS GRASSES

- Accent Plant Placeholder
- Hesperaloe parviflora / Red Yucca
- Opuntia ellisiana / Spineless Prickly Pear

SEED / SOD

- Cynodon dactylon / Bermuda Grass
- Restored Grassland Area
- Pond Grassland Area

SCALE : 1" = 20'-0" — 0' 20' 40' — NORTH

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Havenwood Phase 1

MINOR TRAILHEAD PARK SUBSET
Conceptual Landscape Plans
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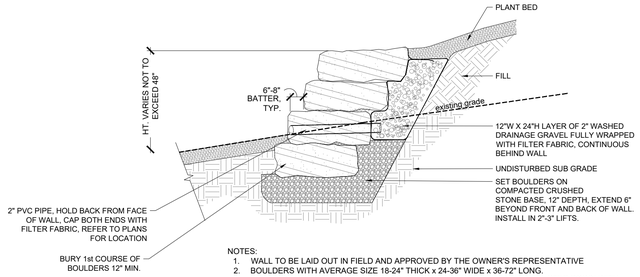
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date 01.16.2026

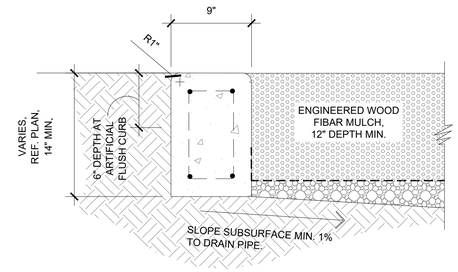
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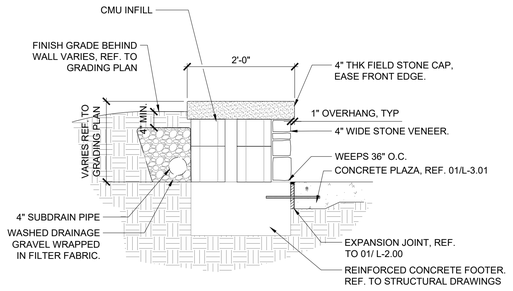


NOTES:
1. WALL TO BE LAID OUT IN FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE
2. BOULDERS WITH AVERAGE SIZE 18-24" THICK x 24-36" WIDE x 36-72" LONG.
3. WALL NOT TO EXCEED 48" HEIGHT. EA. COURSE TO BE EQUAL IN HEIGHT. STEP DOWN WITH GRADE. FEATHER BOULDERS AT THE ENDS OF THE WALL INTO EXISTING GRADE.
4. SET BOULDERS TO AVOID VOIDS BETWEEN BOULDERS. FILL ALL VOIDS BETWEEN BOULDERS WITH CRUSHED STONE AND COMPACT. MORTAR TOP COURSE IN PLACE. RECESS MORTAR JOINT TO CONCEAL IT FROM THE FRONT FACE OF THE WALL

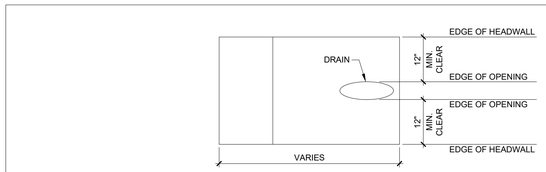
06 BOULDER RETAINING WALL
SCALE: NTS



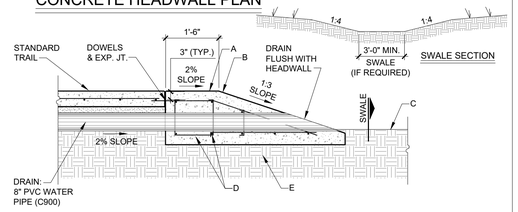
05 PLAYSCAPE CURB
SCALE: NTS



04 SEAT WALL
SCALE: NTS



CONCRETE HEADWALL PLAN



CONCRETE HEADWALL SECTION

GENERAL NOTES:
1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC AS DIRECTED.

CONSTRUCTION NOTES:
A. 3600 PSI CONCRETE
B. HEAVY BROOM FINISH
C. FINISH GRADE - CUT SWALE TO DRAIN (MIN. 3%)
D. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
E. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:
1. LOCATE DOWELS (FOR EXPANSION JOINTS) ON 1'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

	PARKS & RECREATION CONSTRUCTION DETAILS	DATE: MAY 2015
FLOWER MOUND TEXAS	MULTI-USE TRAIL CONCRETE HEADWALL NOT TO SCALE	SHEET: 1 OF 1 SHEET: P-2

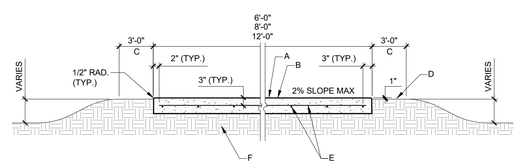
02 CONCRETE TRAIL HEADWALL
SCALE: NTS

PRODUCT & FURNISHING SCHEDULE

QTY	DESCRIPTION	MANUFACTURER / SUPPLIER	MODEL		FINISH / COLOR	CONTACT	REMARKS / SUBMITTALS
1	Bench	UltraSite	Lexington Bench	UPT954-S6	**GREEN** color, **SLAT** pattern	Kathy Robertson	install per manufacturer's instructions
3	Waste Receptacle		55 Gallon Trash Receptacle	UPTW-55	**GREEN** color with rain bonet and **WAVE** pattern	972-4484-0600	install per manufacturer's instructions
4	Tables		Double Sided Extra Heavy Duty ADA Table	UPP238H-P8	**TEXTURED BRONZED WITH UMBRELLA HOLE** table top color with **SAGE** leg color	kathy@childspayinc.net	install per manufacturer's instructions
1	Bike Rack		Contemporary Double Sided 3 Loop Bike Rack	UPP5803SM	**GREEN** color		install per manufacturer's instructions
1	Playground A	Playground Solutions of Texas	Olympia	#ZZXX1327	No stain, **BLACK** color rope	Eric Elder 469-375-4590 eric@pstxi.com	install per manufacturer's instructions
4	Pond Bubblers	Sunburst 30' Spray Diameter	Lonestar Fountains	Sunburst		Lonestar Fountains	
1	Pet Waste Station	Dog Waste Depot	Dog Waste Station with Round Perforated Can and Roll Bag Dispenser	Depot-022-B-GRN	**MATTE GREEN** color	www.dogwastedepot.com	install per manufacturer's instructions
1	Bike Repair Staion	Most Dependable	Bike Repair Station	185 SM	**GREEN** stainless steel finish	www.mostdependable.com	install per manufacturer's instructions



03 PRODUCT & FURNISHING SCHEDULE
SCALE: NTS



CONCRETE TRAIL SECTION

GENERAL NOTES:
1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF TRAIL.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:
A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
B. HEAVY BROOM FINISH
C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
D. FINISH GRADE
E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:
1. LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.)
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END. FOUR PER JOINT @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

	PARKS & RECREATION CONSTRUCTION DETAILS 6'-0", 8'-0", 10'-0" WIDE MULTI-USE CONCRETE TRAIL NOT TO SCALE	DATE: MAY 2015 SHEET: 1 OF 1 SHEET: P-1
FLOWER MOUND TEXAS		

01 CONCRETE TRAIL
SCALE: NTS

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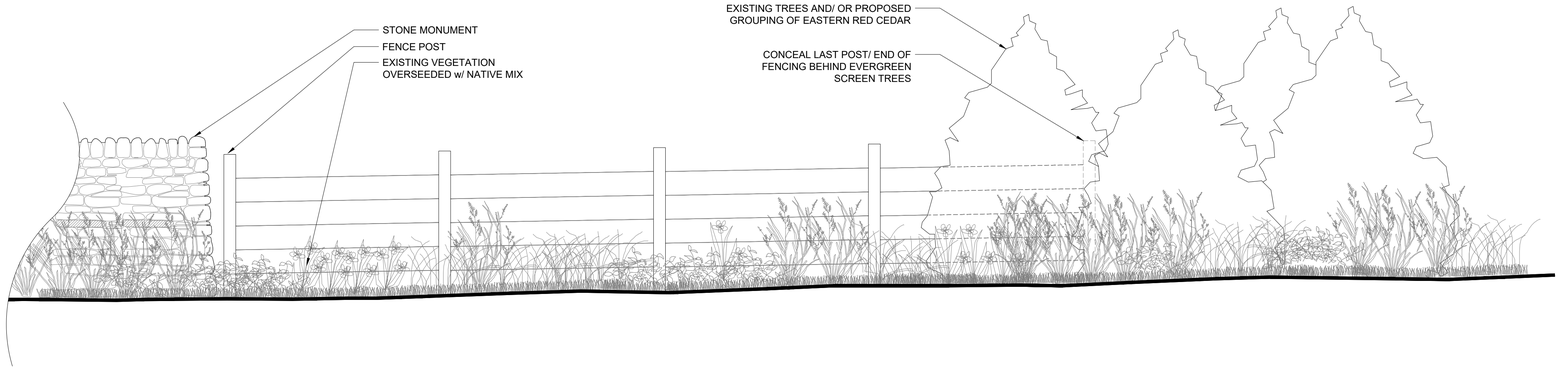
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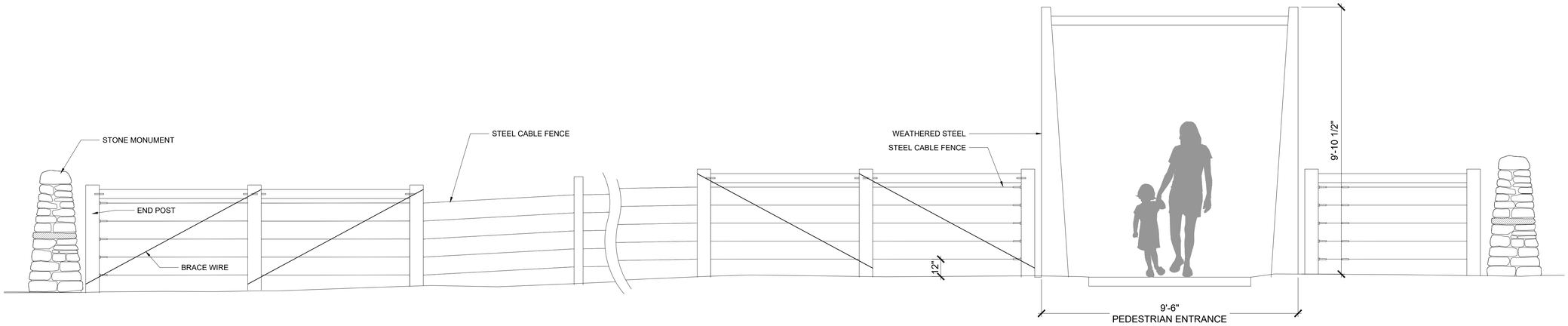
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date 01.16.2026

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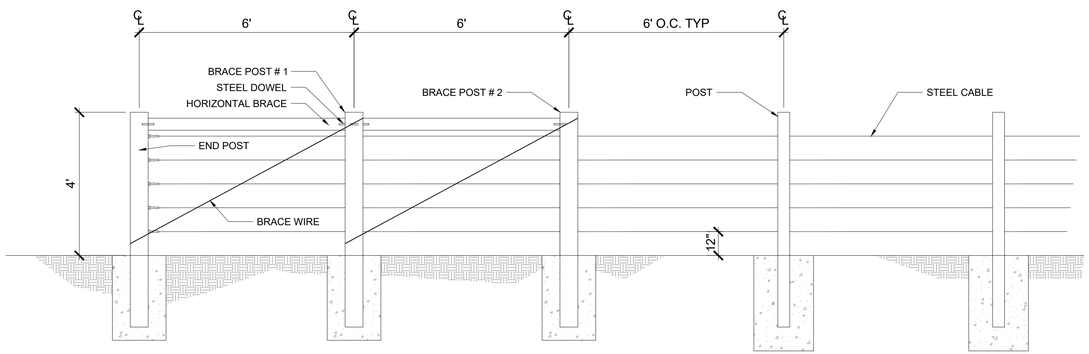
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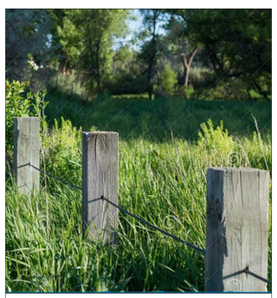




03 FENCE w/ STONE MONUMENT FEATURES & PEDESTRIAN ENTRY

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

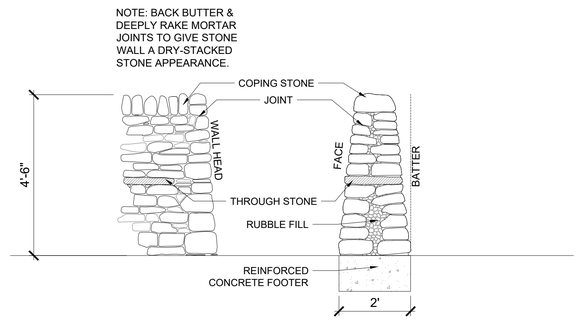




REPRESENTATIVE PHOTO

02 FENCE

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



01 STONE MONUMENT FEATURES

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

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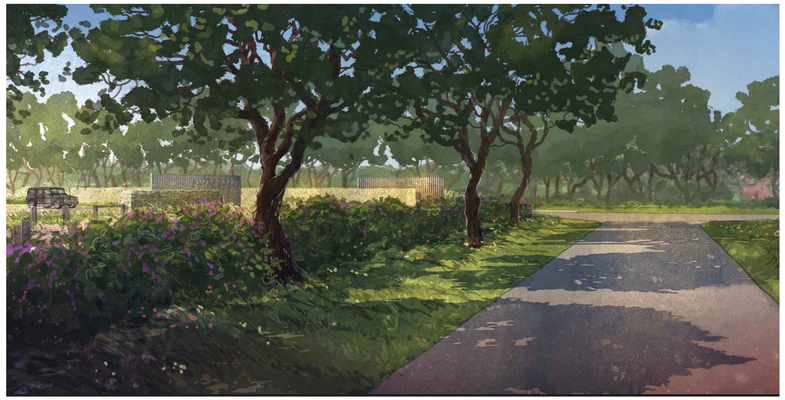
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02 ENTRY MONUMENT @ SCENIC DRIVE

CONCEPTUAL RENDERING



01 ENTRY MONUMENT @ SHILOH ROAD

CONCEPTUAL RENDERING

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PLANTING SCHEDULE

SMITH TRACT PLANTING SCHEDULE

	QTY		Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	Street Buffer	Pond Buffer	Mitigation Tree
SHADE TREES												
PEC	55	Carya illinoinensis	Native Pecan	B&B	3"				Full & Matched, Straight Central Leader		52	3
BO	14	Quercus macrocarpa	Bur Oak	B&B	3"				Full & Matched, Straight Central Leader	3		11
LO	17	Quercus virginiana	Live Oak	B&B	3"				Full & Matched, Straight Central Leader	17		
WO	48	Quercus nigra	Water Oak	B&B	3"				Full & Matched, Straight Central Leader		41	7
TRO	17	Quercus texana	Texas Red Oak	B&B	3"				Full & Matched, Straight Central Leader	5		11
MO	14	Quercus polymorpha	Monterrey Oak	B&B	3"				Full & Matched, Straight Central Leader	14		
CE	35	Ulmus crassifolia	Cedar Elm	B&B	3"				Full & Matched, Straight Central Leader	23		12
ERC	87	Juniperus virginiana	Eastern Red Cedar	B&B	3"				FTG, Low Branched, Single, Standard	37		
PR	41	Ulmus americana 'Princeton'	Princeton Elm	B&B	3"				Full & Matched, Straight Central Leader	8	33	
WAL	66	Juglans nigra	Black Walnut	B&B	3"				Full & Matched, Straight Central Leader	14	54	
SH	18	Quercus shumardi	Shumard Oak	B&B	3"				Full & Matched, Straight Central Leader	14		4
TOTAL:	**412**									135	180	48
ORNAMENTAL TREES												
EVE	4	Styphnolobium affine	Eve's Necklace	45 gal	3"	7'-8'	5'-6'		Full & Matched	0	0	0
ID	8	Ilex deciduas	Possumhaw	45 gal	see comments	7'-8'	5'-6'		Full, Multi-trunk, 4-5 canes min., .75"-1" cal Ea. Cane min, matched	2	0	0
RB-TX	1	Cercis canadensis var. texensis 'Oklahoma'	Texas Redbud 'Oklahoma'	45 gal	see comments	10'	6'-7'		Multi-trunk, 3-5 canes min., 1.75"-2" cal. Ea, cane min., Matched	0	0	0
PL	6	Prunus mexicana	Mexican Plum	45 gal	3"	7'-8'	5'-6'		Full & Matched	0	0	0
YH-T	19	Ilex vomitoria	Yaupon Holly	B&B		8'	5'-6'		Field grown, Multi-trunk. 3-5 canes	15	0	0
TOTAL:	**38**									17	0	0
GRASSES												
BGBA	4,920	Bouteloua gracilis 'Blonde Ambition"	Blonde Ambition Blue Grama Grass	1				18"				
BM	982	Muhlenbergia lindheimeri	Big Muhly Grass	3				48"				
GCM	1,275	Muhlenbergia capillaris	Gulf Muhly	1		14"-16"	14"-16"	30"				
ISO	70	Chasmanthium latifolium	Inland Sea Oats	1				24"				
SG	1,200	Panicum virgatum 'Heavy Metal'grass	Heavy Metal Blue Switchgrass	1		14"-16"	14"-16"	36"				
SEEP	8,100	Muhlenbergia reverchonii	Seep Muhly	1		14"-16"	14"-16"	24"				
SHURBS												
AP-PH	94	Accent Plant Placeholder		#7								
RY	152	Hesperaloe parviflora	Red Yucca	#3		16"	16"	24"	full			
SPP	92	Opuntia ellisiana	Spineless Prickly Pear	#5					12 pad min.			
GROUNDCOVERS												
BS	14,245	Carex divulsa	Berkeley Sedge	1				15"				
RUSH	2,020	Juncus tenuis 'Blue Arrows'	Blue Arrows Rush	1				18"				
SOD/SEED												
	479,245 SF	Cynodon dactylon / Bermuda Grass		Sod		N/A	N/A					
	1,122,680 SF	Native Seed Mix		Seed					to be overseeded on existing vegetation			
	104,380 SF	Native Seed Mix		Seed					to be seeded around ponds			
MISC.												
SE	3,910 SF	Black Steel Edge							Black			
LE	70 LF	Flagstone Edge										
Mulch	400 CY	Mulch							Black, 2" depth			
Mulch	70 CY	Mulch							Black, 2" depth, no bed prep			
	253	Landscape Boulders										
	2,530 SF	River Rock										

Notes
1. NO MORE THAN 45% OF THE SAME SPECIES OF SHADE TREES MAY BE USED ON THIS PROJECT
2. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS TAKE PRECEDENCE. CONTRACTOR TO VERIFY ALL QUANTITIES

PARK PLANTING SCHEDULE

	QTY		Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	Street Buffer	Pond Trees	Mitigation Tree
SHADE TREES												
BO	8	Quercus macrocarpa	Bur Oak	B&B	3"				Full & Matched, Straight Central Leader	0	0	0
LO	3	Quercus virginiana	Live Oak	B&B	3"				Full & Matched, Straight Central Leader	3	0	0
TOTAL:	**11**									3	0	0
ORNAMENTAL TREES												
FLS	3	Rhus lanceolata	Flame Leaf Sumac	45 gal	see comments	7'-8'	5'-6'		Full, Multi-trunk, 4 canes min., .1" cal Ea. Cane min, matched	0	0	0
TOTAL:	**3**											
GRASSES												
BGBA	922	Bouteloua gracilis 'Blonde Ambiton"	Blonde Ambition Blue Grama Grass	1				18"				
GCM	45	Muhlenbergia capillaris	Gulf Muhly	1		14"-16"	14"-16"	30"				
SG	164	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switchgrass	1		14"-16"	14"-16"	30"				
SEEP	186	Muhlenbergia reverchonii	Seep Muhly	1		14"-16"	14"-16"	24"				
GROUNDCOVERS												
BS	930	Carex divulsa	Berkley Sedge	1				15"				
WC	38	Euonymus coloratus fortunei	Purple Wintercreeper	1				18				
SOD/SEED												
	32,172 SF	Cynodon dactylon	Bermuda Grass	Sod		N/A	N/A					
	31,665 SF	Native Seed Mix		Seed					to be overseeded on existing vegetation			
MISC.												
SE	50 LF	Black Steel Edge							Black			
Mulch	31 CY	Mulch							Black, 2" depth			
Mulch	7 CY	Mulch							Black, 2" depth, no bed prep			

Notes
1. NO MORE THAN 45% OF THE SAME SPECIES OF SHADE TREES MAY BE USED ON THIS PROJECT
2. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS TAKE PRECEDENCE. CONTRACTOR TO VERIFY ALL QUANTITIES

LANDSCAPE TABULATION CHART

Street Buffer Landscape

Street	Required	Provided		
Cross Timbers Road	50' Buffer	200' Buffer		
Shiloh Road	25' Buffer	50' Buffer		
Scenic Drive	25' Buffer	50' Buffer		

Street Buffer Trees

Street	Linear Frontage	Standard	Required	Provided*
Cross Timbers Road	1,416 LF	1 per 25 LF	57 - Street Buffer Trees - Groups of same species (not less than 3) - 30% to be ornamental trees	40 - 3" Caliper Canopy Trees 17 - Ornamental Trees (in lieu of 4 - 3" Canopy Tree)
Shiloh Road	2,120 LF	1 per 30 LF	71 - Street Buffer Trees	71 - 3" Caliper Canopy Trees
Scenic Drive	1,165 LF	1 per 30 LF	39 - Street Buffer Trees	24 - 3" Caliper Canopy Trees 15 - Existing trees preserved within the street buffer landscaping will meet or exceed requirements.

Note:
*Given the preliminary nature of these drawings, it should be noted that the status of trees marked as "Provided" in the chart is subject to change. These initial plans do not comprehensively consider the existence of preserved, protected trees within landscape buffer, which will be considered in place of planting new trees. As further information from tree surveys becomes available, the chart will be updated to reflect the latest details.

LANDSCAPE TABULATION CHART

Pond Perimeter Trees

Requirement:

Surface area. For the purpose of this section, "surface area" shall be defined as the 100-year flood event capacity of the retention pond, detention pond, or water impoundment.*

For retention or detention surface areas:
LESS THAN 10,000 SQUARE FEET:
One tree shall be provided for each 500 square feet of surface area, or fraction thereof, with a minimum of one tree.

BETWEEN 10,000 AND LESS THAN 20,000 SQUARE FEET:
20 trees must be provided for the first 10,000 square feet, plus one additional tree for each 700 square feet of remaining retention or detention surface area, or fraction thereof.

BETWEEN 20,000 AND LESS THAN 35,000 SQUARE FEET:
34 trees must be provided for the first 20,000 square feet, plus one additional tree for each 1,000 square feet of remaining retention or detention surface area, or fraction thereof.

GREATER THAN 35,000 SQUARE FEET:
49 trees must be provided for the first 35,000 square feet, plus one additional tree for each 1,400 square feet of remaining retention or detention surface area, or fraction thereof.

Pond	Area (Sq. ft)	Required	Provided**
A	19,659	9,659 / 700sf = 14 + 20 = 34 Trees	34 - 3" Caliper Canopy Trees
B	77,446	42,446 / 1,400sf = 30 + 49 = 79 Trees	68 - 3" Caliper Canopy Trees 11 - Existing Trees Preserved
C	42,989	7,988 / 1,400sf = 6 + 49 = 55 Trees	51 - 3" Caliper Canopy Trees 4 - Existing Trees Preserved
D	14,390	4,390 / 700sf= 7 + 20 = 27 Trees	27 - 3" Caliper Canopy Trees

Note:
*Detailed studies are necessary to ascertain the surface area capacity of the retention pond for a 100-year flood event.
The surface areas presented in this table are derived from the existing conditions. As the Project advances through the design process, the chart will be updated with new information as it becomes available.
**Given the preliminary nature of these drawings, it should be noted that the status of trees marked as "Provided" in the chart is subject to change. These initial plans do not comprehensively consider the existence of preserved, protected trees within 50 feet of the surface area, which will be considered in place of planting new trees. As further information from tree surveys becomes available, the chart will be updated to reflect the latest details.

