



Planning & Zoning Commission

April 13, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

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

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

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

E. COORDINATION OF CALENDARS

1. April 27, 2026
2. May 11, 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.

G. STAFF/DIRECTOR REPORT

1. Quarterly Update

H. CONSENT ITEM(S)

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

1. Minutes of March 9, 2026 - Consider approval of the minutes from March 9, 2026.
2. SSP25-0011 - Town Center West Addition - Consider a request for a Subdivision Site Plan (SSP25-0011 – Town Center West Addition) to approve infrastructure for a non-residential subdivision. The property is generally located south of Cross Timbers Road and west of Churchill Drive.

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. SP25-0016 - Caliber Collision - Consider a request for a Site Plan (SP25-0016 – Caliber Collision) to develop an auto painting or body shop. The property is generally located south of Justin Road and east of Long Prairie Road.
2. SP25-0022 - Flower Mound Fire Station 6 - Consider a request for a Site Plan (SP25-0022 – Flower Mound Fire Station 6) to develop a fire station. The property is generally located east of Canyon Falls Drive and West of Denton Creek Boulevard.

J. ADJOURN

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

I do hereby certify that the notice of 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 April 7, 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



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

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

DRAFT MINUTES

A. CALL TO ORDER

Chair Schultz called the regular meeting to order at 7:21 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
LauriAnn Cash, Staff Liaison

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

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. March 23, 2026 - CANCELED
2. April 13, 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. Electric Vehicle (EV) Update

H. CONSENT ITEM(S)

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

1. Minutes of February 23, 2026 - Consider approval of the minutes from February 23, 2026.

ACTION: Commissioner Harris moved to approve H.1. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris

NAYS: None

RESULT: 6 : 0

I. REGULAR ITEM(S)

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

1. SUP25-0008 - JSP Banquets - Public Hearing to consider an ordinance granting Specific Use Permit No. 501 (SUP25-0008 – JSP Banquets) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court along Flower Mound Road.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Srinivas Chaluvadi, Perfect General Contractors

ACTION: Commissioner Bayuk moved to recommend approval of I.1. as presented in the agenda caption, and with the conditions listed in the staff report. Commissioner Harris seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Schultz adjourned the meeting at 7:59 p.m.

K. WORK SESSION

Public Comment Guidelines for Work Sessions

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

Note: This work session was postponed to a later date.

1. MPA25-0008 - Cottonwood and ZPD25-0009 - Cottonwood - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA25-0008 – Cottonwood) and Zoning Planned Development (ZPD25-0009 – Cottonwood). The property is generally located north of Dixon Lane, south of Justin Road, and east of Long Prairie Road.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ, CHAIR

ATTEST:

LAURIANN CASH, STAFF LIAISON



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

DATE: April 13, 2026
FROM: Poornima Kashyap, Planning Manager
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0011 – Town Center West Addition) to approve infrastructure for a non-residential subdivision. The property is generally located south of Cross Timbers Road and west of Churchill Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to approve infrastructure for a proposed subdivision consisting of two non-residential lots. The overall site acreage is 4.2 acres. The property is zoned Office (O) zoning district.

The attached Subdivision Site Plan depicts the two proposed lots. Lot 2R1-R1 consists of approximately 2.889 acres and is developed with an office building and associated parking. Lot 2R1-R2 consists of approximately 1.51 acres and is currently vacant. A site plan application must be reviewed and brought forward for consideration by the Commission prior to developing this lot in the future.

Access to the site is from Churchill Drive and Karnes Road via mutual access easements. The landscape plan depicts the required street buffer, street yard, and parking lot trees that are in conformance with the Town's landscaping requirements. Additional landscaping will be required when Lot 2R1-R2 develops.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

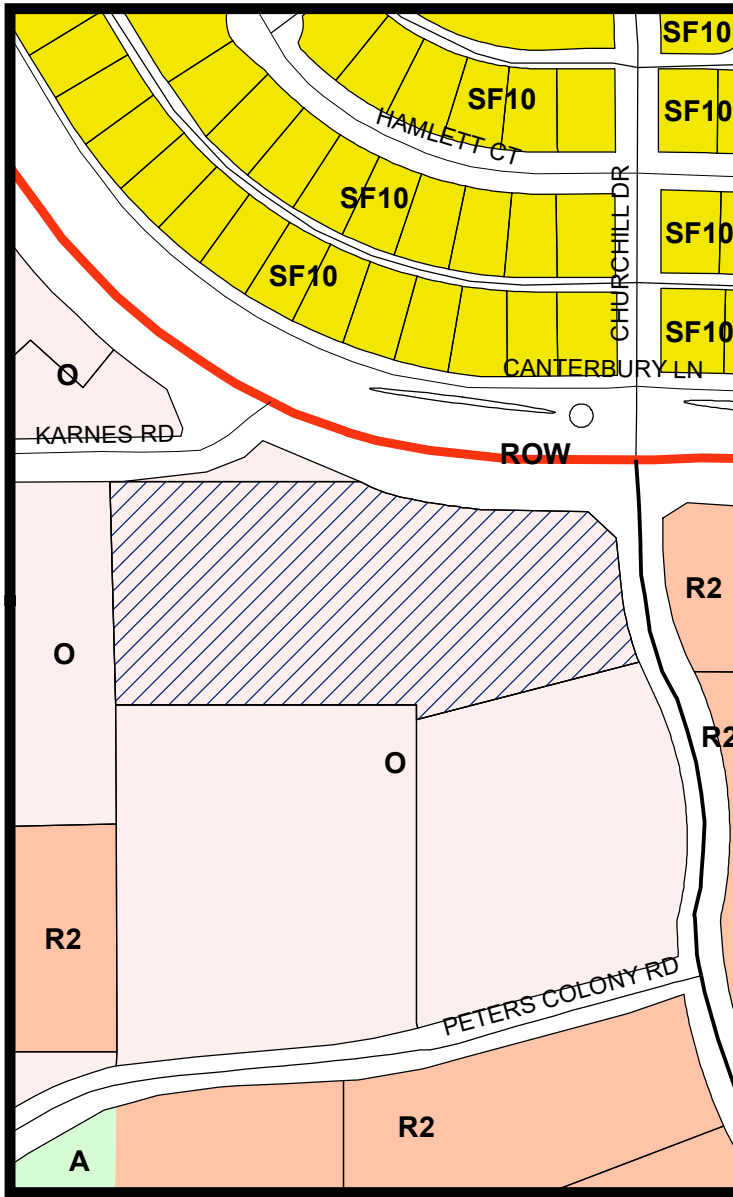
ATTACHMENTS:

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

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

Vicinity Map

SSP25-0011: Town Center West Addition



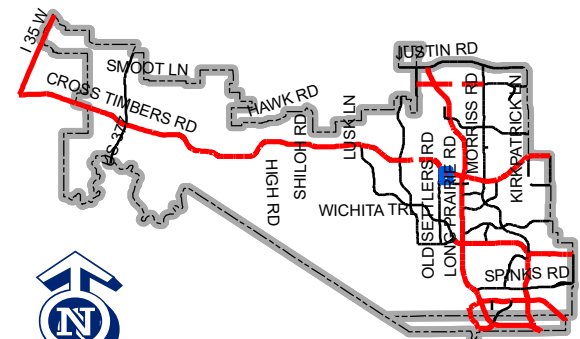
LEGEND

Agriculture
 Office
 Retail 2
 Single Family 10

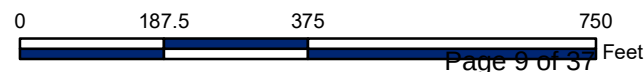
Subject Property

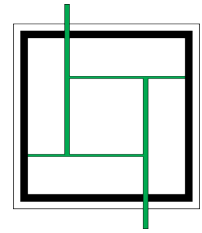
Visit www.fmdevmap.com to learn more about this project.

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



Map Location





July 23, 2025

Planning Department
City of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Subdivision Site Plan
3001 Cross Timbers Road

Planning Department,

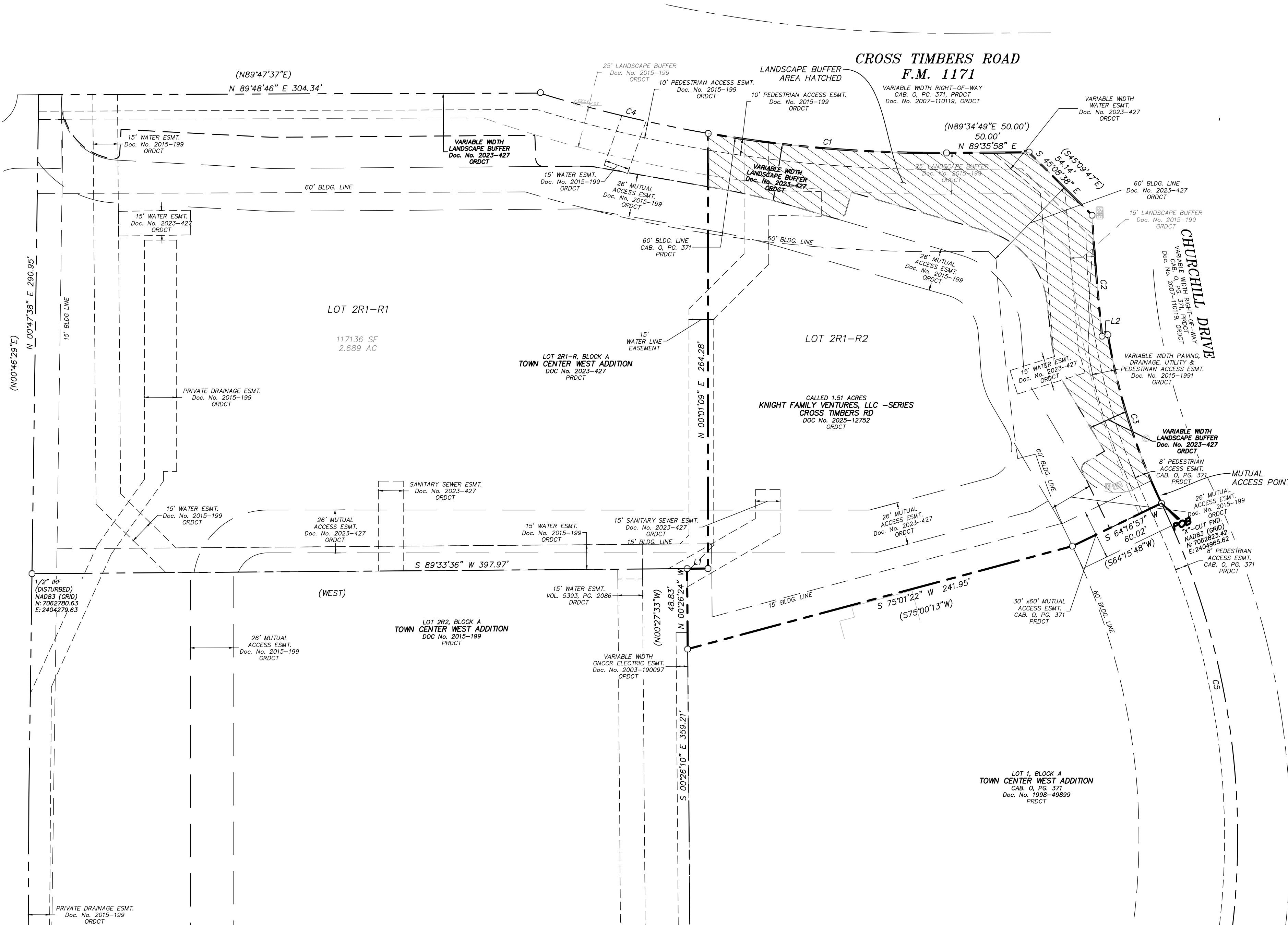
Mycoskie & Associates, Inc. (mma, inc.), on behalf of the property owner and developer, the Knight Family Living Trust, respectfully submits the Subdivision Site Plan for the property located at 3001 Cross Timbers Road. The total 4.2-acre site is currently zoned "O" Office.

The proposed development includes a 15,231-square-foot office building along with associated surface parking and driveways. The site will be subdivided into two (2) separate lots, with the new development situated on a 1.51-acre portion of the property.

Sincerely,

Jacob Sumpter, AICP
President
mma, inc.

PLOTTED BY: JACOB SUMPTER ON DATE: 12/15/2025 11:52 AM PATH: P:\3066-00-01\1000 Land Development\1030 Construction Documents\Design\Draw Sheets\SUBDIVISION SITE PLAN\0065-00-01 Subdivision Site Plan.dwg



MASTER PLAN FEATURES	
PLAN COMPONENT	APPLICABLE DETAILS
LAND USE PLAN	OFFICE
AREA PLANS	NOT APPLICABLE
URBAN DESIGN PLAN	NOT APPLICABLE
MEDIAN & ROW DESIGN GUIDELINES	NOT APPLICABLE
PARKS AND TRAILS	NOT APPLICABLE
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	CROSS TIMBERS ROAD - MAJOR ARTERIAL W/ VARIABLE WIDTH RIGHT-OF-WAY CHURCHILL DRIVE - URBAN MINOR ARTERIAL W/ VARIABLE WIDTH RIGHT-OF-WAY
WATER PLAN	TOWN OF FLOWER MOUND - EAST PRESSURE PLANE 8" LINE TO EXISTING 12" LINE ALONG CROSS TIMBERS ROAD
WASTEWATER PLAN	LONG PRAIRIE SERVICE AREA
ECONOMIC IMPACT	NOT APPLICABLE

PARCEL AREA TABLE	
LOT 2R1-R1	117136 SF 2.689 ACRES
LOT 2R1-R2	65657 SF 1.507 ACRES

LOT ANALYSIS	
AVERAGE LOT SIZE	91369 SF 2.098 ACRES
LARGEST LOT SIZE	117136 SF 2.689 ACRES
SMALLEST LOT SIZE	65657 SF 1.507 ACRES
TOTAL LOTS	2

CURRENT OWNER FUTURE LOT 2R1-R1:
FLOWER MOUND MOB DEVELOPMENT PARTNERS, LLC
3861 LONG PRAIRIE RD STE. 109
FLOWER MOUND, TX 75028
CONTACT: JESSE GOBER
PHONE: 817-337-3433

SURVEYOR:
MMA, INC.
519 EAST BORDER
ARLINGTON, TX 76010
EMAIL: LWHITTEN@MMATEXAS.COM
CONTACT: LON WHITTEN
PHONE: 817-469-1671

OWNER/DEVELOPER LOT 2R1-R2:
KNIGHT FAMILY VENTURES, LLC-SERIES CROSS TIMBERS RD
3451 SERENDIPITY HILLS TRL
CORINTH, TX 76210
EMAIL: ROB@KNIGHTOFFICE.COM
CONTACT: ROB KNIGHT
PHONE: 469-774-8172

4.196 AC
LOT 2R1-R1 & 2R1-R2,
BLOCK A
TOWN CENTER WEST ADDITION
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
SEPTEMBER 2025

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS KNIGHT FAMILY VENTURES, LLC - SERIES CROSS TIMBERS RD AND FLOWER MOUND MOB DEVELOPMENT PARTNERS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE OWNERS OF LOT 2R1-R, BLOCK A, TOWN CENTER WEST ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2023-427, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (ORDCT), AND AS DESCRIBED IN THE DEEDS AS RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2025-12752 AND 2021-231386, ORDCT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X"-CUT IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2R1-R, THE NORTHEAST CORNER OF LOT 1, BLOCK A, TOWN CENTER WEST ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET Q, PAGE 371, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT) AND IN THE WEST RIGHT-OF-WAY LINE OF CHURCHILL DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY (64 FEET WIDE RIGHT-OF-WAY AT THIS POINT);

THENCE WITH THE COMMON LINE OF SAID LOT 2R1-R AND SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 64°16'57" WEST, A DISTANCE OF 60.02 FEET TO AN "X"-CUT IN CONCRETE FOUND;

SOUTH 75°01'22" WEST, A DISTANCE OF 241.95 FEET TO A 1/2" CAPPED IRON ROD STAMPED "Q&A CONSULT" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 AND IN THE EAST LINE OF LOT 2R2, BLOCK A, TOWN CENTER WEST ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2015-199, ORDCT;

THENCE WITH THE COMMON LINE OF SAID LOT 2R1-R AND SAID LOT 2R2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°26'24" WEST, A DISTANCE OF 48.83 FEET TO A 5/8" CAPPED IRON ROD STAMPED "EAGLE SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2R2 AND AN INTERIOR ELL CORNER OF SAID LOT 2R1-R;

SOUTH 89°33'36" WEST, A DISTANCE OF 397.97 FEET TO A 1/2" IRON ROD FOUND (DISTURBED) FOR THE SOUTHWEST CORNER OF SAID LOT 2R1-R, THE NORTHWEST CORNER OF SAID LOT 2R2 AND IN THE EAST LINE OF LOT 1, BLOCK A, TOWN CENTER WEST ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE PLAT RECORDED IN CABINET X, PAGE 41, PRDCT;

THENCE NORTH 0°47'38" EAST, WITH THE COMMON LINE OF SAID LOT 2R1-R AND SAID LOT 1, AUTUMN LEAVES OF FLOWER MOUND, A DISTANCE OF 290.95 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 2R1-R, THE NORTHEAST CORNER OF SAID LOT 1, AUTUMN LEAVES OF FLOWER MOUND, AND IN THE SOUTH RIGHT-OF-WAY LINE OF KARNES ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 89°48'46" EAST, WITH THE NORTH LINE OF SAID LOT 2R1-R AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KARNES ROAD, A DISTANCE OF 304.34 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET AND A CHORD WHICH BEARS SOUTH 81°38'10" EAST, A DISTANCE OF 249.89 FEET, FROM SAID POINT, A 1/2" IRON ROD FOUND (DISTURBED), BEARS NORTH 59°58'15" EAST, A DISTANCE OF 0.55 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION, WITH THE NORTH LINE OF SAID LOT 2R1-R, THE SOUTH RIGHT-OF-WAY LINE OF CROSS TIMBERS ROAD (A.K.A. FARM TO MARKET ROAD 1171), A VARIABLE WIDTH RIGHT-OF-WAY AND SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°31'44", AN ARC LENGTH OF 250.87 FEET TO A 5/8" CAPPED IRON ROD STAMPED "EAGLE SURVEYING" FOUND FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT;

THENCE NORTH 89°35'58" EAST, WITH THE NORTH LINE OF SAID LOT 2R1-R AND THE SOUTH RIGHT-OF-WAY LINE OF CROSS TIMBERS ROAD, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" CAPPED IRON ROD STAMPED "FEISER & MANKIN", BEARS NORTH 37°10'40", A DISTANCE OF 0.25 FEET;

THENCE SOUTH 45°08'38" EAST, WITH THE NORTHEAST LINE OF SAID LOT 2R1-R, A DISTANCE OF 54.14 FEET TO AN "X"-CUT FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID CHURCHILL DRIVE AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,709.00 FEET AND A CHORD WHICH BEARS SOUTH 04°43'41" EAST, A DISTANCE OF 73.69 FEET;

THENCE WITH THE EAST LINE OF SAID LOT 2R1-R AND THE WEST RIGHT-OF-WAY LINE OF SAID CHURCHILL DRIVE, THE FOLLOWING COURSES AND DISTANCES:

IN A SOUTHEASTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°28'15", AN ARC LENGTH OF 73.70 FEET TO A 1/2" IRON ROD FOUND FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT;

NORTH 76°11'25" EAST, A DISTANCE OF 3.65 FEET TO AN "X"-CUT FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 382.00 FEET AND A CHORD WHICH BEARS SOUTH 17°38'09" EAST, A DISTANCE OF 107.41 FEET;

IN A SOUTHEASTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°09'50", AN ARC LENGTH OF 107.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 182,793 SQUARE FEET OR 4.196 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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 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.
Released for review by

LON E. WHITTEN, DATE: DECEMBER 11, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

NOTES

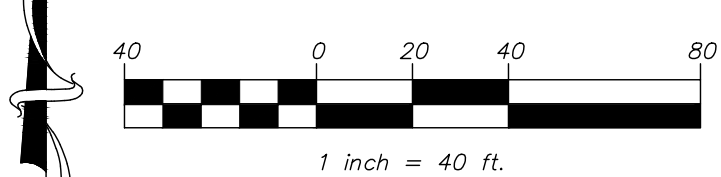
1. TOTAL AREA=4.196 ACRES
2. PROJECT IS LOCATED IN DENTON COUNTY, TEXAS
3. NO FLOODPLAIN IS LOCATED ADJACENT ON THE PROPERTY AS SHOWN ON FIRM MAP 48121C05406 DATED 4/18/2011.
4. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:

- A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
- B. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
- C. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- D. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.



VICINITY MAP

NO SCALE



LEGEND/ABBREVIATIONS

- IRF IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA"
- OPRDCT OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS, DENTON COUNTY, TEXAS
- DRDCT DEED RECORDS, DENTON COUNTY, TEXAS

- ESMT. EASEMENT
- FND. FOUND
- VOL. VOLUME
- PG. PAGE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ET ELECTRIC TRANSFORMER
- ⊙ GAS PIN FLAG
- ⊙ WATER VALVE

- ⊙ ZONING
- ⊙ OVERHEAD ELECTRIC
- ⊙ UNDERGROUND GAS
- ⊙ BOUNDARY LINE
- ⊙ ADJOINER LINE
- ⊙ LOT LINE
- ⊙ ORIGINAL LOT LINE / DEED LINE
- ⊙ EASEMENT LINE
- ⊙ ROADWAY CENTERLINE
- ⊙ SURVEY LINE

SOURCE BENCHMARK:

TOWN OF FLOWER MOUND MONUMENT #22 - MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE EAST SIDE OF THE NORTHBOWN LANE OF BRUTON GRAND ROAD BETWEEN FM 1171 AND SONOMA BEND. MONUMENT IS 63.5' +/- SOUTH SOUTHWEST OF A BARBED WIRE FENCE CORNER ON THE EAST SIDE OF BRUTON GRAND ROAD, 19.5' +/- PERPENDICULAR AND WESTERLY OF THE SAME BARBED WIRE FENCE, AND 38' +/- NORTH FROM THE CENTER OF STORM SEWER MANHOLE ON THE EAST SIDE OF BRUTON GRAND ROAD.

ELEV: 624.94'
NAD83 TNG (GRID)
N: 7064303.361
E: 2399119.88'

SITE BENCHMARK:

BM #1 - "X" CUT IN SQUARE LOCATED AT THE SOUTHEAST INTERSECTION CORNER OF CROSS TIMBERS ROAD (FM 1171) AND CHURCHILL DR. SAID "X" BEING ON THE EASTERN AND SOUTHERLY EDGE OF A SIDEWALK SAID "X" CUT BEING APPROXIMATELY 9.5 FEET EAST OF A STREET SIGN AND APPROXIMATELY 16.1 FEET SOUTHERLY OF A TRAFFIC SIGNAL POST.

ELEV: 659.29'
NAD83 TNG (GRID)
N: 7063030.32'
E: 2404998.01'

BM #2 - "X" CUT IN SQUARE LOCATED AT THE SOUTHWEST INTERSECTION CORNER OF CROSS TIMBER ROAD (FM 1171) AND CHURCHILL DR. SAID "X" BEING LOCATED ON THE NORTHWEST CORNER OF A CONCRETE STORM DRAIN INLET LOCATE ON THE WESTERN SIDE OF A CONCRETE DRIVE AND BEING APPROXIMATELY 122 FEET SOUTH OF THE SOUTHERN BACK OF CURB OF SAID CROSS TIMBERS ROAD AND BEING APPROXIMATELY 82.5 WEST OF THE WESTERN BACK OF CURB OF SAID CHURCHILL DRIVE.

ELEV: 652.00'
NAD83 TNG (GRID)
N: 7062930.70'
E: 2404849.78'

KNIGHT FAMILY OFFICE SUBDIVISION SITE PLAN

mma
civil engineering surveying landscape architecture planning
ltpels registration number: 1 - 2759
ltpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

PROJECT NUMBER: 3965-00-01
PROJECT MANAGER: J. SUMPTER
DRAWN BY: B. SHELTON
CHECKED BY: A. TAYLOR
ISSUE DATE: 12/10/2025

REV. DATE DESCRIP. BY

SHEET CONTENT:

SUBDIVISION SITE PLAN

SHEET NO:
01

COPYRIGHT © 2025 MMA, INC.

PLOTTED BY: DUWANE JOINER DATE: 4/26/2024 4:15 PM PLOT: P:\086\05\01\001\001 Landscape Architecture\003 Construction Plans\Design\Bases\PREP\LOT LANDSCAPE PLAN.dwg

STREET YARD LANDSCAPING LOT 2R1-R1			
STANDARD	TOTAL STREET YARD S.F.	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	41,191 SF	8,238 S.F.	9,279 S.F. OR 81%
STREET YARD TREES			
STANDARD	TOTAL STREET YARD S.F.	REQUIRED	PROVIDED
10,000 TO 110,000 SF = (10) TREES FOR THE 1ST 10,000 SF. PLUS (1) TREE PER 2,500 OF STREET YARD IN EXCESS OF 10,000 S.F.	41,191 SF	22 TREES	18 CANOPY TREES 18 ORNAMENTAL TREES
STREET BUFFER LANDSCAPING			
	REQUIRED BUFFER WIDTH	PROVIDED	
KARNES ROAD	15 FT.	VARIABLE	
CROSS TIMBERS ROAD	25 FT.	VARIABLE	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE L.F.	REQUIRED	PROVIDED
KARNES 1 PER 30 L.F.	175 L.F.	6 TREES	6 CANOPY 5 ORNAMENTAL
CROSS TIMBERS ROAD 1 PER 25 L.F.	235 L.F.	8 TREE	6 CANOPY 13 ORNAMENTAL
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	67	540 S.F	732 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 SPACES	67	7 TREES	9 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT OF A TREE			

LOT R1 LEGEND				
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CAL.
LARGE TREES				
	CE	7	CEDAR ELM ULMUS CRASSIFOLIA CONTAINER GROWN, 12' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH	3" CAL.
	ML	5	LITTLE GEM MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM' CONTAINER GROWN, 8' HEIGHT, 3' SPREAD, UPRIGHT GROWTH	3" CAL.
	QV	2	LIVE OAK QUERCUS VIRGINIANA CONTAINER GROWN, 12' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH	3" CAL.
	QS	5	SHUMARD RED OAK QUERCUS SHUMARDII CONTAINER GROWN, 12' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH	3" CAL.
	LS	3	SWEETGUM LIQUIDAMBAR STYRACIFLUA CONTAINER GROWN, 12' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH	3" CAL.
ORNAMENTAL TREES				
	CM	3	GRAPE MYRTLE LAGERSTROEMIA INDICA CONTAINER GROWN, MINIMUM 8' HEIGHT, UPRIGHT GROWTH, FULL ROUNDED CANOPY	3" CAL.
	CT	8	TEXAS REDBUD CERCIS CANADENSIS TEXENSIS CONTAINER GROWN, MINIMUM 6' HEIGHT, UPRIGHT GROWTH, FULL ROUNDED CANOPY,	3" CAL.
	IV	8	YAUPOH HOLLY ILEX VOMITORIA CONTAINER GROWN, MINIMUM 8' HEIGHT, UPRIGHT GROWTH, FULL ROUNDED CANOPY,	3" CAL.