MITIGATION SUMMARY

A	B	C	D	E	F	G		H
Required Mitigation (inches)	Preservation Credits	Preservation Credits (B X 3 inches)	Total Mitigation Inches Required (A-C)	Total Mitigation Provided (Inches)	Total Mitigation Provided	(Excess) / Shortage (Inches) (D-E)	(Excess) / Shortage (Credits) (D-E)	Escrow Fee
6,549	2,597	7,791	(1,242)	144	48 - 3" Caliper Trees	(1,386)	(462)	-

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

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Dallas, Texas 75238
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6/26/2024

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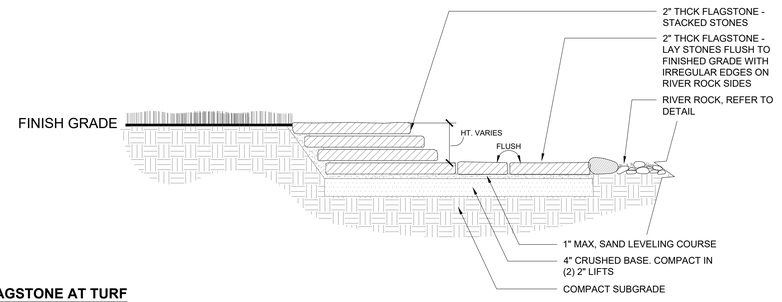
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Planting Details Schedule and Notes

project number 230005

date 01.16.2026

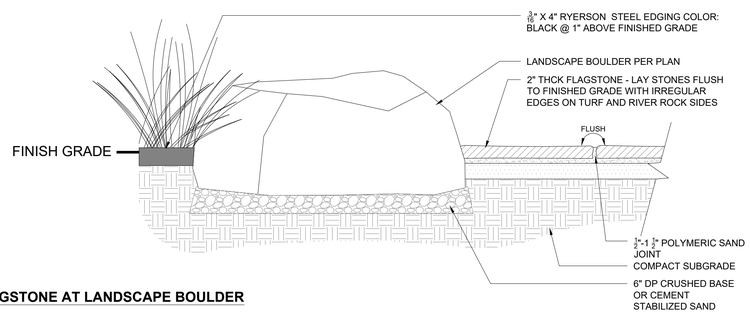
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17 July 2024
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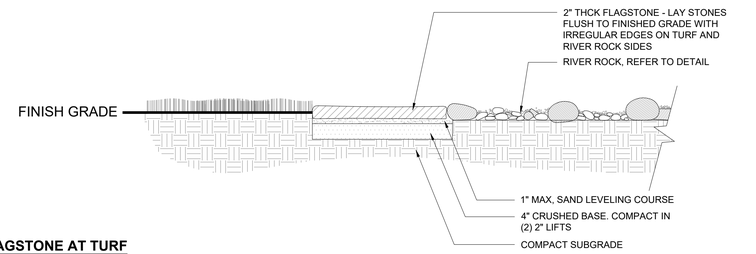


FLAGSTONE AT TURF

ADD DETAIL: STACKED FLAGSTONE



FLAGSTONE AT LANDSCAPE BOULDER



FLAGSTONE AT TURF

01 FLAGSTONE EDGE

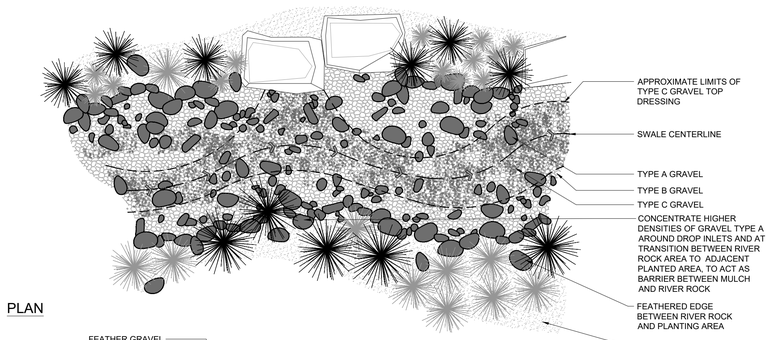
SCALE: 3/4" = 1'-0"

NOTES:

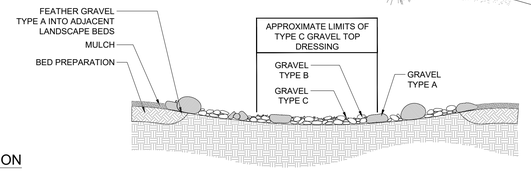
1. CONTRACTOR TO PROVIDE 10' X 4' MOCK UP FOR APPROVAL.
2. DEPTH AND WIDTH OF SWALE VARIES.
3. TRANSITION BETWEEN RIVER ROCK EDGE AND ADJACENT PLANTING AREA TO HAVE TO HAVE A NATURALISTIC FEATHERED AESTHETIC
4. PLACE TYPE A GRAVEL MORE DENSELY IN A NATURALISTIC FORM ALONG THE TRANSITION BETWEEN THE RIVER ROCK AND PLANTING AREA TO CREATE A BARRIER BETWEEN THE MULCH AND THE RIVER ROCK.
5. PLACE TYPE A GRAVEL ALONG RIVER ROCK AREA RANDOMIZED PATTERNS VARYING DENSITY TO CREATE NATURAL AESTHETIC.
6. PLACE TYPE B GRAVEL AT 2"-3" DEPTH TO FILL IN AREAS BETWEEN TYPE A GRAVEL.
7. TOPDRESS 36"-48" WIDTH AREA ALONG THE CENTERLINE OF RIVER ROCK WITH TYPE C GRAVEL.

RIVER ROCK & GRAVEL SCHEDULE

	MATERIAL	SIZE	COVERAGE	
TYPE A	COLORADO RIVER ROCK	4"-8"	25%	Assume 6" avg depth.
TYPE B	COLORADO RIVER ROCK	2"-3"	75%	Assume 4" depth
TYPE C	COLORADO RIVER ROCK	¾"-1"	TOPDRESS	Assume 50% coverage of total swale area @ 1" depth



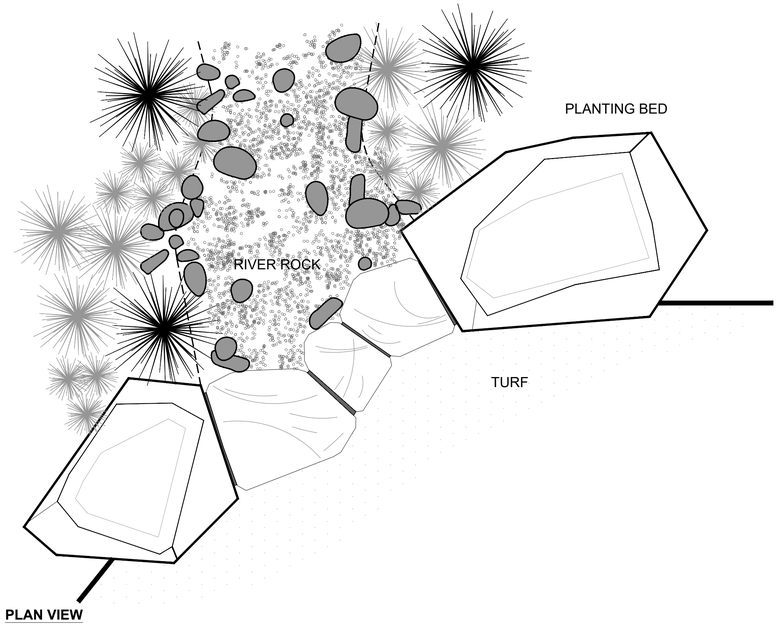
PLAN



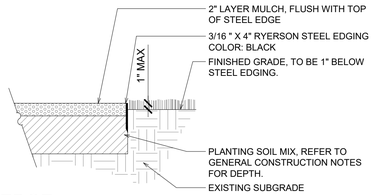
SECTION

01 RIVER ROCK (RR)

N.T.S.

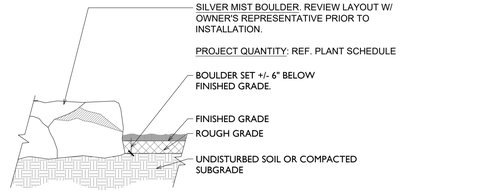


PLAN VIEW



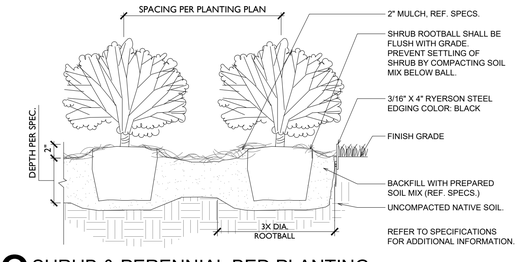
05 STEEL EDGE

N.T.S.



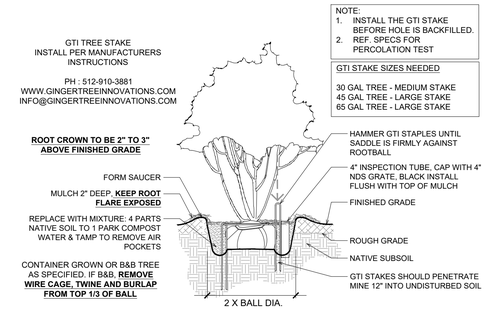
04 LANDSCAPE BOULDER

N.T.S.



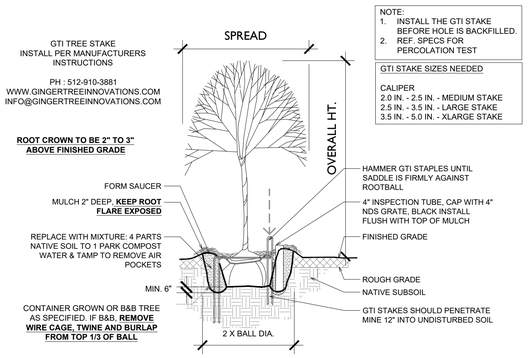
03 SHRUB & PERENNIAL BED PLANTING

N.T.S.



02 ORNAMENTAL TREE PLANTING

N.T.S.



01 CANOPY TREE PLANTING

N.T.S.

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title
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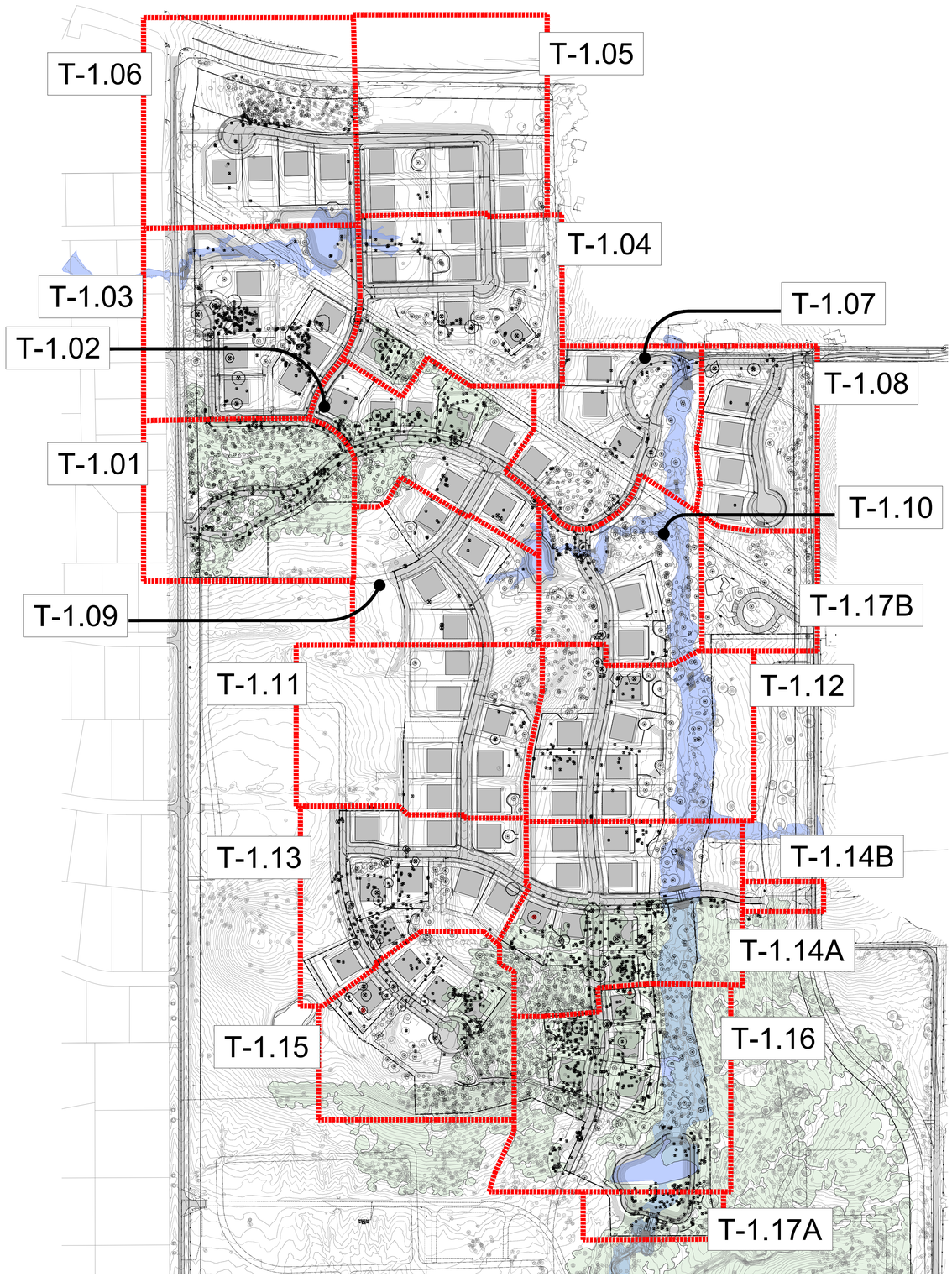
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date 01.16.2026

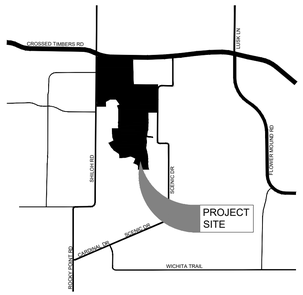
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L-6.02

17 July 2024
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VICINITY MAP



HAVENWOOD PHASE 1 TREE MITIGATION					
Total number of Specimen Trees	301	trees			
Total number of Specimen Trees to Remain	241	trees			
Total number of Specimen Trees to Remove	60	trees			
Mitigation owed for Specimen Trees to Be Removed	2362	inches	787	debits	
Tree Credits available for Specimen Trees to Remain	2280	inches	760	credits	
Total number of Protected Trees	4529	trees			
Total number of Protected Trees to Remain	2386	trees			
Total number of Protected Trees to Remove	2143	trees			
Mitigation owed for Protected Trees to Be Removed	4187	inches	1396	debits	
Credits for Protected Trees to Remain in the B.A. (less P.O.)	315	inches	105	credits	
Credits for Protected Post Oak Trees to Remain outside of ESA's	5196	inches	1732	credits	
Total Mitigation owed (3" cal. Mitigation Trees)	6549	inches	2183	debits	
Total Credits available for preserved existing trees	7791	inches	2597	credits	
	1242	inches	414	credits	
3" cal. Mitigation Trees to be Planted On-site (See Plant Schedule)	144	inches	48	credits	
Banked credits for use on future phase of the development	1386	inches	462	credits	
Remaining Cash in lieu value ($600 per Mitigation Tree)	$ -				

NOTES

TREE PRESERVATION NOTES

Trees 6 inches and greater at height specified by Town of Flower Mound Ordinance were tagged.

All trees shown to REMAIN are to be protected from damage. Storage of materials or equipment, cleaning of equipment, equipment wash out or any other action which may cause adverse affect on the existing or future planting are prohibited.

All DECLINING, HAZARDOUS, and trees in POOR HEALTH are to be REMOVED. Contractor to review trees with arborist prior to removal.

No work may commence prior to the installation and inspection of tree protection. Inspection to be performed by the Town of Flower Mound's Environmental Services Dept.

All tree canopy areas are approximate and are based on the best information available.

A cash in lieu value of $0.00 will be paid. Will be remitted at or prior to the pre-con meeting.

TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE TO REMAIN
- XXX — PROTECTED TREE TO BE REMOVED
- XXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 250' 500'
SCALE : 1" = 250'-0"
NORTH

green door studio
landscape architecture
PO Box 38415
Dallas, Texas 75238
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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
01.16.2026

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Havenwood Phase 1

Tree Survey and Tree Preservation Plan
Town Of Flower Mound
Denton County

issue
01.16.2026 Town Submittal

revisions
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title
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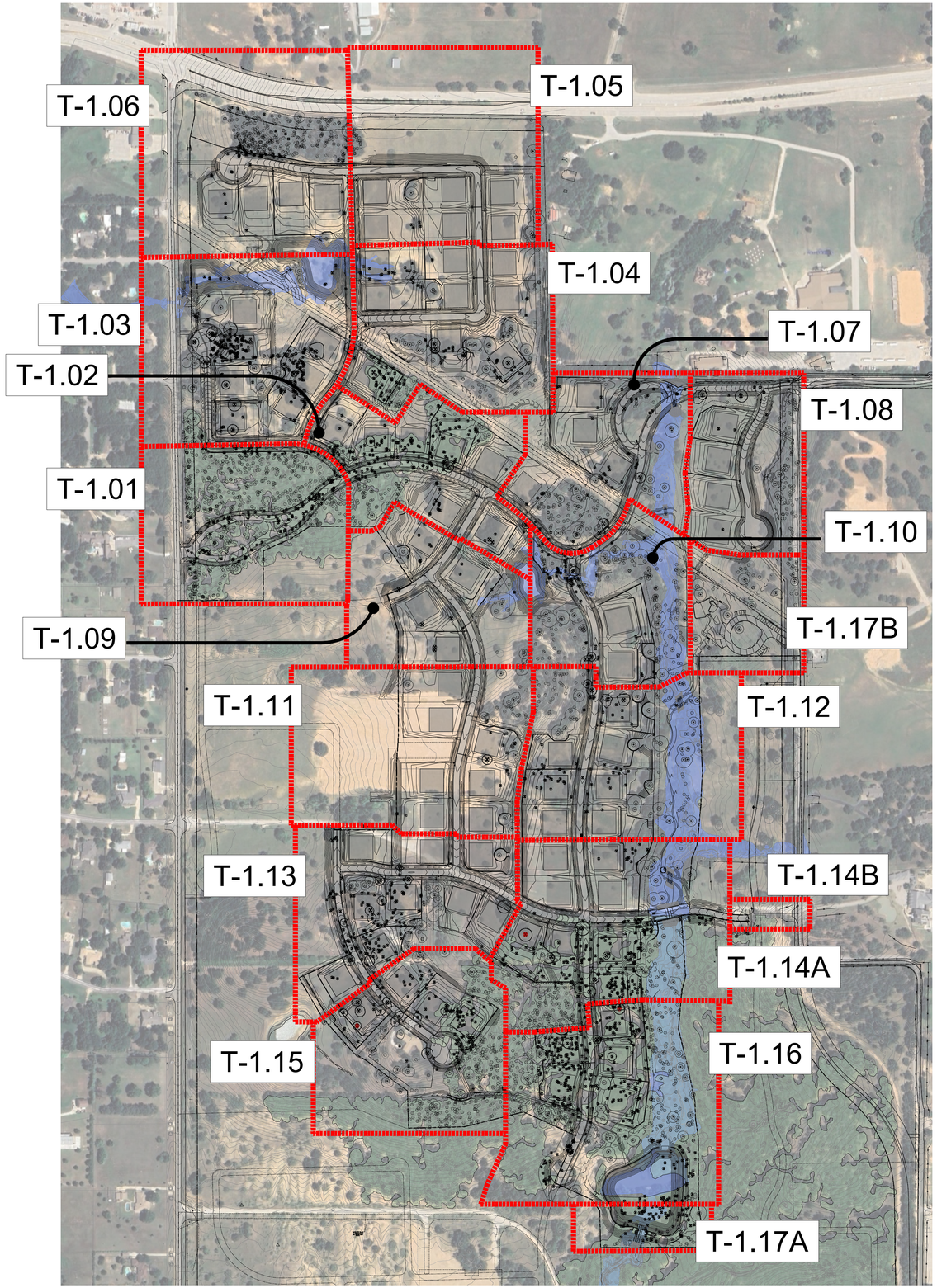
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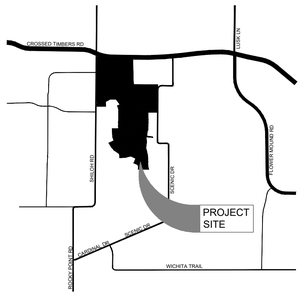
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8 March 2025
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XXXX — SPECIMEN TREE TO BE REMOVED

XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD

XXX — PROTECTED TREE TO REMAIN

XXX — PROTECTED TREE TO BE REMOVED

XXX — PROTECTED TREE POOR HEALTH/ DEAD

XXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

UPLAND HABITAT

EXISTING 100YR FLOODPLAIN

0' 250' 500'
SCALE : 1" = 250'-0"

NORTH

green door studio
landscape architecture
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Havenwood Phase 1

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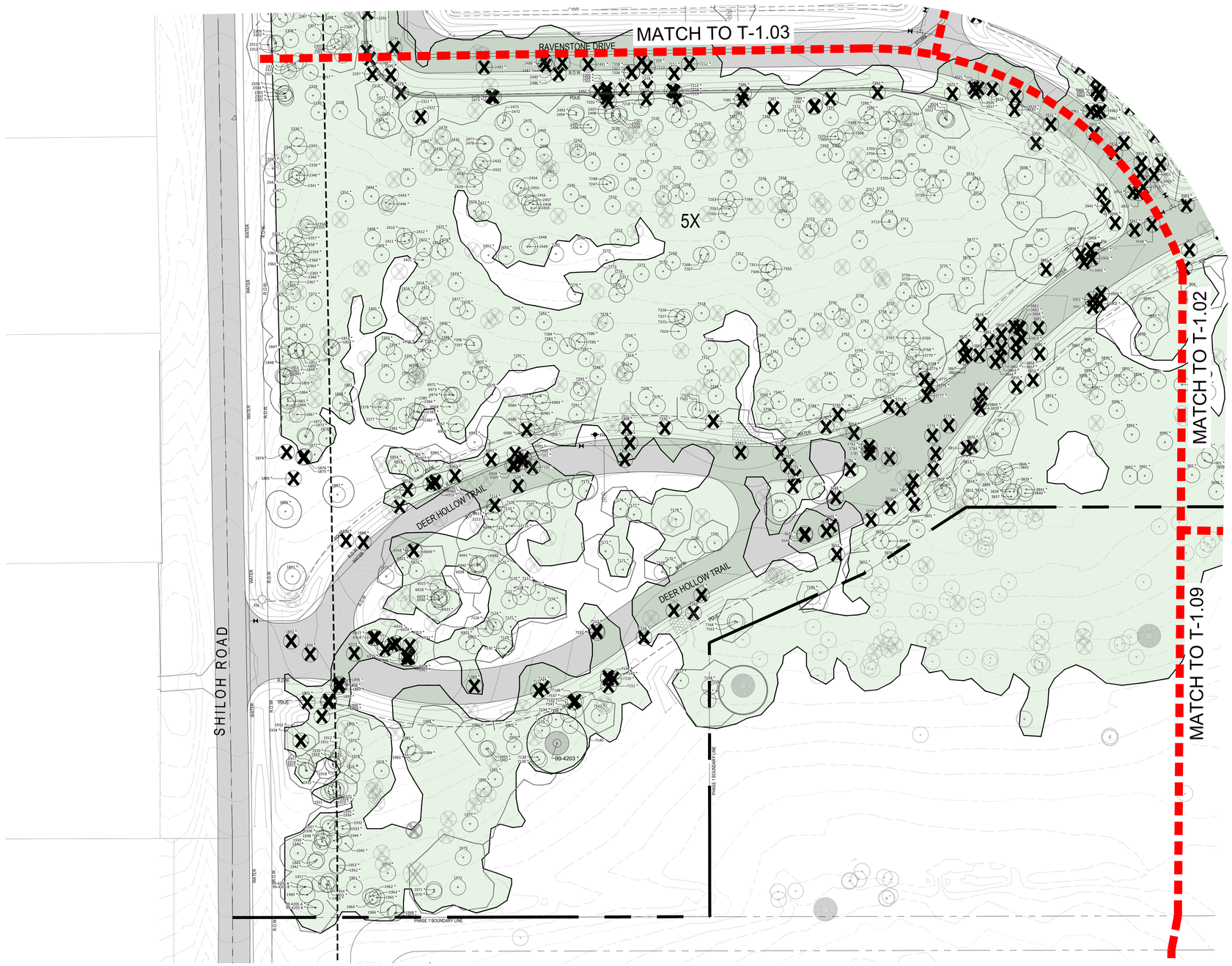
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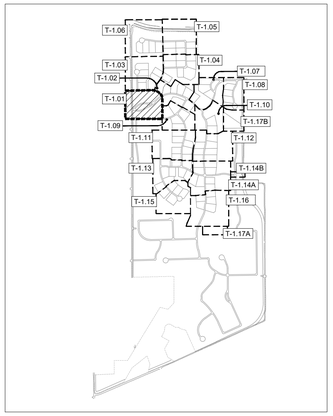
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10 April 2025
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KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE TO REMAIN
- XXX — PROTECTED TREE TO BE REMOVED
- XXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
SCALE : 1" = 40'-0"
NORTH

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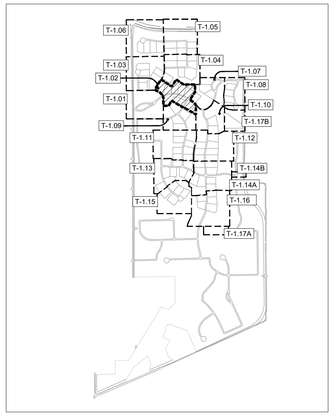
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20 August 2025
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KEYMAP



TREE LEGEND

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- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE TO REMAIN
- XXX — PROTECTED TREE TO BE REMOVED
- XXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

SCALE : 1" = 40'-0" (0', 40', 80')

NORTH

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date 01.16.2026

sheet
T-1.02

20 August 2025
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MATCH TO T-1.06

OAKVIEW DRIVE

SHILOH ROAD

HILLCREST ROAD

HOLLOWCREST COURT

RAVENSTONE DRIVE

MATCH TO T-1.01

MATCH TO T-1.04

TIMBERLIGHT WAY

MATCH TO T-1.02

POND C
NP: 656.00

POND D
NP: 641.00

BLOCK A

21

22

23

24

25

26

27

100 YR FLOODPLAIN

SETBACK LINE

D.E.

R.O.W.

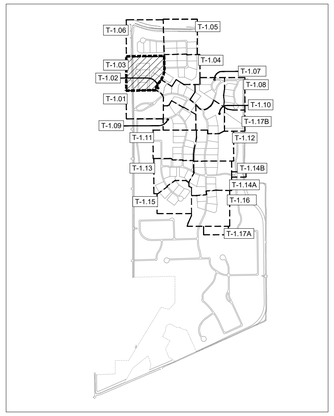
STORM

WATER

SCALE : 1" = 40'-0"

NORTH

KEYMAP



TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
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LEGEND

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project number 230005

date 01.16.2026

sheet

T-1.03

7 March 2025
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MATCH TO T-1.06

MATCH TO T-1.05

MATCH TO T-1.03

MATCH TO T-1.02

MATCH TO T-1.07

100YR FLOOD LINE

COTTONTAIL WAY

BADGER HOLLOW WAY

SETBACK LINE

R.O.W.

POLE

WATER

GAS

3

4

5

6

10

11

12

13

14

BLOCK A

99-4128 A *

99-4175 *

99-4200 *

99-4166 *

99-4165 *

99-4120 *

99-4113 *

99-4115 *

99-4114 *

99-4112 *

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99-4133 *

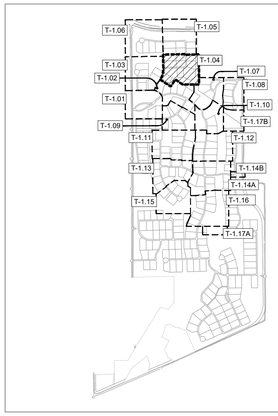
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99-4135 *

99-4136 *

99-4142 *

KEYMAP



TREE LEGEND

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- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE TO REMAIN
- XXXX — PROTECTED TREE TO BE REMOVED
- XXXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
SCALE : 1" = 40'-0"

NORTH

green door studio

landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
01.16.2026

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

Havenwood Phase 1

Tree Survey and Tree Preservation Plan
Town Of Flower Mound
Denton County

issue
01.16.2026 Town Submittal

revisions
△

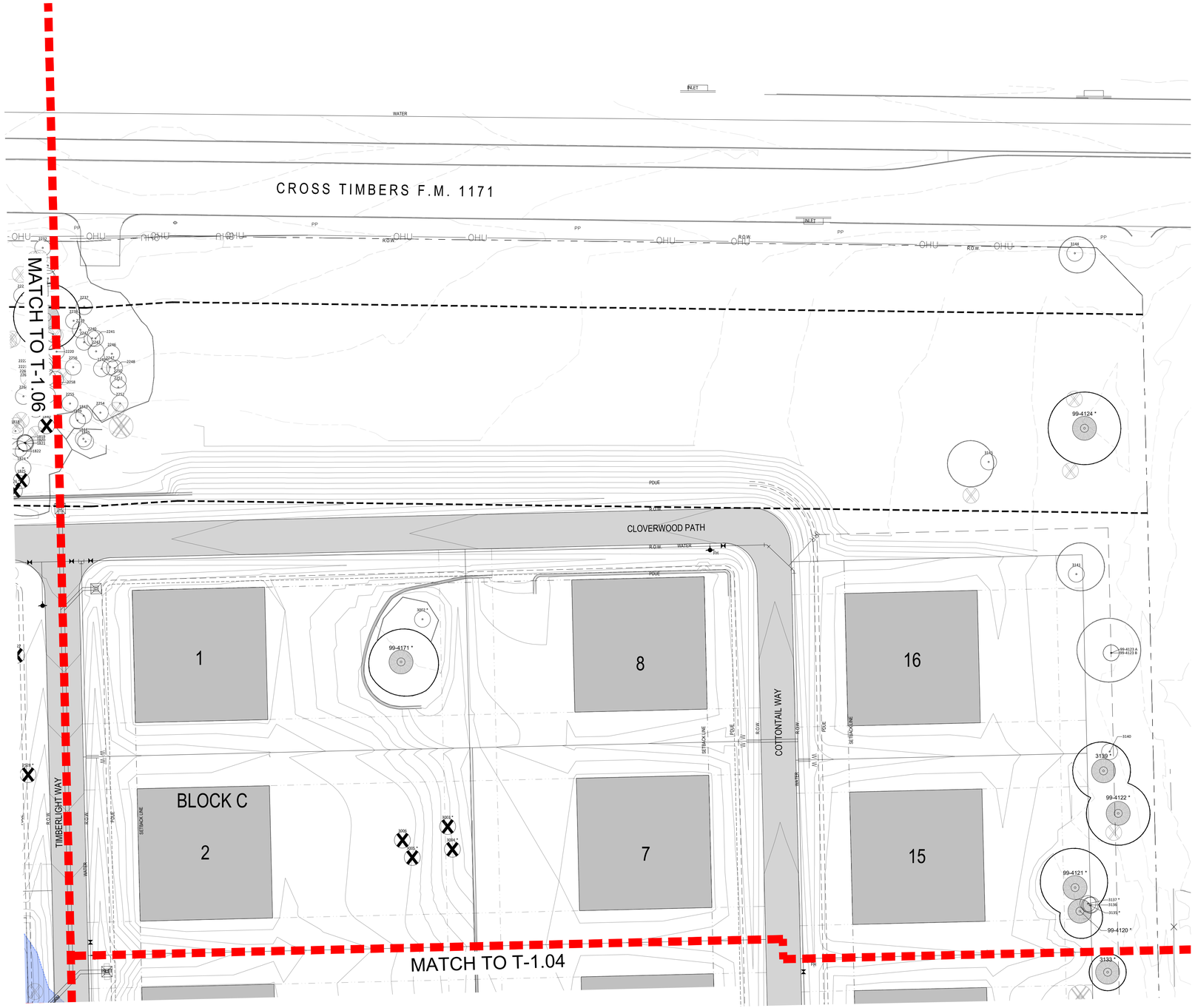
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Tree Preservation

project number 230005

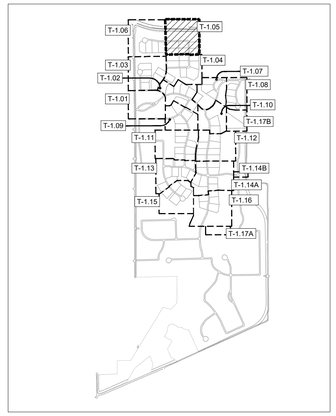
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T-1.04

19 August 2025
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KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE TO REMAIN
- XXXX — PROTECTED TREE TO BE REMOVED
- XXXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

SCALE : 1" = 40'-0"

NORTH

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landscape architecture

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title
Tree Preservation

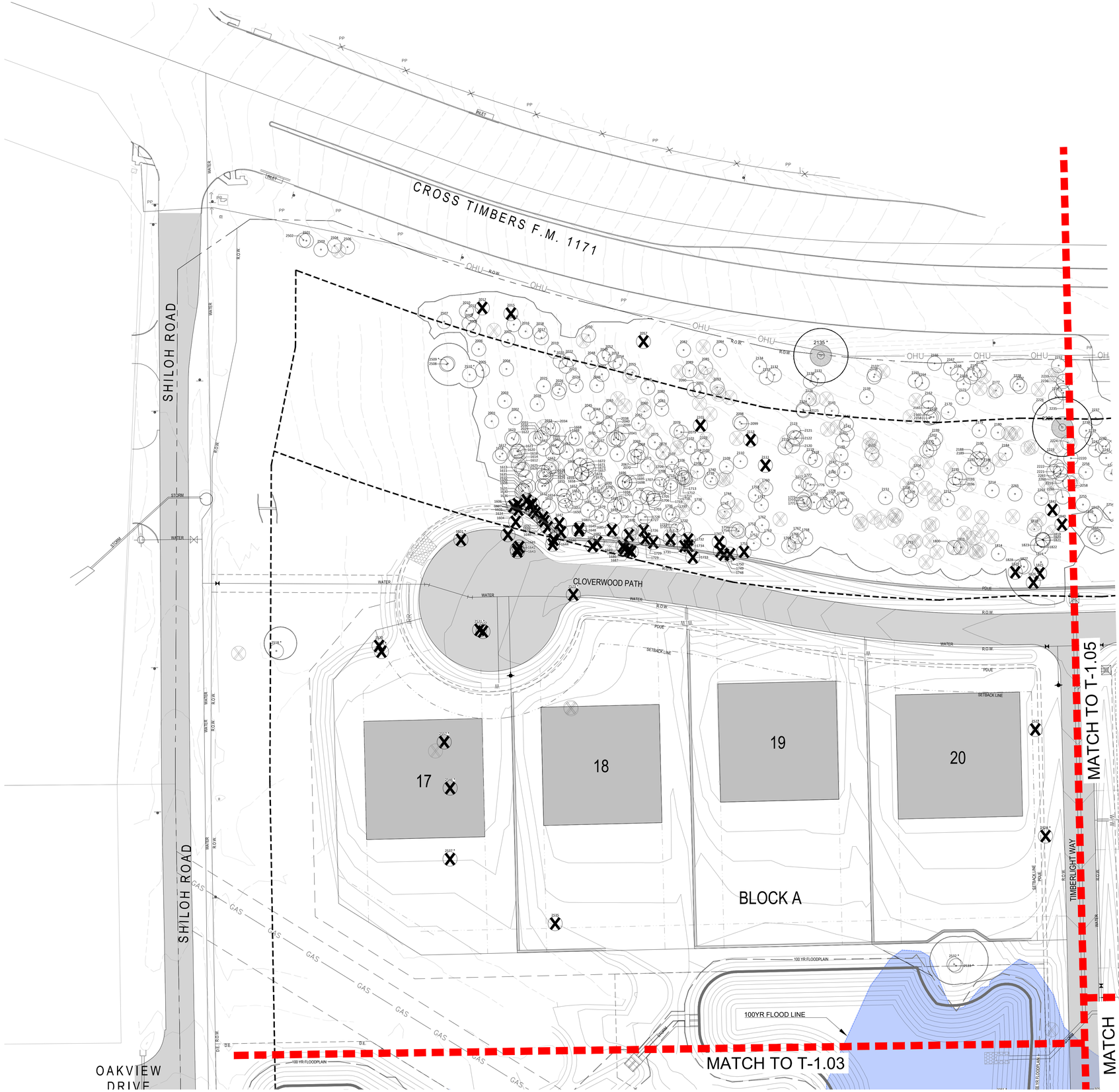
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date 01.16.2026

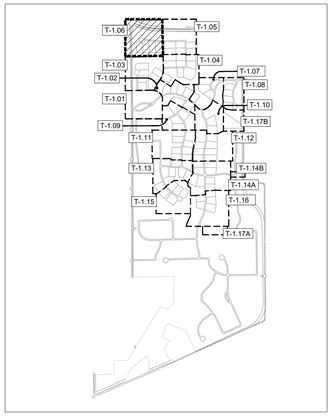
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T-1.05

7 March 2025
C:\Users\Paul.Cozzolino\Green Door Studio Dropbox\Paul COZZOLINO\PROJECTS WORKING\2023\230005 Smith Tract\Sheets\T-1.05 Tree Preservation.dwg



KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE TO REMAIN
- XXX — PROTECTED TREE TO BE REMOVED
- XXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
SCALE : 1" = 40'-0"
NORTH

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revisions
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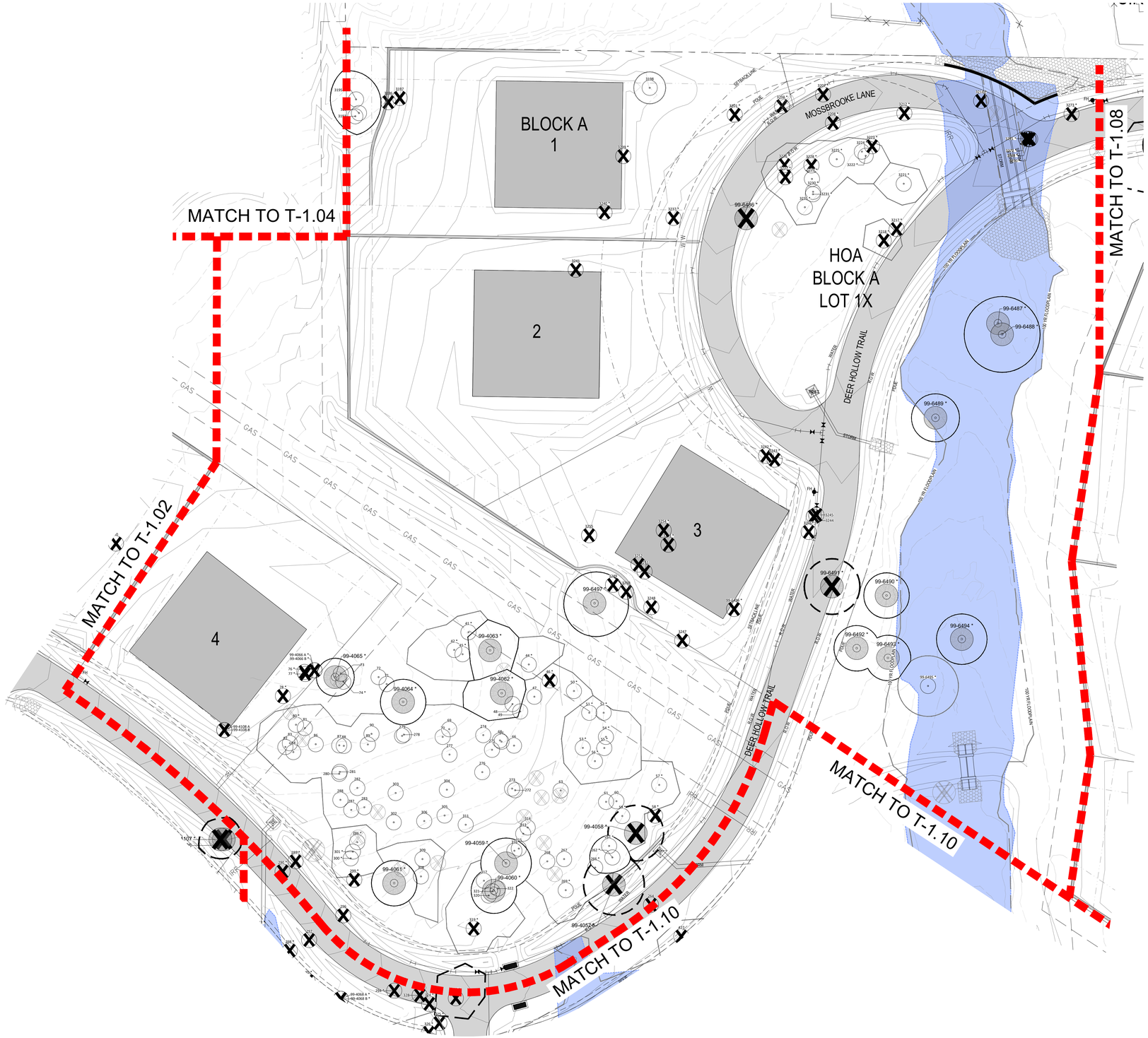
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Tree Preservation

project number 230005

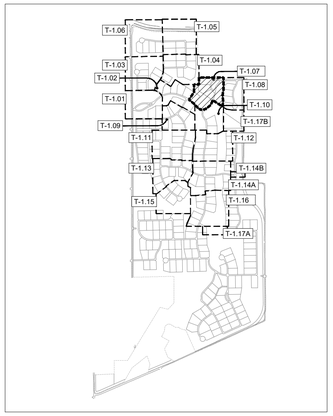
date 01.16.2026

sheet
T-1.06

7 March 2025
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KEYMAP



TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
SCALE : 1" = 40'-0"
NORTH

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project number 230005

date 01.16.2026

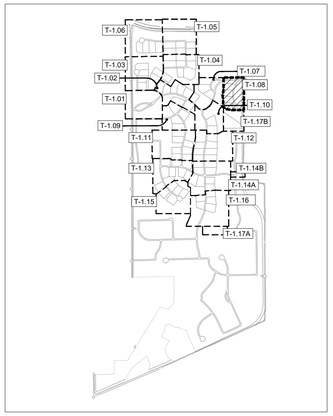
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T-1.07

7 March 2025
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KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE TO REMAIN
- XXXX — PROTECTED TREE TO BE REMOVED
- XXXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
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NORTH

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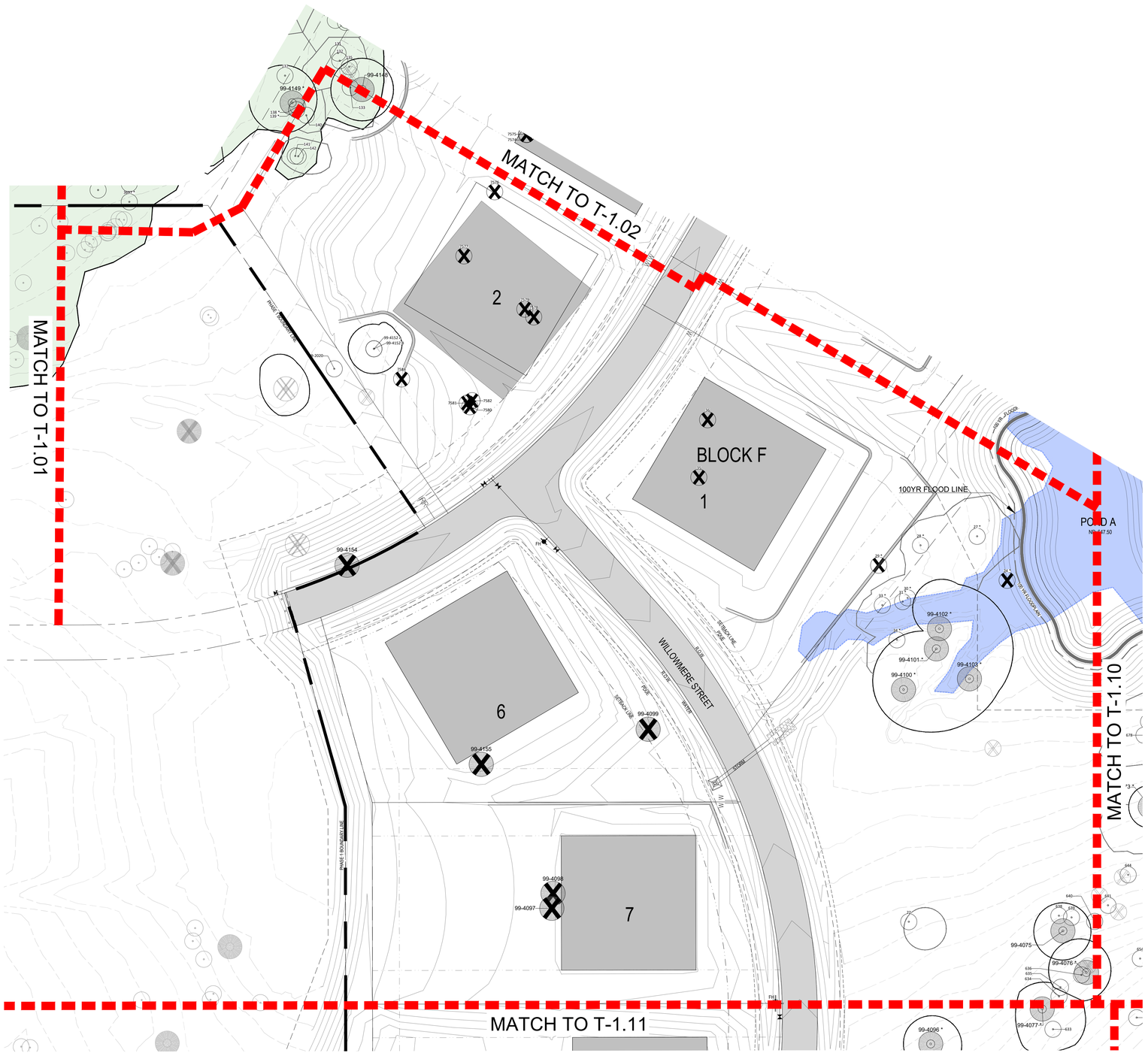
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Tree Preservation

project number 230005

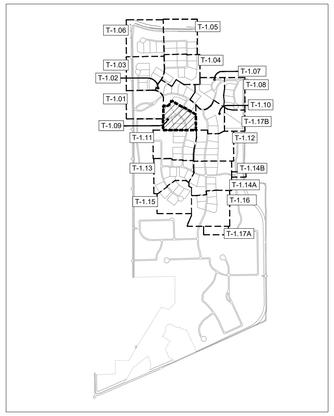
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T-1.08

7 March 2025
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KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE TO REMAIN
- XXXX — PROTECTED TREE TO BE REMOVED
- XXXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

SCALE : 1" = 40'-0"

NORTH

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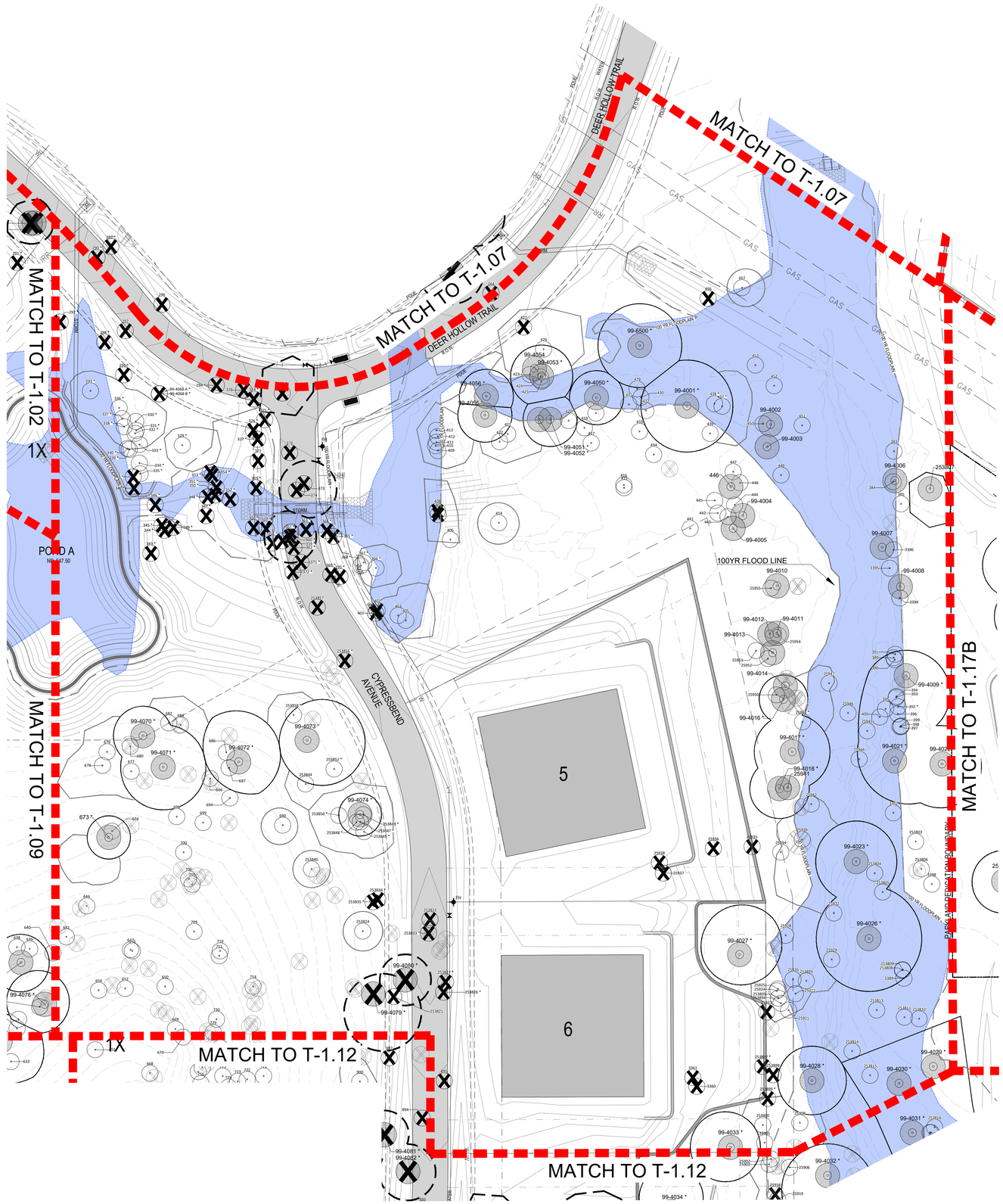
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date 01.16.2026

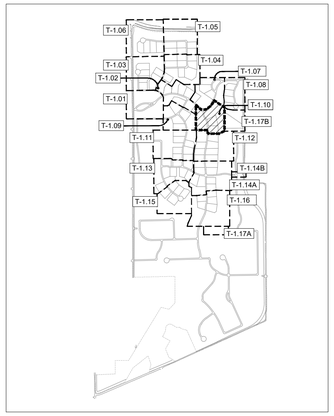
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T-1.09

7 March 2025
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KEYMAP



TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
SCALE : 1" = 40'-0"
NORTH

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01.16.2026 Town Submittal

revisions
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title
Tree Preservation

project number 230005

date 01.16.2026

sheet
T-1.10

7 March 2025
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MATCH TO T-1.09

MATCH TO T-1.12

MATCH TO T-1.13

BLOCK E

8

9

10

11

WILLOWMERE STREET

PHASE BOUNDARY LINE

SETBACK LINE

99-4156

99-4076 *

99-4077 *

99-4096 *

99-4095 *

99-4094 *

99-4093 *

99-4091 *

99-4090 *

99-6033

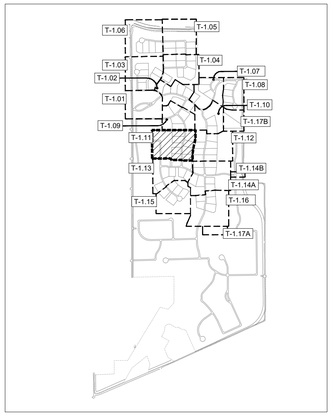
99-6034

99-6029

621 *

852 *

KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE TO REMAIN
- XXXX — PROTECTED TREE TO BE REMOVED
- XXXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'