GROUNDCOVERS

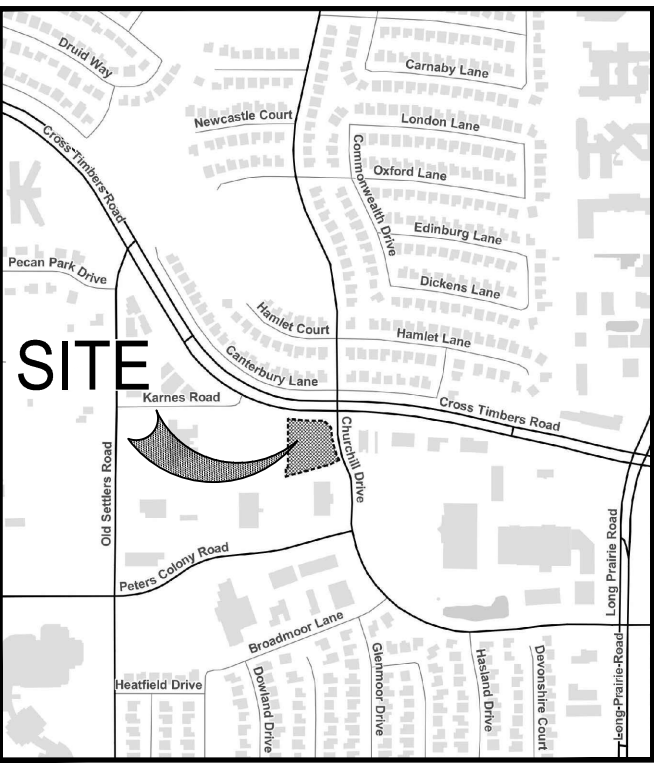
	COMMON BERMUDA , CYNODON DACTYLON
	SHREDDED HARDWOOD MULCH
	PURPLE WINTERCREEPER, EUONYMUS FORTUNEI 'COLORATUS'

LOT 2R1-R1 BIODIVERSITY					
COMMON NAME	QTY	SPECIES	MAX. 20%	GENUS	MAX. 50%
CEDAR ELM	7	CRASSIFOLIA	17.1%	ULMUS	17.1%
LIVE OAK	2	VIRGINIANA	4.9%	QUERCUS	17.1%
SHUMARD RED OAK	5	SHUMARDII	12.2%		
GRAPE MYRTLE	3	INDICA	7.3%	LAGERSTROEMIA	7.3%
MAGNOLIA	5	GRANDIFLORA	12.2%	MAGNOLIA	12.2%
SWEETGUM	3	STYRACIFLUA	7.3%	LIQUIDAMBER	7.3%
TEXAS REDBUD	8	CANADENSIS var. TEXENSIS	19.5%	CERCIS	19.5%
YAUPOH HOLLY	8	VOMITORIA	19.5%	ILEX	19.5%
TOTAL TREE COUNT	41				

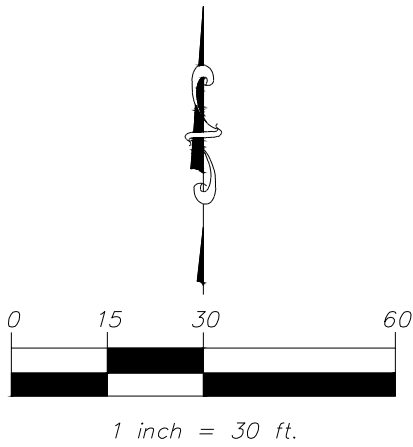
STREET YARD LANDSCAPING LOT 2R1-R2			
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE L.F.	REQUIRED	PROVIDED
1 PER 30 L.F.	CROSS TIMBERS ROAD: 240 L.F.	8 TREES	10 CANOPY, 2 ORNAMENTAL
1 PER 30 L.F.	CHURCHILL DRIVE: 212 L.F.	7 TREES	8 CANOPY, 1 ORNAMENTAL

LOT 2R1-R2 BIODIVERSITY					
COMMON NAME	QTY	SPECIES	MAX. 20%	GENUS	MAX. 50%
CEDAR ELM	2	CRASSIFOLIA	8.7%	ULMUS	13%
CHINESE ELM	1	PARVIFOLIA	4.3%		
LIVE OAK	3	VIRGINIANA	1.3%	QUERCUS	26%
SHUMARD RED OAK	2	SHUMARDII	8.7%		
CHINQUAPIN OAK	1	MUHLENBERGIA	4.3%		
GRAPE MYRTLE	3	INDICA	13.0%	LAGERSTROEMIA	13%
MAGNOLIA	2	GRANDIFLORA	8.7%	MAGNOLIA	8.7%
EASTERN RED CEDAR	9	VIRGINIANA	39%	JUNIPERUS	39
TOTAL TREE COUNT	23				

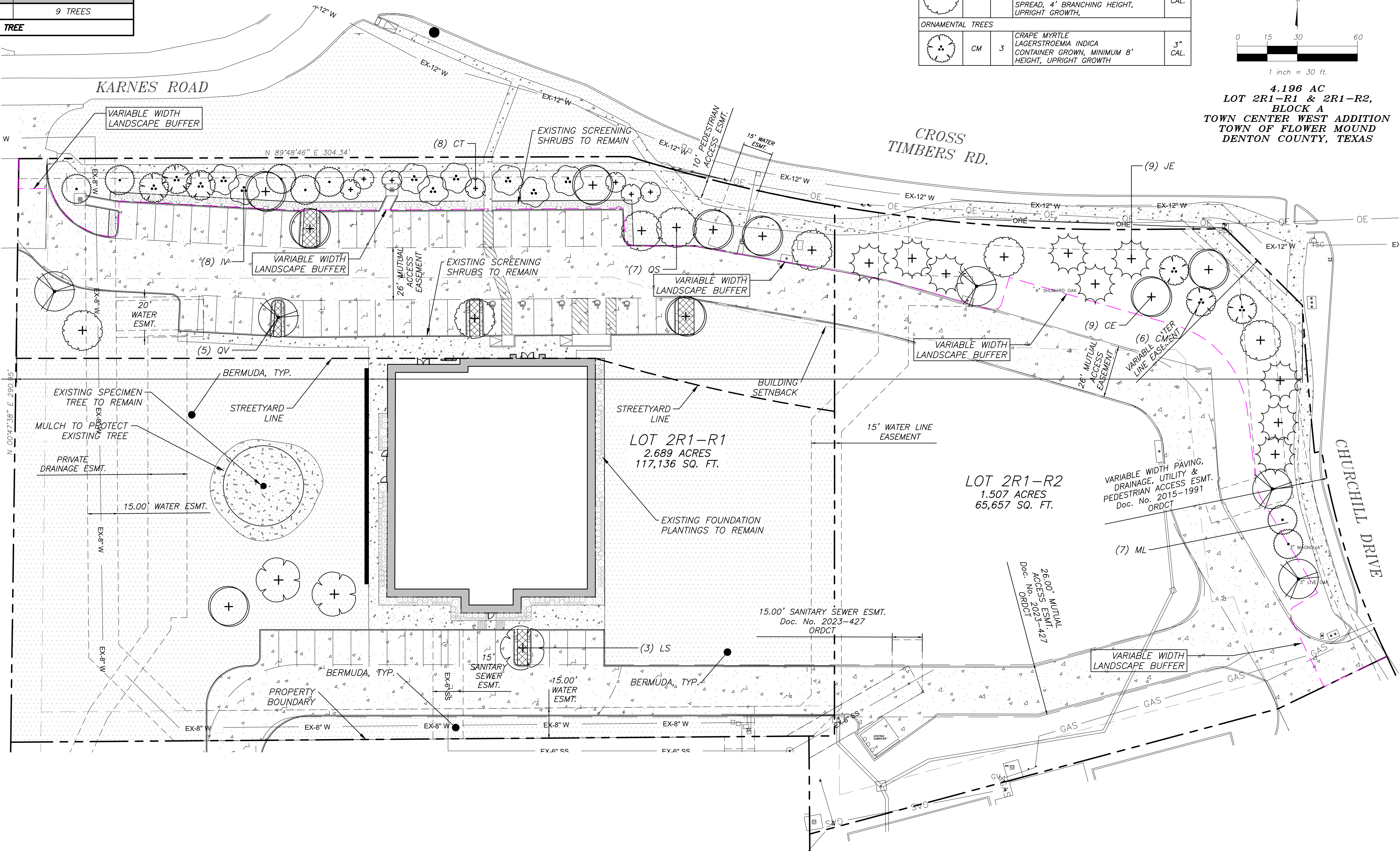
LOT R2 LEGEND				
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CAL.
TREES				
	CE	2	CEDAR ELM ULMUS CRASSIFOLIA CONTAINER GROWN, 12' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH,	3" CAL.
	JE	9	EASTERN RED CEDAR JUNIPERUS VIRGINIANA CONTAINER GROWN, 8' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH	3" CAL.
	ML	2	LITTLE GEM MAGNOLIA CONTAINER GROWN, 8' HEIGHT, 3' SPREAD, UPRIGHT GROWTH.	3" CAL.
	QV	3	LIVE OAK QUERCUS VIRGINIANA CONTAINER GROWN, 12' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH,	3" CAL.
	QS	2	SHUMARD RED OAK QUERCUS SHUMARDII CONTAINER GROWN, 12' HEIGHT, 5' SPREAD, 4' BRANCHING HEIGHT, UPRIGHT GROWTH,	3" CAL.
ORNAMENTAL TREES				
	CM	3	GRAPE MYRTLE LAGERSTROEMIA INDICA CONTAINER GROWN, MINIMUM 8' HEIGHT, UPRIGHT GROWTH	3" CAL.



VICINITY MAP
NO SCALE



4.196 AC
LOT 2R1-R1 & 2R1-R2,
BLOCK A
TOWN CENTER WEST ADDITION
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



mlmja
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mlmjatex.com

REGISTERED LANDSCAPE ARCHITECT
DUWANE K. JOINER
2071
STATE OF TEXAS
03/27/2026
FOR REVIEW

PROJECT NUMBER:	3965-00-01
PROJECT MANAGER:	J. SUMPTER
DRAWN BY:	D. JOINER
CHECKED BY:	D. JOINER
ISSUE DATE:	03/27/2026

REV.	DATE	DESCRIP.	BY
------	------	----------	----

SHEET CONTENT:
**LANDSCAPE
PLAN FOR
SUBDIVISION
SITE PLAN**

SHEET NO:
L1.01
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PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)

DATE: April 13, 2026
FROM: Codie Hay, Planner
ITEM: **Consider a request for a Site Plan (SP25-0016 – Caliber Collision) to develop an auto painting or body shop. The property is generally located south of Justin Road and east of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval for expansion of an existing site for an auto or body shop use. The subject property is platted as Lot 1A, Block 1, of the Premier Addition and contains approximately 2.075 acres. The site is currently developed with a 29,084 square foot building and associated parking. The property is zoned Industrial 1 (I-1) zoning district.

On July 21, 2025, the Town Council approved a Miscellaneous (MISC25-0003) application to allow reduction in required parking spaces beyond the Town's allowable 20 percent deviation. The existing building required 116 spaces (or 93 spaces with the allowable 20 percent deviation) based on the parking ratio of 1 space per 250 square feet. The deviation request allowed a total of 53 on-site and off-site parking spaces for customers and employees.

In conformance with the approved concept plan, the site plan depicts 24 on-site parking spaces. The site has a shared parking agreement with the adjacent property to the east (identified as Lot 1 Block A of the Chippenhook Addition on the attached site plan) that provides the subject development with an additional 29 parking spaces for a total of 53 spaces. In addition, the site plan also depicts 57 spaces for outdoor storage of vehicles.

Access to the site will be from Justin Road. The landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with the Town's landscaping requirements. In addition, the outdoor storage area for vehicles is screened by a six-foot-tall masonry wall.

The applicant is proposing to paint the existing building in earth-tone colors in compliance with the Town's Urban Design Plan.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

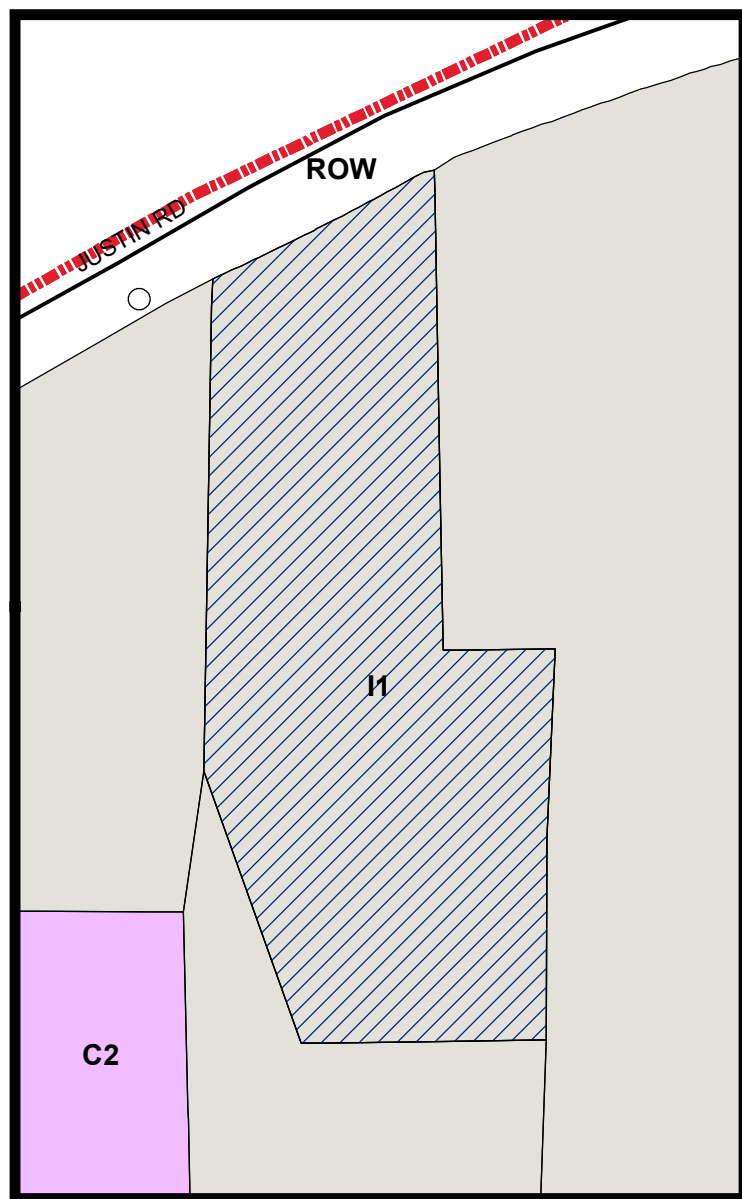
ATTACHMENTS:

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

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

Vicinity Map

SP25-0016: Caliber Collision



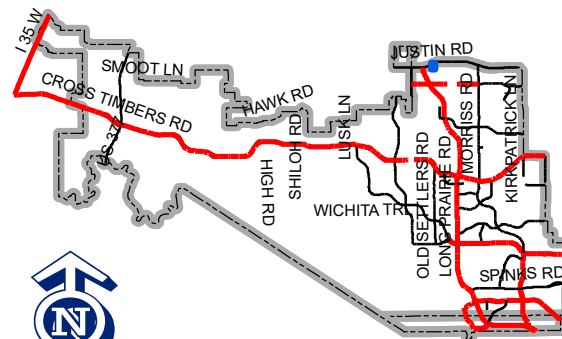
LEGEND

Industrial 1 Commercial 2

— 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.



Map Location

0 90 180 360 Feet



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1782 W McDermott Drive, Allen, TX 75013

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

RE: Letter of Intent – Site Plan Project Application – Site Plan

It is our pleasure to submit this letter of intent to submit a site plan application a 29,084 sf Caliber Collision remodel on 2.075 acres of property at 3151 Justin Rd Flower Mound, TX currently owned by Cross Development CC Flower Mound Justin, LLC.

The property zoning is I-1 Industrial, and the proposed Auto Painting or Body Shop use is allowed.

On July 21, 2025, the Town Council of the Town of Flower Mound approved a request for a concept plan (MISC25-0003 - Caliber Collision) with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances.

The request approved a parking exception to reduce the required parking from 116 spaces to 53 spaces consisting of 29 existing offsite parking spaces, 17 existing onsite parking spaces and 7 proposed parking spaces. Outdoor storage area vehicle parking does not count towards required parking.

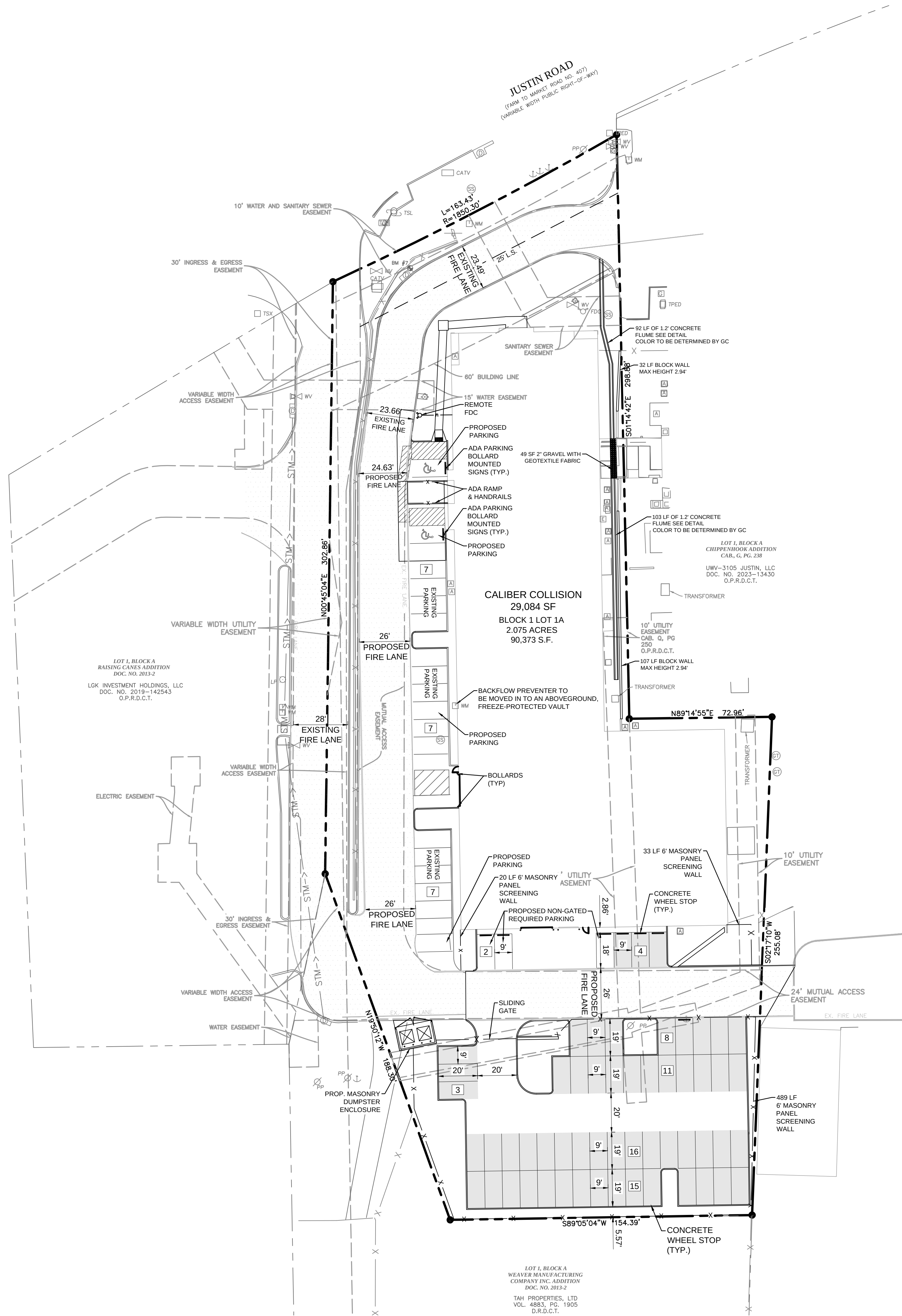
The proposed project creates:

- 7 proposed parking spaces
- 57 outdoor storage area vehicle parking spaces with masonry panel screening
- 195 LF of 1.2' concrete flume
- 139 LF of concrete wall
- ADA sidewalk to entrance
- An enclosed dumpster
- Increases fire lane to 26' where possible
- A remote FDC
- A backflow preventer in an aboveground, freeze-protected vault
- Landscape plan that brings the site to current standards

We appreciate your assistance with this and look forward to working with you and the City of Flower Mound on this project.

Thank you

Jack Zanger
Project Manager
Triangle Engineering LLC
JZanger@triangle-engr.com
469.331.8566 Ext. 113



SITE DATA TABLE		
PHYSICAL ADDRESS	3151 JUSTIN RD	
GROSS SITE AREA	2.075 ACRES OR 90,373 S.F.	
NET SITE AREA	2.075 ACRES OR 90,373 S.F.	
ZONING	I-1 INDUSTRIAL	
CURRENT USE	AUTO PAINTING OR BODY SHOP	
LOT COVERAGE DATA		
BUILDING COVERAGE	32% / 29,084 S.F.	
IMPERVIOUS AREA	80% / 72,660 S.F.	
PERVIOUS AREA	20% / 17,713 S.F.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
OTHER 1/250 SF	116	0
APPROVED PARKING EXCEPTION	53	
ONSITE EXISTING PARKING		17
OFFSITE PARKING		29
PROPOSED PARKING		7
TOTAL PARKING	53	53
PROPOSED OUTDOOR STORAGE AREA VEHICLE PARKING		57
TOTAL PARKING		110
BUILDING DATA		
BUILDING	1 STORY	
BUILDING HEIGHT	24' - 7" RIDGE	
TOTAL SQUARE FOOTAGE	29,084 S.F.	

MASTER PLAN FEATURES	
LAND USE PLAN	COMMERCIAL/INDUSTRIAL
AREA PLANS	LONG PRAIRIE
URBAN DESIGN PLAN	ANY REDEVELOPMENT WILL BE IN COMPLIANCE WITH URBAN DESIGN PLAN STANDARDS
MEDIAN & ROW DESIGN GUIDELINES	NOT APPLICABLE
PARKS AND TRAILS	NOT APPLICABLE
OPEN SPACE PLAN	NOT APPLICABLE
WATER PLAN	MAIN LINE SIZE 12"
WASTEWATER PLAN	LONG PRAIRIE DISTRICT
ECONOMIC IMPACT	TAX REVENUE AND JOBS

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX. 75013 CONTACT: JACK ZANGER PHONE: 469-331-8566	OWNER/DEVELOPER CROSS DEVELOPMENT 4317 MARSH RIDGE CARROLLTON, TEXAS 75010 CONTACT: HEATHER RIMMER 214-205-2715

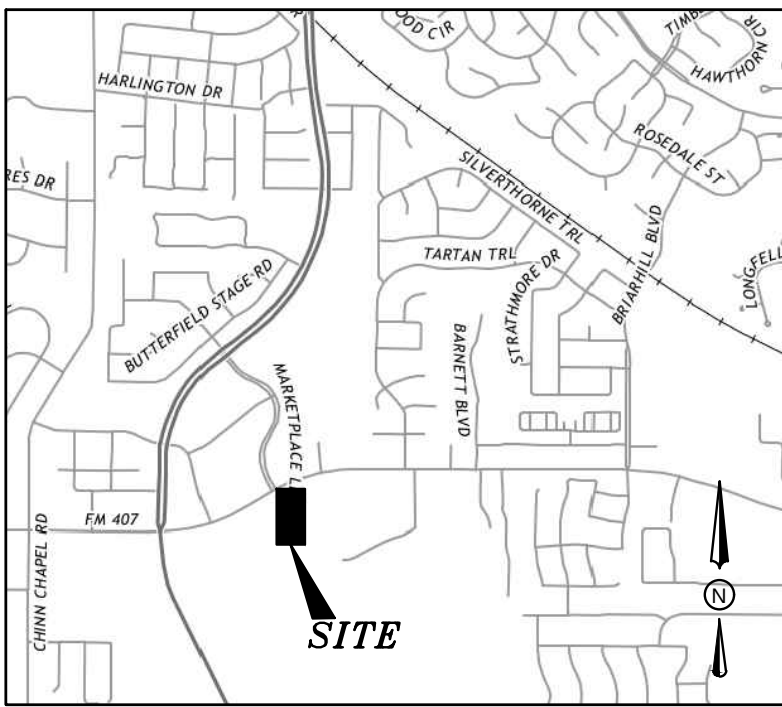
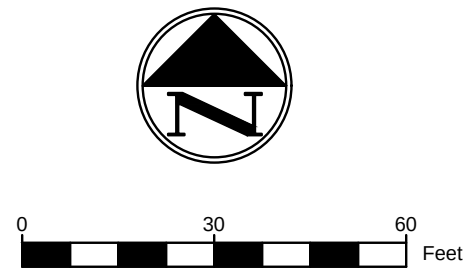
PROPOSED OUTDOOR STORAGE
AREA VEHICLE PARKING

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

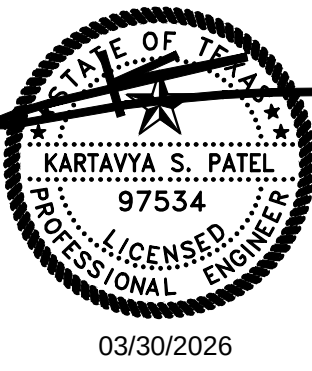
TOWN GENERAL NOTES

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
- 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.
- NO LUMINAIRE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.

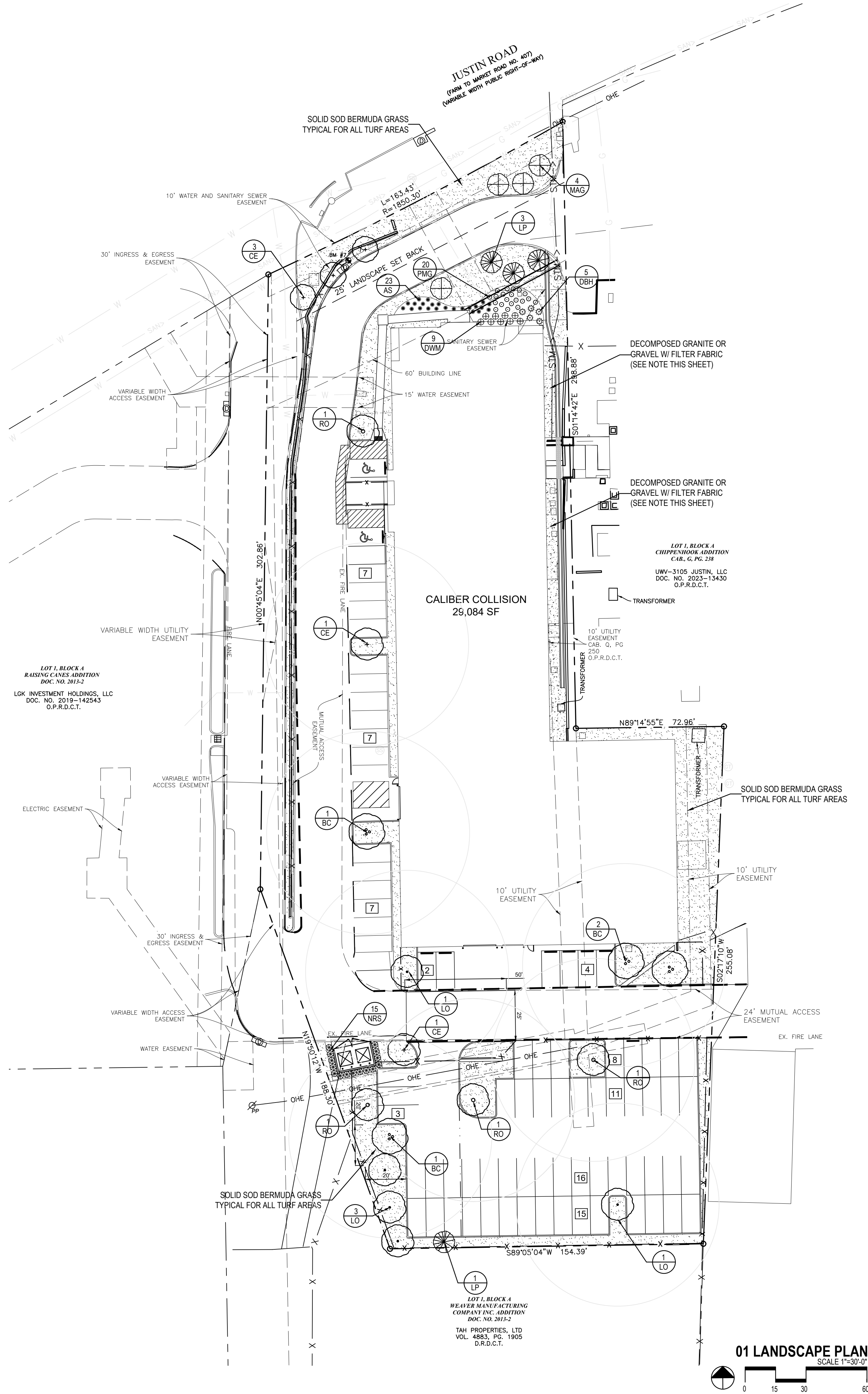


VICINITY MAP
N.T.S.

BY	DESCRIPTION	DATE
KP	1ST SUBMITTAL	09-22-25
KP	2ND SUBMITTAL	11-13-25
KP	3RD SUBMITTAL	02-26-26
KP	4TH SUBMITTAL	03-25-26
KP	5TH SUBMITTAL	03-30-26



DATE	PROJECT
03/30/26	090-25
P.E.	DESIGN
KP	JZ



LANDSCAPE TABULATIONS - LOT 1

Street Yard Landscaping			
Standard	Total Street Yard (square feet)	Required	Provided
Min. 20% of street yard	10,365 s.f.	2,073 s.f.	5,880 s.f. or 57 %
Street Buffer Trees			
Standard	Street Frontage	Required	Provided
1 Tree per 30 L.F.	Justin Road- 163 L.F.	6 Trees (3" cal.)	6 Trees (3" cal.)
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 - 110,000 S.F. = 10 - 1 tree every 2,500 S.F. After 10,000 S.F.	10,365 s.f.	10 Trees (3" cal.)	10 Trees (3" cal.)
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 S.F. per 12 Spaces	81 Spaces	607 S.F.	2,099 S.F.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 Tree per 10 Spaces	81 Spaces	9 Trees (3" cal.)	9 Trees (3" cal.)
All parking spaces to be located within 50' of a parking lot tree			
Parking Area Screening			
Standard		Required	Provided
All head in parking to be screened from street view		Landscape berm or screening shrubs (3' ht.)	Screening Shrubs (3' ht.)

TREE BIO-DIVERSITY TABLE					
Common Name	QTY	Species	%	Genus	%
Live Oak	5	virginiana	19.24%	Quercus	34.62%
Red Oak	4	shumardii	15.38%		
Cedar Elm	5	crassifolia	19.24%	Ulmus	19.24%
Bald Cypress	4	distichum	15.38%	Taxodium	15.38%
Li'l Gem Magnolia	4	grandiflora	15.38%	Magnoliaceae	15.38%
Loblolly Pine	4	taeda	15.38%	Pinus	15.38%
	26		100%		100%

PLANT MATERIAL SCHEDULE

SYMBOL	TREES				
	TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
	CE	5	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal. B&B, 13' ht., 5' spread min., 5' clear trunk
	LO	5	Live Oak	<i>Ulmus parvifolia</i>	3" cal. container, 13' ht., 5' spread min., 5' clear trunk
	RO	4	Red Oak	<i>Quercus shumardii</i>	3" cal. container, 13' ht., 5' spread min., 5' clear trunk
	BC	4	Bald Cypress	<i>Taxodium distichum</i>	3" cal. container, 13' ht., 5' spread min., 5' clear trunk
	MAG	4	Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'	3" cal. container grown, 8' ht., 4' spread, 3 trunk min.
	LP	4	Loblolly Pine	<i>Pinus taeda</i>	3" cal. container grown, 8' ht., 4' spread, 3 trunk min.
SYMBOL	SHRUBS				
	TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
	AS	23	Autumn Sage	<i>Salvia greggii</i>	5 gal. container grown, 30" ht., 20"
	DBH	6	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'	7 gal. container grown, 36" ht., 24" spread
	DWM	13	Dwarf Max Myrtle	<i>Myrica cerifera</i> 'Pumila'	7 gal. container grown, 36" ht., 24" spread
	PMG	20	Pink Gulf Muhly Grass	<i>Muhlenbergia capillaris</i>	7 gal. container grown, 30" ht., 20" spread, well rooted
	NRS	15	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal. container grown, 36" ht., 24" spread
SYMBOL	GROUNDCOVERS				
	TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
			'419' Bermudagrass	<i>Cynodon dactylon</i> '419'	solid sod refer to solid sod notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

All planting beds shall be cover with filter fabric per the owner's direction. Fabric shall be "Mirascape", non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalines over a pH range of 3 - 12, as manufactured by MIRAFI Inc., or approved equal.

SOLID SOD NOTES

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

LANDSCAPE NOTES

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

GENERAL LAWN NOTES

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

IRRIGATION NOTE

- ALL LANDSCAPE TO BE 100% IRRIGATED.
- RP2 ENCLOSURE SHALL COMPLEMENT THE COLOR OF THE MAIN BUILDING OR BE SCREENED WITH SHRUBS.

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CALIBER COLLISION
JUSTIN ROAD
FLOWER MOUND, TEXAS

ISSUE:
FOR APPROVAL 09.22.2025
PER CITY COMMENTS 11.06.2025
PER CITY COMMENTS 12.19.2025
ADA PRK & SIDEWALK 01.08.2026
FLUME ADDED 02.27.2026
CITY COMMENTS 03.23.2026
CITY COMMENT 03.30.2026

DATE:
03.30.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

1.7 QUALITY ASSURANCE

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

3.2 INSTALLATION

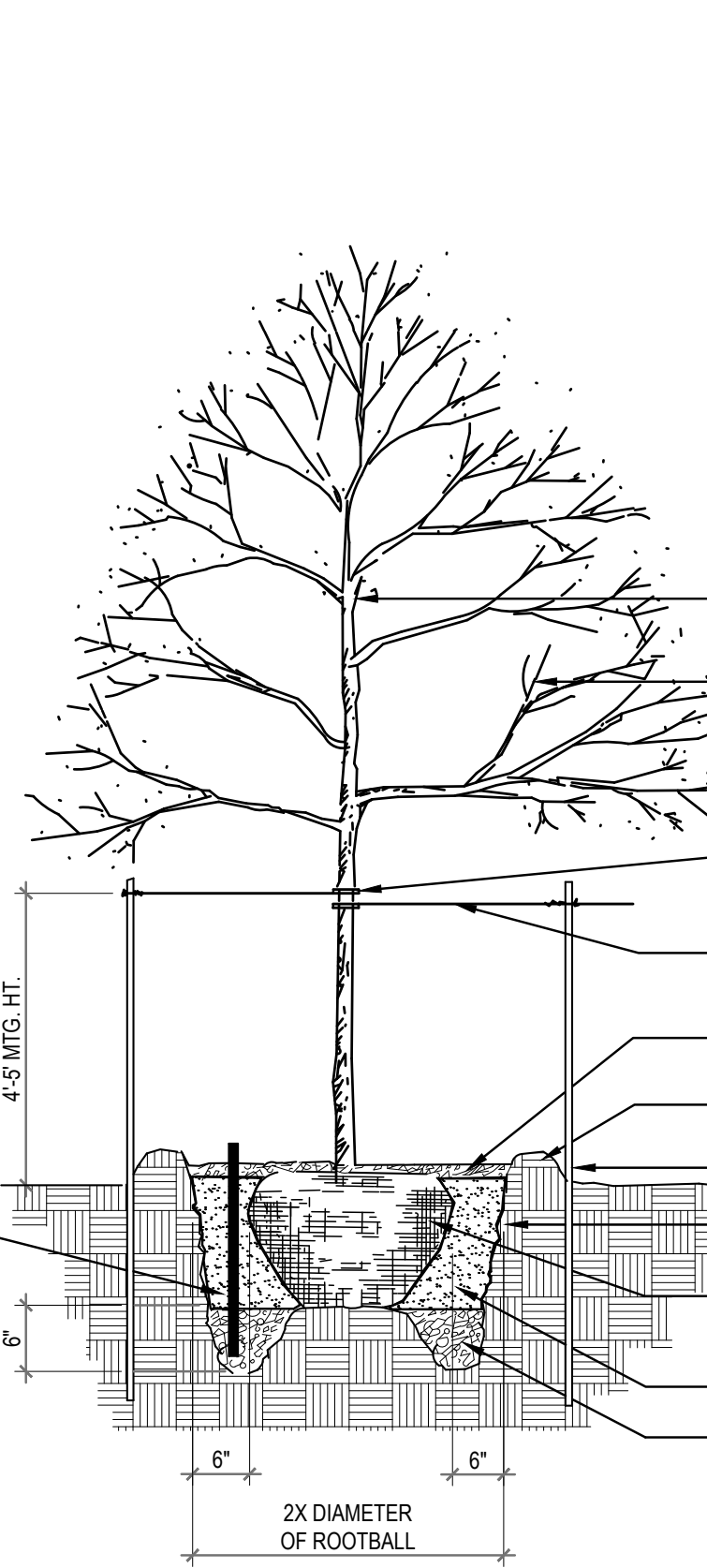
- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments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

- Shrub and tree pits shall be no less than two (2") feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 - Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

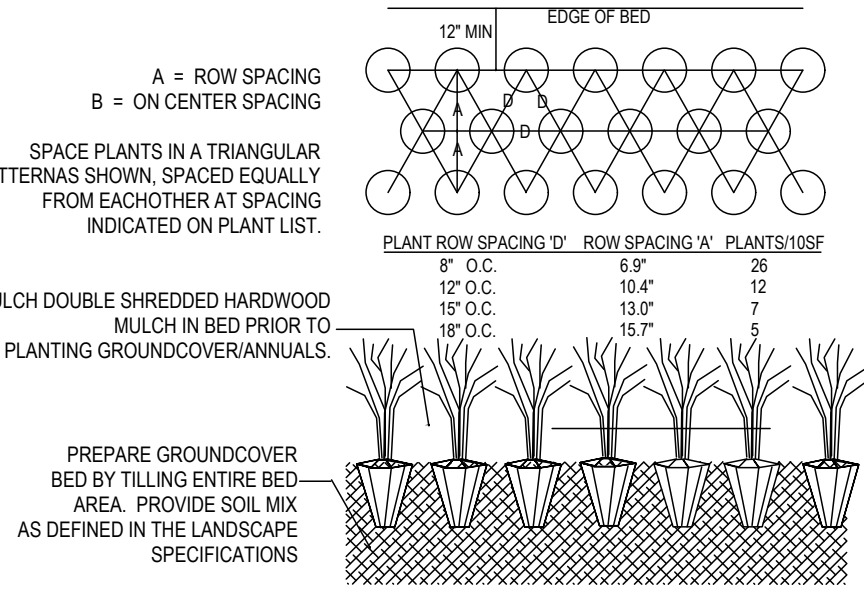
3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

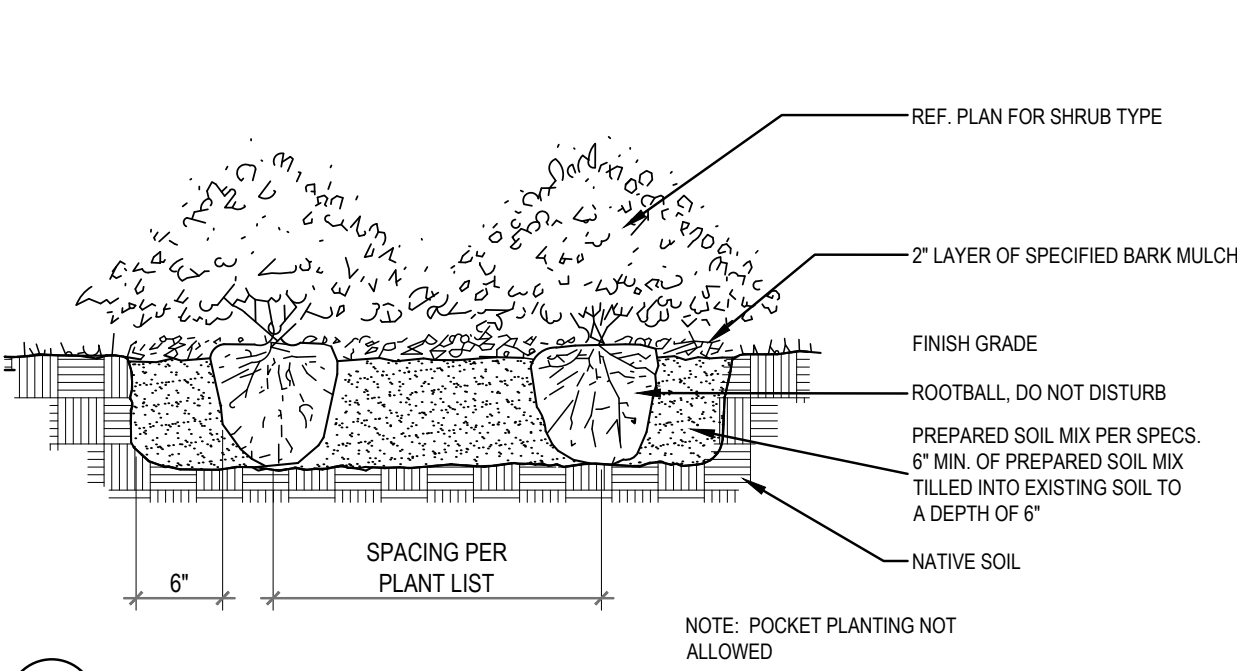
END OF SECTION



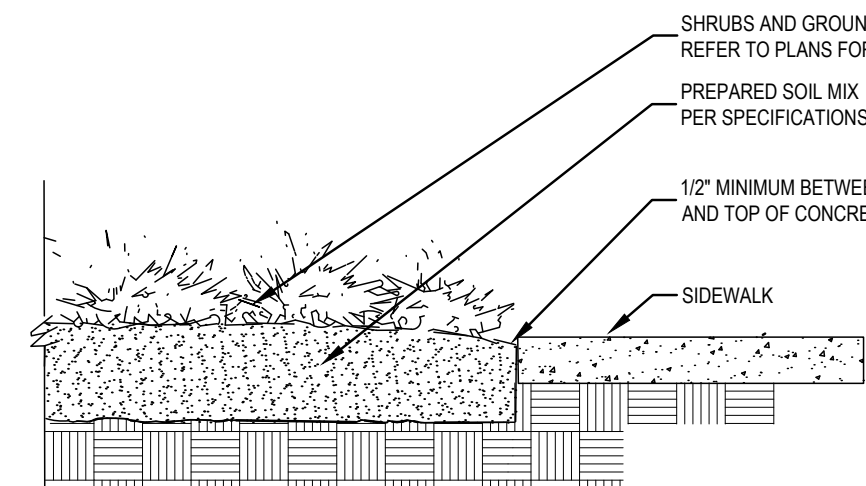
01 TREE PLANTING DETAIL
NOT TO SCALE



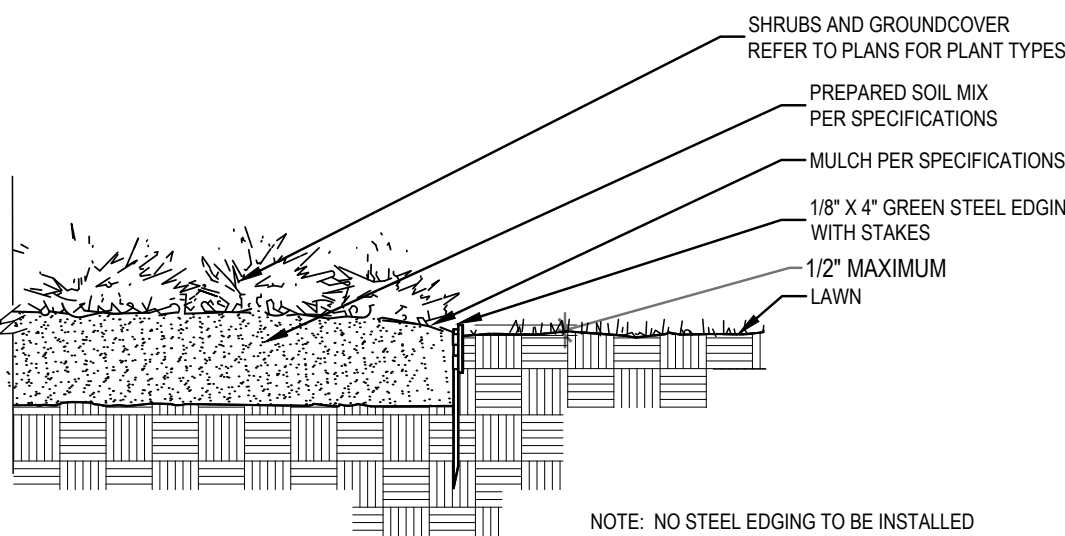
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SHRUB PLANTING DETAIL
NOT TO SCALE



04 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



05 STEEL EDGING DETAIL
NOT TO SCALE

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CALIBER COLLISION
JUSTIN ROAD
FLOWER MOUND, TEXAS

ISSUE:
FOR APPROVAL 09.22.2025

DATE:

03.23.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



ARCHITECT:
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CALIBER COLLISION

3151 JUSTIN RD.

FLOWER MOUND, TX

PROJECT START DATE:
10/20/25

PROJECT NUMBER:
25544

ISSUE LOG

NO DATE

DRAWINGS ISSUED FOR:
PERMIT SET

SHEET NUMBER

A2.0

EXTERIOR
ELEVATIONS

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GENERAL NOTES:

- ALL EXISTING EXTERIOR MATERIALS TO REMAIN.
- CONTRACTOR TO VERIFY IF FIRE RETARDANT PLYWOOD BACKING FOR SIGNAGE IS NEEDED.
- REFER SHEET A1.3 FOR FINISH AND MATERIAL DESIGNATIONS.
- ALL EXTERIOR SURFACES TO BE PAINTED PER EXTERIOR ELEVATIONS. PAINT EXTERIOR (HM) DOORS TO MATCH ADJACENT PAINT COLOR. PAINT DOWNSPOUTS AND METAL COPING PT-9.
- REPLACE ALL DAMAGED OR MISSING GUTTERS & DOWNSPOUTS.
- EXISTING SIGNAGE TO BE REMOVED PATCH AND REPAIR WHERE DAMAGED
- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

FINISH LEGEND:

PT3	NOMADIC DESERT SW 6107
PT5	KILIM BEIGE - SW 6106
PT9	DEEP FOREST BROWN SW 9175
ULTRADEEP BASE	LOW SHEEN -

KEY NOTES:

- A2 10 SIGNAGE (BY OTHERS).
- A2 20 EXISTING METAL GUTTER AND DOWNSPOUT, REPAIR AS NEEDED, PAINT
- A2 30 RECALL ALL EXISTING STOREFRONT/GLAZING & WINDOWS
- A2 40 EXISTING HOLLOW METAL DOOR AND FRAME, PAINT
- A2 50 FACTORY FINISHED OVERHEAD SECTIONAL DOOR SADDLE TAN.
- A2 60 EXISTING METAL BUILDING ROOFING, PAINT "SOLAR WHITE" BY OWNER
- A2 70 EXHAUST AND AIR INTAKE (REF. PAINT BOOTH SHEETS).
- A2 80 EXISTING METAL COPING, PAINT
- A2 90 EXISTING WALL MOUNTED LIGHT FIXTURE. RELAMP REF. MEP
- A2 100 EXISTING O.H DOOR TO REMAIN, PAINT
- A2 110 EXISTING METAL PANEL, PAINT
- A2 120 EXISTING ELECTRIC METER
- A2 130 EXISTING BRICK VEENER
- A2 140 6" STEEL BOLLARD, PAINT "TRAFFIC YELLOW"
- A2 150 RAMP METAL RAILING AT SIDE WALK (PAINT PT4)
- A2 160 INTERNAL THROUGH WALL KEY DROP (KEY KEEPER)

MATERIAL LEGEND



01 NORTH ELEVATION

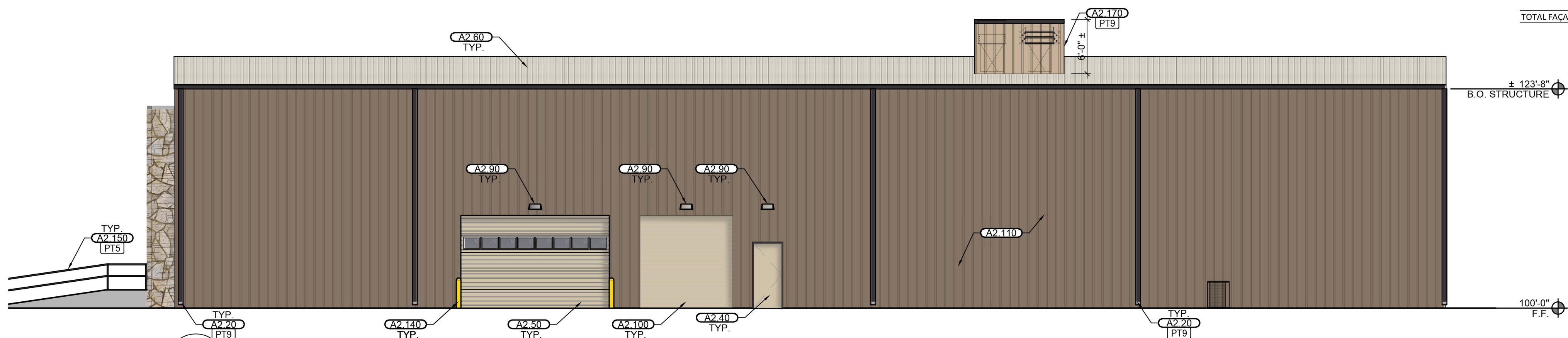
SCALE: 1/8" = 1'-0"



	NORTH ELEVATION	SOUTH ELEVATION	WEST ELEVATION	EAST ELEVATION
EARTH TONE PAINT				
NOMADIC DESERT	662	26%	52	2%
KILIM BEIGE	0	0%	283	8%
EXISTING PAINT	1404	50%	2958	86%
DEEP FOREST BROWN	490	19%	127	4%
EARTH TONE PAINT TOTAL	2556	100%	3420	100%
TOTAL FAÇADE	2556	100%	3420	100%

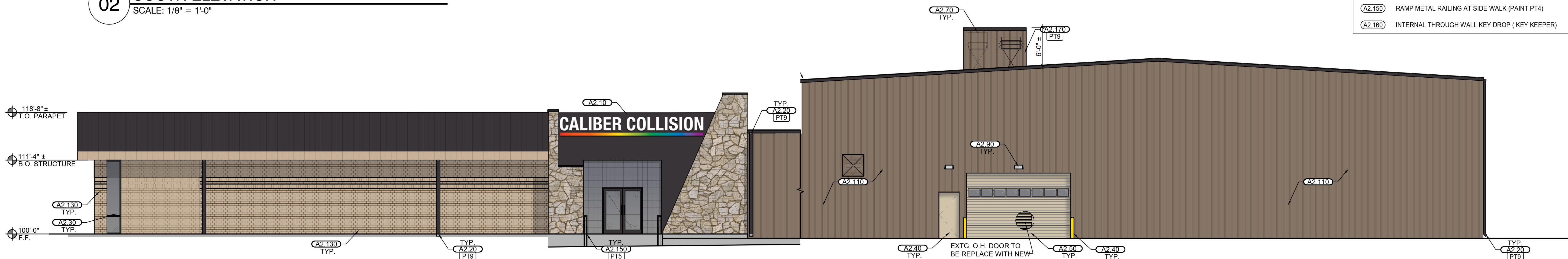
02 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