SCALE : 1" = 40'-0"

NORTH

green door studio

landscape architecture

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Dallas, Texas 75238
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01.16.2026

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Grapevine, TX 76051

Havenwood Phase 1

Tree Survey and Tree Preservation Plan
Town Of Flower Mound
Denton County

issue
01.16.2026 Town Submittal

revisions

title
Tree Preservation Enlargement

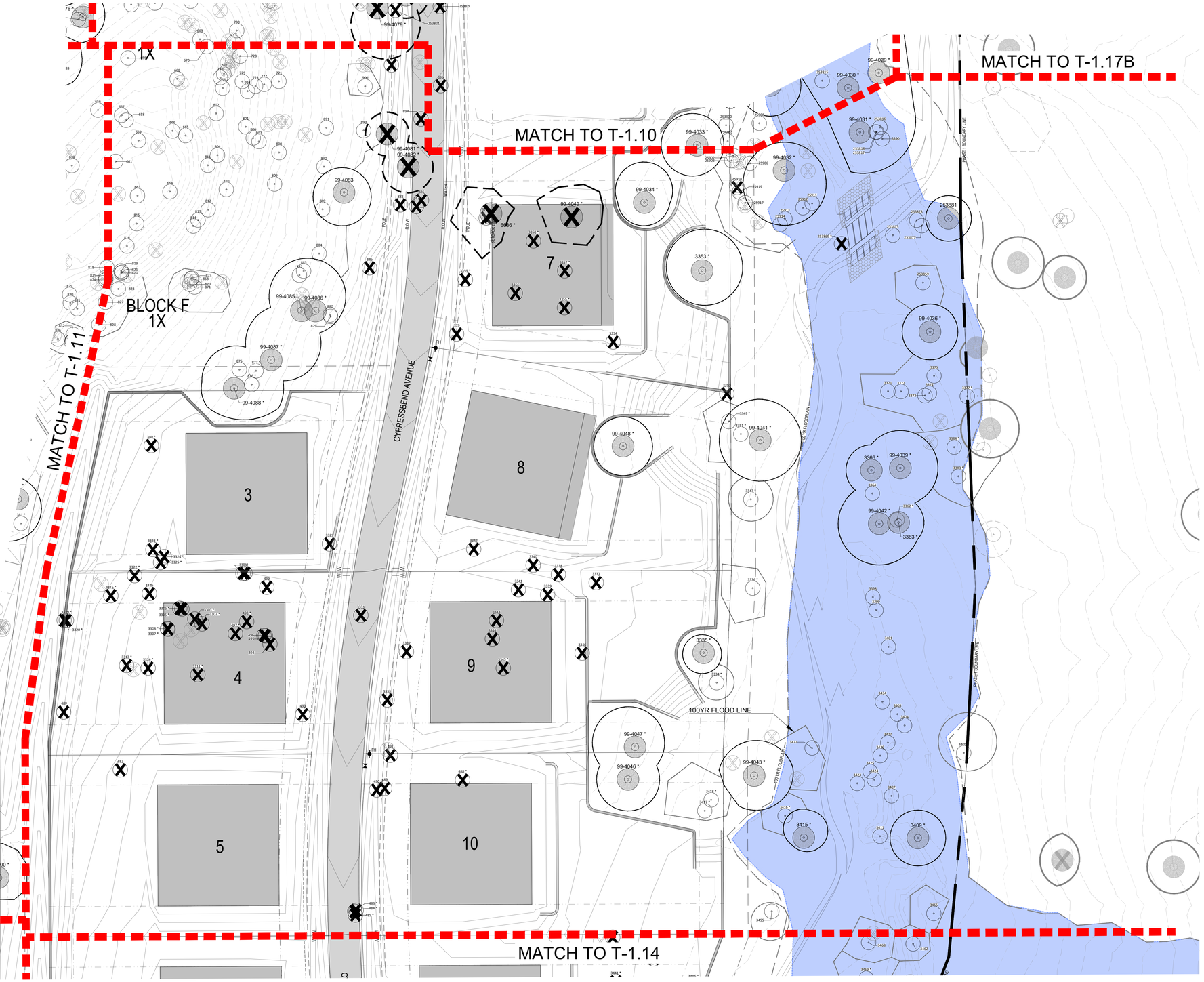
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date 01.16.2026

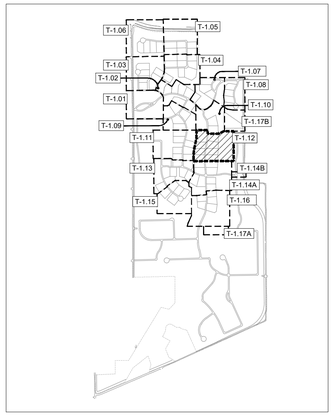
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T-1.11

7 March 2025
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KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE TO REMAIN
- XXXX — PROTECTED TREE TO BE REMOVED
- XXXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

SCALE : 1" = 40'-0" (0', 40', 80') NORTH

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revisions

title
Tree Preservation

project number 230005

date 01.16.2026

sheet

T-1.12

7 March 2025
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MATCH TO T-1.11

MATCH TO T-1.14

MATCH TO T-1.15

DEERCREST WAY

WILLOWMERE STREET

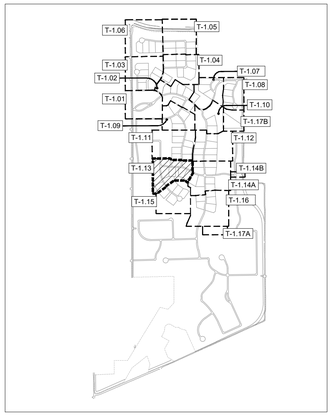
GLADEFOX TRAIL

BLOCK D

PHASE 1 BOUNDARY LINE

13 12 8 23 24 25 26 22 17 1X

KEYMAP



TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
SCALE : 1" = 40'-0"
NORTH

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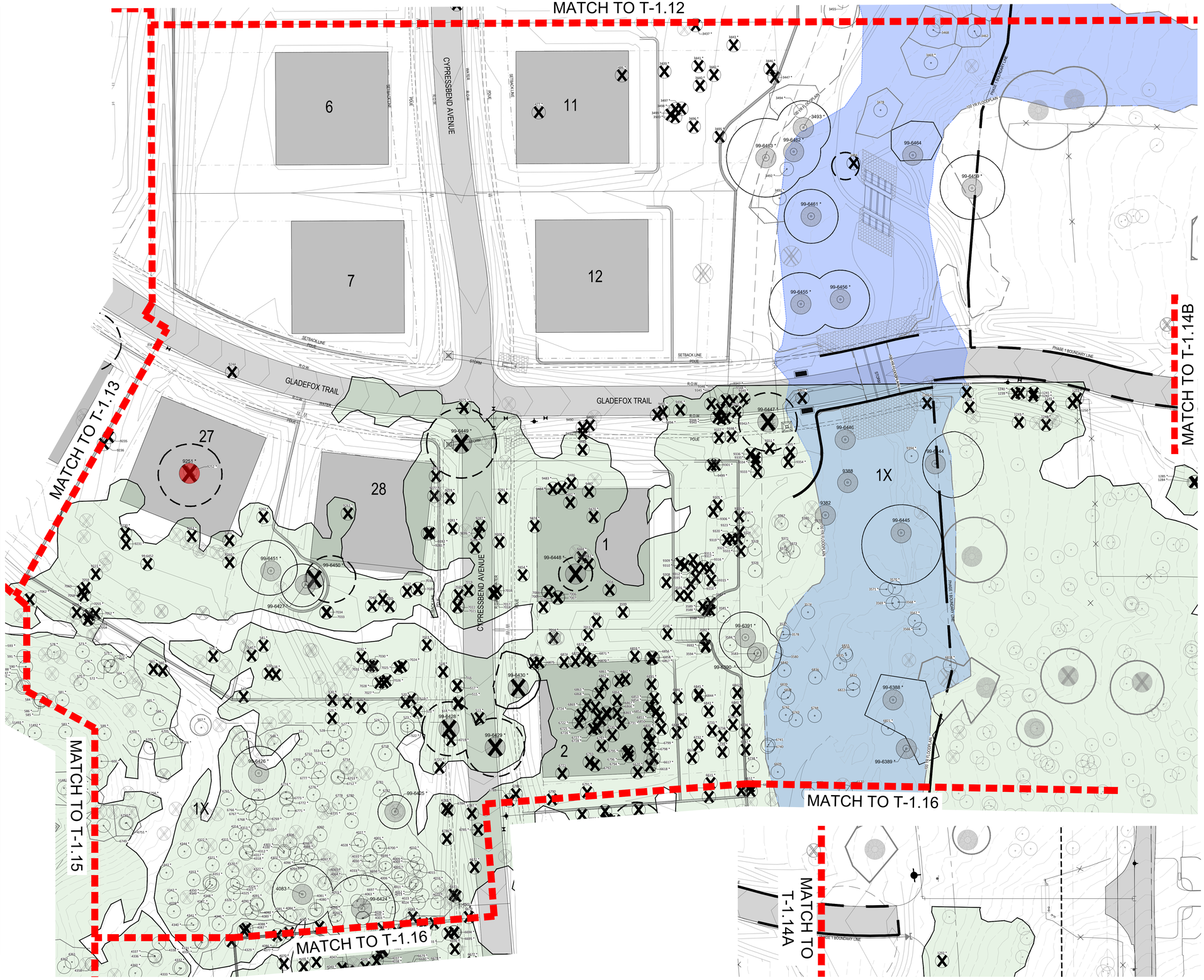
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date 01.16.2026

sheet

T-1.13

7 March 2025
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A TREE PRESERVATION ENLARGEMENT

SCALE: 1" = 40'-0"

SCALE : 1" = 40'-0"

NORTH

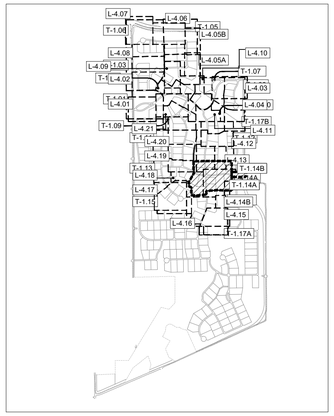
B TREE PRESERVATION ENLARGEMENT

SCALE: 1" = 40'-0"

SCALE : 1" = 40'-0"

NORTH

KEYMAP



TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE POOR HEALTH/ DEAD
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE POOR HEALTH/ DEAD
- PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

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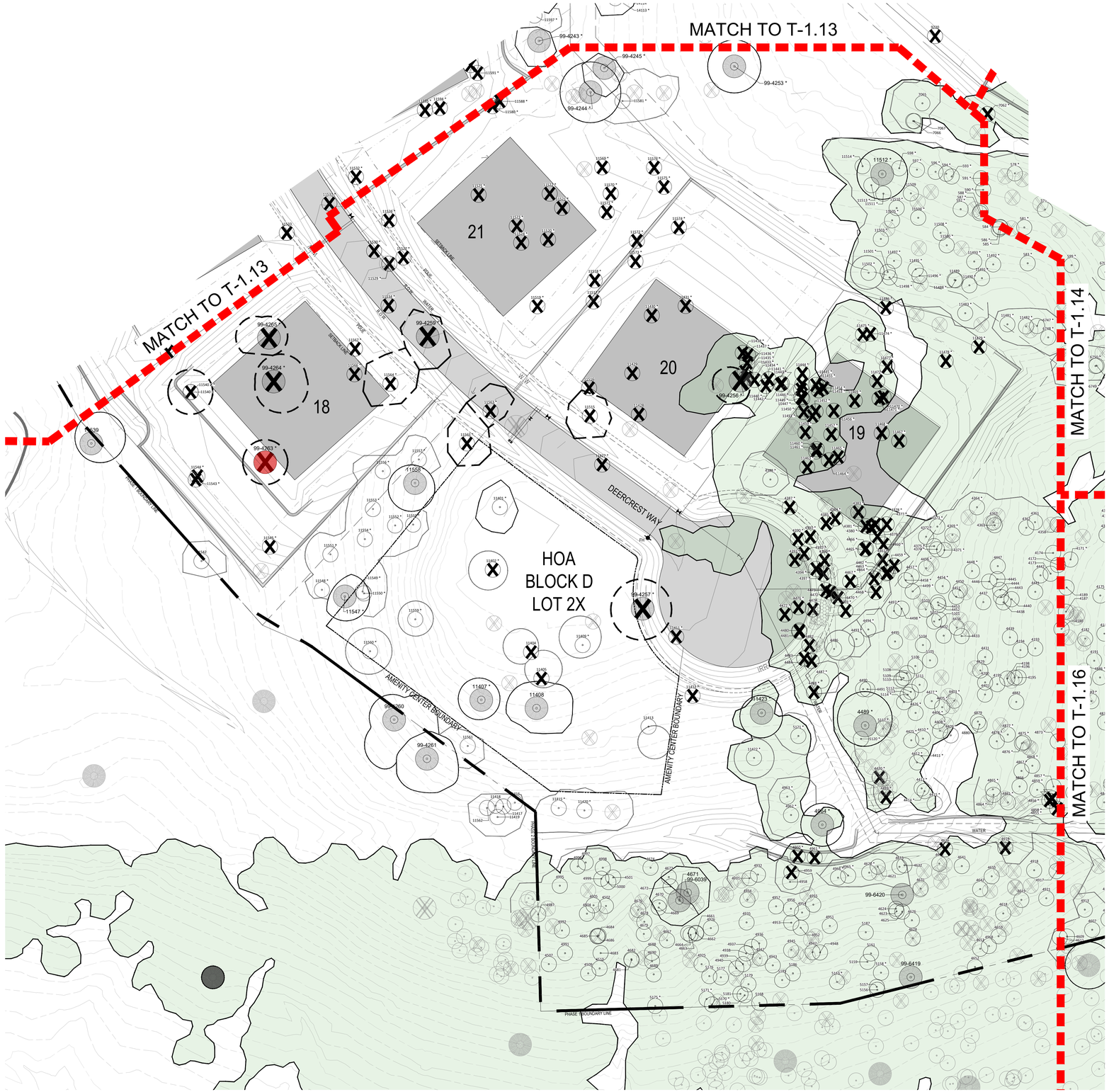
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date 01.16.2026

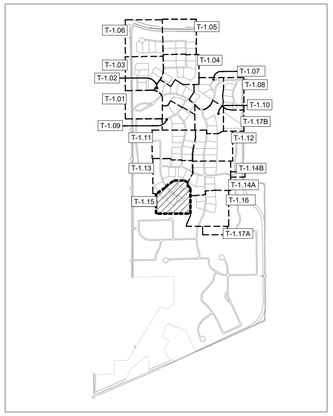
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7 March 2025
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KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE TO REMAIN
- XXX — PROTECTED TREE TO BE REMOVED
- XXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

0' 40' 80'
SCALE : 1" = 40'-0"
NORTH

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title
Tree Preservation

project number 230005

date 01.16.2026

sheet

T-1.15

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MATCH TO T-1.14

MATCH TO T-1.14

MATCH TO T-1.15

MATCH TO T-1.17A

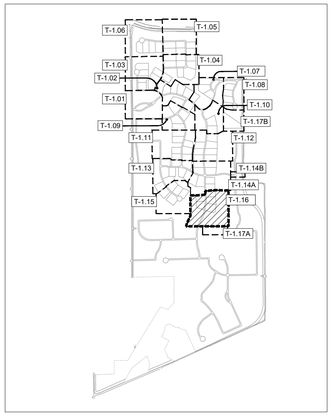
POND B
NP: 609.00

100YR FLOOD LINE

CYPRESSBEND AVENUE

PHASE 1 BOUNDARY LINE

KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE TO REMAIN
- XXX — PROTECTED TREE TO BE REMOVED
- XXX — PROTECTED TREE POOR HEALTH/ DEAD
- XXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

SCALE : 1" = 40'-0"

NORTH

green door studio

landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
01.16.2026

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

Havenwood Phase 1

Tree Survey and Tree Preservation Plan
Town Of Flower Mound
Denton County

issue
01.16.2026 Town Submittal

revisions

title
Tree Preservation

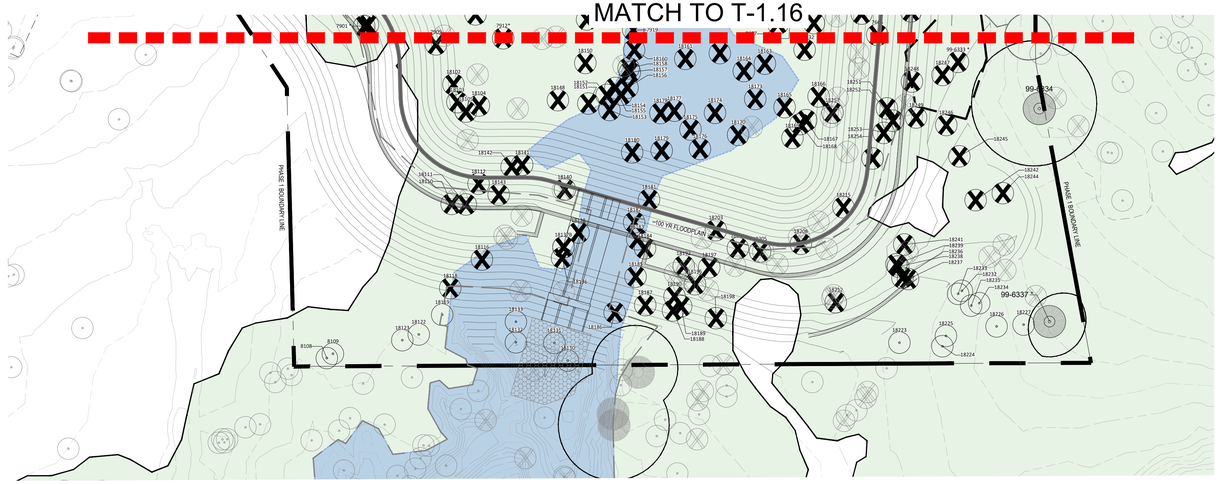
project number 230005

date 01.16.2026

sheet

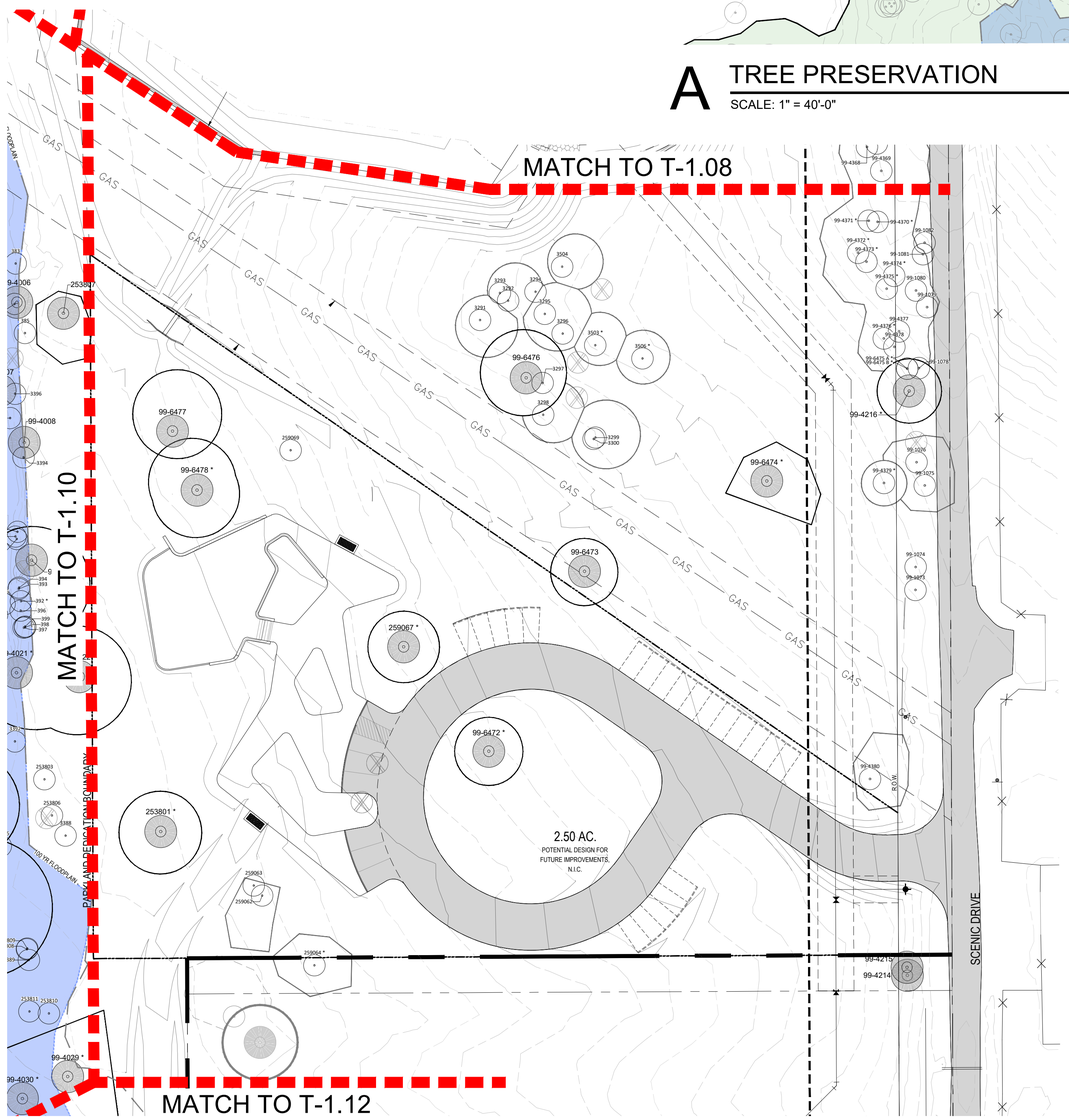
T-1.16

7 March 2025
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A TREE PRESERVATION

SCALE: 1" = 40'-0"



B TREE PRESERVATION

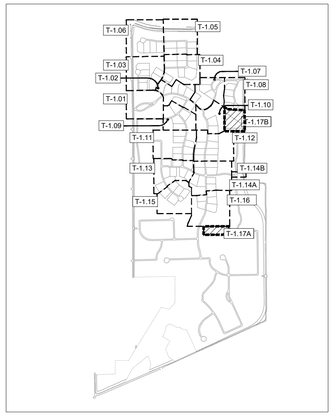
SCALE: 1" = 40'-0"

0' 40' 80'

SCALE : 1" = 40'-0"

NORTH

KEYMAP



TREE LEGEND

- XXXX — SPECIMEN TREE TO REMAIN
- XXXX — SPECIMEN TREE TO BE REMOVED
- XX-XXXX — SPECIMEN TREE POOR HEALTH/ DEAD
- XXXX — PROTECTED TREE TO REMAIN
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- XXXX — PROTECTED TREE OUTSIDE PHASE BOUNDARY

LEGEND

- UPLAND HABITAT
- EXISTING 100YR FLOODPLAIN

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revisions

title
Tree Preservation

project number 230005

date 01.16.2026

sheet

T-1.17

10 March 2025
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TREE INVENTORY

refer to file:

1. 2026.01.16 GDS_Smith Tract_Tree Inventory_Phase 1 Update

2. 2026.01.16 GDS_Smith Tract_Tree Inventory_Phase 1 Dead Update

green door studio

landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705

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Denton County

issue
01.16.2026 Town Submittal

revisions
△

title

Tree Inventory

project number 230005

date 01.16.2026

sheet

T-2.00

7 March 2026
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PLANNING & ZONING COMMISSION AGENDA H.3. REGULAR ITEM(S)

DATE: February 23, 2026
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider a request for a site plan (SP25-0019 – Forestwood Middle School Track Replacement) to redevelop an outdoor athletic area, with an exception to Section 82-302, "Compatibility buffer," of the Code of Ordinances. The property is generally located east of Morriss Road and southeast of Garden 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 is an exception request to the Town's regulations, which necessitates special consideration by the Commission (see Analysis below).

This exception request will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to expand an existing track and athletic field on the campus of Forestwood Middle School. The subject property is currently developed with a middle school and contains approximately 20.801 acres. The property is zoned Single Family-10 (SF-10) zoning district.

The site plan proposes the relocation of a 776 square-foot storage shed; the expansion of the existing track to be regulation size; and the construction of a high jump area, a long jump area, a discus area, a shotput area and a multi-purpose soccer and football field within the boundaries of the new track. The applicant has indicated in the letter of intent that there will be no bleachers or lights at this location.

The proposed facility will be adjacent to an existing neighborhood to the east of the school campus. Nonresidential development adjacent to or separated only by an alley from developed residential property is required to provide a compatibility buffer. A portion of the track will be located within the 25-foot-wide compatibility buffer, though all required trees will still be planted, and the applicant is requesting not to construct the required masonry wall, necessitating the request for an exception, please see below.

III. EXCEPTIONS

A. Exception to Section 82-302, "Compatibility buffer," of the Code of Ordinances

For schools, the landscape setback shall consist of a minimum 25-foot landscape buffer, with native shade trees, a minimum three-inch caliper and of species included in section 94-68 of this Code,

"approved tree lists", provided at a ratio of one tree per 800 square feet of buffer area. A six-foot tubular steel fence with masonry columns, spaced a minimum 40-foot on center, shall be constructed along school property lines adjacent to vacant residential property. A school constructed adjacent to an existing residential neighborhood shall comply with the requirements of subsection (1) of this section, requiring the construction of a brick wall or masonry wall with stucco or mortar wash finish.

The town council, after a public hearing and upon receiving a recommendation by the planning and zoning commission, may grant an exception to allow for the waiver or modification of the required compatibility buffer. Written notification to all adjacent property owners and adjacent homeowners' associations shall be provided no less than ten days prior to the consideration of a site plan or subdivision site plan containing a modification or waiver of the compatibility buffer requirements.