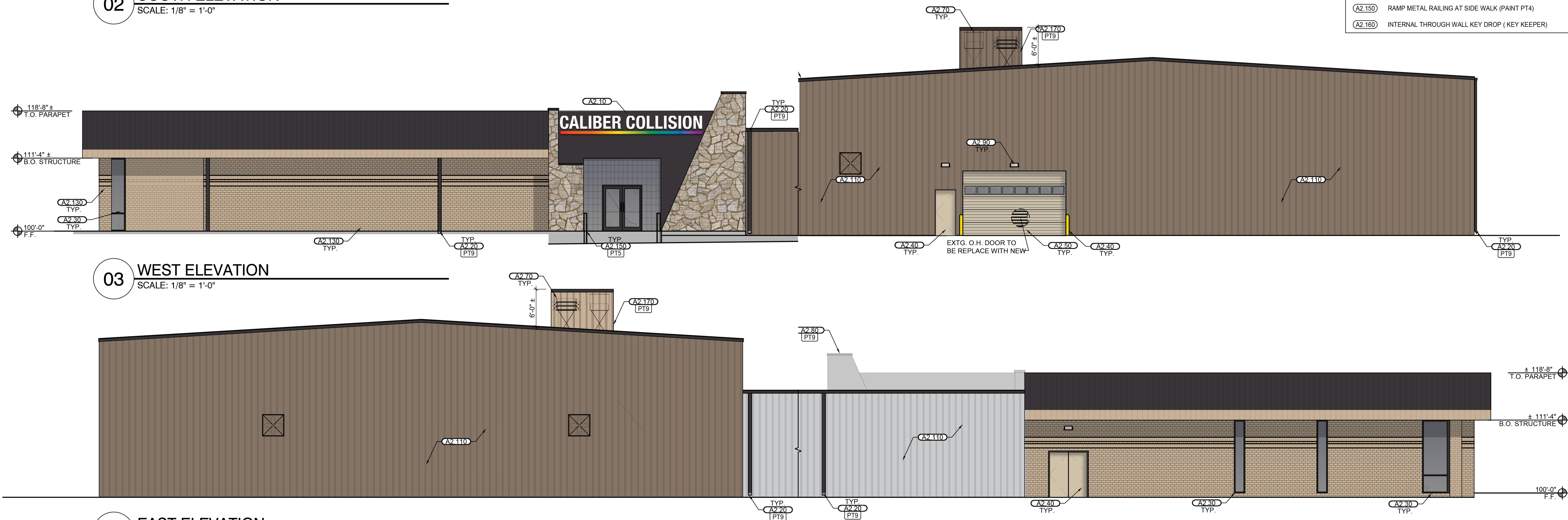
03 WEST ELEVATION

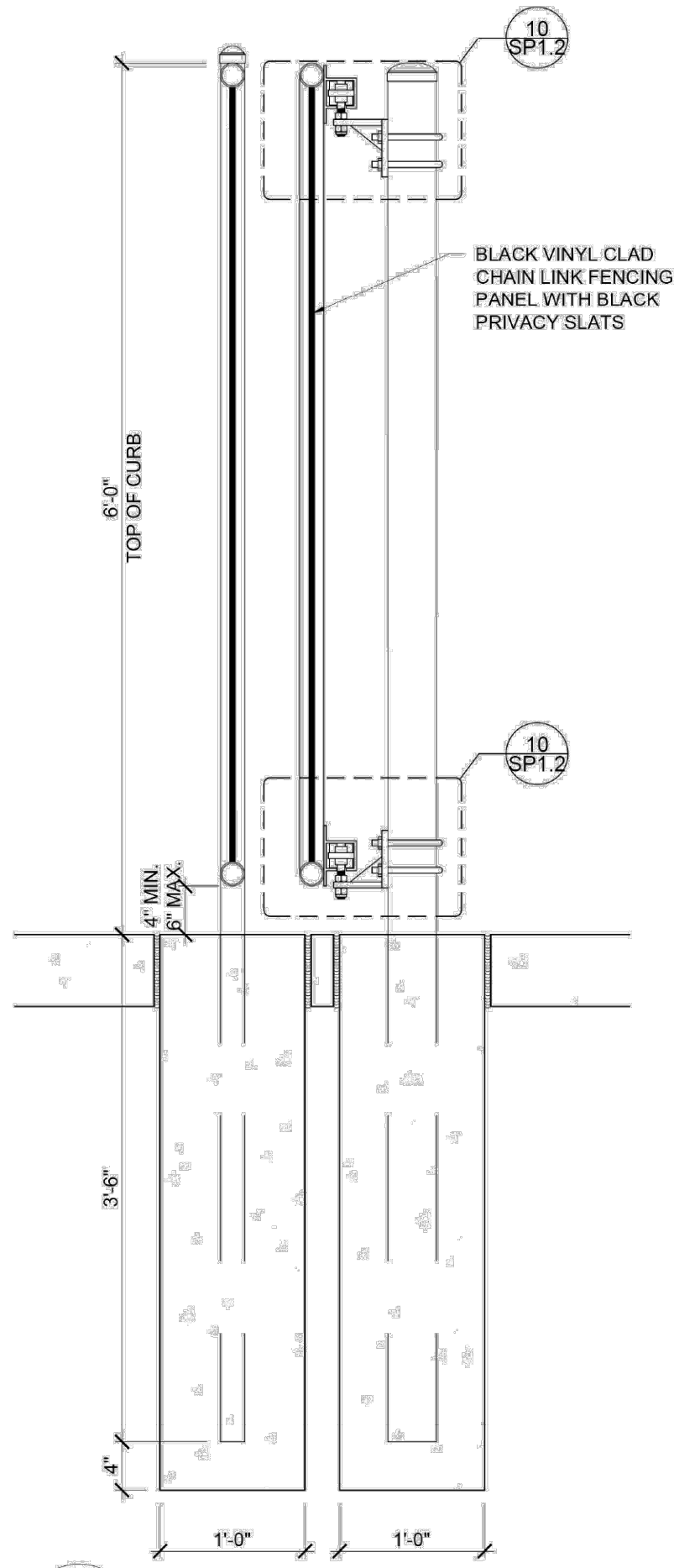
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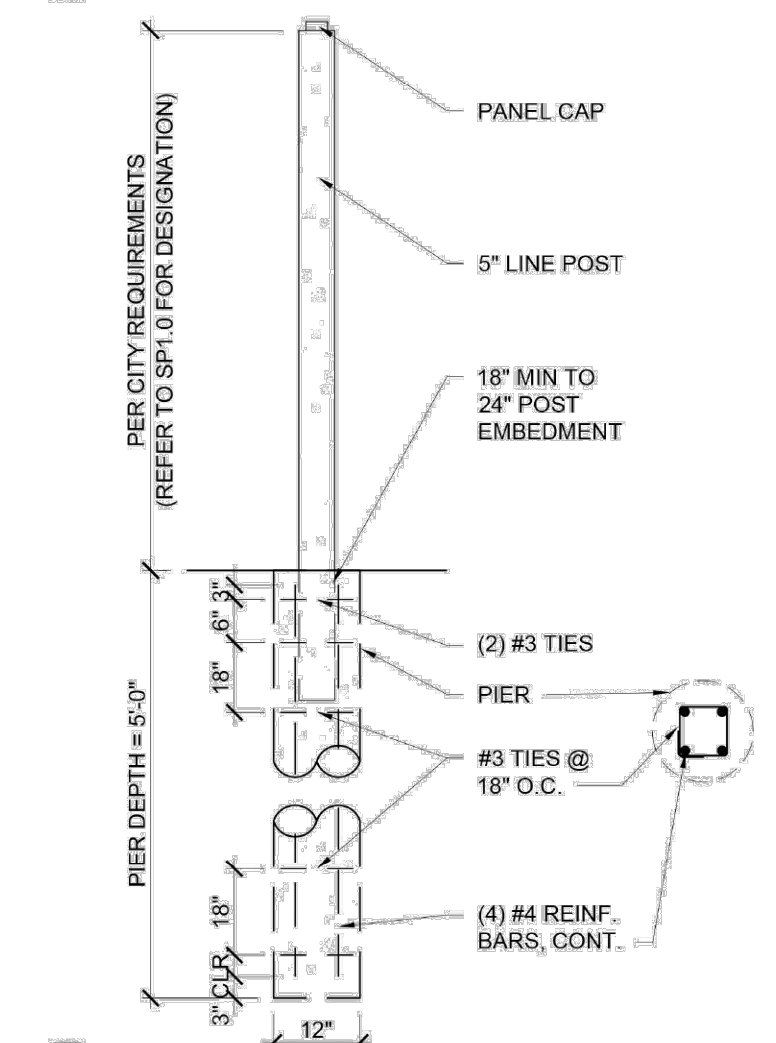
04 EAST ELEVATION

SCALE: 1/8" = 1'-0"

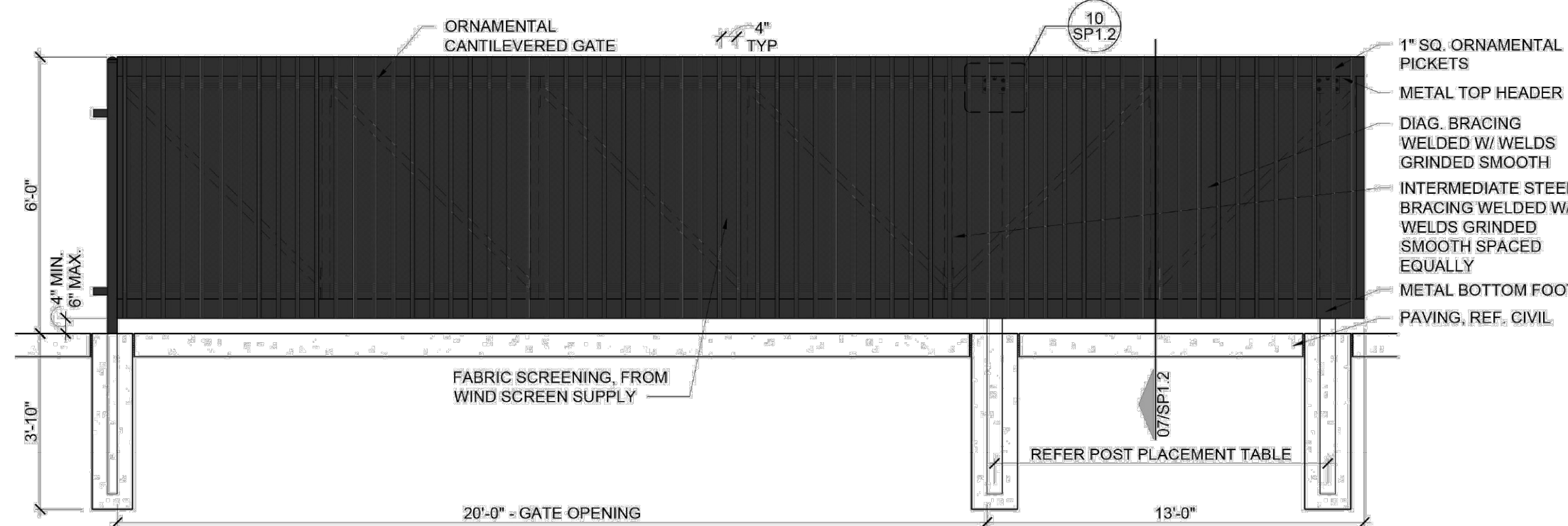




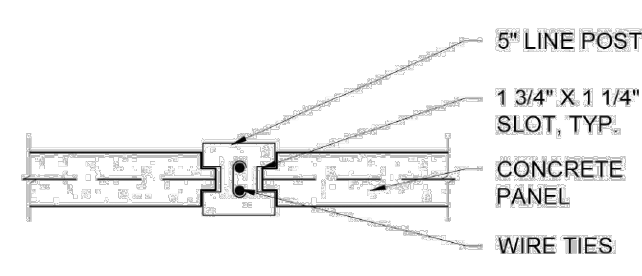
07 GATE SECTION
SCALE: 1" = 1'-0"



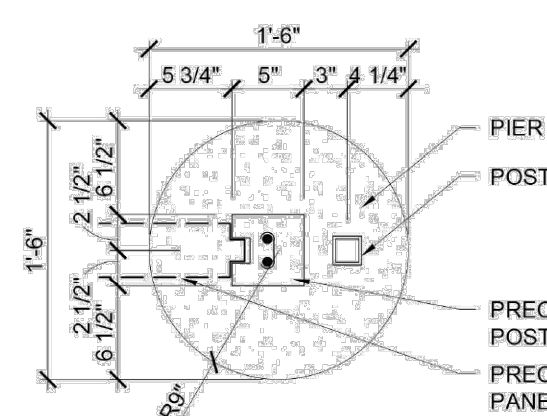
04 CONC. PANEL FENCE SECT.
SCALE: 1/2" = 1'-0"



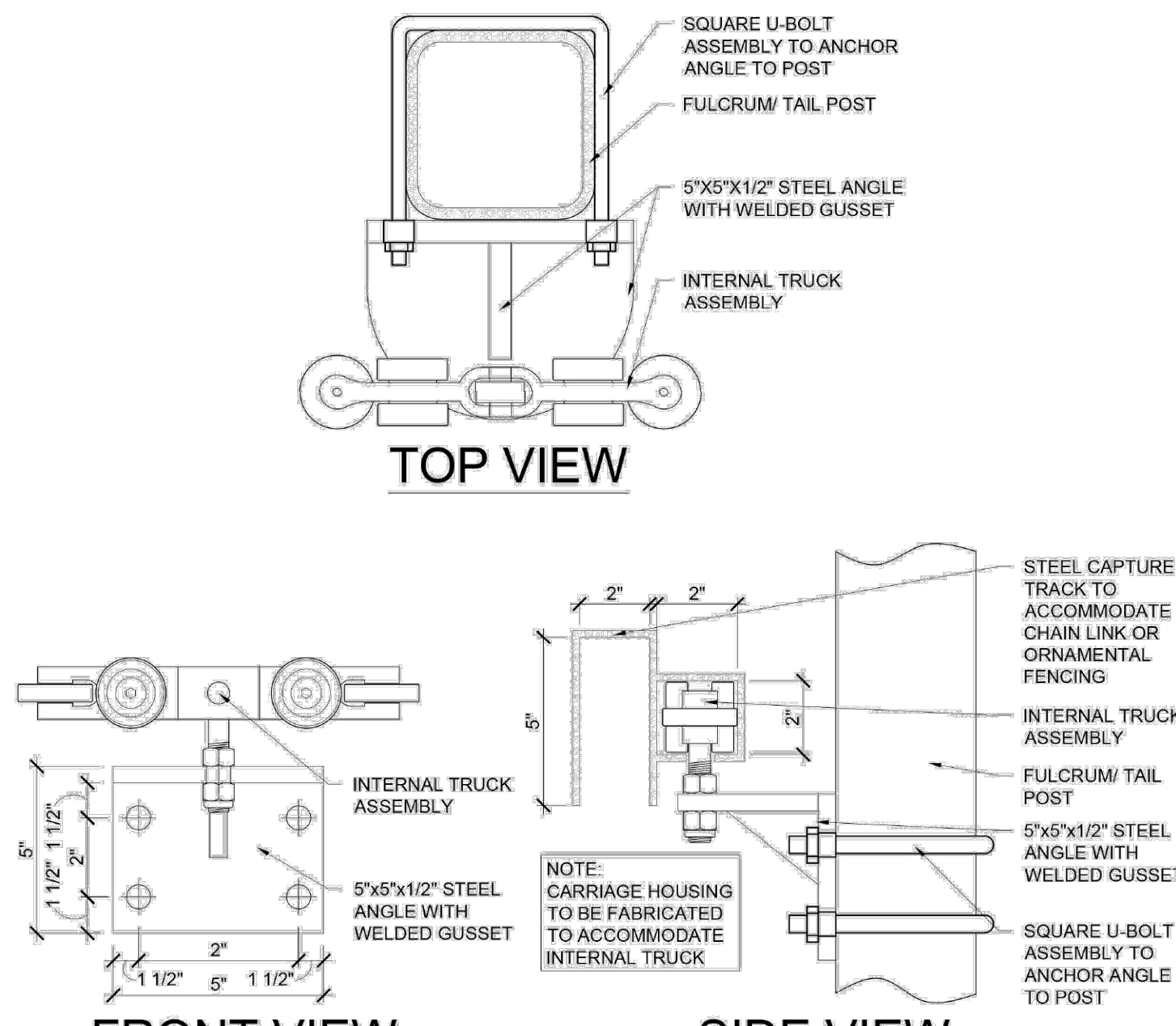
06 CANTILEVER GATE ELEV.
SCALE: 3/8" = 1'-0"



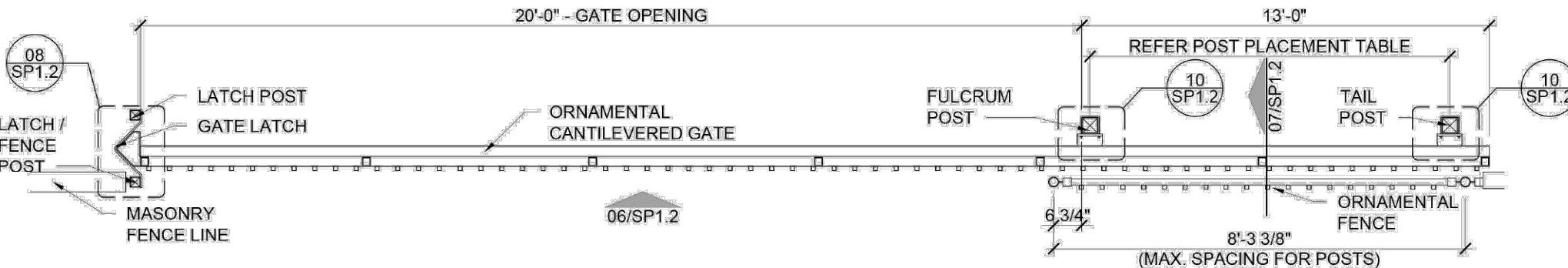
03 CONC. PANEL FENCE DETAIL
SCALE: 1" = 1'-0"



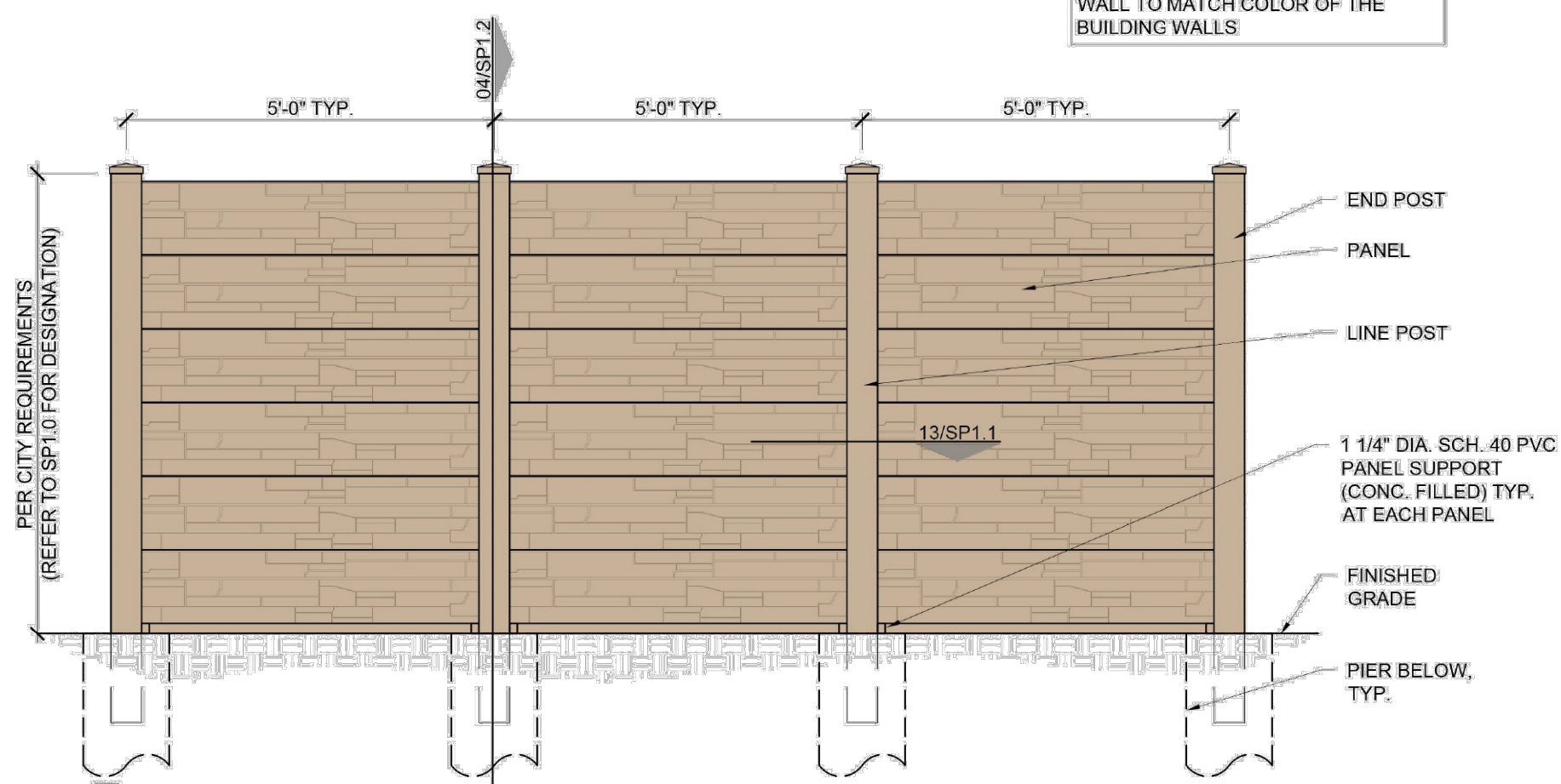
02 CONC. PANEL FENCE DETAIL
SCALE: 1" = 1'-0"



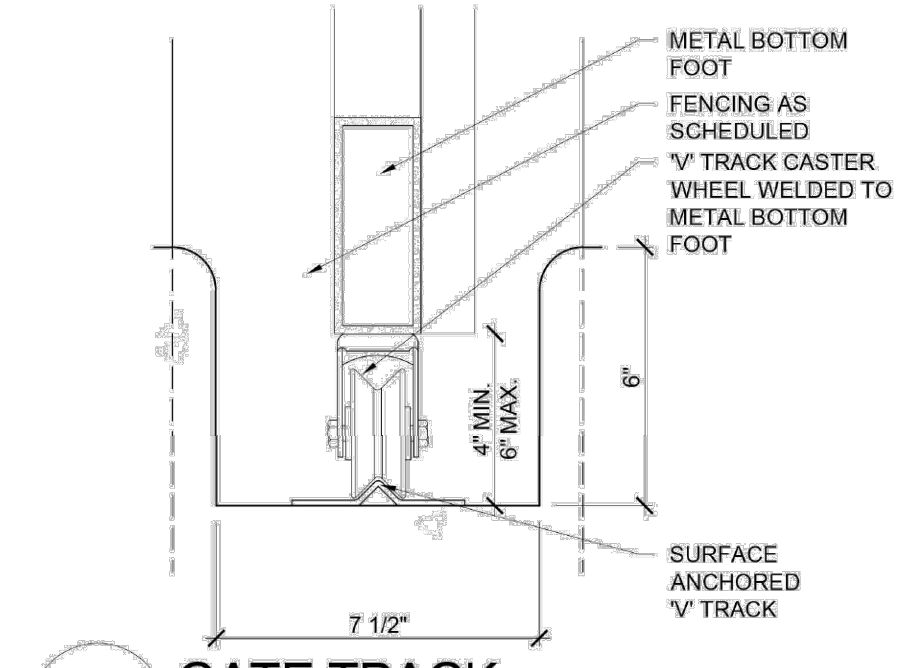
10 CANTILEVER GATE DETAILS
SCALE: 1/2" = 1'-0"



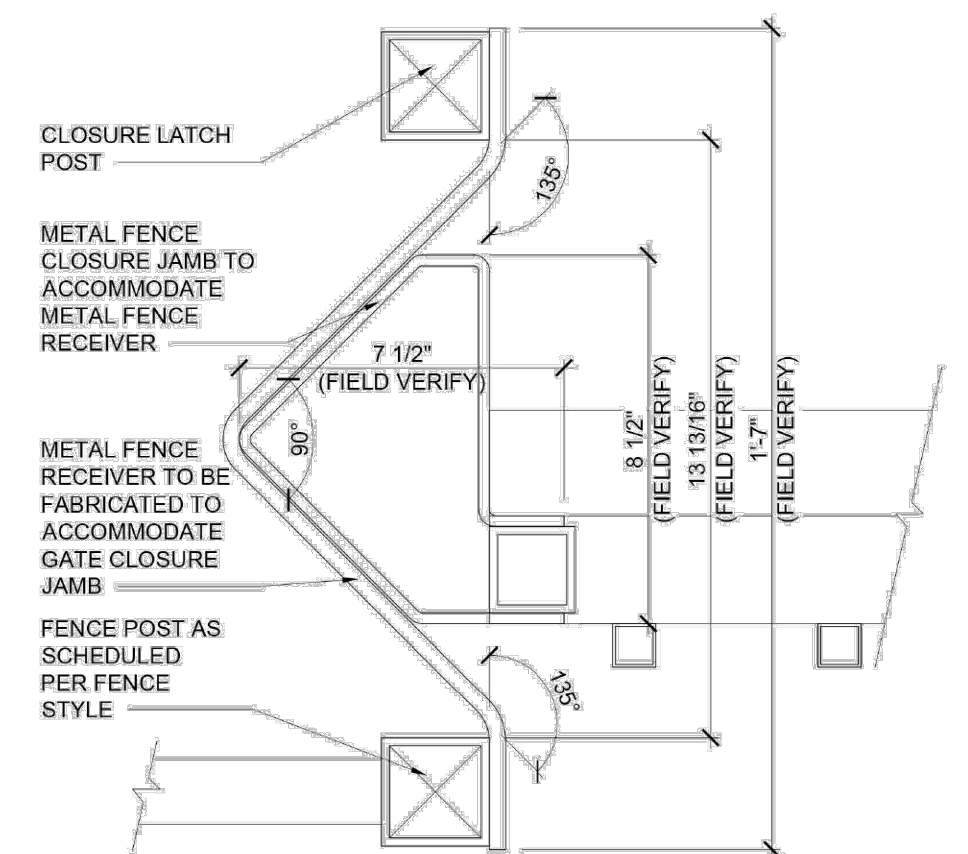
05 CANTILEVER GATE PLAN
SCALE: 3/8" = 1'-0"



01 CONCRETE PANEL FENCE ELEVATION
SCALE: 1/2" = 1'-0"



09 GATE TRACK
SCALE: 3" = 1'-0"



08 GATE WHEEL DETAIL
SCALE: 3" = 1'-0"

NOTE: PAINT PRECAST CONCRETE SCREEN WALL TO MATCH COLOR OF THE BUILDING WALLS

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Cross architects

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CALIBER COLLISION 3151 JUSTIN RD. FLOWER MOUND, TX

PROJECT START DATE:
10/20/25

PROJECT NUMBER:
25544

ISSUE LOG

NO. DATE

DRAWINGS ISSUED FOR:

80% DESIGN SET

SHEET NUMBER

SP1.2

SITE DETAILS

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NO.	DATE	DESCRIPTION
1	09-22-25	1ST SUBMITTAL
2	11-13-25	2ND SUBMITTAL
3	02-26-26	3RD SUBMITTAL
4	03-25-26	4TH SUBMITTAL
5	03-30-26	5TH SUBMITTAL

DATE	PROJECT
03/30/26	090-25
P.E.	DESIGN
KP	JZ

CALIBER COLLISION
3151 JUSTIN RD.
FLOWER MOUND, TX

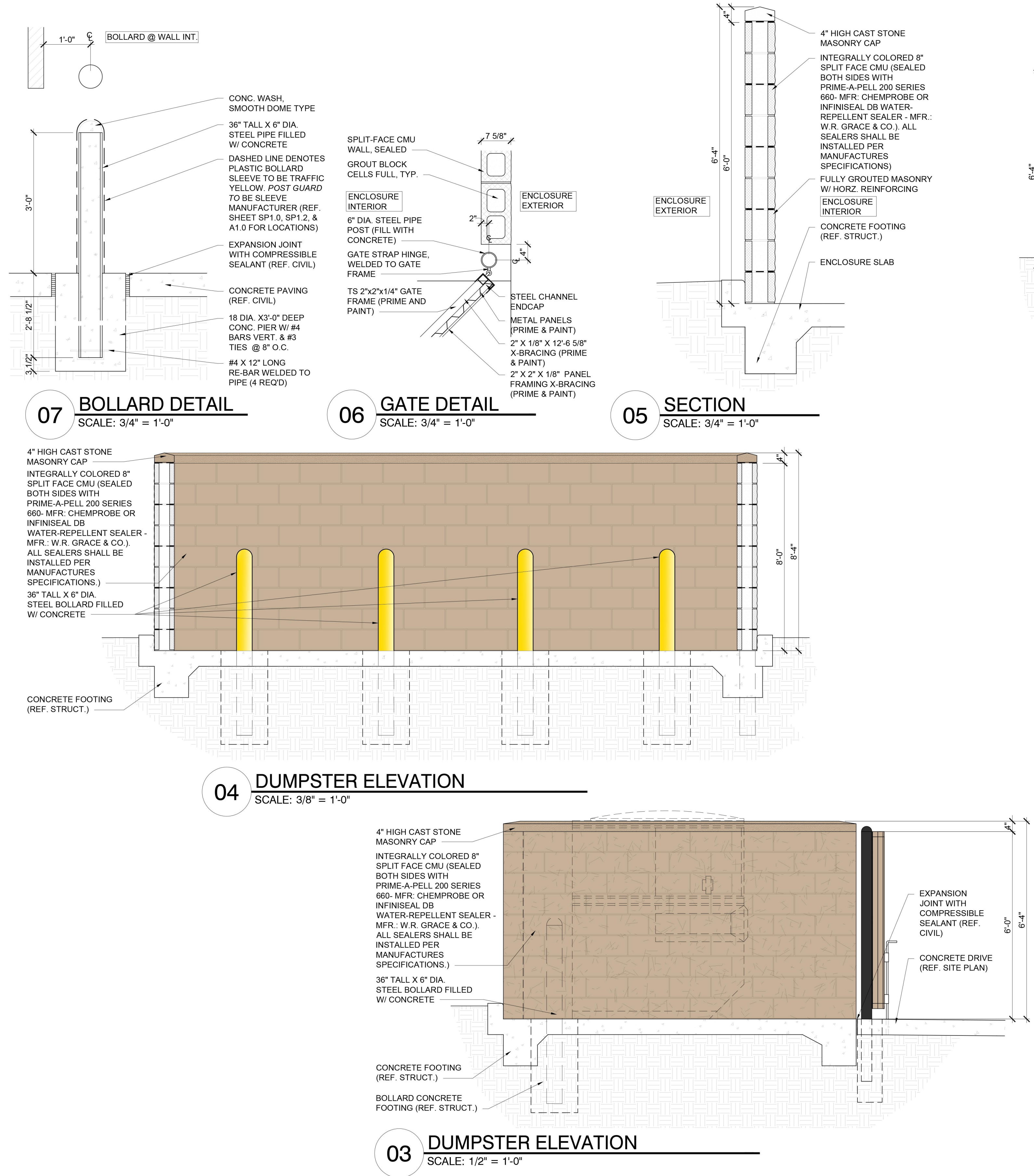
PROJECT START DATE:	
10/20/25	
PROJECT NUMBER:	
25544	
ISSUE LOG	
NO	DATE

DRAWINGS ISSUED FOR:
80% DESIGN SET
SHEET NUMBER

SP1.1

SITE DETAILS

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

DATE: April 13, 2026
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP25-0022 – Flower Mound Fire Station 6) to develop a fire station. The property is generally located east of Canyon Falls Drive and West of Denton Creek 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 for the Town's Fire Station 6. The subject property contains 6.64 acres and is located within a Commercial District-1 (C-1) subdistrict within Planned Development District No. 98 (Canyon Falls). The property is platted as Lot 2, Block A of the Canyon Falls Retail Subdivision.

Currently, Fire Station 6 occupies a temporary location and shares space with Operations and Maintenance in a building at 6566 Stonecrest Road, east of the Canyon Falls development. The new location will include other Town facilities in addition to the fire station and will contain approximately 21,458 square feet of building space. The facility will include an office for the Police Department, three study pods, a community meeting area that will accommodate up to 48 seats and a trailhead area that will connect to the surrounding Town trail network.

The Town's Code of Ordinances does not have a standard parking requirement for fire stations. In such circumstances, the parking ordinance allows the requirements to be interpreted by the town as those of a similar use. A parking study was performed (see attached) to determine the correct number of required parking spaces based on the various components of the facility. The site plan provides 60 parking spaces on site, which includes 4 spaces for the public, 21 secured spaces for firefighters, 35 spaces for offices, a community room, and Park Trailhead. The Town's Parks Department determined that 7 parking spaces would be sufficient to serve the trailhead.

Access to the site will be provided from both Canyon Falls Drive and Denton Creek Boulevard. The access for Fire and EMS vehicles leaving the station will be north onto Denton Creek Boulevard.

The landscape plan depicts the required landscape buffer, street yard, parking lot, and retention pond trees that meet or exceed the PD-98 and the Town's landscaping requirements. Street buffer trees are also being provided on the vacant lot to the south that contains a regional retention pond.

The proposed elevations predominantly utilize a combination of brick and stone with metal accents, which complies with the Town's Urban Design Plan and PD-98 development standards.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

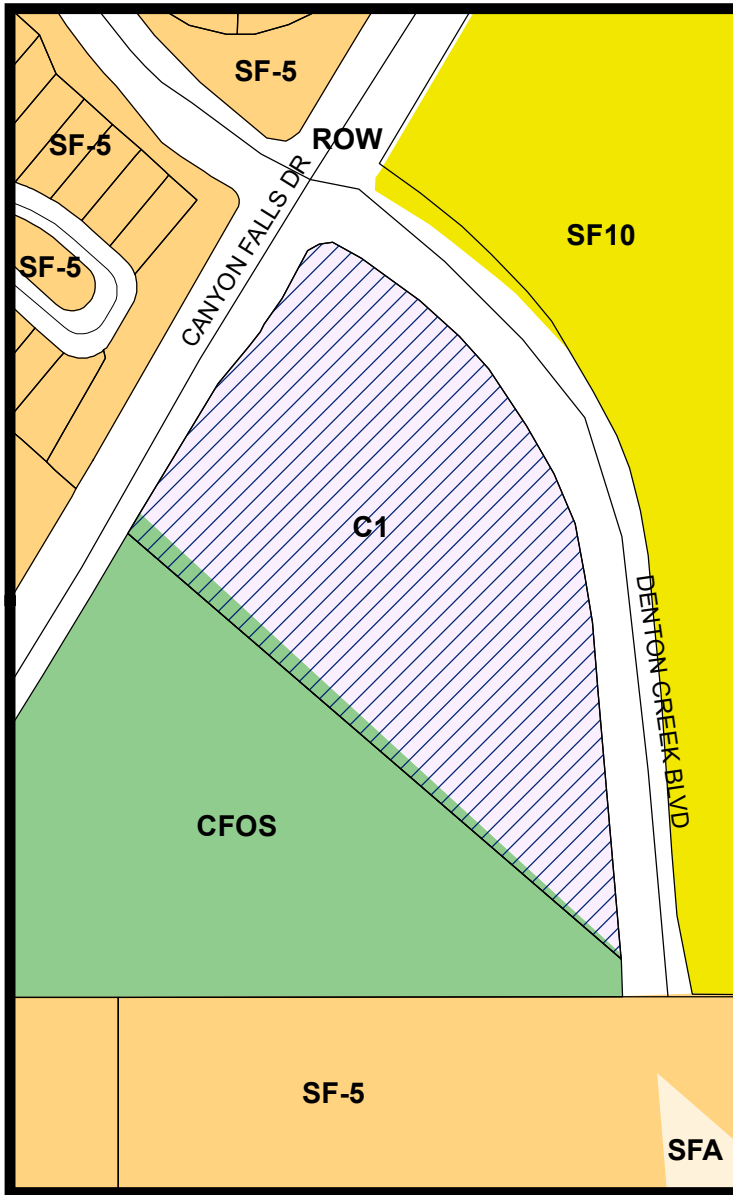
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Site Plan Package

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

Vicinity Map

SP25-0022: Flower Mound Fire Station 6



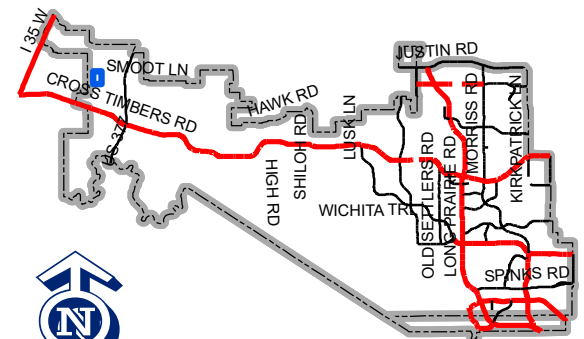
LEGEND

Canyon Falls Open Space
 Single Family 5
 Single Family 10
 Single Family Attached

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.



Map Location





April 8, 2026

Town of Flower Mound
Planning & Zoning Committee
2121 Cross Timbers Road
Flower Mound, TX 75028

LETTER OF INTENT
SITE PLAN APPLICATION - TOWN OF FLOWER MOUND, TEXAS

Kimley-Horn on behalf of The Town of Flower Mound (the "Owner") is submitting a site plan application for the approximately 6.64 acres of land located at the SE corner of Canyon Falls Dr. and Denton Creek Blvd. and identified by parcel number 752733 (the "Property")

The property is adjacent to Single Family 10 zoning to the north across Denton Creek Blvd. It is surrounded in the remaining directions by Single Family District-5 and CF open space lot. The property is zoned Commercial 1, located within PD-98. The proposed site plan is consistent with the allowable uses specified within the PD. The purpose of the site plan application is to allow the property to be developed for Flower Mound Fire Station 6 with a footprint of 21,444 square feet (S.F.). This development will utilize Town water, sewer, and storm infrastructure. This property is an infill lot with franchise utilities available in the area. Further coordination for service will occur later. The property will require a detention pond for the development. The detention pond will be sized for the entire lot to be developed. This factors in the southeast corner of the property where future development will potentially take place for the Town of Flower Mound. A storm stub has been provided for the future development area.

An amended plat for this project has been submitted and approved by Town staff.

After the site plan application is complete, the developer intends to submit building permit for the site. This will follow site plan and amended plat approval.

We respectfully ask for your consideration and approval of this site plan application.

Sincerely,

A handwritten signature in cursive script that reads "Aaron Moody".

Aaron Moody, P.E.
Project Representative
Kimley Horn

TOWN OF FLOWER MOUND

Fire Station No. 6

Parking Study

Development Summary:

This Parking Study is for the proposed development located at 6801 Canyon Falls Dr, Flower Mound TX, 76226. The site is located at the intersection of Canyon Falls Dr & Denton Creek Blvd and has a driveway that connects both streets. The proposed development consists of a fire station that will house 12 firefighters, attached to which will be a Police Department Suite that accommodates 4 officers, and a community wing with offices for Town staff, rentable study pods for high school students, and a Community Room that will be shared between the Fire Department and Community. The parking areas are broken into 3 distinct areas; a public parking for the occasional visitor at the fire station seeking attention, a secured parking area for the full-time staff, and another public parking area for the Community.

The purpose of this parking study is to provide parking data, review the Town's parking requirements and demonstrate that the proposed parking satisfies all parties.

Code Parking Requirement:

Fire Station:

While the Town of Flower Mound does not provide parking requirements for Fire Stations, the proposed parking spaces allow the firefighters to operate at full capacity without hindering operations. We have provided 3 non-ADA parking spaces and 1 ADA parking space for the occasional visitor. Firefighter parking is located on the secure side of the site; 12 spaces for the firefighters and 4 additional parking spaces to accommodate additional firefighters at shift change. Additionally, 1 secure ADA parking space has been provided per the 2012 Texas Accessibility Standards.

Police Department:

Per the Town of Flower Mound Municipal Code, "Office" areas require 1 space per 250 square feet. The gross area of the Police Suite is 576 SF which requires 3 parking spaces. We have provided 4 parking spaces to serve the Police Department. The amount of parking can be reduced or increased by 20 percent.

Community:

The Community wing is composed of 1 office for town staff, 1 conference room and 3 study pods totaling up to 744 net SF. Per the Town of Flower Mound Municipal Code, "office" areas require 1 space per 250 SF. The net area of the Community spaces is 744 SF which requires 3 spaces. We have provided 5 spaces in the public parking area.

The Community Room ("Assembly Hall" type) requires 1 space per 3 seats. As there are 48 seats, the code requires 16 parking spaces. We have provided 19 public parking spaces. Additionally, the proposed development features a Trailhead that connects to the Town's walking trails. Per the municipal code, parking for utility and public service uses are determined by the Town's engineer. Per John Habern, the Town of Flower Mound states trailheads should have parking but doesn't specify parking count requirements. During meetings with the Town of



Flower Mound representatives (John Habern and Chuck Jennings), it was determined that 7 parking spaces would be sufficient as the trailhead would service 2 different walking trails, and is located near the Argyle high School.

The total public parking area totals up to 31 (5+19+7) which by code requires 3 ADA parking spaces. We have provided 4 ADA parking spaces and have assigned the additional ADA parking space to the Trailhead.

Parking Summary:

PARKING ANALYSIS			
Fire/Police Department			
Public Parking	Spaces required	Spaces Provided	Remarks
	-	4	occasional visitor including 1 ADA
TOTAL	-	4	

Secure Parking	Spaces required	Spaces Provided	Remarks
	-	12	12 Fire Fighters staying overnight
	3	4	1 space per 250 sf for "Office" per FM Code of Ordinances
	1	1	Required ADA parking space
	-	4	Additional parking for overlap at shift change
TOTAL	-	21	

Community Side				
Building Use	Spaces required	Spaces Provided	Remark	Calculation
Offices	3	5	1 space per 250 sf for "Office" per FM Code of Ordinances	744 sf / 250 = 3
Community Room	16	19	1 space per 3 seats for "Assembly Hall" per FM Code of Ordinances	48 seats / 3 = 16
Required ADA parking space	3	4		
Trailhead	-	7		
TOTAL	23	35		

Conclusion:

The purpose of the parking study was to provide parking data, review the Town's code for parking requirements and show that the proposed parking is adequate for the proposed development.



PHYSICAL ADDRESS	6801 CANYON FALLS DRIVE, ARGYLE TX	
GROSS SITE AREA	289,289 SQ. FT. / 6.64 AC	
NET SITE AREA	289,289 SQ. FT. / 6.64 AC	
ZONING	(C1) COMMERCIAL 1	
CURRENT USE	UNDEVELOPED	
LOT COVERAGE DATA		
• BUILDING COVERAGE	7.4% / 21,458 SQ. FT.	
• IMPERVIOUS AREA	27.2% / 78,613 SQ. FT.	
• PERVIOUS AREA	72.8% / 210,676 SQ. FT.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
• ADA STALLS		6 STALLS
• NON-ADA STALLS		54 STALLS
TOTAL PARKING	PER TOWN ENGINEER	60 STALLS
BUILDING DATA		
• BUILDING	ONE STORY	
• PEAK HEIGHT	30'	
• MEAN HEIGHT	30'	
• TOTAL SQUARE FOOTAGE	21,458 SQ. FT.	



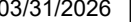
- ## SITE NOTES

- FLOODPLAIN NOTE

OWNER: TOWN OF FLOWER MOUND 2121 CROSS TIMBERS RD. FLOWER MOUND, TX 75028 CONTACT: CHUCK RUSSELL PHONE: 972-874-6347	APPLICANT/ENGINEER: KIMLEY-HORN 100 W OAK STREET, SUITE 203 DENTON, TEXAS 76201 CONTACT: AARON MOODY, P.E. PHONE: 940-536-0346
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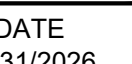
DATE PREPARED: 03/31/2026

Kimley»Horn
© 2028 KIMLEY-HORN AND ASSOCIATES, INC.
100 W OAK STREET, SUITE 203, DENTON, TX 76201
PHONE: 940-287-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



OVERALL SITE PLAN

FLOWER MOUND
FIRE STATION 6



PROJECT NO.
066082217

SHEET NUMBER
SP-1

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

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.

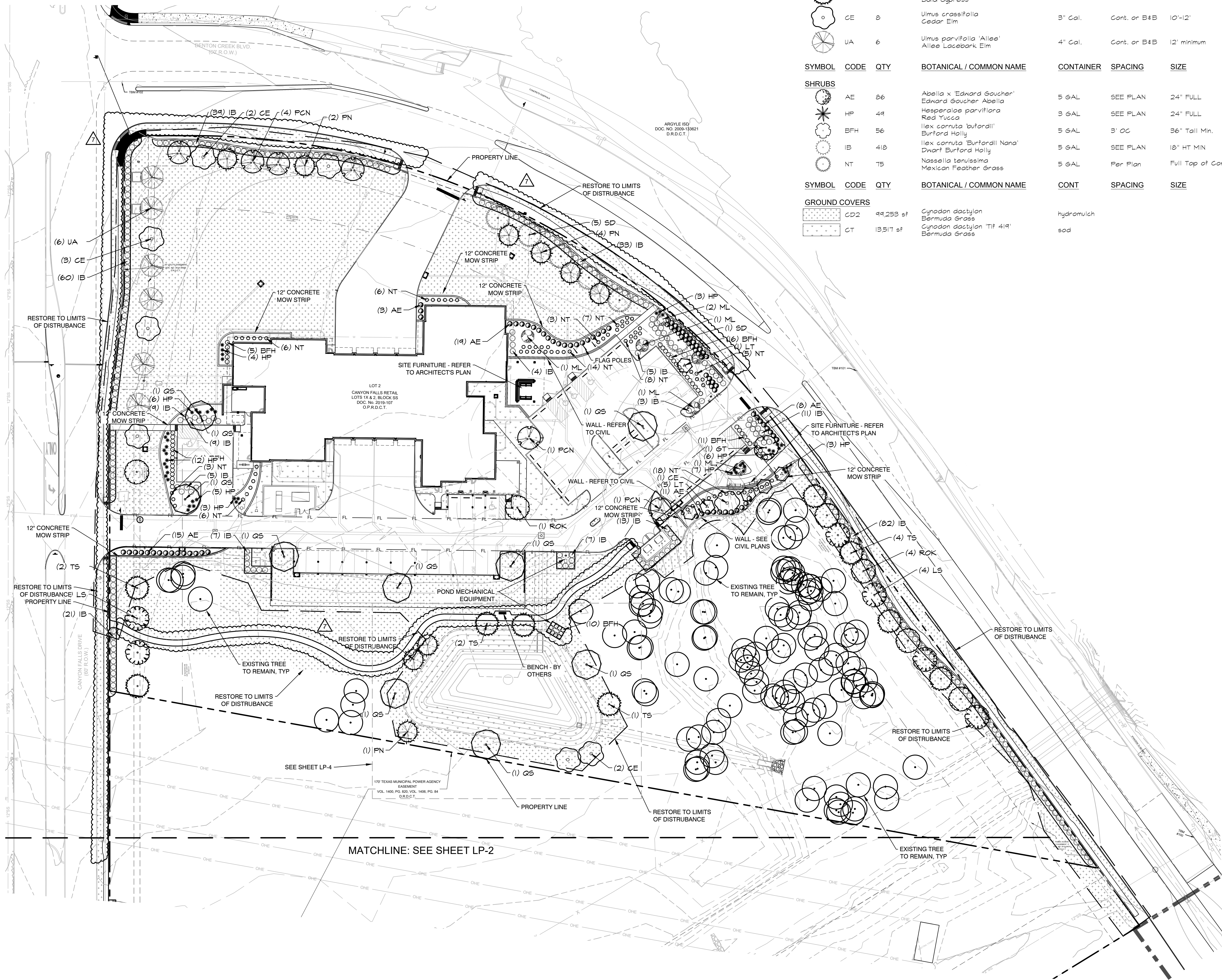
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO 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).

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 HUMIDITY CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HUMIDZONE.
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 ZONE VALVES AND SPRAY HEADS (WHEN AVAILABLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTORIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. POTABLE WATER WILL ONLY BE USED UNTIL THE REUSE WATER SYSTEM IS OPERATIONAL, AT WHICH TIME IT WILL BE REQUIRED TO SWITCH OVER TO REUSE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	PCN	6	Carya illinoensis Pecan	3" Cal.	Cont. or B&B	10'-12" HT
	TA	5	Fraxinus texensis Texas Ash	1.5" Cal.	Min. 15 gal.	6'-8'
	GT	6	Gleditsia triacanthos inermis Thornless Honeylocust	3" Cal.	B&B	10'-12" HT
	LT	6	Lagerstroemia x 'Torta' Japanese Crapemyrtle Multi-Trunk	2" Cal.	Cont.	5' HT MIN
	LS	6	Liquidambar styraciflua Sweet Gum	3" Cal.	Cont. or B&B	10'-12" HT
	ML	6	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	3" Cal.	Cont.	10' ht.
	PE	6	Pinus elliotii Slack Pine	3" Cal.	B&B	10'-12"
	PN	4	Pinus taeda Loblolly Pine	3" Cal.	B&B	10'-12"
	GS	4	Quercus shumardii Shumard Red Oak	3" Cal.	Cont. or B&B	10'-12"
	ROK	6	Quercus texana Texas Red Oak	3" Cal.	Cont. or B&B	10'-12"
	SD	6	Sapindus drummondii Western Shoeberry	3" Cal.	Cont. or B&B	10'-12" HT.
	TS	4	Taxodium distichum 'Shannes Brave' TM Bald Cypress	4" Cal.	B&B or Cont.	12' HT. Min.
	CE	8	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	10'-12"
	UA	6	Ulmus parvifolia 'Allegheny' Allegheny Elm	4" Cal.	Cont. or B&B	12' minimum
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS						
	AE	86	Abelia x 'Edward Goucher' Edward Goucher Abelia	5 GAL	SEE PLAN	24" FULL
	HP	44	Hesperaloe parviflora Red Yucca	3 GAL	SEE PLAN	24" FULL
	BHF	46	Ilex cornuta 'Burfordi' Burford Holly	5 GAL	3' OC	36" Tall Min.
	IB	51B	Ilex cornuta 'Burfordi' Nana' Dwarf Burford Holly	5 GAL	SEE PLAN	18" HT MIN
	NT	75	Nassella tenuissima Mexican Feather Grass	5 GAL	Per Plan	Full Top of Container
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	CD2	44,253 sf	Cynodon dactylon Bermuda Grass	hydrumulch		
	CT	13,511 sf	Cynodon dactylon 'Tif 419' Bermuda Grass	sod		

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	143,758 SF	28,751 SF	106,637 SF
FOUNDATION PLANTINGS - PROVIDED			
10,000 TO 110,000 SF = 10 PER 2,500 SF = 16 TREES	STREET YARD TREES		
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
DENTON CREEK BLVD			
10 (FOR THE 1st 10,000SF)+10 (96,828 SF/2,500) = 39 TREES	106,826 SF	49 TREES	18 PROPOSED TREES 54 EXISTING TREES
CANYON FALLS DRIVE			
10 (FOR THE 1st 10,000SF)+10 (16,896 SF/2,500) = 7 TREES	36,932 SF	17 TREES	16 PROPOSED TREES 4 EXISTING TREES
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
DENTON CREEK BLVD	25 FT	25 FT	
CANYON FALLS DRIVE	25 FT	25 FT	
LOT 2 STREET BUFFER TREES/SHRUBS			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
DENTON CREEK BLVD 1 PER 30 LF	955 LF	32 TREES	32 TREES
CANYON FALLS DRIVE 1 PER 30 LF	405 LF	14 TREES	14 TREES
DENTON CREEK BLVD 10 PER 50 LF	955 LF	191 SHRUBS	191 SHRUBS
CANYON FALLS DRIVE 10 PER 50 LF	405 LF	81 SHRUBS	81 SHRUBS
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
162 SF PER PARKING ISLAND	14 ISLANDS	2,268 SF	5,587+ SF
90 SF PER 12 SPACES	60 SPACES	450 SF	5,587+ SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	60 SPACES	6 TREES	8 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT OF A TREE			
PARKING AREA SHRUBS			
STANDARD	LF LANDSCAPE STRIP	REQUIRED	PROVIDED
1 PER 5 LF	186 LF	37 SHRUBS	56 SHRUBS
POND PLANTINGS			
	POND AREA	REQUIRED	PROVIDED
1 PER 500 SF	5,401 SF	11 TREES	11 TREES

COMMON NAME	# TREES	SPECIES	%	GENUS	%
PECAN	6	ILLINOINENSIS	7%	CARYA	7%
TEXASASH	5	TENENSIS	6%	FRAXINUS	6%
THORNLESS-HONEYLOCUST	6	TRICANTHOS	7%	GLEDITSIA	7%
FLORIDAMARBLE	6	INDICA	7%	QUERCUS PRINCEPIA	7%
SOUTHERN MAGNOLIA	6	GRANDIFOLIA	7%	MAGNOLIA	7%
SLASH PINE	6	ELLIOTTI	7%	PINUS	17%
LOBLOBBYPINE	9	TAEDA	10%	PINUS	
SHUMARD OAK	9	SHUMARDII	10%	QUERCUS	17%
TEXASRED OAK	6	TEXANA	7%	QUERCUS	
WESTERN SCOPARIERY	6	DRUMMONDII	7%	SCOPARIERY	7%
WHITE PINE	9	STROBILIFERA	10%	QUERCUS	10%
CEDARUR	6	CRASSIFOLIA	9%	QUERCUS	9%
LACEBARKELM	6	PARVIFOLIA	7%	ULMUS	7%
TOTAL	88		100%		100%



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1701 W Northwest Hwy
Suite 100
Grapevine, TX 76051
972.809.6438

Architectural
Martinez Architects

Civil Engineer
Kimley-Horn

Landscape Architect
Evergreen Design group

Structural Engineer
IMEG

MEP Engineer
UEI

IT/AV
Howell Design Group

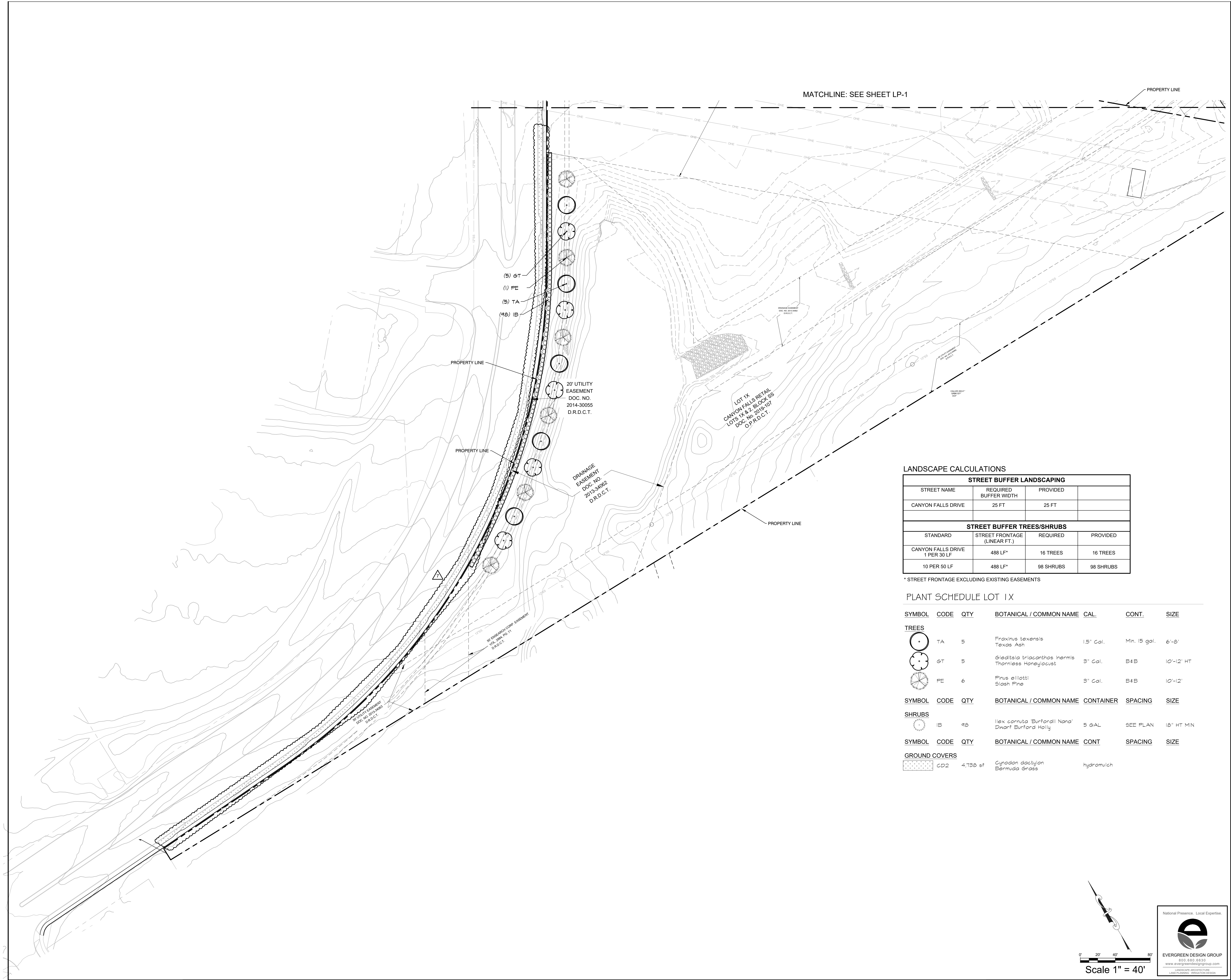
FLOWER MOUND - STATION 6

City of Flower Mound
6801 CANYON FALLS DR
ARGYLE, TX 76226

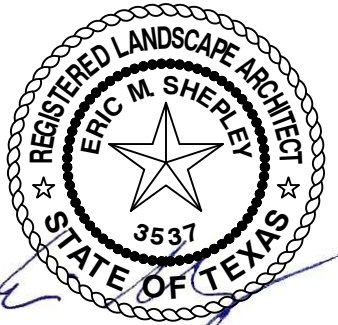
PROJECT No: MA 24038
DATE: 23-Mar-2026

1	100% SD	12-SEP-2025
2	100% DD	31-OCT-2025
3	50% CD	12-DEC-2025
4	95% CD	30-JAN-2026
5	100% CD (Issue for Bid/Permit)	20-FEB-2026
6	CITY COMMENT	27-FEB-2026
7	ADDENDUM 2	23-MAR-2026
8	CITY COMMENT	08-APR-2026

LP-1



PROFESSIONAL SEAL



LOGO/CONTACT



Martinez Architect, LP
1701 W Northwest Hwy
Suite 100
Grapevine, TX 76051
972.809.6438

DESIGN TEAM

Architectural
Martinez Architects

Civil Engineer
Kinley-Horn

Landscape Architect
Evergreen Design group

Structural Engineer
IMEG

MEP Engineer
UEI

IT/AV
Howell Design Group

FLOWER MOUND - STATION 6

City of Flower Mound
6801 CANYON FALLS DR
ARGYLE, TX 76226

PROJECT No: MA 24038
DATE: 23-Mar-2026

ISSUE

1	100% SD	12-SEP-2025
2	100% DD	31-OCT-2025
3	50% CD	12-DEC-2025
4	95% CD	30-JAN-2026
5	100% CD (Issue for Bid/Permit)	20-FEB-2026
6	CITY COMMENT	27-FEB-2026
7	ADDENDUM 2	23-MAR-2026
8	CITY COMMENT	08-APR-2026

LANDSCAPE
PLAN

LP-2

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 CHARGES 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 THE 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, SEWERS, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

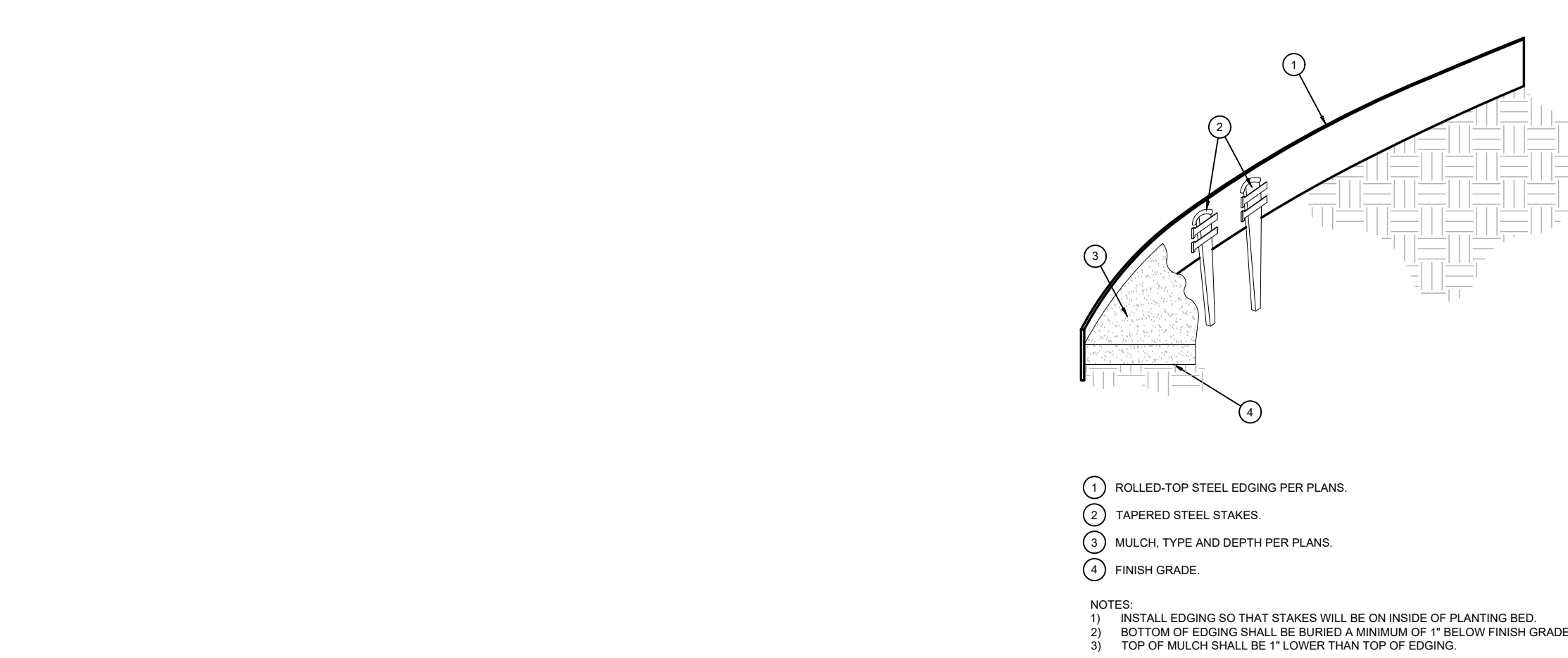
PRODUCTS

- 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 CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS. NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED ON BURLAP OR BURLAPPED (BAB) UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DETERMINED UNACCEPTABLE BY THE LANDSCAPE CONTRACTOR SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO 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 LEADERS ARE DAMAGED OR REMOVED.
 6. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 7. 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.
 8. 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.
 9. 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
1. 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.
 2. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 3. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/CM, NOT EXCEEDING 0.5 PERCENT NITR CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, NO MANURE OR ANIMAL GASED PRODUCTS SHALL BE USED.
 4. 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).
- D. 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 THE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.108 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 SOL-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

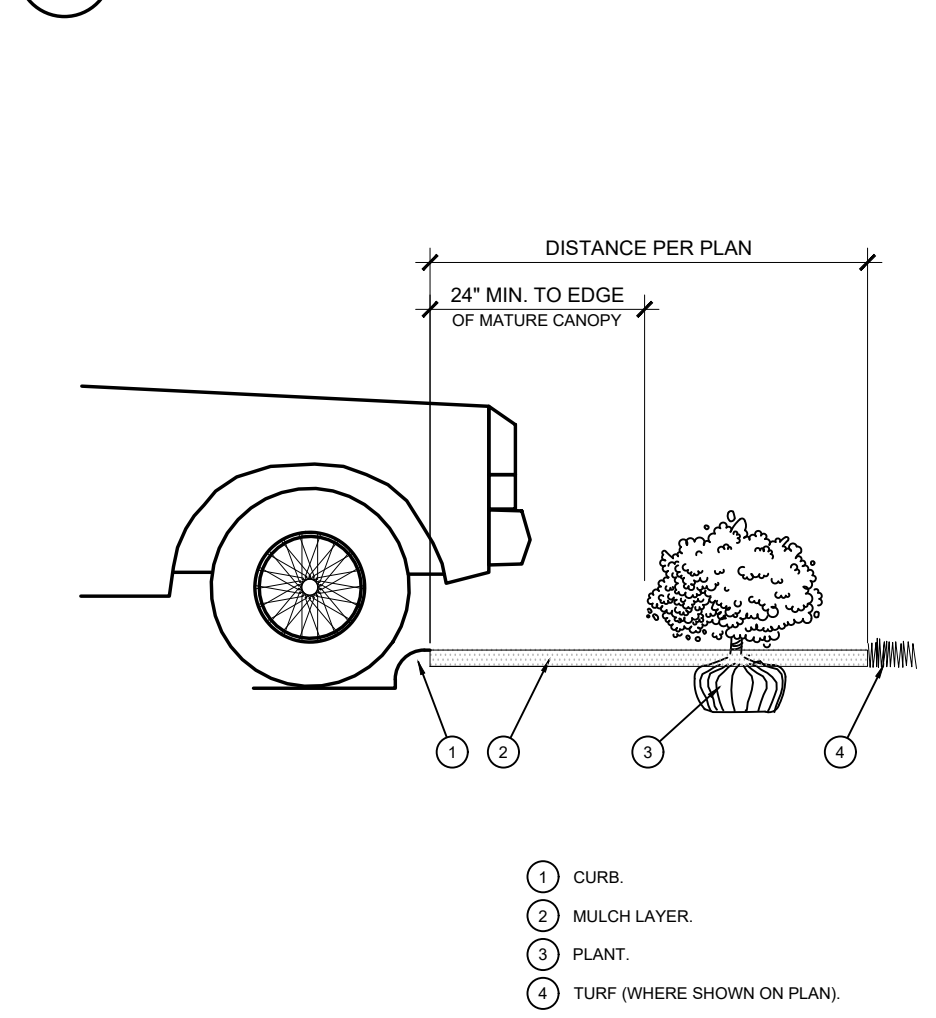
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE.
 2. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 3. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, 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 DIVERS 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 SULFATE - 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 GRADE 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 GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - 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 8" OF SOIL.

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT FOR 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 TREES, 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 TREES, 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, TRENDING NEAR EXISTING TREES.
 3. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 4. 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.
 5. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO RE-ROOT. 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 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 LIE, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-1/2" TREES: TWO STAKES PER TREE
 - b. 2-1/2" 4" TREES: TWO 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 BASIN WITH WEED BARRIER CLOTH. IN PLACE.
 8. SHRUB, PERENNIAL, AND TOPDRESSING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. 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.
 3. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 4. 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 PLACING WITHIN 6" OF CONCRETE WALKS AND CURBS, MULCH NOT PROVIDE 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.
 3. INSPECTION AND ACCEPTANCE
 4. 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.
 5. 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.
 6. 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, RESETTING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDS 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.
 2. 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 RESEEDS (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
 3. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 4. 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.
 5. 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.
 6. PROVIDE A MINIMUM OF 10 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, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



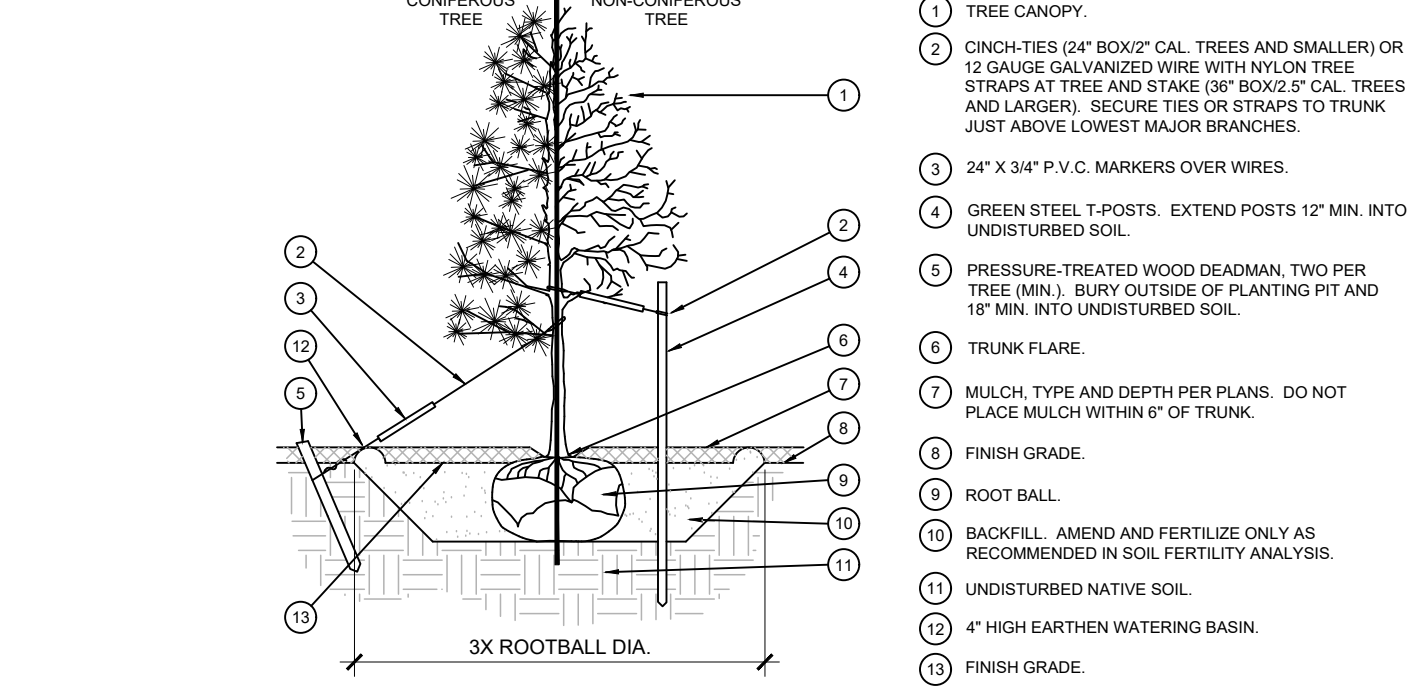
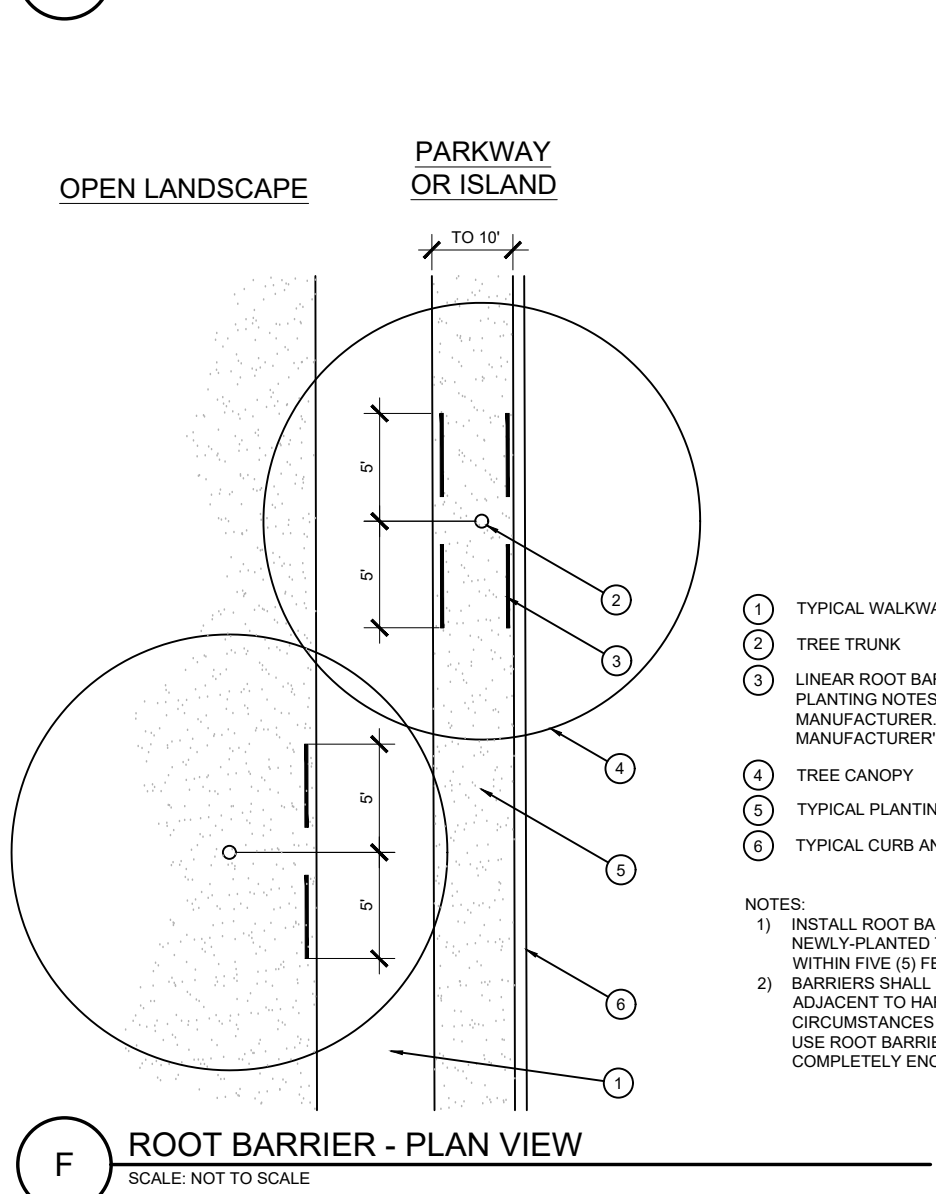
STEEL EDGING

SCALE: NOT TO SCALE



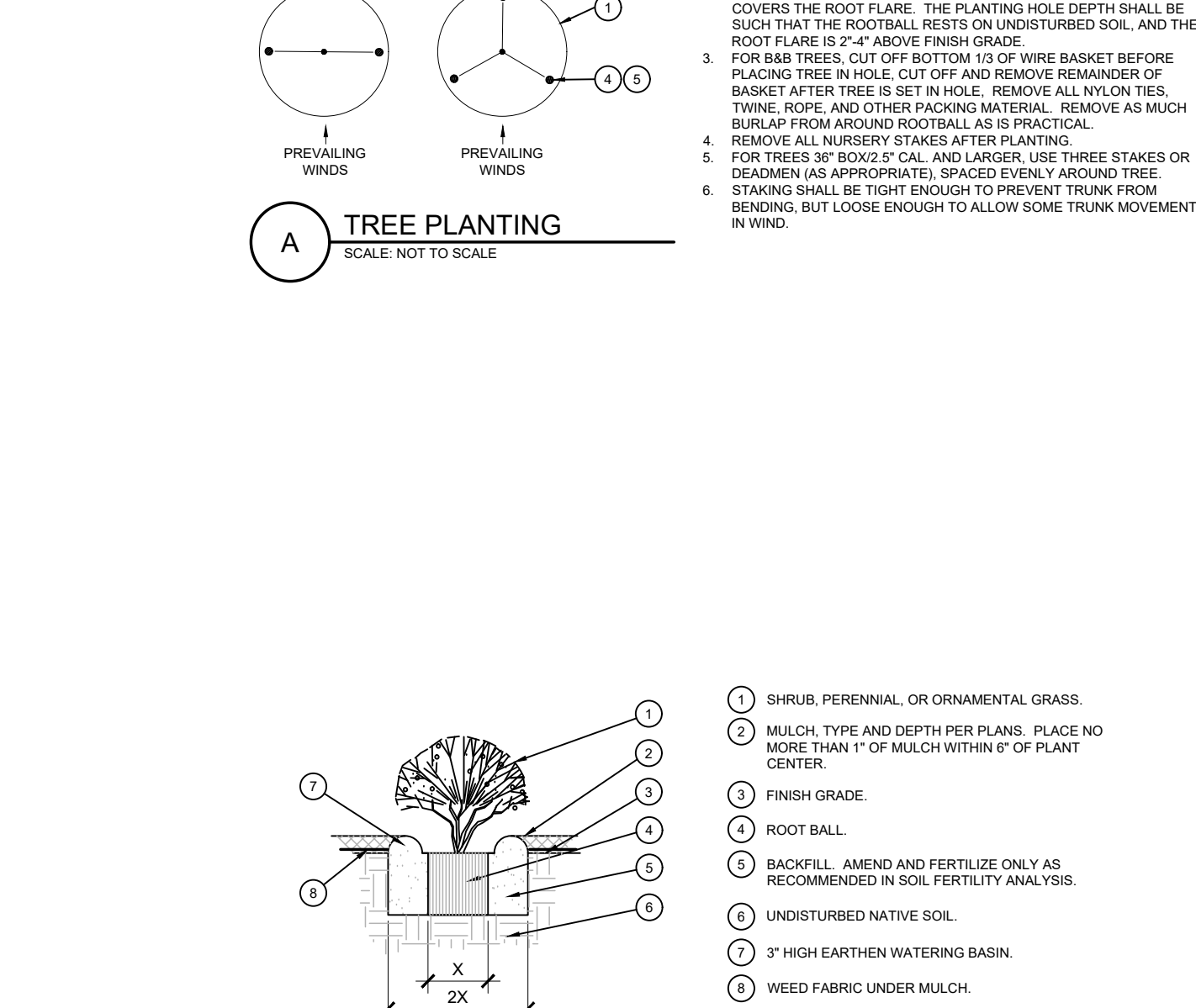
PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