The applicant has stated that though the school track is being reconfigured, the track itself currently exists with a visual barrier (residential wood fence) in place and should not cause the need for new compatibility buffer elements. According to the applicant, this location has been chosen, due to the limited space based on the track's orientation and placement, to impact as few specimen trees as possible. In addition to the 25 required compatibility buffer trees, the landscape plan also depicts mitigation trees planted in this location to compensate for the waiver request and without compromising the existing drainage pattern for the school site.

BOARD REVIEW/CITIZEN FEEDBACK:

I. Environmental Conservation Commission

On February 12, 2026, the Environmental Conservation Commission recommended approval of the removal of fifteen (15) specimen trees on the subject property. The meeting can be viewed by clicking this **link**.

II. CORRESPONDENCE

The Town Code requires notification of the adjacent property owners. SP25-0019 had a total of 17 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

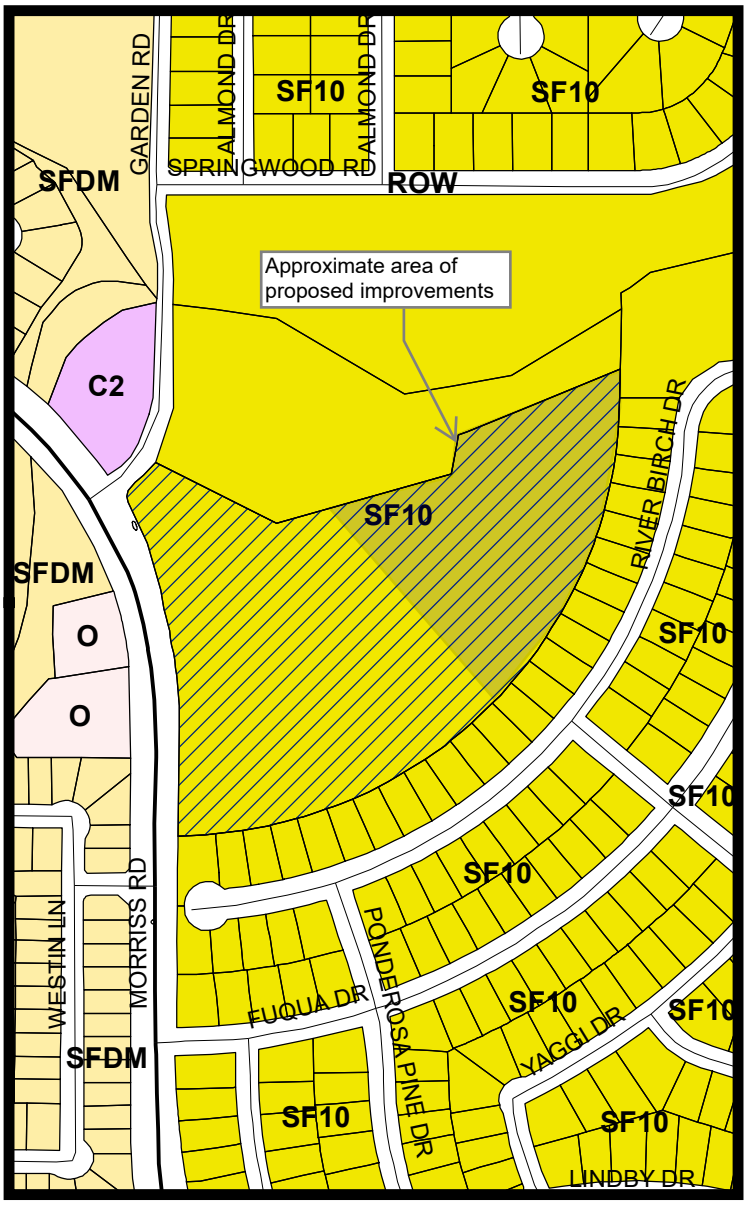
LEGAL REVIEW: N/A

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

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

Vicinity Map

SP25-0019: Forestwood Middle School Track Replacement

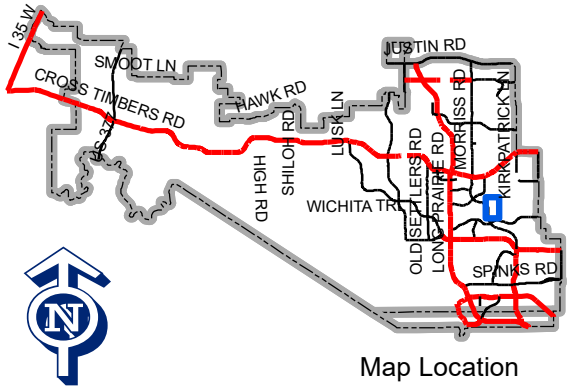




LEGEND

- Commercial 2
- Office
- Single Family 10
- Single Family Density Medium

Subject Property



Map Location

0 315 630 1,260 Feet

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

Visit https://www.flowermound.gov/notifyme to sign up for text message and/or email alerts for future projects.

MCADAMS
4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

LIS25001

February 18, 2026

Ms. Lexin Murphy, AICP
Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
Lexin.Murphy@flowermound.gov

RE: Forestwood Middle School Track Replacement – Site Plan Application – Letter of Intent

Dear Lexin,

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Site Plan (SP) application for the Forestwood Middle School Track Replacement. The property is generally located at 2810 Morriss Rd, Flower Mound, Denton County, Texas.

As part of the 2023 LISD Bond package, multiple campuses across the district will undergo refreshes including the demolition and construction of a new asphalt track oval, a new shed, and new discus, shotput, triple jump, and high jump event areas.

Additionally, we are requesting the compatibility requirements for the adjacent single-family homes east of the site be waived. Though the school track is being reconfigured, the track itself currently exists with a visual barrier in place and should not cause the need for new compatibility buffer elements. Utilizing the existing residential wood fences in addition to the chain-link fence we are proposing along the eastern border, this would provide a visual barrier from the adjacent homes. This location has been chosen, due to the limited space based on the track's orientation and placement, to impact as little specimen trees as possible. As many trees have been planted in this location as possible to compensate for the waiver request and without compromising the existing drainage pattern for the school site.

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

Sincerely,

Nick Welch
Project Manager, Civil/ Site Design
welch@mcadamsco.com | 980.221.2356



GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

BENCHMARKS:

TBM1 N:7059449.63 E:2412144.61 ELEV:575.72 BOX CUT W/X
TBM2 N:7059690.46 E:2412386.02 ELEV:569.98 BOX CUT W/X

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LOCAL AND STATE MUNICIPALITY AND/OR TXDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE CURRENT PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
5. SIGNS TO BE PERMITTED BY SIGN COMPANY. SIGNS SHOWN FOR GENERAL LOCATION ONLY. SEPARATE APPROVALS, AND PERMITS MAY BE REQUIRED BY MUNICIPALITY. SIGN PLACEMENT, MATERIALS, ELEVATIONS, ELECTRICAL, DESIGN AND PERMITTING BY OTHERS.
6. TRUNCATED DOMES ABUTTING PAVEMENT SHALL BE A CONTRASTING COLOR FROM THE ADJACENT PAVEMENT.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- ZONE AE (REGULATORY FLOODWAY)
- ZONE AE (1% ANNUAL CHANCE FLOOD HAZARD)
- ZONE AE (0.2% ANNUAL CHANCE FLOOD HAZARD)

McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPLS: F-10194440

www.mcadamsco.com

CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN STREET #220
LEWISVILLE, TEXAS 75067
PHONE: 469-713-5200

LISD
LEWISVILLE ISD

FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT

SITE PLAN CONSTRUCTION DRAWINGS
2810 MORRISS RD
FLOWER MOUND, TEXAS, 75028

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF DARREN A. ANDREWS P.E. 90067 ON 02/06/2026.
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LIS25001
FILENAME	LIS25001-OS1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	100 SCALE
DATE	02/06/2026

SHEET

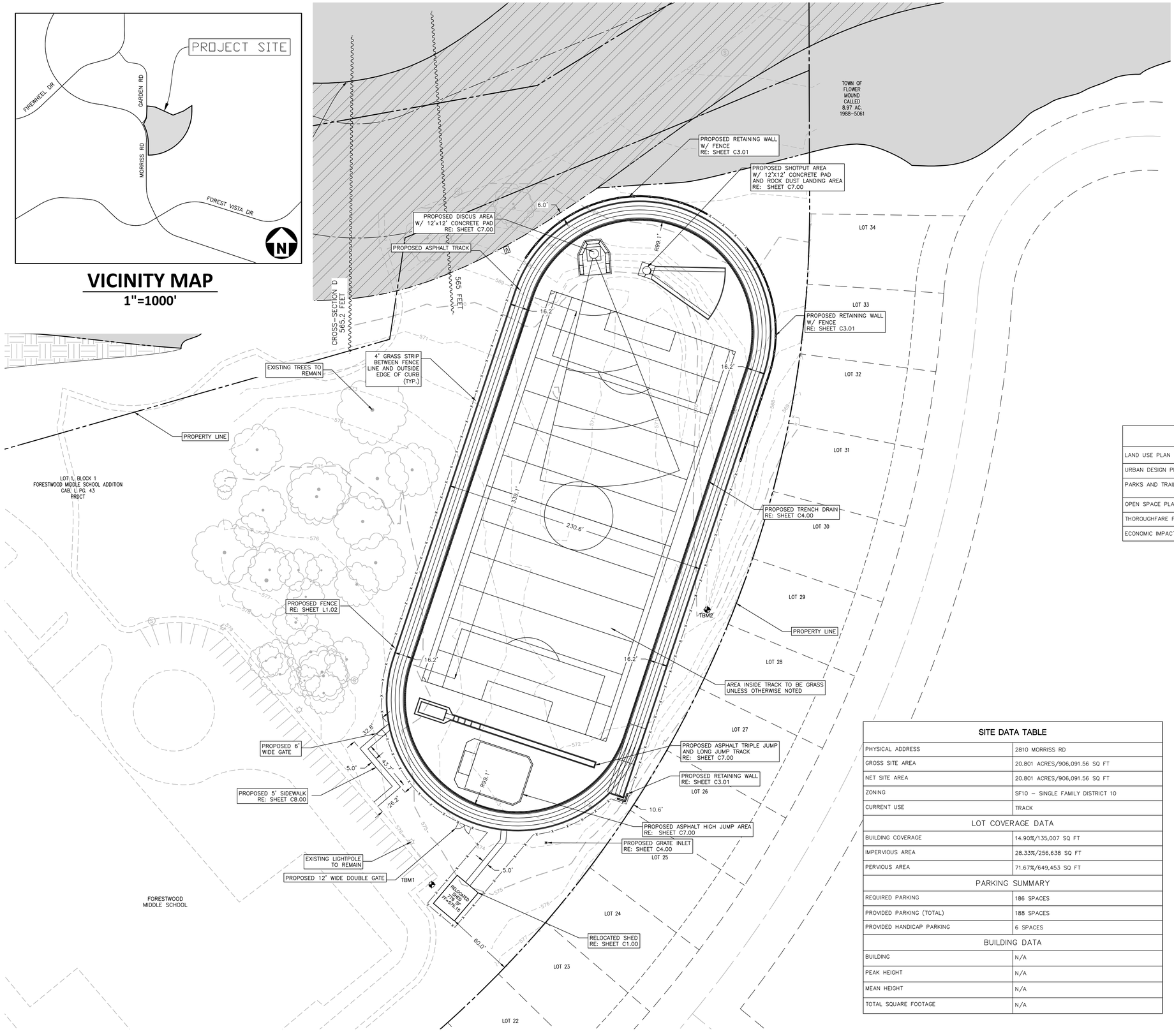
OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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VICINITY MAP
1"=1000'



N

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

BENCHMARKS:

TBM1 N:7059449.63 E:2412144.61 ELEV:575.72 BOX CUT W/X
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6. ANY RETAINING WALL EXCEEDING 3' FROM TOP OF WALL TO BOTTOM OF FOOTING SHALL BE REQUIRED TO BE DESIGNED AND PERMITTED BY STRUCTURAL ENGINEER OTHER THAN MCADAMS. A SEPARATE RETAINING WALL PERMIT WOULD BE REQUIRED.

MASTER PLAN FEATURES	
LAND USE PLAN	INSTITUTIONAL
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	N/A
ECONOMIC IMPACT	N/A

SITE DATA TABLE	
PHYSICAL ADDRESS	2810 MORRISS RD
GROSS SITE AREA	20.801 ACRES/906,091.56 SQ FT
NET SITE AREA	20.801 ACRES/906,091.56 SQ FT
ZONING	SF10 – SINGLE FAMILY DISTRICT 10
CURRENT USE	TRACK
LOT COVERAGE DATA	
BUILDING COVERAGE	14.90%/135,007 SQ FT
IMPERVIOUS AREA	28.33%/256,638 SQ FT
PERVIOUS AREA	71.67%/649,453 SQ FT
PARKING SUMMARY	
REQUIRED PARKING	186 SPACES
PROVIDED PARKING (TOTAL)	188 SPACES
PROVIDED HANDICAP PARKING	6 SPACES
BUILDING DATA	
BUILDING	N/A
PEAK HEIGHT	N/A
MEAN HEIGHT	N/A
TOTAL SQUARE FOOTAGE	N/A

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
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- ZONE AE (1% ANNUAL CHANCE FLOOD HAZARD)
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LISD
LEWISVILLE ISD

FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT
CONSTRUCTION DRAWINGS
2810 MORRISS RD
FLOWER MOUND, TEXAS, 75028

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LIS25001
FILENAME	LIS25001-S1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	40 SCALE
DATE	02/18/2026

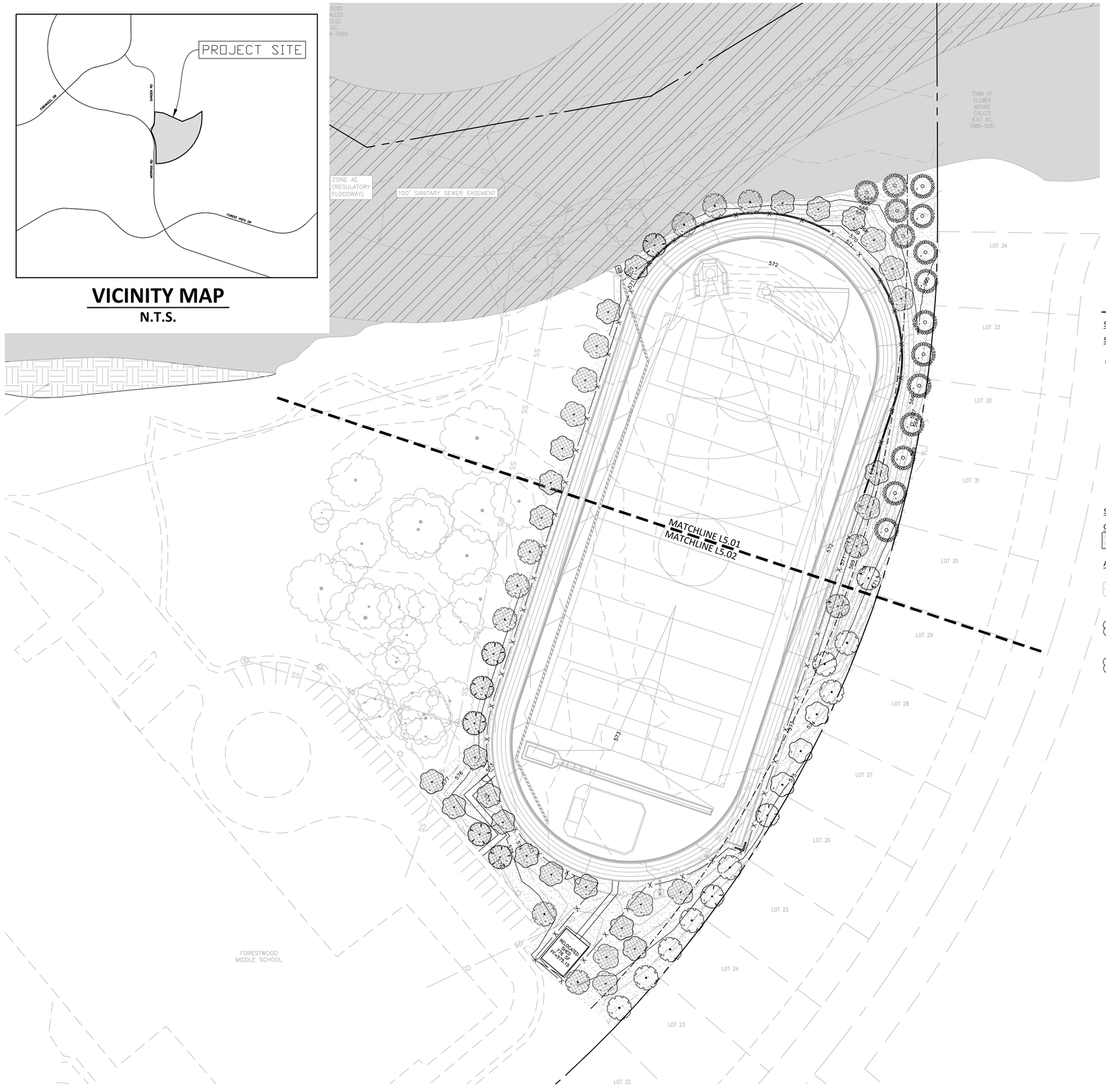
SHEET

SITE PLAN

C2.01

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VICINITY MAP
N.T.S.



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

NOTES:

1. (127.3) 3" CAL. MITIGATION TREES ARE OWED. (50) 3" CAL. MITIGATION TREES SHALL BE PLANTED ON THIS LANDSCAPE PLAN. MITIGATION TREES ARE REQUIRED IN ADDITION TO REQUIRED SITE PLAN TREES SUCH AS BUFFER TREES, PARKING TREES, ETC.
2. ALL TREES LABELS WITH AN "M" COUNT TOWARDS THE MITIGATION REQUIREMENTS.
3. THIS PROJECT IS REQUESTING A WAIVER ON THE REQUIRED COMPATIBILITY BUFFER AGAINST SINGLE FAMILY DEVELOPMENTS DUE TO THE PROJECT INTENT BEING TO IMPROVE EXISTING FACILITIES.
4. (25) BUFFER TREES ARE OWED. 19,349 SQFT BUFFER AREA/ 800 SQFT = 25 TREES. ALL TREES LABELS WITH A "B" COUNT TOWARDS THE COMPATIBILITY BUFFER REQUIREMENTS.
5. TO FULFILL THE COMPATIBILITY BUFFER FENCING REQUIREMENTS, WE ARE UTILIZE THE EXISTING RESIDENTIAL FENCES ALONG THE EAST SIDE OF THE SITE.
6. COMPATIBILITY BUFFER REQUIREMENTS REGARDING 25' BUFFER SETBACK ARE NOT BEING MET WITH EXISTING SITE PLAN.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
SHADE TREE						
	PIEL	11	PINUS ELLIOTTII SLASH PINE	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QURU	11	QUERCUS RUBRA TEXAS RED OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUVI	16	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	TADI	15	TAXODIUM DISTICHUM BALD CYPRESS	3"	12` MIN	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	ULCR	22	ULMUS CRASSIFOLIA CEDAR ELM	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS + PERENNIALS						
	CYDS	49,438 SF	CYNODON DACTYLON 'TIFTUF' BERMUDA 'TIFTUF'	SOD		

ADDITIONAL TREE SYMBOLS

	EXST	EXISTING TREE
M	MITR	MITIGATION TREE
B	BUFF	COMPATIBILITY BUFFER TREE

COMPATIBILITY BUFFER REQUIREMENTS			
STANDARD	**REQUIRED**	**PROVIDED**	**NOTES**
1 CANOPY TREE FOR EVERY 800 SQFT OF BUFFER SPACE	19,349 SQFT/ 800 =25 TREES	25 TREES	
25' BUFFER OFF OF PROPERTY LINE	YES	PARTIAL	BUFFER HAS BEEN ADDED BUT PORTIONS OF THE TRACK IMPEAD ON THE BUFFER
8' SCREENING FENCE	YES	PARTIAL	WE ARE UTILIZING THE EXISTING RESIDENTIAL FENCES ALONG THE EAST SIDE OF THE SITE
THIS PROJECT IS REQUESTING A WAIVER ON THE REQUIRED COMPATIBILITY BUFFER AGAINST SINGLE FAMILY DEVELOPMENTS DUE TO THE PROJECT INTENT BEING TO IMPROVE EXISTING FACILITIES.			
ALL TREES PROVIDED WITHIN THE COMPATIBILITY BUFFER COUNT TOWARDS THE BUFFER REQUIREMENT.			
BIODIVERSITY CHART			
GENUS	**SPECIES**	**PERCENTAGE**	**NOTES**
PINUS	ELLIOTTII	14.60%	
QUERCUS	VIRGINIANA	21.33%	
QUERCUS	RUBRA	14.60%	
TAXODIUM	DISTICHUM	20%	
ULMUS	CRASSIFOLIA	29.33%	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LISD
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FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT
CONSTRUCTION DRAWINGS
2810 MORRIS RD
FLOWER MOUND, TEXAS, 75028

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

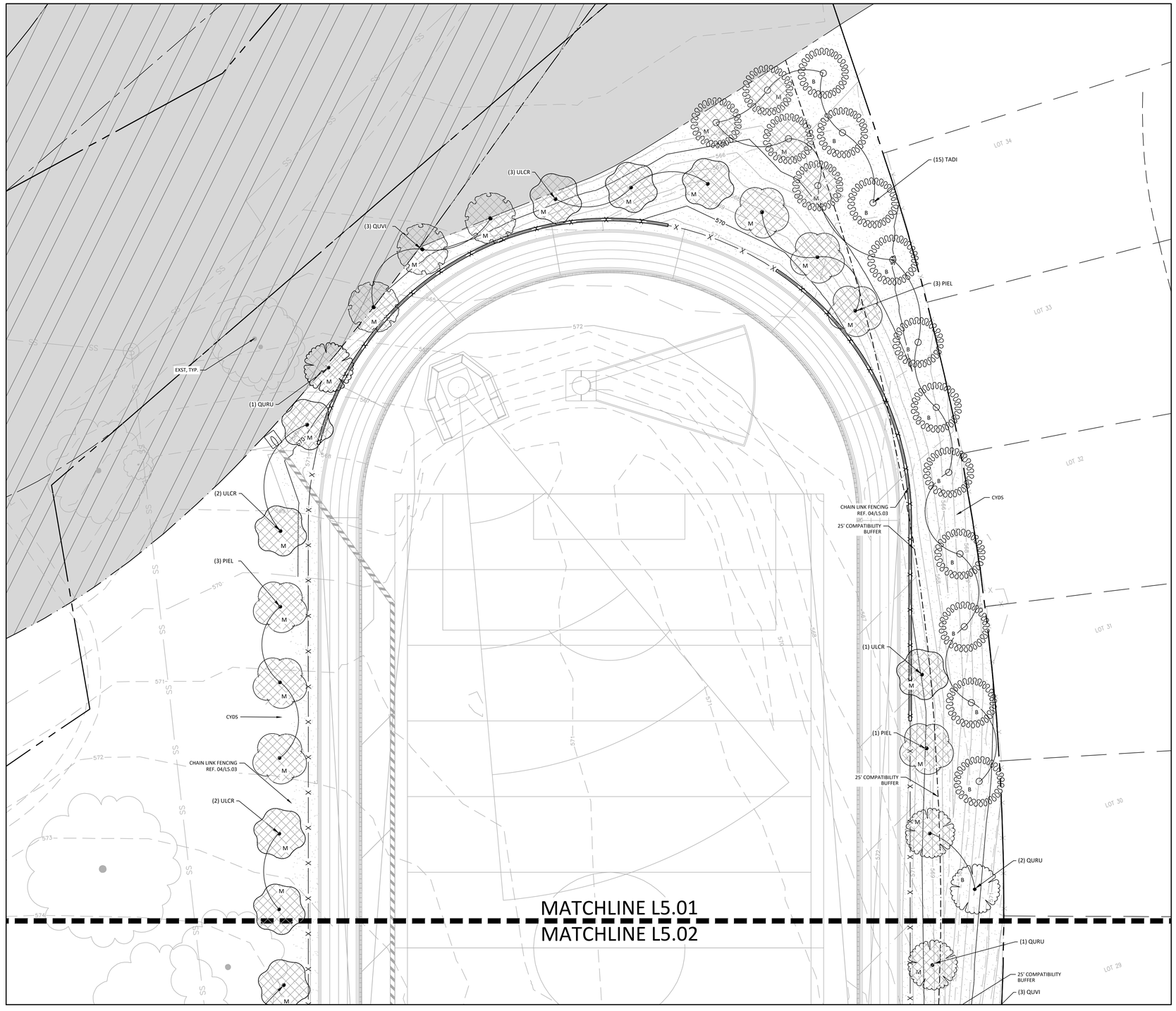
PROJECT NO.	LIS25001
FILENAME	LIS25001-LS1.DWG
CHECKED BY	XAD
DRAWN BY	MAH
SCALE	1" = 40'
DATE	02/18/2026

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHADE TREE		
	PIEL	PINUS ELLIOTTII SLASH PINE
	QURU	QUERCUS RUBRA TEXAS RED OAK
	QUVI	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TADI	TAXODIUM DISTICHUM BALD CYPRESS
	ULCR	ULMUS CRASSIFOLIA CEDAR ELM
GROUND COVERS + PERENNIALS		
	CYDS	CYNODON DACTYLON 'TIFTUF' BERMUDA 'TIFTUF'
ADDITIONAL TREE SYMBOLS		
	EXST	EXISTING TREE
M	MITR	MITIGATION TREE
B	BUFF	COMPATIBILITY BUFFER TREE