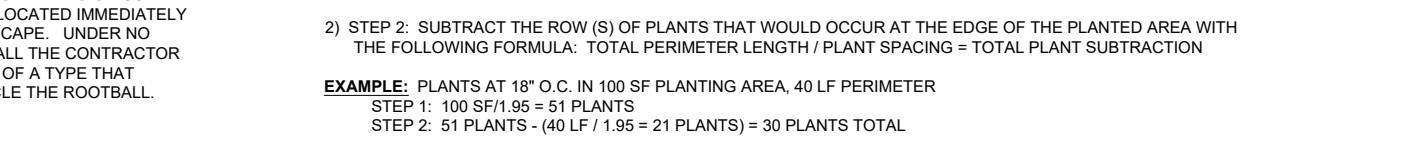
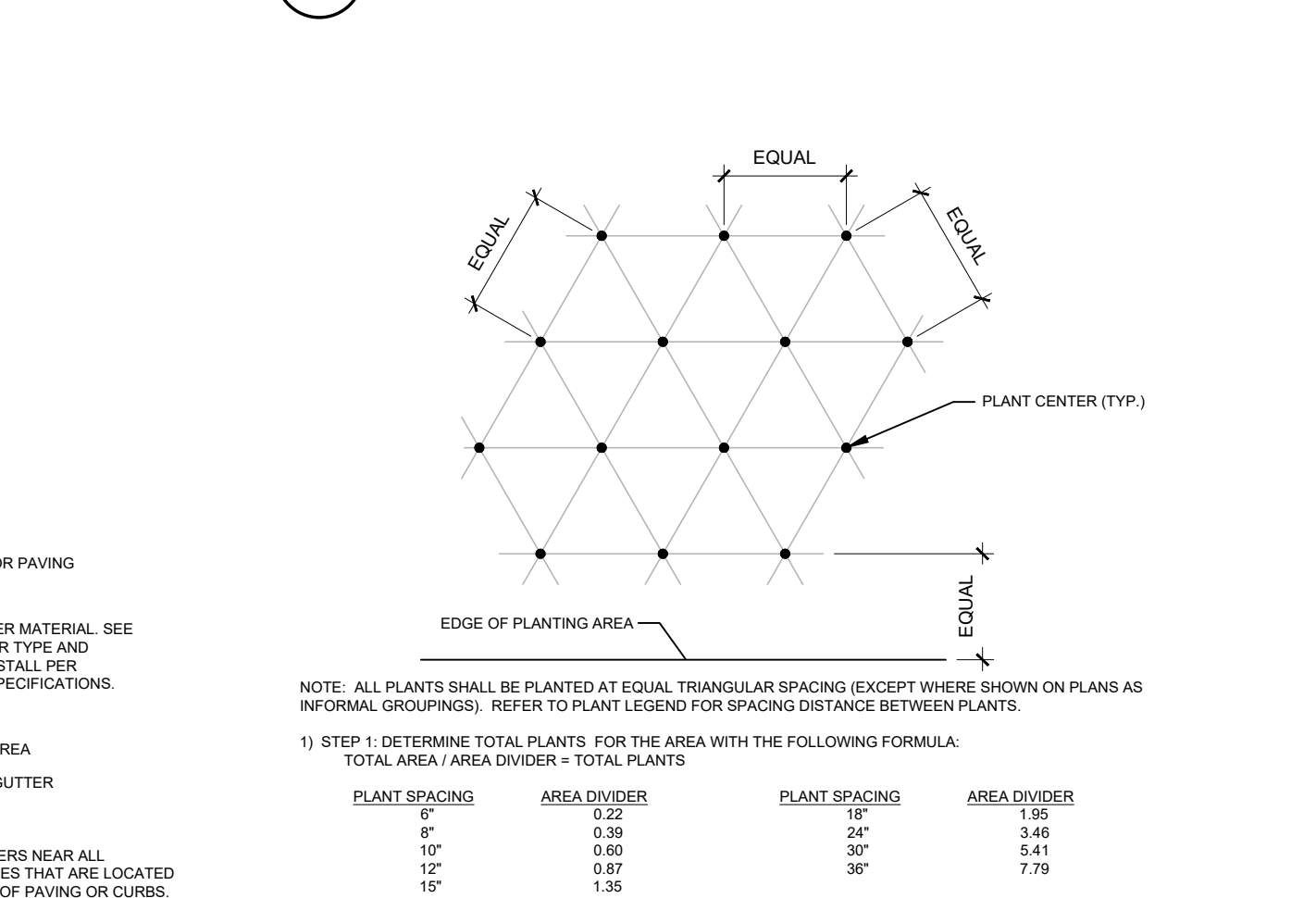
TREE PLANTING

SCALE: NOT TO SCALE



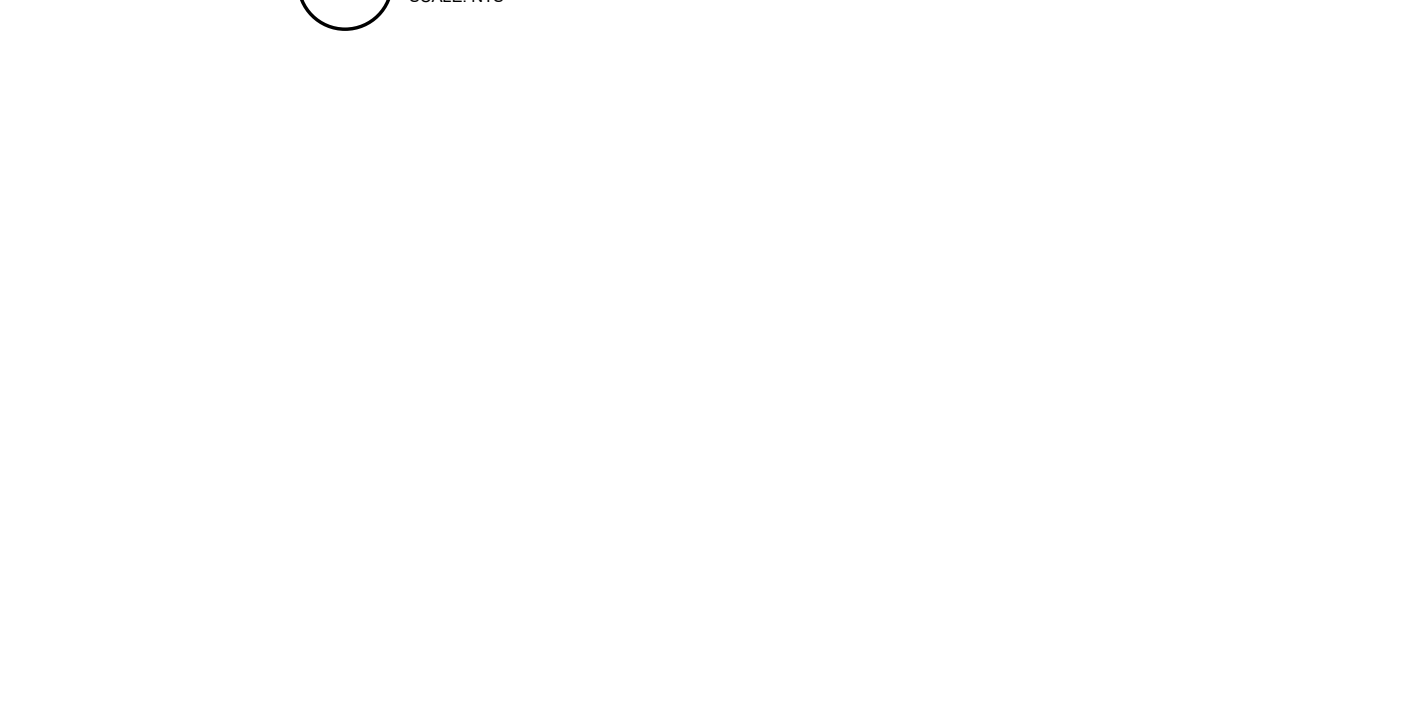
SHRUB AND PERENNIAL PLANTING

SCALE: NTS



PLANT SPACING

SCALE: NTS



PROFESSIONAL SEAL



LOGO/CONTACT



DESIGN TEAM

- Architectural
Martinez Architects
- Civil Engineer
Kinsley-Horn
- Landscape Architect
Evergreen Design group
- Structural Engineer
IMEG
- MEP Engineer
UEI
- IT/AV
Howell Design Group

FLOWER MOUND - STATION 6

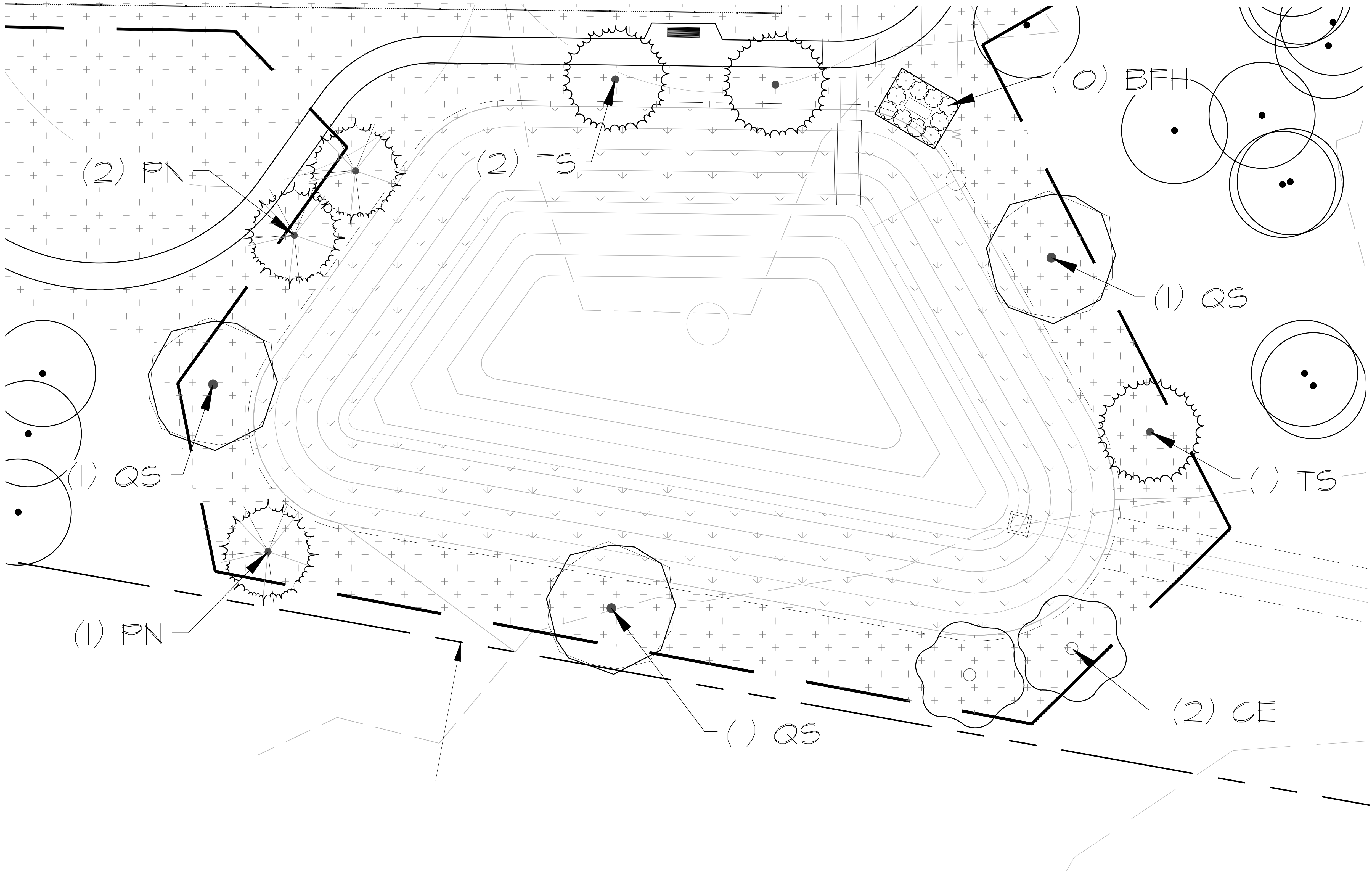
City of Flower Mound
6801 CANYON FALLS DR
ARGYLE, TX 76226

PROJECT No: MA 24038
DATE: 23-Mar-2026

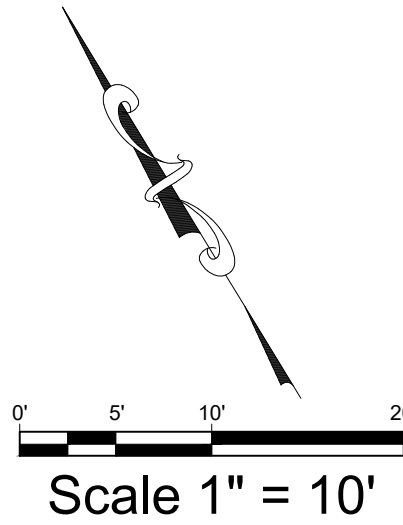
ISSUE	DATE
1	100% SD
2	100% DD
3	50% CD
4	95% CD
5	100% CD (Issue for Bids)
6	CITY COMMENT
7	ADDENDUM 2
8	CITY COMMENT

LANDSCAPE DETAILS & SPECIFICATIONS

LP-3



PLANT SCHEDULE POND						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	PN	3	Pinus taeda Loblolly Pine	3" Cal.	B&B	10'-12'
	QS	3	Quercus shumardii Shumard Red Oak	3" Cal.	Cont. or B&B	10'-12'
	TS	3	Taxodium distichum 'Shansee Brave' TM Bald Cypress	4" Cal.	B&B or Cont.	12' Ht. Min.
	CE	2	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	10'-12'
GROUND COVERS						
	CT	6,554 sq	Cynodon dactylon TIF 419' Bermuda Grass	sod		



- DESIGN TEAM**
- Architectural**
Martinez Architects
 - Civil Engineer**
Kinley-Horn
 - Landscape Architect**
Evergreen Design group
 - Structural Engineer**
IMEG
 - MEP Engineer**
UEI
 - IT/AV**
Howell Design Group

FLOWER MOUND - STATION 6

City of Flower Mound
6801 CANYON FALLS DR
ARGYLE, TX 76226

PROJECT No:	MA 24038
DATE:	23-Mar-2026
ISSUE	
1	100% SD 12-SEP-2025
2	100% DD 31-OCT-2025
3	50% CD 12-DEC-2025
4	95% CD 30-JAN-2026
5	100% CD (Issue for Bid/Permit) 20-FEB-2026
6	CITY COMMENT 27-FEB-2026
7	ADDENDUM 2 23-MAR-2026
8	CITY COMMENT 08-APR-2026

LANDSCAPE PLAN

LP-4

GENERAL NOTES

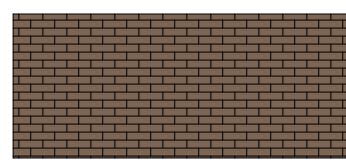
- A. G.C. SHALL PROVIDE WIND LOAD CERTIFICATION FROM REGISTERED ENGINEER UPON COMPLETION OF PROJECT. ENGINEER TO CERTIFY WIND SPEED REQUIRED ON STRUCTURAL DRAWINGS. FOR ALL COMPONENTS OF BUILDING INCLUDING BUT NOT LIMITED TO THE FOUNDATION, WALLS, DOORS, FRAMES, WINDOWS, AND ROOF. G.C. TO COORDINATE ALL LOUVERS, VENTS AND OTHER PENETRATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- C. G.C. TO PERFORM SMOKE TEST, SEAL ALL PENETRATION INDICATED BY RESULTS - COORDINATE WITH ARCHITECT/OWNER.
- D. TIE ALL DOWNSPOUTS TO UNDERGROUND STORM SYSTEM (RE: PLUMBING AND CIVIL).
- E. EXTERIOR ELECTRICAL PANELS TO BE PAINTED TO MATCH COLOR OF ADJACENT MATERIAL.

KEYNOTES

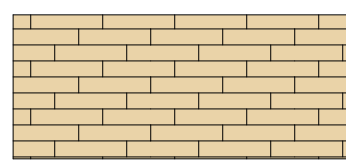
- 119 CONCRETE-FILLED STEEL PIPE BOLLARDS - RE: C3/AS-201
- 140 PRE-FIN. PERFORATED METAL PANEL SYSTEM
- 148 5' METAL ORNAMENTAL FENCE - RE: C4/AS-201
- 254 SCHEDULED DOOR - RE: A-601
- 277 PRE-FIN. MTL LADDER
- 301 HVLS FAN
- 405 MODIFIED BITUMEN MEMBRANE ROOFING
- 500 BRICK VENEER 1 (BR-1)
- 502 STONE VENEER 1 (ST-1)
- 504 CAST STONE (CS-1)
- 505 PRE-FIN. METAL WALL PANEL 1 (WP-1)
- 507 PRE-FIN. MTL COPING 1 (MC-1)
- 508 STANDING SEAM METAL PANEL 1 (MR-1)
- 509 PRE-FIN. METAL FASCIA 1 (MF-1)
- 512 PRE-FIN. METAL SOFFIT 2 (MS-2)
- 513 SCHEDULED WINDOW SYSTEM - RE: A-601
- 515 PRE-FIN. MTL GUTTER AND DOWNSPOUT.
- 516 PRE-FIN. MTL. SCUPPER AND DOWNSPOUT
- 518 PRE-FIN. MTL LOUVERS
- 524 PRE-FIN. MTL SUN SHADE DEVICE BY CANOPY MANUFACTURER
- 529 PRE-FIN. MTL COLUMN
- 530 PRE-FIN. MTL COLUMN WRAP
- 532 PRE-FIN. MTL SCUPPER

LEGEND

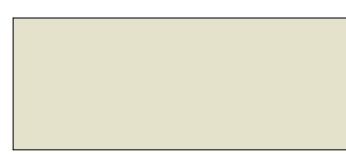
WALL ASSEMBLY - MASONRY



- BRICK VENEER 1 (BR-1)**
- MANUFACTURER: ACME
 - COLOR: BROOKSHIRE, EBONY, & MUSHROOM BROWN
 - SIZE: 12" X 4" X 3 5/8"
 - PATTERN:

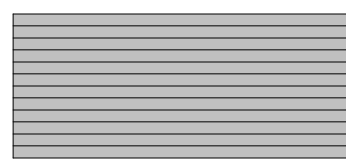


- STONE VENEER 1 (ST-1)**
- MANUFACTURER: ACME
 - COLOR: LUNAR ASH
 - SIZE: 36" X 8" X 3 5/8"
 - PATTERN:

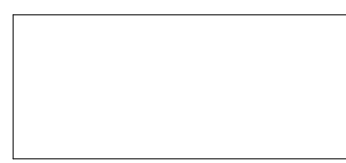


- CAST STONE (CS-1)**
- MANUFACTURER: SITEWORKS
 - COLOR: CREAM

WALL ASSEMBLY - METAL



- PRE-FIN. METAL WALL PANEL 1 (WP-1)**
- MANUFACTURER: MCELROY METAL
 - TYPE: MARQUEE/LOK, W/ 1 PENCIL RIB
 - COLOR: SILVER METALLIC

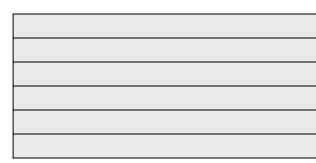


- PRE-FIN. METAL WALL PANEL 2 (WP-2) - NOT IN USE**
- LOCATION:
 - MANUFACTURER:
 - MODEL:
 - COLOR:



- PRE-FIN. METAL COPING 1 (MC-1)**
- MANUFACTURER: MCELROY METAL
 - COLOR: MATTE BLACK

ROOF ASSEMBLY



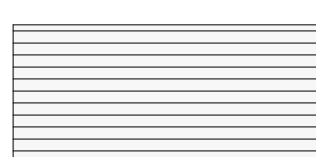
- STANDING SEAM METAL PANEL 1 (MR-1)**
- MANUFACTURER: MCELROY METAL
 - TYPE: MEDALLION/LOK SNAP
 - LOCK
 - COLOR: ASH GREY



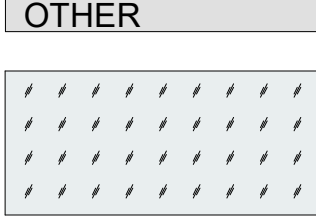
- PRE-FIN. MTL FASCIA 1 (MF-1)**
- MANUFACTURER: MCELROY METAL
 - COLOR: MATTE BLACK



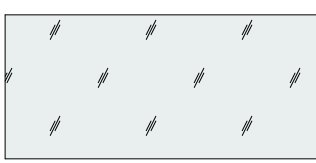
- PRE-FIN. MTL FASCIA 2 (MF-2) - NOT IN USE**
- LOCATION:
 - MANUFACTURER:
 - MODEL:
 - COLOR:
- PRE-FIN. MTL SOFFIT 1 (MS-1) - NOT IN USE**
- MANUFACTURER:
 - TYPE:
 - COLOR:



- PRE-FIN. MTL SOFFIT 2 (MS-2)**
- MANUFACTURER: IMARK
 - COLLECTION: ALLURA
 - COLOR: NATURAL MAPLE



- GLAZING 3 (GL-3)**
- LOCATION:
 - MANUFACTURER:
 - MODEL:
 - COLOR:

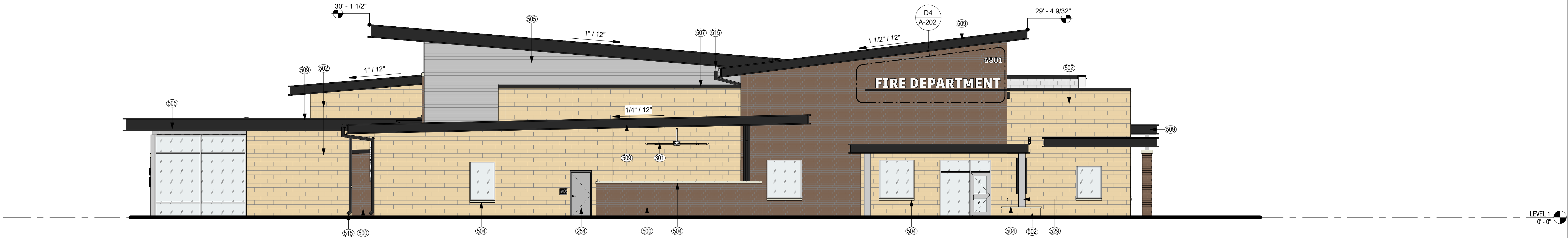


- GLAZING 4 (GL-4)**
- LOCATION:
 - MANUFACTURER:
 - MODEL:
 - COLOR:

MATERIAL CALCULATIONS

	NORTH		SOUTH		EAST		WEST	
1 TOTAL FAÇADE S.F.	5888.25		5584.68		5195.1		4903.09	
2 FAÇADE S.F.	4525.7		4263.27		4829.4		4437.05	
3 DOORS AND WINDOWS S.F.	1362.55		1321.41		365.7		466.04	
4 PRIMARY MASONRY TOTALS	S.F.	% of No. 2	S.F.	% of No. 2	S.F.	% of No. 2	S.F.	% of No. 2
Brick S.F.	2337.69	52%	1754.34	41%	2288.04	47%	701.54	16%
Stone S.F.	1370.34	30%	2291.02	54%	1688.48	35%	2917.28	66%
5 SECONDARY	S.F.	% of No. 2	S.F.	% of No. 2	S.F.	% of No. 2	S.F.	% of No. 2
Metal Panel S.F.	817.67	18%	217.91	5%	852.88	18%	818.23	18%

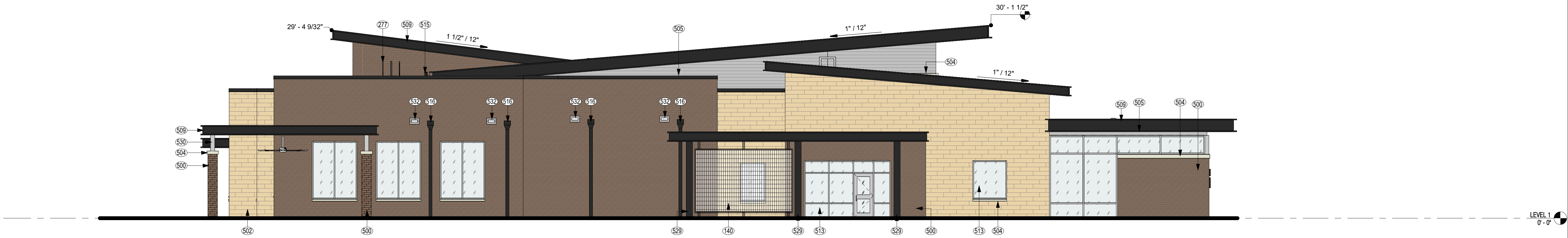
A4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROFESSIONAL SEAL



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DESIGN TEAM

Architectural
Martinez Architects

Civil Engineer
Kinley-Horn

Landscape Architect
Evergreen Design group

Structural Engineer
JQ now IMEG

MEP Engineer
Meza Engineering

IT/AV
Howell Design Group

FLOWER MOUND - STATION 6

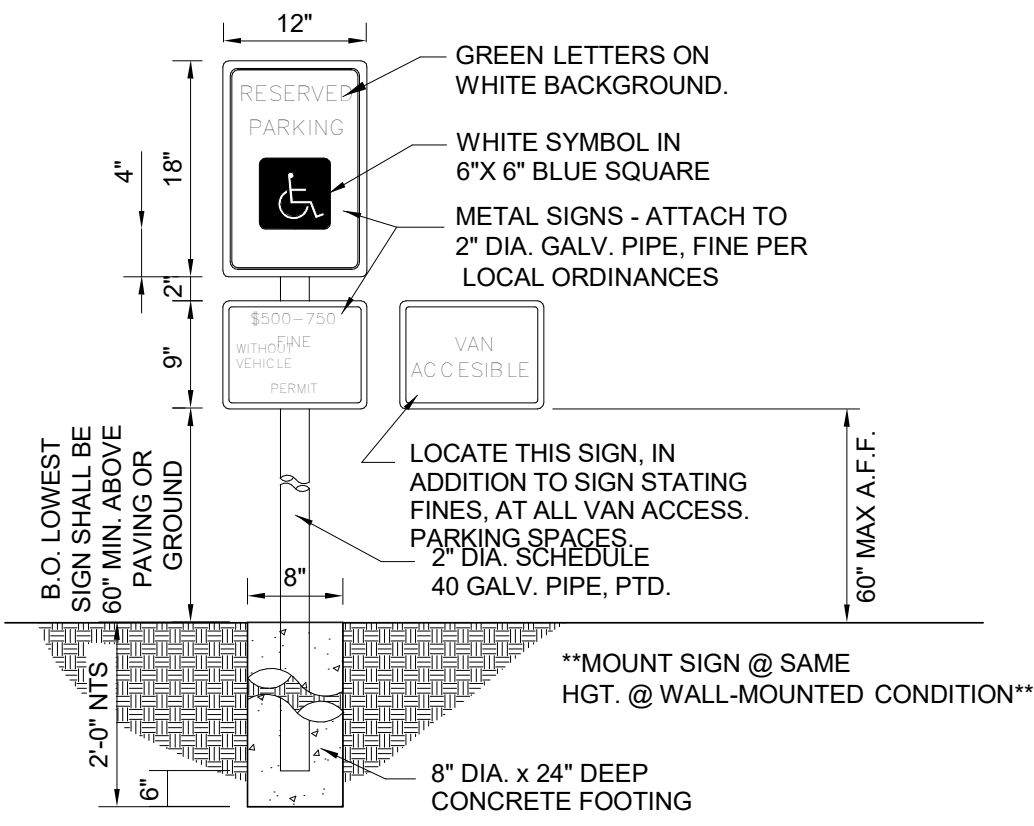
Town of Flower Mound
6801 CANYON FALLS DR
ARGYLE, TX 76226

PROJECT No: MA 24038
DATE: 12-DEC-2025

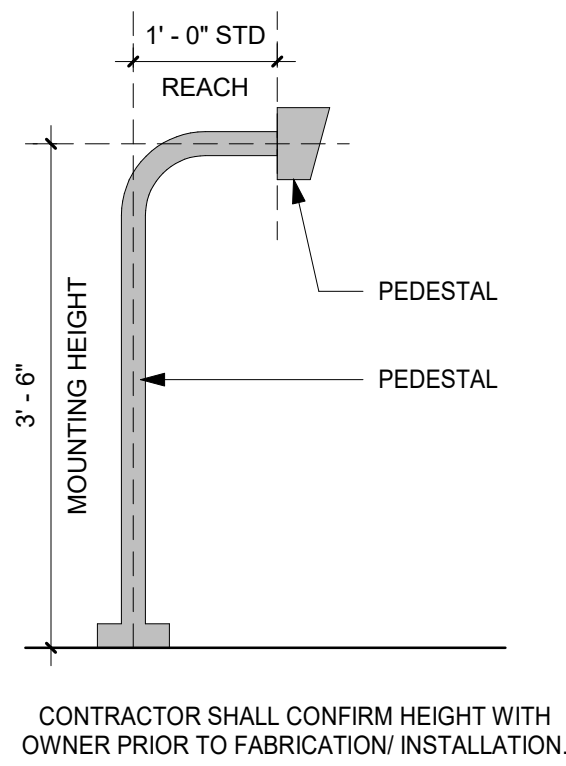
ISSUE
1 100% SD 12-SEP-2025
2 100% DD 31-OCT-2025
3 50% CD 12-DEC-2025