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LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN STREET #220
LEWISVILLE, TEXAS 75067
PHONE: 469-713-5200

LISD
LEWISVILLE ISD

FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT

CONSTRUCTION DRAWINGS
2810 MORRIS RD
FLOWER MOUND, TEXAS, 75028

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LIS25001
FILENAME	LIS25001-LS1.DWG
CHECKED BY	XAD
DRAWN BY	MAH
SCALE	1" = 20'
DATE	02/18/2026

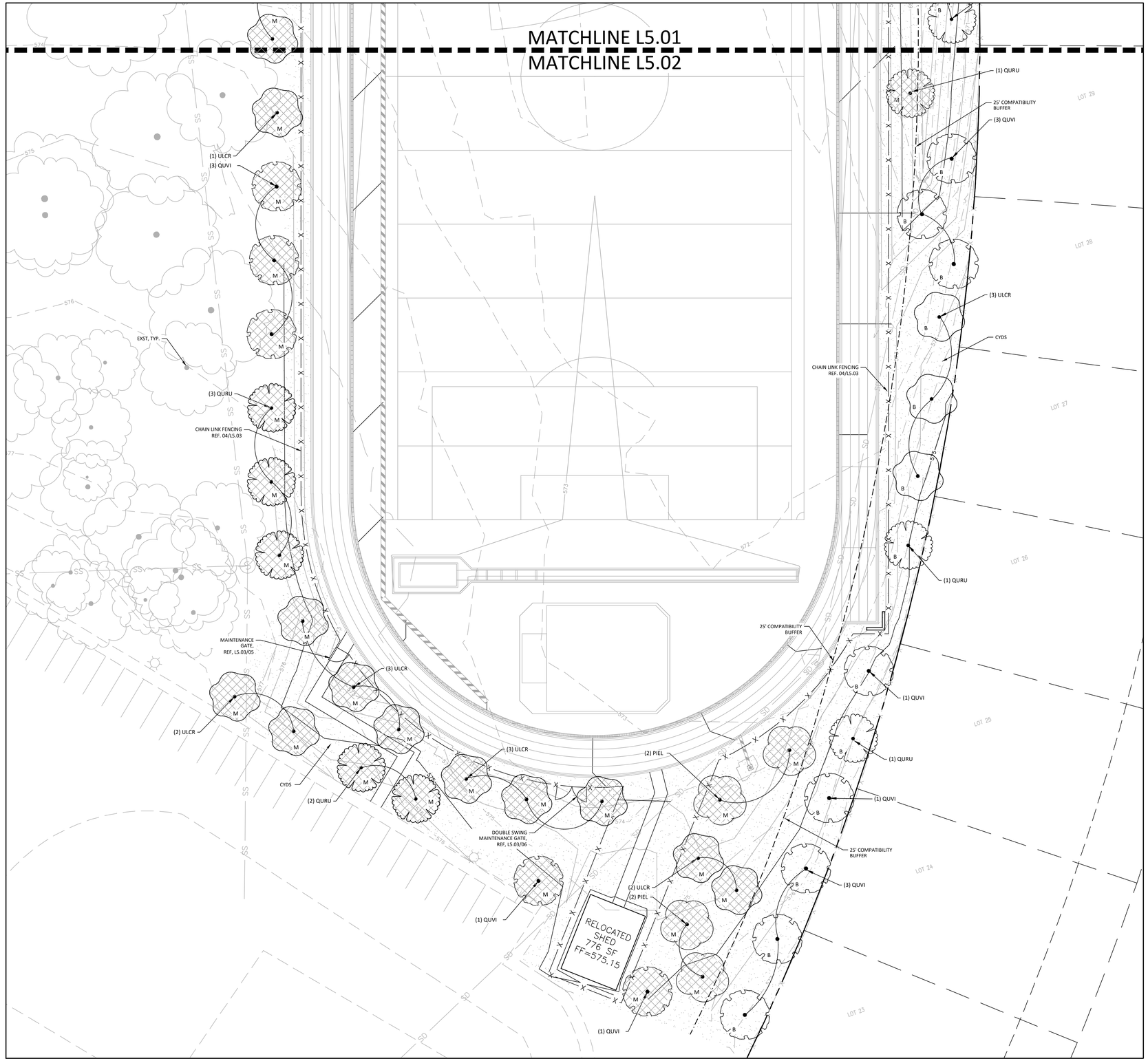
SHEET

LANDSCAPE PLAN

L5.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHADE TREE		
	PIEL	PINUS ELLIOTTII SLASH PINE
	QURU	QUERCUS RUBRA TEXAS RED OAK
	QUVI	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TADI	TAXODIUM DISTICHUM BALD CYPRESS
	ULCR	ULMUS CRASSIFOLIA CEDAR ELM
GROUND COVERS + PERENNIALS		
	CYDS	CYNODON DACTYLON 'TIFTUF' BERMUDA 'TIFTUF'
ADDITIONAL TREE SYMBOLS		
	EXST	EXISTING TREE
M	MITR	MITIGATION TREE
B	BUFF	COMPATIBILITY BUFFER TREE

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FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT

CONSTRUCTION DRAWINGS
2810 MORRISS RD
FLOWER MOUND, TEXAS, 75028

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LIS25001
FILENAME	LIS25001-LS1.DWG
CHECKED BY	XAD
DRAWN BY	MAH
SCALE	1" = 20'
DATE	02/18/2026

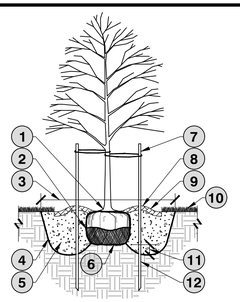
SHEET

LANDSCAPE PLAN

L5.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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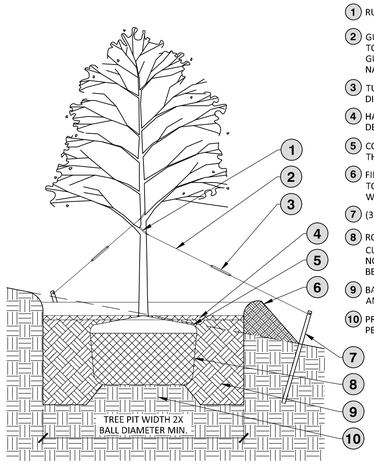


1. TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE 2" ABOVE FINISHED GRADE AFTER SETTLING
2. CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUR OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS
4. DIG WIDE PLANTING HOLE WITH TAPERED SIDES.
5. TO STABILIZE, COMPACT THE PLANTING SOIL MIX BACKFILL AROUND ROOT BALL; COMPACT SOIL BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPING.
6. SET ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLING.
7. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. REMOVE STAKING AT END OF FIRST GROWING SEASON.
8. 4" RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE
9. 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 12" OF TREE TRUNK.
10. FINAL GRADE
11. 5"-7" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE
12. EXTEND STAKES INTO 24" OF UNDISTURBED SOIL.

NOTES:

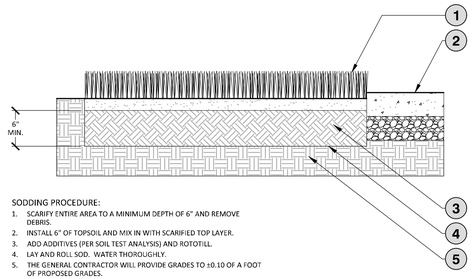
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

01 TREE PLANTING
SCALE: 1/4" = 1'-0"



1. RUBBER HOSE AT BARK
2. GUY WIRE (3) - WHITE FLAG ON EACH TO INCREASE VISIBILITY. AVOID TIGHT GUY WIRES AS THEY PREVENT NATURAL SWAY
3. TURNBUCKLE (3) GALVANIZED OR DIP-PAINTED
4. HARDWOOD BARK MULCH, 3" MIN. DEPTH
5. CORNER OF ROOT SYSTEM TO BE AT THE LINE OF ORIGINAL GRADE
6. FIRMLY FORMED SAUCER (USE TOPSOIL). ANGLE OF REPOSE VARIES WITH STEEPNESS AND SOIL TYPE
7. (3) WOOD STAKES
8. ROPES AT TOP OF ROOT BALL SHALL BE CUT. REMOVE TOP ⅓ OF BURLAP. NON-BIODEGRABLE MATERIAL SHALL BE COMPLETELY REMOVED.
9. BACKFILL CONSISTS OF 25% TOPSOIL AND 75% NATIVE SOIL
10. PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING

02 TREE PLANTING ON A SLOPE
SCALE: 1/4" = 1'-0"

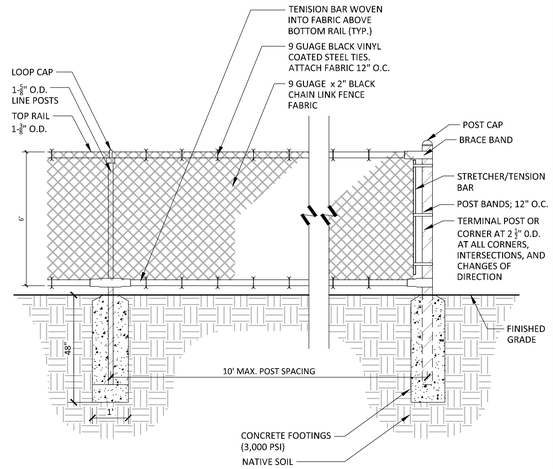


SODDING PROCEDURE:

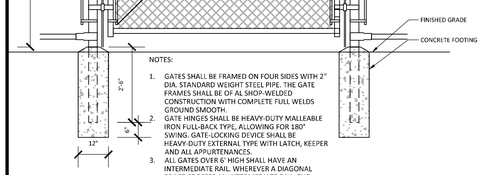
1. SCARIFY ENTIRE AREA TO A MINIMUM DEPTH OF 6" AND REMOVE DEBRIS.
2. INSTALL 6" OF TOPSOIL AND MIX IN WITH SCARIFIED TOP LAYER.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) AND ROTOTILL.
4. LAY AND ROLL SOD. WATER THOROUGHLY.
5. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO ±0.10 OF A FOOT OF PROPOSED GRADES.

1. SOD - PROVIDE CLEAN, SMOOTH, CONTINUOUS EDGE BETWEEN SOD AND MULCHED AREAS
2. ADJACENT SURFACE (SEE SITE PLANS)
3. PREPARED SUBGRADE
4. BREAK THROUGH AND REMOVE ALL 'HARDPAN' AND DEBRIS TO ALLOW FOR PERCOLATION AND POSITIVE DRAINAGE
5. UNDISTURBED SUBGRADE

03 SOD INSTALLATION
SCALE: 1" = 1'-0"



04 6' CHAIN LINK FENCE
SCALE: 1/2" = 1'-0"



NOTES:

1. GATES SHALL BE FRAMED ON FOUR SIDES WITH 2" DIA. STANDARD WEIGHT STEEL PIPE. THE GATE FRAMES SHALL BE OF AL SHOP-WELDED CONSTRUCTION WITH COMPLETE FULL WELDS GROUND SMOOTH.
2. GATE HINGES SHALL BE HEAVY-DUTY MALLEABLE IRON FULL-BACK TYPE, ALLOWING FOR 180° SWING. GATE-LOCKING DEVICE SHALL BE HEAVY-DUTY EXTERNAL TYPE WITH LATCH, KEEPER AND ALL APPURTENANCES.
3. ALL GATES OVER 6' HIGH SHALL HAVE AN INTERMEDIATE RAIL WHEREVER A DIAGONAL BRACE CROSSES AN INTERMEDIATE RAIL, THE BRACE SHALL PASS BETWEEN THE RAIL AND THE MESH.

05 6' MAINTENANCE GATE
SCALE: 1" = 1'-0"



NOTES:

1. GATES SHALL BE FRAMED ON FOUR SIDES WITH 2" DIA. STANDARD WEIGHT STEEL PIPE. THE GATE FRAMES SHALL BE OF AL SHOP-WELDED CONSTRUCTION WITH COMPLETE FULL WELDS GROUND SMOOTH.
2. GATE HINGES SHALL BE HEAVY-DUTY MALLEABLE IRON FULL-BACK TYPE, ALLOWING FOR 180° SWING. GATE-LOCKING DEVICE SHALL BE HEAVY-DUTY EXTERNAL TYPE WITH LATCH, KEEPER AND ALL APPURTENANCES.
3. ALL GATES OVER 6' HIGH SHALL HAVE AN INTERMEDIATE RAIL WHEREVER A DIAGONAL BRACE CROSSES AN INTERMEDIATE RAIL, THE BRACE SHALL PASS BETWEEN THE RAIL AND THE MESH.

06 6' DOUBLE WIDE MAINTENANCE GATE
SCALE: 1" = 1'-0"

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LISD
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FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT
SITE PLAN CONSTRUCTION DRAWINGS
2810 MORRIS RD
FLOWER MOUND, TEXAS, 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
6516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LIS25001
FILENAME	LIS25001-LS1.DWG
CHECKED BY	XAD
DRAWN BY	MAH
SCALE	AS NOTED
DATE	12/22/2025

SHEET

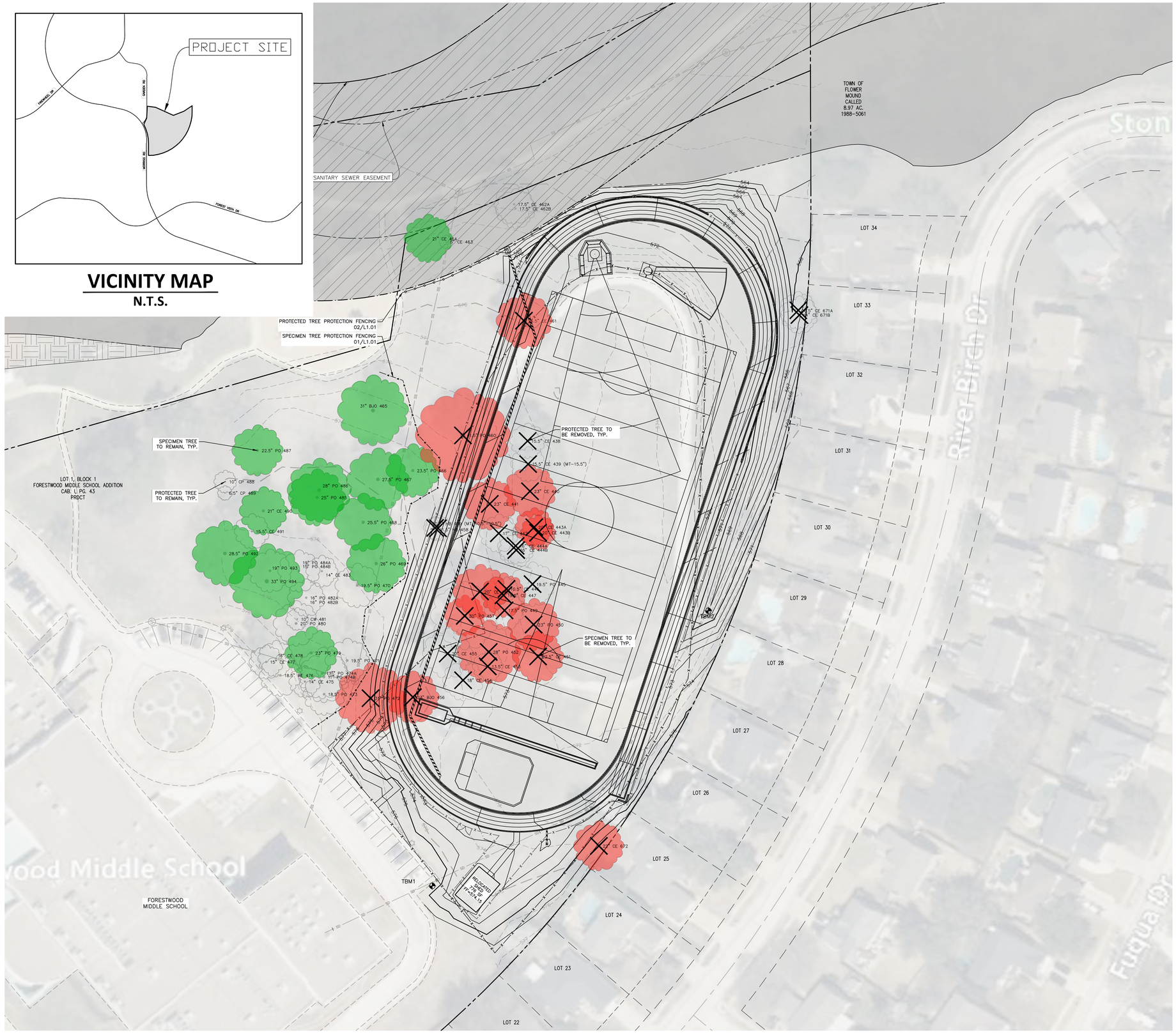
LANDSCAPE DETAILS

L5.03

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VICINITY MAP
N.T.S.



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- SPECIMEN TREE PROTECTION FENCING REF. 01/L1.01
- PROTECTED TREE PROTECTION FENCING REF. 02/L1.01

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LEWISVILLE, TEXAS 75067
PHONE: 469-713-5200

LISD
LEWISVILLE ISD

FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT
SITE PLAN CONSTRUCTION DRAWINGS
2810 MORRISS RD
FLOWER MOUND, TEXAS, 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
9516
STATE OF TEXAS
NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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PLAN INFORMATION

PROJECT NO.	LIS25001
FILENAME	LIS25001-TS1.DWG
CHECKED BY	XAD
DRAWN BY	MAH
SCALE	1" = 40'
DATE	12/22/2025

SHEET

TREE PRESERVATION PLAN

L1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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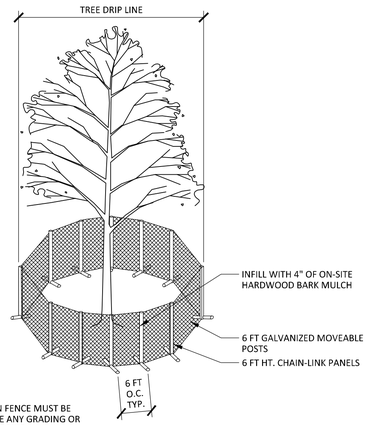
TREE INVENTORY

LIST #	TAG #	CALIPER	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVE	PROTECTED DEBITS	SPECIMEN DEBITS	PROTECTED CREDITS	SPECIMEN CREDITS	POST OAK CREDITS	REMARKS
1	438	15.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					
2	439	15.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					(MT-15.5")
3	**440**	**23**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**46**				
4	**441**	**23**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**46**				
5	442	17	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					
6	**443A**	**20**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**40**				
7	**443B**	**20**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**40**				
8	444A	16	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					(MT-16")
9	444B	16	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					
10	445	19.5	POST OAK	Quercus stellata	NO	NO	YES						DEAD
11	446	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					
12	**447**	**19.5**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**39**				
13	**448**	**20**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**40**				
14	449	17.5	POST OAK	Quercus stellata	YES	NO	YES	1					
15	**450**	**23**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**YES**		**46**				
16	**451**	**22.5**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**45**				
17	**452**	**28**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**YES**		**56**				
18	453	13.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					
19	454	18	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	1					
20	455	22	CEDAR ELM	Ulmus crassifolia	NO	NO	YES						DECLASSIFIED DUE TO CONDITION
21	**456**	**23**	**BLACKJACK OAK**	**Quercus marilandica**	**YES**	**YES**	**YES**		**46**				
22	**457**	**30**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**YES**		**60**				
23	458	11.5	HACKBERRY	Celtis occidentalis	NO	NO	YES	0					
24	459	10.5	HACKBERRY	Celtis occidentalis	NO	NO	YES	0					(MT-10.5"-10.5")
25	**460**	**41.5**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**YES**		**83**				**(MT-20" - 21.5")**
26	**461**	**24.5**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**49**				
27	462A	17.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO			1			
28	462B	17.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO			1			
29	463	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO			1			
30	**464**	**21**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**NO**				**4**		
31	**465**	**31**	**BLACKJACK OAK**	**Quercus marilandica**	**YES**	**YES**	**NO**				**6**		
32	**466**	**23.5**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
33	**467**	**27.5**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
34	**468**	**25.5**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
35	**469**	**26**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
36	470	19.5	POST OAK	Quercus stellata	YES	NO	NO					4	
37	471	19.5	POST OAK	Quercus stellata	YES	NO	NO					4	
38	**472**	**31**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**YES**		**62**				
39	473	18.5	POST OAK	Quercus stellata	YES	NO	NO					4	
40	474A	17	POST OAK	Quercus stellata	YES	NO	NO					4	
41	474B	11	POST OAK	Quercus stellata	YES	NO	NO					2	
42	475	14	CEDAR ELM	Ulmus crassifolia	YES	NO	NO			1			
43	476	18.5	WINGED ELM	Ulmus alata	YES	NO	NO			1			
44	477	15	CEDAR ELM	Ulmus crassifolia	YES	NO	NO			1			
45	478	16	CEDAR ELM	Ulmus crassifolia	YES	NO	NO			1			
46	**479**	**23**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
47	480	20	POST OAK	Quercus stellata	YES	NO	NO					4	
48	481	10	CHITTAMWOOD	Bumelia lanuginosa	YES	NO	NO			1			
49	482A	16	POST OAK	Quercus stellata	YES	NO	NO					4	
50	482B	16	POST OAK	Quercus stellata	YES	NO	NO					4	
51	483	14	CEDAR ELM	Ulmus crassifolia	NO	NO	NO						DEAD
52	484A	19	POST OAK	Quercus stellata	YES	NO	NO					4	
53	484B	15	POST OAK	Quercus stellata	YES	NO	NO					4	
54	**485**	**25**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
55	**486**	**28**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
56	**487**	**22.5**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
57	488	10	WESTERN SOAPBERRY	Sapindus saponaria	YES	NO	NO			1			
58	489	6.5	WESTERN SOAPBERRY	Pistacia chinensis	YES	NO	NO			1			
59	**490**	**21**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**NO**				**4**		
60	491	15.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO			1			
61	**492**	**28.5**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	
62	493	19	POST OAK	Quercus stellata	YES	NO	NO					4	
63	**494**	**33**	**POST OAK**	**Quercus stellata**	**YES**	**YES**	**NO**					**6**	**(MT)**
64	671A	16.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			1			
65	671B	14	CEDAR ELM	Ulmus crassifolia	YES	NO	YES			1			
66	**672**	**22**	**CEDAR ELM**	**Ulmus crassifolia**	**YES**	**YES**	**YES**		**44**				
								9	742	13	14	102	

TOTAL PROTECTED TREE DEBITS	9	trees
TOTAL SPECIMEN TREE DEBITS	742	inches
REQUIRED MITIGATION CALIPER INCHES	769	inches
TOTAL PROTECTED TREE CREDITS	13	trees
TOTAL SPECIMEN TREE CREDITS	14	trees
TOTAL POST OAK TREE CREDITS	102	trees
TOTAL NUMBER OF MITIGATION TREES @ MIN. 3 INCH CALIPER REQUIRED	**127.3**	**trees**
MITIGATION FEE (BASED ON $600 PER TREE OR $200 PER INCH)	$ 76,400.00	

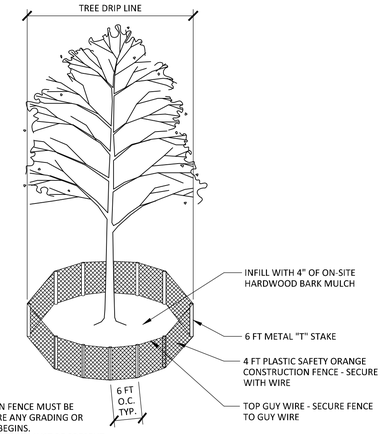
TREE MITIGATION NOTES:

(47) OF THE 3" CAL. MITIGATION TREES OWED SHALL BE PLANTED. TREES THAT CONTRIBUTE TO MITIGATION EFFORTS SHALL BE IDENTIFIED ON THE LANDSCAPE PLANS. TREES THAT CANNOT BE PLANTED SHALL BE MITIGATED BY PAYING A FEE TO THE TOWN AT A RATE OF $600.00 PER TREE.



NOTES:
1. TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
2. LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

01 SPECIMEN TREE PROTECTION FENCING
SCALE: NTS



NOTES:
1. TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
2. LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

02 PROTECTED TREE PROTECTION FENCING
SCALE: NTS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

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CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN STREET #220
LEWISVILLE, TEXAS 75067
PHONE: 469-713-5200

LISD
LEWISVILLE ISD

FORESTWOOD MIDDLE SCHOOL TRACK REPLACEMENT

SITE PLAN CONSTRUCTION DRAWINGS
2810 MORRIS RD
FLOWER MOUND, TEXAS, 75028



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LIS25001
FILENAME	LIS25001-TS1.DWG
CHECKED BY	XAD
DRAWN BY	MAH
SCALE	AS NOTED
DATE	12/22/2025

SHEET

TREE CHART AND DETAILS

L1.02

Z:\Drive\Projects\LIS\LIS25001\04-Production\Engineering\Sheets\LIS25001-TS1.dwg, 12/22/2025 12:48:40 PM, Mimi Davis

PLANNING & ZONING COMMISSION AGENDA H.4. REGULAR ITEM(S)

DATE: February 23, 2026
FROM: Nick Ford, Senior Planner
ITEM: **Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0003 – 2025 State Legislative Updates) by amending Chapter 34, "Environment" of Subpart A "General Ordinances" and Chapter 78, "Administration" and Chapter 98, "Zoning" of Subpart B "Land Development Regulations" related to notice and protest procedures, home occupation, land uses, and noise.**

BACKGROUND:

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town's Land Development Regulations to incorporate regulations adopted during the 2025 Texas legislative session. The focus of this amendment includes updating language related to notice and protest procedures for zoning changes, home occupation, and noise.

The proposed amendment includes changes to new notice and protest procedures where the state created a definition for a comprehensive zoning change and amended voting procedures for certain types of residential developments that are protested. New notice procedures include posting notice of public hearings on the website and placement of signage on or near properties to be zoned.

The second amendment includes changes to the home occupation section of the code in regard to no-impact home-based businesses, a new definition the state created. In this bill, businesses which generally do not create a nuisance on residential properties may be considered "no-impact" under certain circumstances and parameters the state defines.

Next, the state passed regulations regarding noise levels at food establishments and food trucks. Noise is regulated in Chapter 98 "Zoning", but it is also regulated within Chapter 34 "Environment" of Subpart A of the code. With this new legislation, noise regulations found in Chapter 98 shall be removed and cross-referenced to Chapter 34 in Subpart A as the controlling regulation. Amendments to Chapter 34 are shown in this update for reference as well.

II. BACKGROUND

During the 2025 Texas legislative session, HB 24 was adopted regarding new notice and protest procedures for zoning changes. The most notable changes in this bill include:

- Creation of a new definition for a "*comprehensive zoning change*".
- Notice of zoning hearings require publication on the town's website at least 16 days before the council's public hearing.
- Adoption of a new zoning code or zoning that applies town-wide only requires notice to a newspaper and the website but does not require mailed notices.

- The current statutory provision that mandates the adoption of a requirement for a three-fourths vote of the municipal council to overrule a recommendation of denial by the municipality's Planning & Zoning Commission has been repealed.
- The current 20% protest by property owners within 200 feet of a zoning change to trigger a ¾ vote of the municipal council no longer applies to certain zoning changes that have the effect of allowing more residential development. Those zoning changes require a 60% protest to trigger a majority vote of all members of the municipal council.
- Municipalities are required to post a notice sign on the property subject to a change at least 10 days prior to the Planning & Zoning Commission hearing (**note:** *the Town already requires this upon submittal of an application).*

Next, HB 2464 was adopted regarding "No Impact Home Based Businesses." A no-impact home-based business is defined as a business operating on a residential property and providing lawful goods or services that does not exceed the municipality's occupancy limits, generate on-street parking or traffic, all its activities are not visible from the street, and does not create substantial noise. In addition, municipalities cannot adopt regulations which prohibit the operation of a home-based business, require licenses or permits, require a zoning change, or require installation of a fire sprinkler for certain structures. (Municipalities may still enforce short-term rental regulations.) Staff is also doing some additional cleanup of regulated uses based on Master Plan designations that are not specifically related to home based businesses.

Lastly, HB 2844 & SB 1008 adopted regulations regarding Food Establishments and Food Trucks and the allowed noise levels, permits, licenses, inspections, and fees. As it pertains to the proposed land development regulations, noise levels for restaurants and food trucks may now operate their businesses up to 75 decibels.

III. APPLICATION ANALYSIS

Updates are proposed in Chapter 34 – "Environment", Chapter 78 — "Administration" and Chapter 98 — "Zoning."

Section 34-181. Noise Standards.

- Amendments to the sound levels based on time of day for land use districts for office, retail, and commercial noise levels.

Section 34-182. Prohibited noise.

- Amendment to noise regulations regarding food service establishments to comply with new state law.

Section 78-153. Review by planning and zoning commission.

- Update to include comprehensive zoning map amendments in the notification process. These notifications are only required in special circumstances, such as a joint meeting with the Planning and Zoning Commission and Town Council or when a proposed regulation will cause a property to become a nonconforming use in which a special mailed written notice must be sent to affected property owners.

Section 78-154. Action by town council.

- Update to include notice hearings to be published on the town's website and 16 days from the date of publication.
- Update to include the new definition of a comprehensive zoning amendment, which includes a proposal that would allow more residential than previously expected in one or more zoning districts, adoption of a new code or map applicable town-wide, or adoption of an overlay district that would allow more residential.
- Update computation of land area in regard to protest percentages.
- Update to include the new protest procedures for certain zoning changes increasing residential density.
- Update protest submittal requirements from "must" to "should."
- Update the conditions of denial and time limitations for certain approved applications.

Section 98-2. Definitions.

- Update the definition of a "*home occupation*" to include an occupancy rate.
- Include a new definition for a "*home occupation, no-impact."*

Section 98-422. Permitted uses.

- Add home occupation to the permitted uses list for the "Single-Family Attached" district.

Section 98-452. Permitted uses.

- Add home occupation to the permitted uses list for the "Duplex" district.

Section 98-482. Permitted uses.

- Add home occupation to the permitted uses list for the "Multifamily" district.

Section 98-512. Permitted uses.

- Add home occupation to the permitted uses list for the "Mobile Home" district.

Section 98-752. Permitted uses.

- Remove *"day care home," "dwelling, single family detached," "garage sale," "home occupation,"* and *"model home/early release home"* from the permitted uses for "Water Recreation" district.

Section 98-755. Minimum and maximum dimensions.

- Update lot requirements and dimensional standards for the "Water Recreation" district.

Section 98-901. Schedule of uses.

- Update the land use table for home occupations in the "Mixed Use" district.

Section 98-952. Use classification.

- Update the land use table related to the above amendments for permitted uses.

Section 98-984. Home occupation.

- Update to include legal residential uses that contain a home occupation.
- Remove floor area requirements and outdoor instructional class occupancy limit (*see new definition*)
- Update to include home occupations to be operated by the owner or tenant of the dwelling.
- Remove the maximum number of patrons on the premise at one time of four (*see new definition*)
- Remove the maximum employee count (*see new definition*)
- Update to include home occupations shall not be visible from a street or neighboring properties.
- Update to include no generation of on-street parking or increase in traffic.
- Update to include uses which are and are not compatible with residential use of the property.

Section 98-1052. Noise.

- Remove this section in its entirety. Cross-reference to Article III, Chapter 34 of Subpart A as the controlling noise regulation.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all land development regulation updates. 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: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

ATTACHMENTS:
1. Draft Redline Ordinance

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

Chapter 34 – ENVIRONMENT

ARTICLE III. NOISE CONTROL

DIVISION 3. REGULATIONS

Sec. 34-181 – Noise Standards.

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all property with a designated land use district:

TABLE 34-1
LIMITING SOUND LEVELS FOR LAND USE DISTRICTS

Land Use District	Time of Day	Energy Equivalent Sound Levels (Leq)
Residential	10:00 p.m. to 7:00 a.m.	52 dB(A)
	7:00 a.m. to 10:00 p.m.	62 dB(A)
Office, Retail	10:00 p.m. to 7:00 a.m.	62 dB(A) *
	7:00 a.m. to 10:00 p.m.	67 dB(A)*
Commercial	~~7:00 a.m. to 10:00 p.m.~~ Anytime	67 dB(A) *
Industrial	Anytime	70 dB(A)

* Sound regulations for Food Service Establishments shall comply with Section 437.029, Sound Regulations, of the Texas Health and Safety Code as noted in Sec. 34-182 (13).

***

Sec. 34-182. - Prohibited noise.

***

(13) *Food Service Establishments.* Sound regulations related to designated activities conducted at food service establishments shall comply with the regulations established in Section 437.029 of the Texas Health and Safety Code.

Secs. 34-183—34-200. - Reserved.

Chapter 78 – ADMINISTRATION

ARTICLE IV. AMENDMENTS

DIVISION 1. GENERALLY

***

Sec. 78-153. Review by planning and zoning commission.

***

(d) *Notification requirements for text amendment or comprehensive zoning map amendment.* When any such amendment relates to a change of a regulation or to the text of subpart B of this Code not affecting specific property or when a comprehensive zoning map amendment is initiated by the Town, notice of the public hearing of the planning and zoning commission shall be given by publication in a newspaper of general circulation in the town. ~~and notify~~ Notice to affected property owners and businesses owners ~~as defined by state law~~is only required in special circumstances as defined by state law. Such notices shall state the time and place of such hearing and the nature of the subject to be considered, which time shall not be earlier than 11 days from the date of publication.

Sec. 78-154. Action by town council.

***

(b) *Notice of hearing.* Notice of such hearing shall be given by publication in a newspaper of general circulation in the town and published on the town's website stating the time and place of such hearing, which time shall not be earlier than ~~15~~ 16 days from the date of publication.

***

(d) *Changes in zoning classifications.* When any such amendment or change relates to a change in the zoning classification of property or a change to the boundary of a zoning district, the following provisions shall apply:

(1) *Comprehensive zoning amendment.* Changes proposed by the town that meet one or more of the following standards are not subject to the protest procedures as described in this subsection. A proposed comprehensive zoning change includes:

a. A town proposal that would allow more residential development than the previous regulation and would apply uniformly to each parcel in one or more zoning districts; or

b. The adoption of a new zoning code or zoning map that would apply to the entire town; or

c. The adoption of a zoning overlay district that would have the effect of allowing more residential development than would be allowed without the overlay and that includes an area along a major roadway, highway, or transit corridor.

(2) ~~*Amendment over protest*~~*Protest procedures*. The rules governing an amendment over protest, except for comprehensive zoning amendments described in subsection (d)(1), are contained in ~~V.T.C.A.,~~ Chapter 211 of the Local Government Code ~~ch. 211~~ and are hereby adopted and restated as follows.

a. *Owner or Owners.* For purposes of this section, the terms "owner" and "owners" shall mean ~~and refer to~~ those persons or entities owning such land as indicated by the most recently approved municipal tax roll ~~as owning such land~~.

b. *Computation of Land Area.* In computing the percentage of land area subject to a proposed amendment under this section, the area of ~~land to the centerline of~~ abutting streets and alleys shall

be included. In addition, the total land area shall be calculated as the aggregate of all tracts of land subject to the amendment.

c. *Zoning for residential density-increases.* If a proposed amendment, supplement, or change in a zoning regulation or district boundary increases residential density beyond the existing zoning and does not allow additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development land area, then the following shall apply:

i. A written protest may be submitted that contains the signatures of the owner(s) of at least 60 percent of the area of the lots or land (whether platted or otherwise) immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

ii. Upon receipt of a written protest meeting subsection (d)(2)c.i., the proposed amendment, supplement, or change in zoning shall become effective only upon the favorable vote of the majority of all the members of the town council.

~~a.~~d. *All other changes to a zoning regulation or district boundary*. For all other ~~Upon receipt of a written protest, a~~ proposed amendments, supplements, or zoning changes, not addressed in subsection (d)(2)c above, a proposed change shall become effective only upon the favorable vote of three-fourths of all members of the town council when such protest meets one or more of the following enumerated conditions:

i. When such protest contains the signatures of the owner(s) ~~or the owners~~ of 20 percent or more of the total area of the land (whether platted or otherwise) included within the boundaries of the proposed change~~, ;~~ or

ii. When such protest contains the signatures of the owner(s) ~~or owners~~ of 20 percent or more of the total area of land (whether platted or otherwise) ~~outside of~~ immediately adjoining the boundaries of the proposed change and ~~within~~ extending 200 feet ~~of any point of the land proposed to be changed~~from those boundaries.

~~b.~~

~~For purposes of this section the terms "owner" and "owners" shall mean and refer to those persons or entities indicated by the most recently approved municipal tax roll as owning such land.~~

~~i. In computing the percentage of land area under subsection (d)(1)a., land to the centerline of abutting streets and alleys shall be included.~~

(3) *Protest submittal requirements*. When a person wishes to protest a zoning change the following procedures should be followed:

a. ~~b.~~ All protests ~~must~~ should be submitted to the town secretary in writing. Such written protest(s) should be in the form of a petition containing the zoning case number, the name of the protesting property owner, the address(es) or property description(s) of the property for which the property owner is asserting a protest, the reasons for the property owner's protest such as the zoning classifications or uses to which the property owner is opposed, and the verified signature of the protesting property owner(s) or a verification by the person submitting the petition confirming the authenticity of the signatures contained thereon.

b. ~~c.~~ The protest ~~must~~ should be filed with the town secretary before 5:00 p.m. of the fourth working day immediately preceding the date advertised for the town council public hearing in the statutory notice published in the official newspaper of the town. For example, a written protest must be received by 5:00 p.m., on the Tuesday prior to a regularly scheduled Monday council meeting. A protest sent through the mail ~~must~~ should be received by the town secretary before the deadline.

c. ~~d.~~ A person may by written request withdraw their signature from the protest at any time prior to the close of the public hearing only. If the withdrawal of an owner's signature from a protest reduces the percentage of land area ownership protesting the zoning change to less than ~~20 percent~~the required percentage of ~~the total area of land~~land areas set forth in this section, then a ~~three-fourths~~ simple majority vote for approval of the zoning change shall suffice~~not be required~~, unless otherwise required by this section.

d. ~~e.~~ The plain wording of the protest(s) shall determine ~~whether a three-fourths vote~~the voting procedures ~~is~~ required for approval ~~per~~of the proposed zoning change, or for approval of a less intensive zoning classification deemed appropriate by the Town Council, in accordance with this section ~~of the advertised zoning district applied for by the applicant or any less intensive zoning classification that the town council decides to grant~~.

(4) ~~(2)~~ *Conditions of denial.* A waiting period of one year, between the date an application for amendment to the comprehensive master plan or a requested change in zoning is denied by the town council and a new application for such a change or amendment is accepted, is hereby established. For purposes of this article, "denied by the town council" shall mean that a motion by the town council to deny the requested zoning change passed by a majority of the quorum present and voting, or that a motion by the town council to approve the requested zoning change failed for lack of having the necessary votes, or that a motion by the town council to approve or deny the requested zoning change resulted in a tie vote. The one-year waiting period shall be applicable to all requested amendments and changes for the same or a more intensive land use categories, or zoning districts, on all or any portion of the property previously considered for amendment or change in land use or zoning; provided, however, that such one-year waiting period shall not be applicable to any proposed amendment or change instituted by the town council or planning and zoning commission, or to a request for an amendment or change that is denied by the town council without prejudice. A property owner may apply for a waiver of the one-year waiting period as follows:

a. The applicant shall submit a request in writing to the town office of community development within ten days of the denial by the town council. Upon the filing of a request within the required time period, the office of community development shall inform the applicant in writing of the date on which the planning and zoning commission shall consider the request and advise the applicant of his rights to appear before the planning and zoning commission.

b. The planning and zoning commission may waive the one-year waiting period upon a finding that the circumstances surrounding the property have changed sufficiently to warrant the acceptance of a new application for a comprehensive master plan or zoning amendment or change prior to the end of the one-year waiting period. A majority of the planning and zoning commission quorum present and voting shall be required to grant any such request. If the request is granted, compliance with the procedures contained in subpart B of this Code and other applicable rules and regulations of the town shall be required.

c. The applicant may appeal a denial under this article by the planning and zoning commission to the town council by filing a request in writing with the town office of community development within ten days of the denial by the planning and zoning commission.

d. The decision of the town council regarding the request for a waiver shall be final.

***

(2) If a record plat is not recorded within five years of the effective date of the ordinance granting a planned development district, and following the review and recommendation of the planning and zoning commission, ~~or~~ the town council ~~may~~, after public notice and hearing as required by subpart B of this Code, may rezone the property to its prior zoning classification or the A, Agricultural zoning district. ~~IH interim holding district.~~

Chapter 98 – ZONING

ARTICLE I. IN GENERAL

Sec. 98-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

***

Home occupation means a business, profession, occupation or trade conducted within a dwelling unit or elsewhere on a lot primarily used for dwelling purposes for compensation or gain by ~~a resident~~ the owner or tenant of the dwelling unit, including a home occupation, no-impact. In conducting operations, a home occupation shall not at any time exceed the occupancy rate of one person per bedroom plus one additional person on the premises at one time, including employees, clients, or patrons.

***

Home occupation, no-impact means a home occupation that meets the criteria of a no-impact home-based business as defined in Section 229.902 of the Texas Local Government Code.

***

ARTICLE III. DISTRICT REGULATIONS

DIVISION 8. SF-A SINGLE-FAMILY ATTACHED DISTRICT

***

Sec. 98-422. Permitted uses.

***

Home occupation, subject to section 98-984

***

DIVISION 9. 2F DUPLEX DISTRICT

Sec. 98-452. Permitted uses.

***

Home occupation, subject to section 98-984

***

DIVISION 10. MF MULTIFAMILY DISTRICT

***

Sec. 98-482. Permitted uses.

***

Home occupation, subject to section 98-984

***

DIVISION 11. MH MOBILE HOME

***

Sec. 98-512. Permitted uses.

***

Home occupation, subject to section 98-984

***

DIVISION 19. WR WATER RECREATION DISTRICT

***

Sec. 98-752. Permitted uses.

***

~~Day care home~~

~~Dwelling, single-family detached~~

~~Garage sale, subject to section 98-982~~

~~Home occupation, subject to section 98-984~~

~~Model home/early release home, subject to section 98-1000~~

***

Sec. 98-755. Minimum and maximum dimensions.

(a) *Minimum lot area ~~per dwelling~~.* There shall be no minimum lot area requirement ~~per dwelling unit~~ in the WR water recreation district ~~shall be 7,500 square feet per dwelling unit, subject to section 98-1023~~.

(b) *Minimum lot width.* There shall be no minimum lot width for ~~residential uses in the~~ requirement in WR water recreation district ~~shall be 65 feet, subject to section 98-1024~~.

(c) *Minimum floor area ~~per unit~~.* There shall be no minimum floor area ~~per dwelling unit~~ requirement in the WR water recreation district ~~shall be 1,450 square feet,~~ subject to section 98-1025.

(d) *Minimum front yard.* There shall be no minimum front yard ~~for residential uses~~ requirement in the WR water recreation district ~~shall be 30 feet, with no requirement for nonresidential uses,~~ subject to section 98-1026.

(e) *Minimum side yard.* There shall be minimum side yard ~~for residential uses~~ requirement in the WR water recreation district ~~shall be eight feet, with no minimum requirement for nonresidential uses,~~ subject to section 98-1027.

(f) *Minimum rear yard.* The minimum rear yard in the WR water recreation district shall be ~~ten feet for residential uses and~~ 15 feet for all ~~nonresidential~~ uses, subject to section 98-1028.

***

DIVISION 25. MU MIXED USE DISTRICT

***

Sec. 98-901. Schedule of uses.

***

Table 1	**Use Status**				
Land Use Category	**MU-C**	**N**	**MU-T**		
			NG	**en**	**MR**
Home occupations, subject to section 98-984	~~NA~~A	A	**A**	**~~NA~~A**	**~~NA~~A**

ARTICLE IV. SUPPLEMENTARY DISTRICT REGULATIONS

DIVISION 2. USES

Subdivision II. Regulations

***

Sec. 98-952. Use classification.

***

SCHEDULE OF USE REGULATIONS

Use Type/Section	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751	98-781	98-811	98-890
	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Dwelling, single-family detached	P	P	P	P	P	P														~~P~~		P	*
Day care home	P	P	P	P	P	P	P	P	P	P										~~P~~		P	*
Garage sale (98-982)	P	P	P	P	P	P	P	P	P	P										~~P~~		P	*
Home occupation (98-984)	P	P	P	P	P	P	P	P	P	P										~~P~~		P	*
Model home/early release home (98-1000)	P	P	P	P	P	P	P	P												~~P~~		P	*

***

Subdivision III. Special Use Conditions

***

Sec. 98-984. Home occupation.

A home occupation shall be permitted as an accessory use ~~to a dwelling unit~~, subject to compliance with the following conditions:

(1) A home occupation shall be permitted only when it is an accessory use to a ~~detached single-family dwelling~~ legally established residential use.

(2) A home occupation shall not involve any external structural alteration of the main building.

(3) ~~A home occupation shall be conducted wholly within the main building, and not in any accessory building. The total floor area to be used for a home occupation shall not exceed 20 percent of the total floor area of the main building, including garages. Notwithstanding the above, instructional classes may be held outside of the main building, providing a maximum of six students may be allowed in each session and other stipulations of this section are met.~~ A home occupation shall be operated by the owner or tenant of the primary dwelling.

~~(4) Only one employee other than occupants of the residence may be employed in the home occupation. A person who receives a wage, salary or percentage of the profits directly related to the home occupation shall be considered an employee for the purposes of this section, provided that this definition shall not include the coordination or supervision of employees who do not regularly visit the dwelling for purposes related to the business.~~

~~(5)~~(4) No outdoor storage of materials, goods, supplies, vehicles or equipment shall be allowed, in order to ensure compatibility with residential uses. Outdoor storage shall be subject to section 98-1058 of this code.

~~(6)~~(5) A person who engages in a home occupation shall not place an advertisement, sign or display on or off the premises.

~~(7) A home occupation shall not involve more than four patrons on the premises at one time.~~

~~(8)~~(6) ~~Any outdoor activities associated with a home occupation shall be screened from the neighboring property by a solid fence of at least six feet in height.~~ A home occupation shall operate in a manner in which none of its activities are visible from a street or neighboring properties.

~~(9)~~(7) A home occupation may include the sale of lawful products or provision of lawful services on the premises, provided that compliance is maintained with all other conditions specified in this ~~section~~code, in addition to other applicable federal, state, and local laws.

~~(10)~~(8) A home occupation shall not generate on-street parking or a substantial increase in traffic and it shall produce no offensive noise, vibration, smoke, electrical interference, dim odors or heat in excess of those normally found in residential areas. No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on the site for business purposes.

(9) A home occupation shall be compatible with the residential use of the property where the business is located. Uses that are not compatible with residential uses include the physical or medical treatment of persons or animals, beauty shops, dance studios, carpenter shops, electrical shops, massage establishments, plumber shops, heating and air conditioning shops, radio shops, auto repairing or painting, furniture repairing, sign painting or other similar activities and uses, as well as any home-based business that sells alcohol or illegal drugs, is a structured sober living home, or is a sexually oriented business as defined by the Texas Local Government Code.

***

DIVISION 4. PERFORMANCE STANDARDS

***

Sec. 98-1052. Noise.

Noise shall be subject to the regulations found in Article III, Chapter 34 of Subpart A – General Ordinances of the code of ordinances.

~~(a) *Generally.* At no point on the bounding property line of any use in any district shall the sound pressure level of any use, operation or plant exceed the standards specified in this division. For the purposes of this division, the bounding property line shall be interpreted as being at the far side of any street, alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be interpreted as the bounding property line.~~

~~(b) *Standards.* The maximum permissible octave band-decibel limits at the bounding property line in any district shall be as shown in the following tables. Sound level may be measured in frequency bands as shown by Table A or by Table B as follows:~~

~~Table A Preferred Frequencies~~		~~Table B Octave Band Frequencies~~	
~~Center Frequency (cycles per second)~~	~~Maximum Permitted Sound Pressure Levels (decibels)~~	~~Octave Band (cycles per second)~~	~~Maximum Permitted Sound Pressure Level (decibels)~~
~~31.5~~	~~76~~	~~20—75~~	~~75~~
~~63.0~~	~~74~~	~~75—150~~	~~70~~
~~125.0~~	~~68~~	~~150—300~~	~~64~~
~~250.0~~	~~63~~	~~300—600~~	~~59~~
~~500.0~~	~~57~~	~~600—1,200~~	~~53~~
~~1,000.0~~	~~52~~	~~1,200—2,400~~	~~47~~
~~2,000.0~~	~~45~~	~~2,400—4,800~~	~~40~~
~~4,000.0~~	~~38~~	~~4,800—10,000~~	~~34~~
~~8,000.0~~	~~32~~		

~~(c) *Modifications to standards.* The following corrections shall be made to the table of preferred frequencies (Table A) or octave band-decibel limits (Table B) in determining compliance with the noise level standards in any district:~~

~~Type of Operation or Character of Noise~~	~~Correction in Decibels~~
~~Noise source operates less than:~~	
~~20 percent of any one hour period~~	~~Plus 5~~
~~5 percent of any one hour period~~	~~Plus 10~~
~~1 percent of any one hour period~~	~~Plus 15~~
~~Noise of impulsive character (hammering, etc.)~~	~~Minus 5~~

~~Noise of periodic character (hum, screech, etc.)~~	~~Minus 5~~

~~(d) *Noise measurement.* For the purpose of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer and the impact noises analyzer shall be employed. The flat network and fast meter response of the sound level meter shall be used. Sounds of short duration that cannot be accurately measured with the sound level meter shall be measured with the impact analyzer.~~

~~(1) Octave band analyzer calibrated in the Preferred Frequencies (American Standards Association S1-6-1960, Preferred Frequencies for Acoustical Measurement) shall be used with Table A.~~

~~(2) Octave band analyzers calibrated with pre-1960 octave bands (American Standards Association Z-24-1953, Octave Filter Set) shall be used with Table B.~~

~~(e) *Exemptions.* The following uses and activities shall be exempt from the noise level regulations specified in this section:~~

~~(1) Noises not directly under the control of the property user.~~

~~(2) Noises emanating from construction and maintenance activities between the hours of 7:00 a.m. and 7:00 p.m. (daylight hours).~~

~~(3) Noises of safety signals, warning devices and emergency pressure relief valves.~~

~~(4) Transient noise of moving sources such as automobiles, trucks, airplanes and railroads.~~

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Secs. 98-1059—98-1080. - Reserved.

PLANNING & ZONING COMMISSION AGENDA H.5. REGULAR ITEM(S)

DATE: February 23, 2026
FROM: Nick Ford, Senior Planner
ITEM: **Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0004 – Parking Mitigation and Foundational Planting Update) by amending Chapter 74, “General Provisions” and Chapter 82, "Development Standards" related to definitions, parking mitigation, off-street parking, foundational planting, and parking area landscaping.**

BACKGROUND:

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town’s Land Development Regulations by updating language related to definitions, parking mitigation, off-street parking, parking area design, foundational planting, and parking area landscaping.

The proposed amendment includes changes to the parking mitigation code to expand upon stormwater treatment infrastructure options such as bioswales or rain gardens and permeable or porous pavement options to reduce stormwater runoff, increase water quality, and reduce the heat island effect. As proposed, a developer must choose between increased bioretention or porous and permeable pavement as the first requirement when a development requests excess parking above 20 percent of the required parking. In addition, a developer must also choose from a list of landscaping options which are also intended to help reduce the effects of excess parking, stormwater runoff, and heat island effects, such as increased trees, enhanced screening, enhanced plantings, or enhanced landscape area islands. Additional amendments to the parking and landscaping code are proposed to help complement the mitigation updates, such as parking area design, parking area landscaping, and pavement standards.

The foundational planting amendments include adding new uses (such as medical office and retail) that must contain foundational planting, clarifying locations and types of plantings, amending the required depth, and allowing for exceptions in certain conditions. This amendment is intended to help clarify where foundational planting is required, provide for more options for plantings, and amend requirements which were found to be too rigorous for small nonresidential developments in which this section applies.

II. APPLICATION ANALYSIS

Updates are proposed in Chapter 74 — "General Provisions" and Chapter 82 — "Development Standards."

Section 74-3. Definitions.

- Update to include definitions for:

1. Bioswale
2. Native plant
3. Parking space
4. Permeable or porous surfaces
5. Rain garden
6. Turf grass

Section 82-73. Computing parking and loading requirements.

- Update to deviation of required spaces to help clarify when to provide a parking study and further clarify when parking mitigation is required.
- Update seating capacity to be based upon the International Building Code (IBC) instead of the uniform building code.
- Update to parking mitigation options, which, as proposed, includes two separate lists developers must choose at least one option from.
    - The "primary mitigation options" have been replaced with Stormwater Treatment Infrastructure, which includes an option between increased bioretention or usage of permeable or porous pavement.
    - The "secondary mitigation options" list has been replaced with "landscaping mitigation options", which includes options for increased trees, enhanced screening, enhanced plantings, and enhanced landscape area islands.
  - This update also includes an illustration of what the proposed mitigation options may look like in a conceptual site plan view. All options are designed to give flexibility to sites, whether it is a greenfield site or redevelopment of an existing site.

Section 82-74. Off-street parking requirements.

- Update and clarify the off-street parking requirements for "college or university" and "day care center."

Section 82-78. Parking area design.

- Update to include the usage of wheel stops, bollards, or slotted curbs near stormwater treatment areas instead of full curbing. As currently written, the code does not allow for curbless options in parking lots.
- Update to include surface parking lots to engage natural topography or water features to avoid straight lines and encourage curvilinear parking configurations, where applicable.
- Update to include large surface parking lots to be separated up into smaller lots not to exceed 250 spaces through landscaping, which is also considered a large development in the parking code. Parking lots must be separated through landscaped areas of at least 15 feet wide, which is the same as the street buffer requirement for nonresidential sites. This requirement will help encourage the use of landscaping to split continuous impervious areas and further reduce heat island impacts and enhance parking lot areas with larger landscaped areas. In addition, this area may count towards the landscaping required in the section.

Section 82-80. Paving standards.

- Update to include alternative pavements such as porous asphalt or concrete or permeable interlocking paver systems to be used in parking lots. Updates include usage, maintenance, installation, submittal, and approval requirements.

Section 82-240. Foundational plantings.

- Update to include:
    1. Add new uses such as medical office and retail.
    2. Amendment to clarify the locations of foundational plantings and provide new illustration showing required locations.
    3. Clarify the depth required and where to measure the depth from with a new illustration and amend the minimum depth to 3 feet.
    4. Addition of shrubs, ornamental grasses, and natural prairie vegetation or pollinator areas as an option to be used in foundational plantings.
    5. Provide an exception process for foundational planting where some site constraints may exist.

Section 82-243. Parking area landscaping.

- Update to include parking area design and parking lot spacing. New illustrations show how large lot development may be spaced out with the use of 15 feet of continuous landscape area islands for each block of 250 parking spaces.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all land development regulation updates. 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: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

ATTACHMENTS:
1. Draft Redline Ordinance

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

Chapter 74 – GENERAL PROVISIONS

Sec. 74-3. Definitions.

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Bioswale means a sloping channel planted with wet tolerant species of plants or ornamental grasses. They transport, store, and allow infiltration of water, and can be designed as a landscape feature. Bioswales are planted with a variety of plant species that can withstand occasional water inundation for short periods of time.

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Native plant means a plant or plants indigenous to Texas.

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Parking space means a space within a public or private parking area which is for the temporary parking or storage of one motor or vehicle.

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Permeable or Porous surfaces means surfaces such as porous concrete or asphalt, interlocking paver systems, and permeable pavement systems that allow water to infiltrate into subsurface soil.

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Rain garden means a small shallow depression planted with a variety of native or ornamental plants that can treat small amount of runoff to improve water quality. Raingardens are generally small collections of flood-tolerant plants planted on a low site area that naturally collects rainfall.

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Turf grass means grass commonly used in regularly-cut lawns or play areas, including, but not limited to Bermuda grass, fescue, St. Augustine, zoysia, and ryegrass blends.

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Chapter 82 – DEVELOPMENT STANDARDS

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ARTICLE III. - OFF-STREET PARKING AND LOADING

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Sec. 82-73. Computing parking and loading requirements.

The number of parking spaces required for a specific development proposal shall be based on the requirements listed in section 82-74, Off-street parking requirements, and the following provisions:

(1) *Deviation of required spaces.* The amount of parking may be reduced or increased by 20 percent of the required parking for all uses.

(a) ~~Deviations f~~For all uses~~,~~ ~~excludiong "religious assembly/institution or rectory," in excess~~ ~~d~~Deviations exceeding ~~of~~ 20 percent, whether reducing or increasing the required parking, must be accompanied by a parking study and approv~~ed~~al by the town council~~:~~, ~~except~~ as provided below for “religious assembly/instruction or rectory” uses.

i. For “religious assembly/institution or rectory” uses, ~~D~~deviations ~~for "religious assembly/institution or rectory" increasing required spaces in excess of~~any reduction in required parking exceeding 20 percent must be accompanied by a parking study and approval by the town council; and

ii. Any increase in required parking exceeding 30 percent must be accompanied by a parking study and approv~~ed~~al by the town council~~.~~; and

~~(1)~~(b) Any approved parking deviations for all uses ~~in excess of~~ exceeding 20 percent above ~~of~~ the required parking must be mitigated. Mitigation may be achieved by the use of permeable or pervious paving, increased landscaping, increased stormwater treatment infrastructure, or other method(s) to reduce the impact of the increased parking as described in section 82-73(11) .

***

(7) *Seating capacity.* Where parking ratios are specified in terms of the number of seats, this shall be interpreted to mean maximum seating capacity as determined using the standards of the most recently adopted ~~uniform~~ International ~~b~~Building ~~c~~Code (IBC).

***

(11) *Mitigation.* The purpose of mitigation is to reduce adverse effects caused by the excessive use of concrete, which includes but is not limited to: heat island effect, increased water runoff, and surface pollution. In addition to complying with sections 82-243, 82-271, and 94-63, mitigation must be achieved by incorporating at least one of the methods from list (a) and at least one landscape mitigation option from list (b).

a. ~~*Primary mitigation*~~ *Stormwater Treatment Infrastructure~~option~~.* At least one of the following options must be used.

~~i. *Increased tree planting requirement.* In addition to section 94-63, provide one tree for every ten parking spaces that exceed the maximum allowable deviation.~~

ii. *Increased ~~stormwater treatment~~bioretention.* ~~A stormwater~~ Bioswales or raingardens ~~or curb inlet treatment system~~ may be used to mitigate the effects of increased stormwater runoff and surface pollutants, as approved by the town manager ~~or their designee~~. Bioswales or raingardens shall be provided at a minimum of 90 square feet per 12 parking spaces that exceed the maximum allowable deviation for required parking spaces. Plant materials installed shall be of a native variety that tolerates long periods of inundation and potential periods of drought. A maintenance plan and all planting materials and locations of plantings ~~shall~~ must be approved by the town manager.

iii. ~~*Alternative paving*~~*Permeable or porous pavement*. ~~Alternative~~ Permeable or porous paving may be approved by the town manager ~~or their designee~~. The alternative paving must improve performance measures such as reducing the heat island effect ~~and demonstrate durability over time~~, reducing pollutants, or reducing runoff, and must demonstrate durability over time. Porous or permeable paving shall be utilized for a minimum of 30 percent of the parking spaces that exceed the maximum allowable deviation. Alternative paving is further subject to the regulations in accordance with section 82-80.

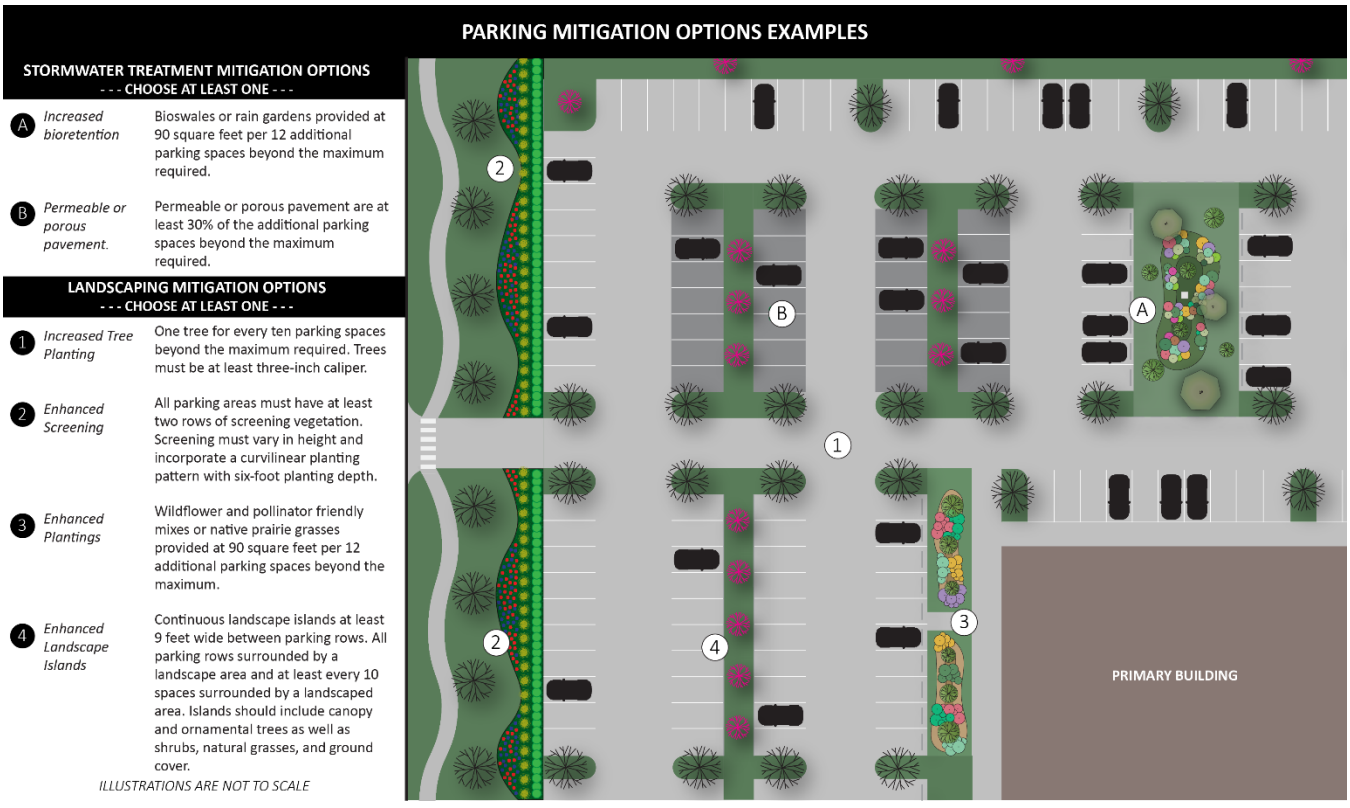
b. ~~*Secondary*~~ *Landscaping mitigation option*s. ~~In the event a primary mitigation option is not possible due to site restrictions, the following option must be used~~In addition to the above, at least one of the following options must be used.

i. *Increased tree planting requirement.* In addition to section 94-63, provide one tree for every ten parking spaces that exceed the maximum allowable deviation. The additional trees must all be a minimum of three-inch caliper, at the time of planting.

ii. ~~*Increased*~~ *Enhanced screening*~~*landscaping*~~. All parking area screening required for the site must include at least two rows of vegetation including, but not limited to shrubs, ornamental trees, native ornamental grasses, and ground cover. Screening rows must contain variations in height and incorporate a curvilinear planting pattern with a minimum six-foot planting depth from the back of the parking lot curb.

iii. *Enhanced plantings.* A variation of wildflower and pollinator friendly mixes or native prairie grasses must be provided at a minimum of 90 square feet per 12 parking spaces that exceed the maximum allowable deviation for required parking spaces. Trees planted in this area may use trees from section 94-68(5). A maintenance plan and all planting materials and locations of plantings shall require approval by the town manager.

iv. *Enhanced landscape islands.* For parking spaces that exceed the maximum allowable deviation, contiguous landscape islands of at least nine feet wide must be installed between two parking rows for the full length of the parking row. In addition, landscaped areas per section 94-63(5) must be installed at both ends of every parking row and at least every ten parking spaces along the row. Landscape areas and islands should include canopy and ornamental trees per section 94-63 and aesthetically designed perimeter shrubs, natural grasses, and ground cover to soften and screen parking lots.



Sec. 82-74. Off-street parking requirements.

The following are the off-street parking requirements:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

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Use Type	Parking

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College or university	~~A~~ 1 space per classroom/instruction area plus 1 space per 3 students accommodated
Day care center	1 space per 4 persons accommodated including pupils and employees

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Sec. 82-78. Parking area design.

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(8) Curbs must be provided to prevent any vehicle using a parking area from encroaching on any public street, required landscaping area, sidewalk, trail, or adjacent property, unless otherwise approved by the town manager or their designee. Where parking aisles or driveways are adjacent to stormwater treatment areas, wheel stops, bollards, or slotted curbs may be provided as necessary to prevent vehicle encroachment and allow stormwater runoff to infiltrate landscape islands, rain gardens, bioswales, or perimeter parking lot landscaping.

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(11) Where surface parking engages natural water or land features, the parking geometries should avoid straight lines and introduce curvilinear parking edges that are associated with the natural landscape they engage.

(12) Large surface parking lots shall be visually and functionally segmented into several smaller lots of no more than 250 spaces each through the use of landscaping in accordance with section 82-243.

***

Sec. 82-80. Paving standards.

(1) All parking areas, loading spaces, and driveways, regardless of size or length, constructed after December 31, 1974, or unless otherwise granted within this article, must be free of weeds and surfaced with concrete, asphalt, or brick.~~, or other accepted pavement, as approved by the town manager or their designee.~~

(2) Alternative pavements such as porous asphalt or concrete or permeable interlocking paver systems may be incorporated into nonresidential uses subject to review and approval by the town manager, provided all the following conditions are met:

(1) Porous or permeable pavement is limited to parking spaces only, is capable of being striped, and meets standard weight requirements for parked vehicles in accordance with generally accepted engineering standards; and

(2) Porous or permeable pavement is not permitted within fire lanes, loading or service areas, parking aisles, or driveways; and

(3) Porous or permeable pavement may not be used adjacent to industrial uses and may not be used in large vehicle parking spaces; and

(4) A geotechnical report and engineered design detail must be provided, and the design must include a geofabric underlayment and an underdrain system; and

(5) All porous or permeable pavement systems must be maintained in accordance with the manufacturer's specifications and maintenance plan to ensure continued performance.

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Secs. 82-84—82-110. Reserved.

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ARTICLE V. – LANDSCAPING AND SCREENING

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Sec. 82-240. Foundational planting.

(a) *Uses.* This section shall only be required for the following use types from section 98-952:

(1) Educational, institutional, civic uses;

(2) Bank or savings and loan;

(3) Restaurant, fast food;

(4) Restaurant, general; ~~and/or~~

(5) Office, medical and dental;

(6) Office, general business and professional; and/or

~~(5)~~(7) Retail Uses.

(b) *Location.* All new ~~N~~nonresidential buildings of 15,000 square feet or less must install foundational planting areas along the following areas:

(1) The front façade of a building, the primary entrance façade, and any façade that contains a public accessible building entry point; and

(2) Any façade which faces a street, driveway, parking aisle, or open space; and

(3) Foundational plantings should be located in a manner that does ~~side foundation lines where~~ not impede~~d by~~ building entrances, loading areas, or ~~and~~ service areas ~~, parking spaces, or sidewalks. Foundation planting areas may also be required at the rear of the building if visible from streets, other buildings, or open spaces.~~; and

(4) Facades facing a screening wall or other screening devices, such as a compatibility buffer, or adjacent to loading docks or service areas may be exempt from foundational planting requirements. However, all mechanical equipment located in foundational planting areas must be screened in accordance with section 82-272.

~~1.~~(5) An exception to the location of foundational planting may be approved by the town council if the equivalent square footage of landscape is provided on site and remains within close proximity to the building.

(c) *Depth.* The minimum ~~width~~ bed depth for foundational planting areas is ~~five~~ three feet. The depth shall be measured from the façade three feet out horizontally from the building at grade level. The depth may exceed three feet where site conditions allow.

~~(b)~~(d) *Plantings.* Foundational planting areas must include a combination of ~~ground~~ shrubs, ornamental grasses, and ground covers~~, shrubs~~ and ~~,~~ may also include ~~and ornamental~~ natural prairie vegetation or pollinator friendly plantings.~~trees.~~

(e) *Installation.* Foundational plant material ~~may be~~must be installed at grade.~~, in raised planters, or in decorative plant containers.~~ Plantings must be arranged in natural groupings or layered rows, where achievable. All foundational planting must be irrigated.

~~1.~~(f) *Illustrations.*

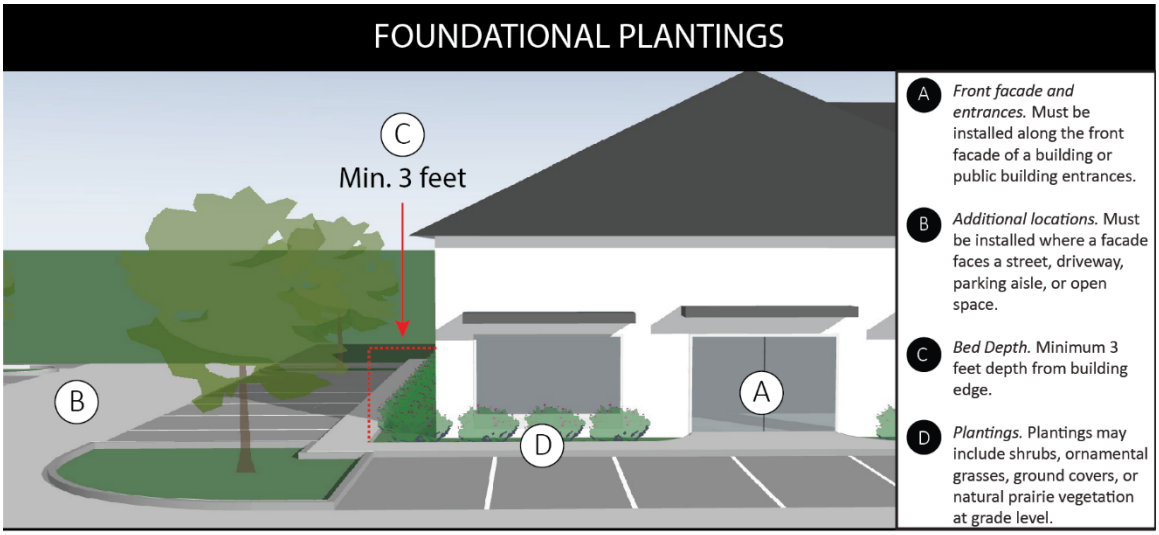


Illustration purposes only



Illustrations Are Not to Scale - For Visual Purposes Only

Sec. 82-243. Parking area landscaping.

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a. *Generally.* Landscaped areas shall be provided within off-street parking areas at a minimum ratio of 90 square feet per 12 parking spaces.

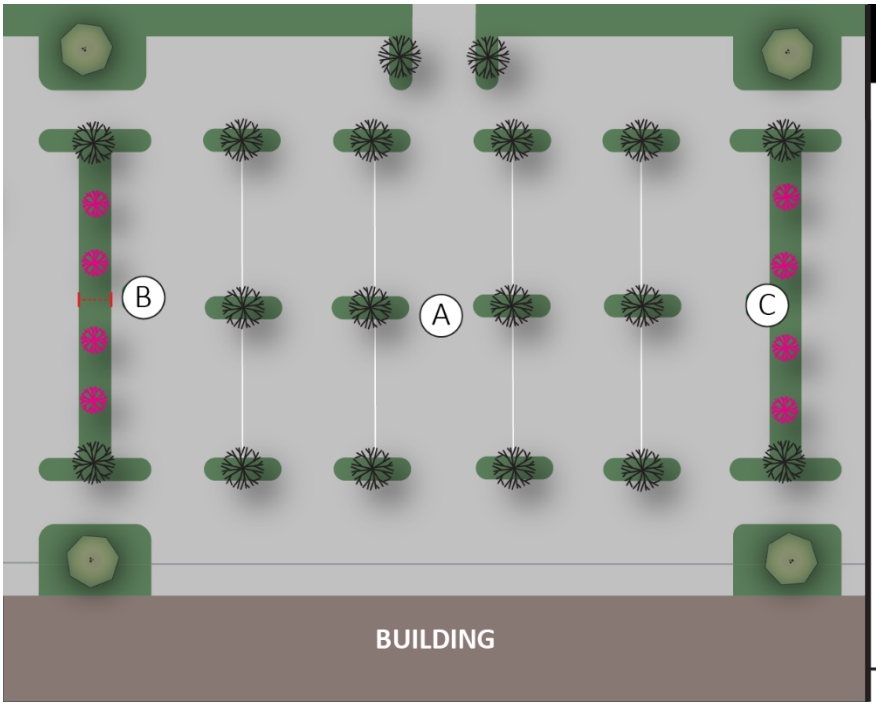
b. *Scenic roadway.* Landscaped areas shall be provided within off-street parking areas at a minimum ratio of 170 square feet per 12 parking spaces.

c. *Religious assembly/institution or rectory and/or schools.* Landscaped areas shall be provided within off-street parking areas at a minimum ratio of 45 square feet per 12 parking spaces.

d. Landscaped areas within parking lots shall count toward satisfying section 82-242 related to street buffer landscaping.

e. *Trees.* Parking areas must comply with section 94-63.

~~e.~~f. *Parking Lot Spacing*. A maximum of 250 parking spaces is permitted per parking lot. Each parking lot should be separated by at least 15 feet from one another using continuous landscape area islands. Parking lot edges should include canopy and ornamental trees per section 94-63 and aesthetically designed perimeter shrubs, natural grasses, and ground cover to soften and screen parking lots.

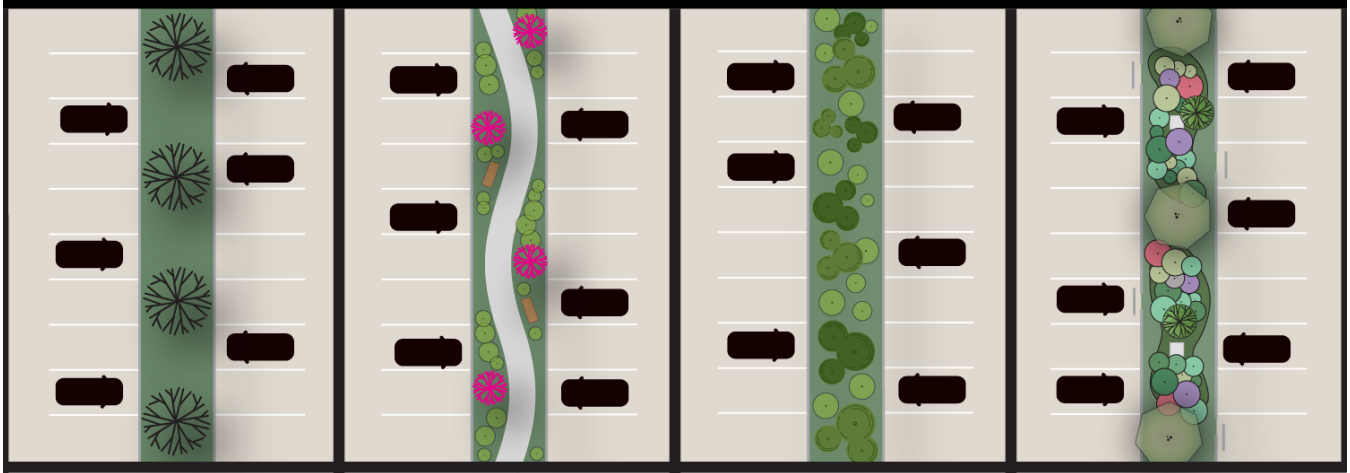


PARKING LOT SPACING

A	*Maximum Spaces Per Parking Lot*	A maximum of 250 parking spaces per parking lot is allowed and should be segmented into several small lots of no more than 250 spaces.
B	*Parking Lot Edge Spacing*	Parking lots are separated at least 15 feet from each other with continuous landscape area islands.
C	*Parking Lot Edge Landscaping*	Parking lot edges should include canopy and ornamental trees, shrubs, natural grasses, and ground cover.

ILLUSTRATION NOT TO SCALE - FOR VISUAL PURPOSES ONLY

PARKING LOT SPACING LANDSCAPING EXAMPLES



Tree Plantings	Path with Trees & Bushes	Screening Plants	Bioswale / Rain Garden

~~f.~~g. *Parking mitigation requirement.* Developments approved for excess parking must comply with section 82-73(11).