EXTERIOR
ELEVATIONS

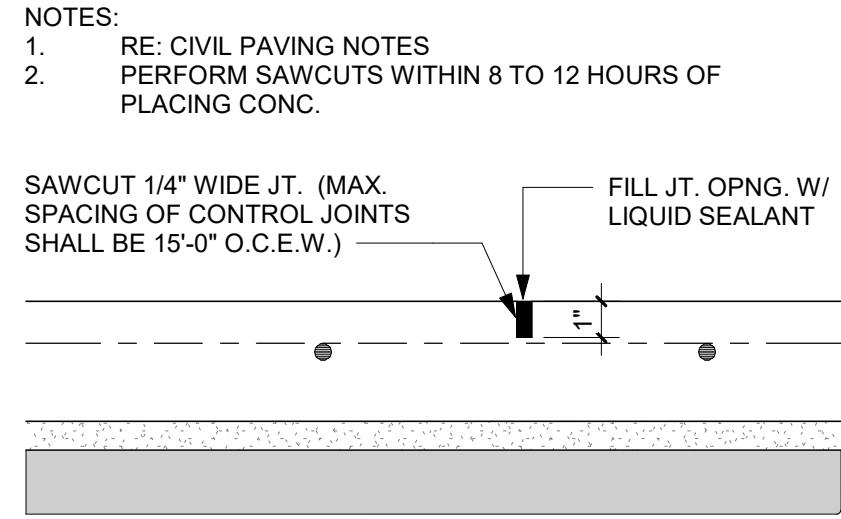
A-201



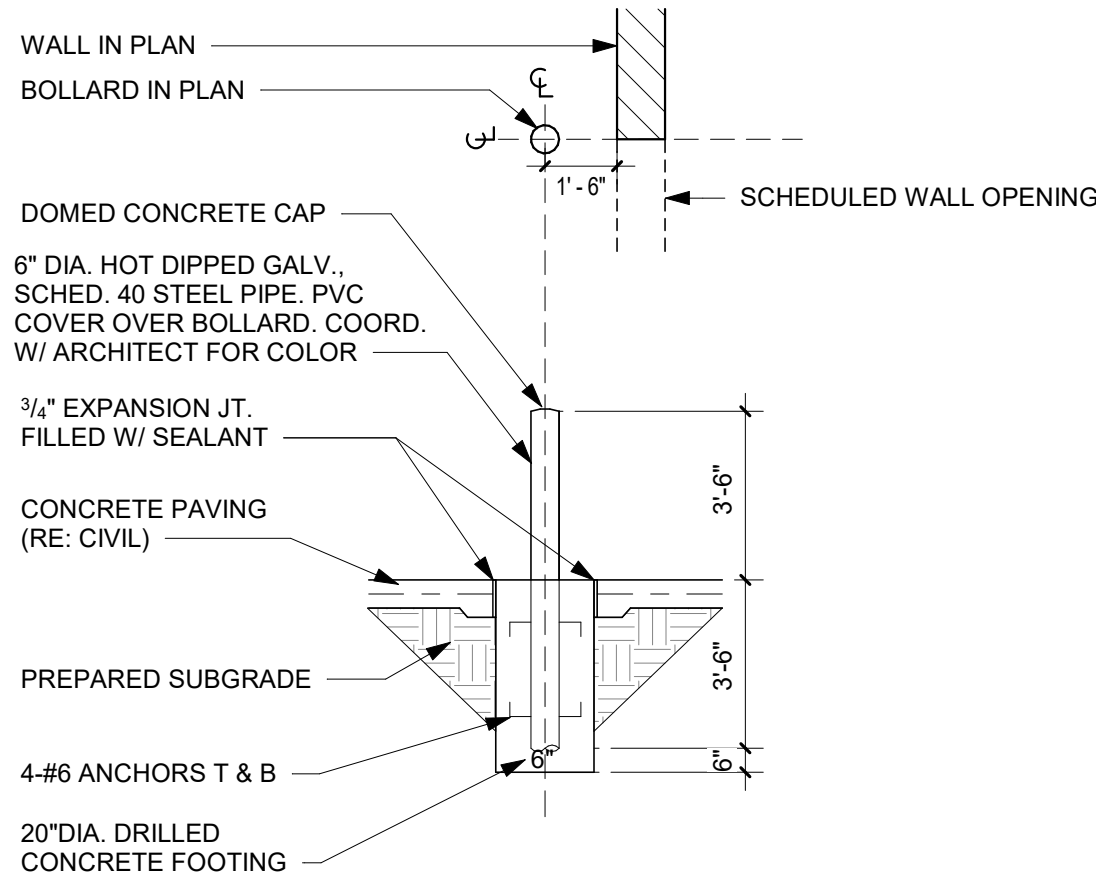
D1 HANDICAP SIGNAGE
SCALE: 3/4" = 1'-0"



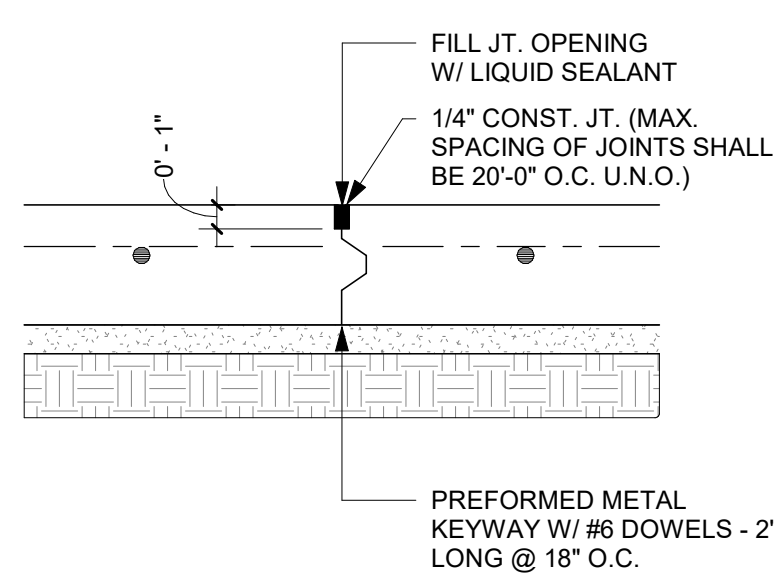
C1 CARD READER
SCALE: N.T.S.



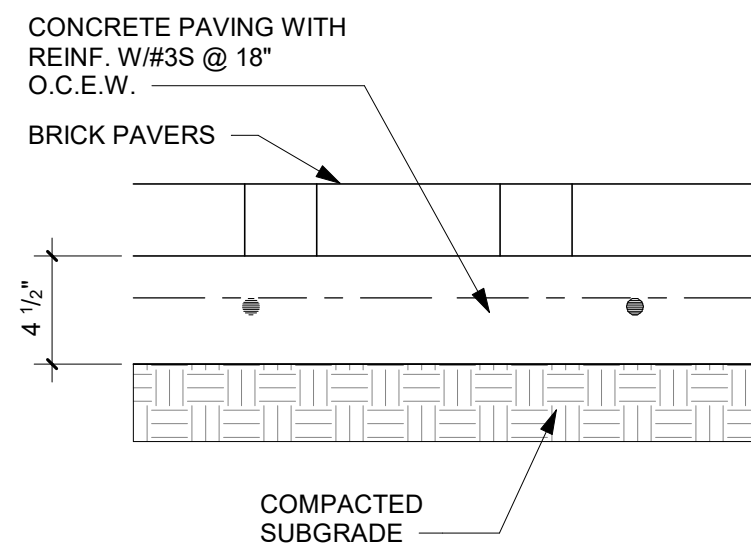
D2 CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



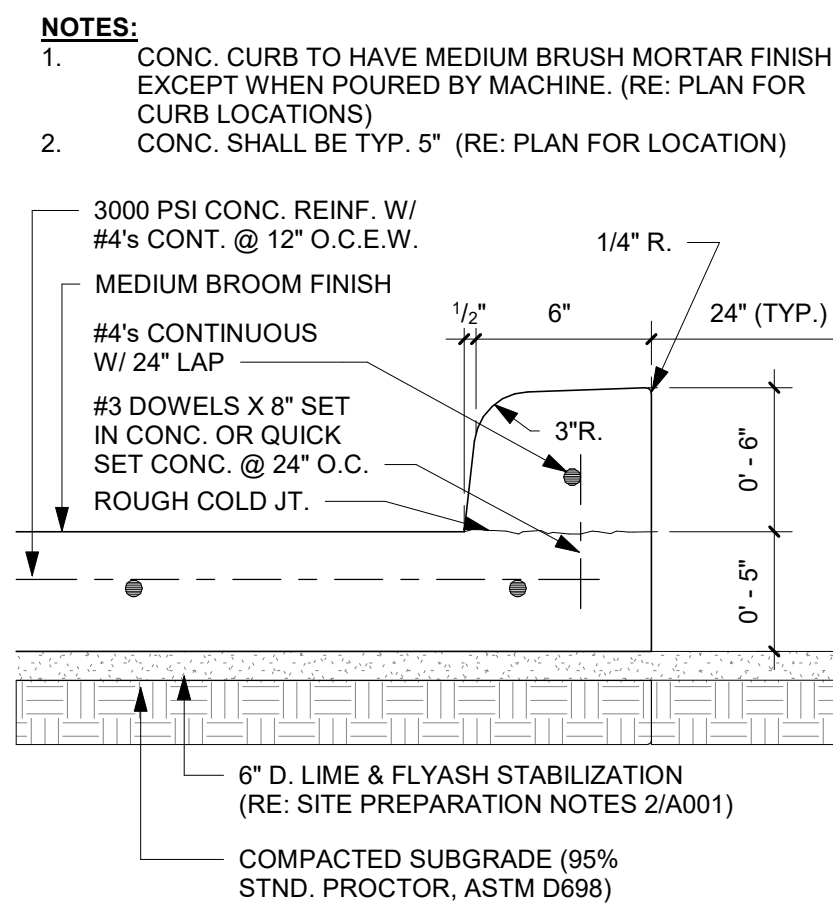
- NOTES:
1. PROVIDE BRACING AND SUPPORT AS NECESSARY TO MAINTAIN HORIZONTAL ALIGNMENT THROUGH POURING OPERATIONS
 2. SUBMIT PROPOSED JT. LAYOUT FOR ARCHITECT'S APPROVAL.



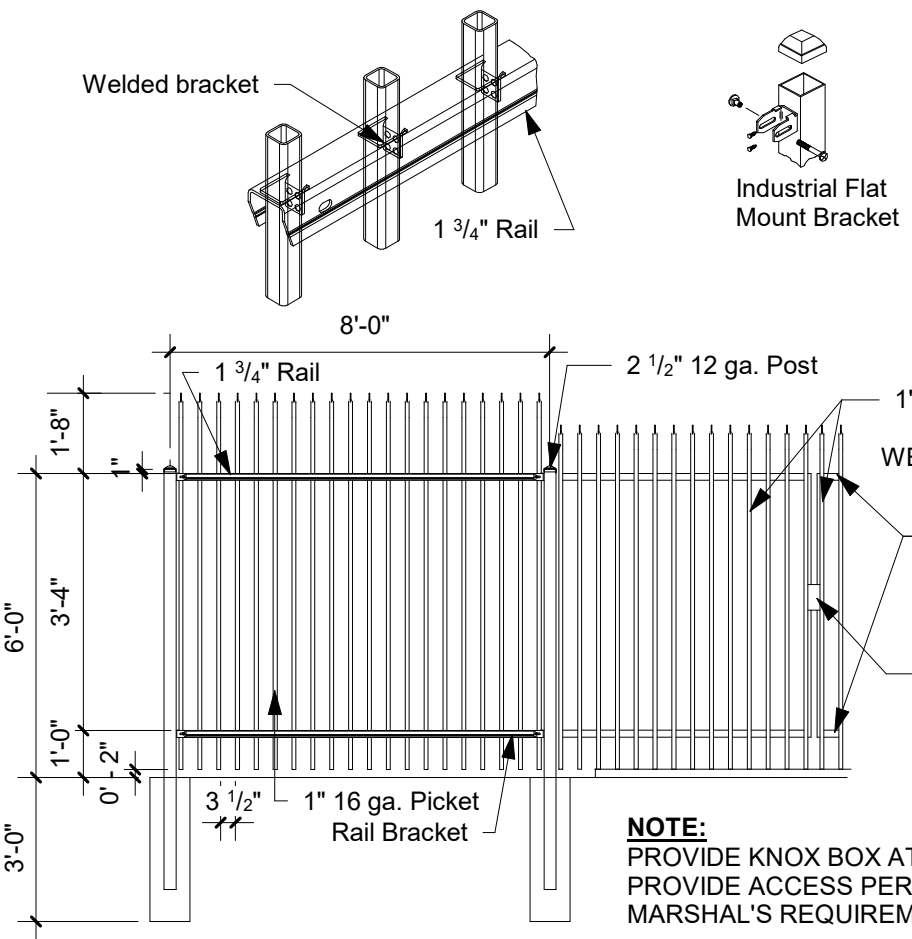
D3 CONSTRUCTION JOINT
SCALE: 1 1/2" = 1'-0"



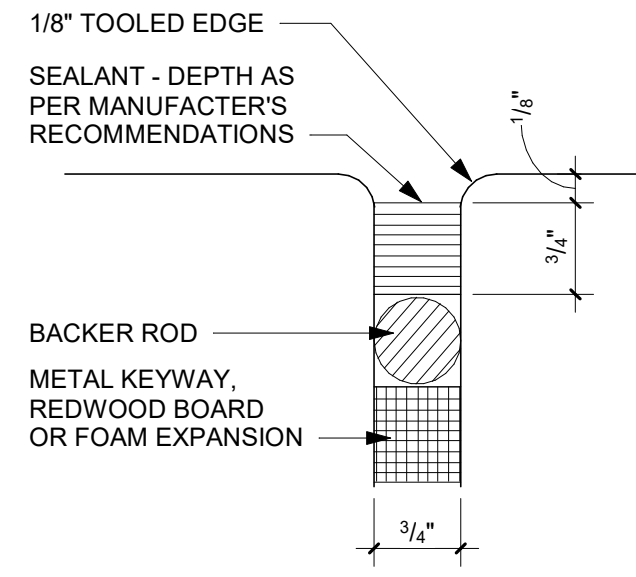
C3 BRICK PAVERS
SCALE: N.T.S.



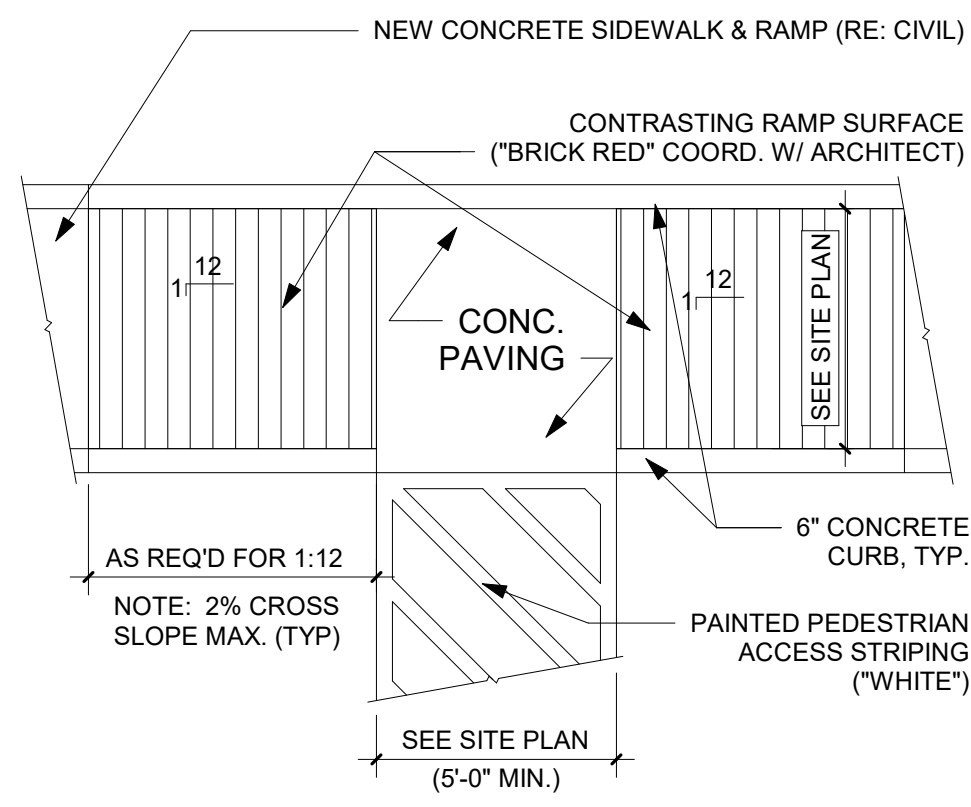
D4 CURB DETAIL
SCALE: 1 1/2" = 1'-0"



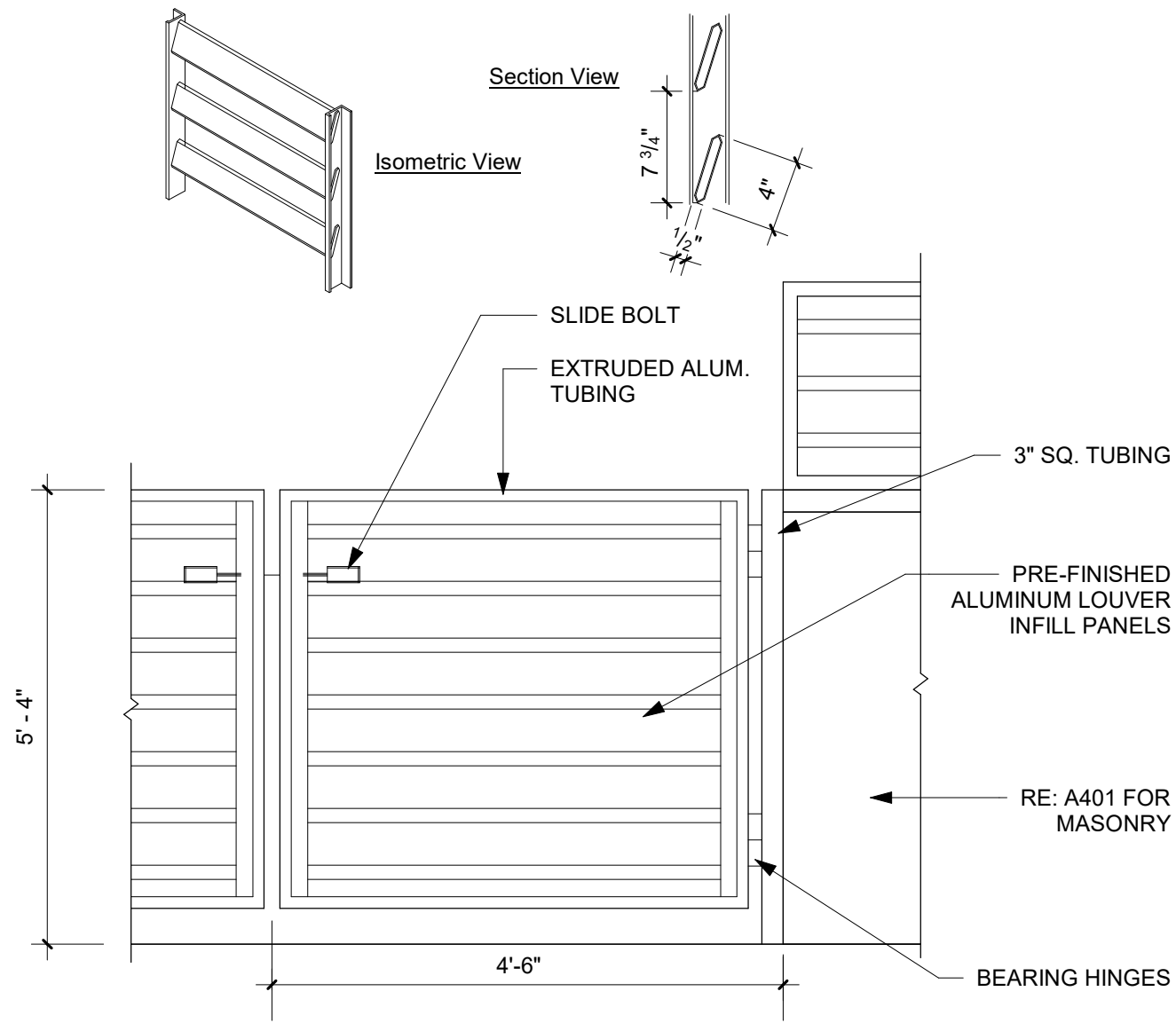
C4 FENCE
SCALE: N.T.S.



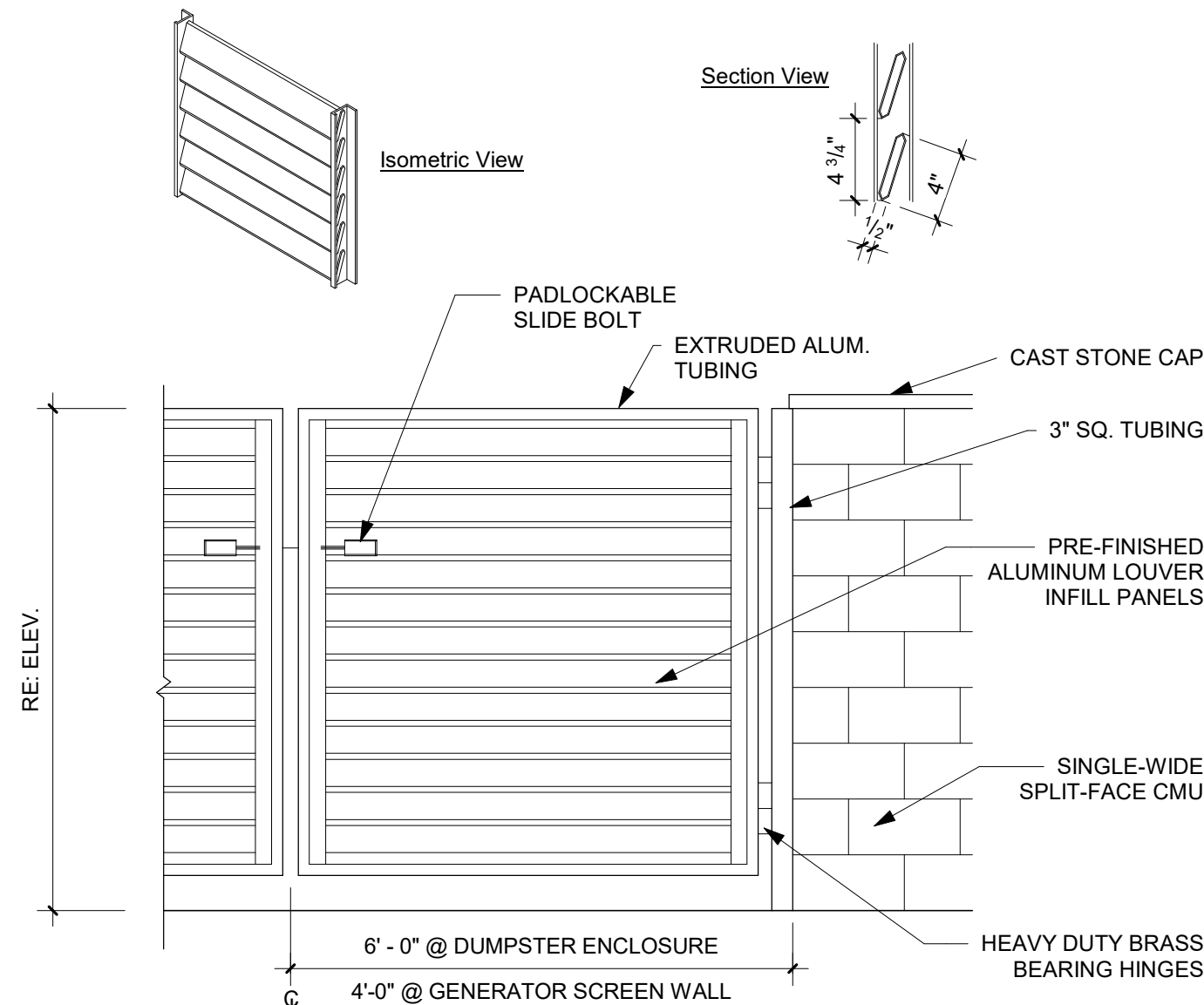
D5 PAVING JOINT
SCALE: N.T.S.



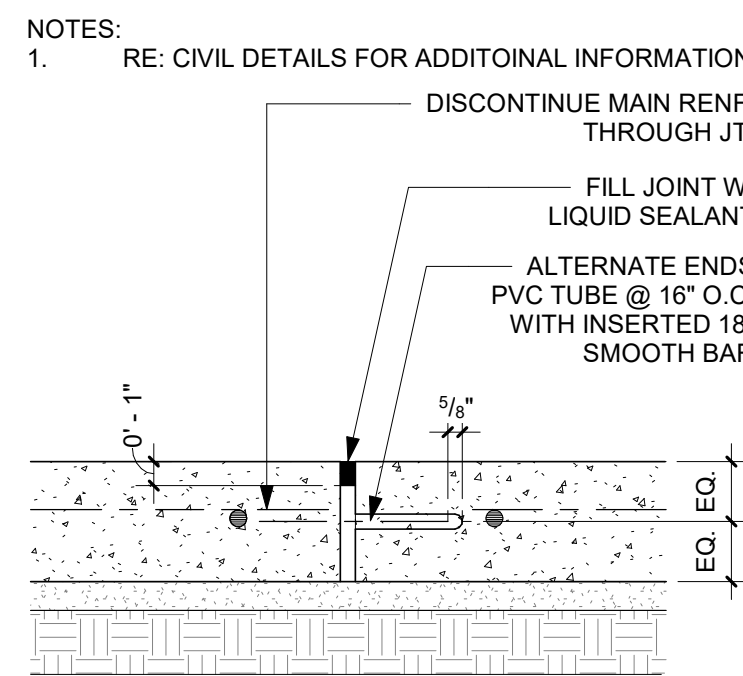
C5 HANDICAP RAMP
SCALE: N.T.S.



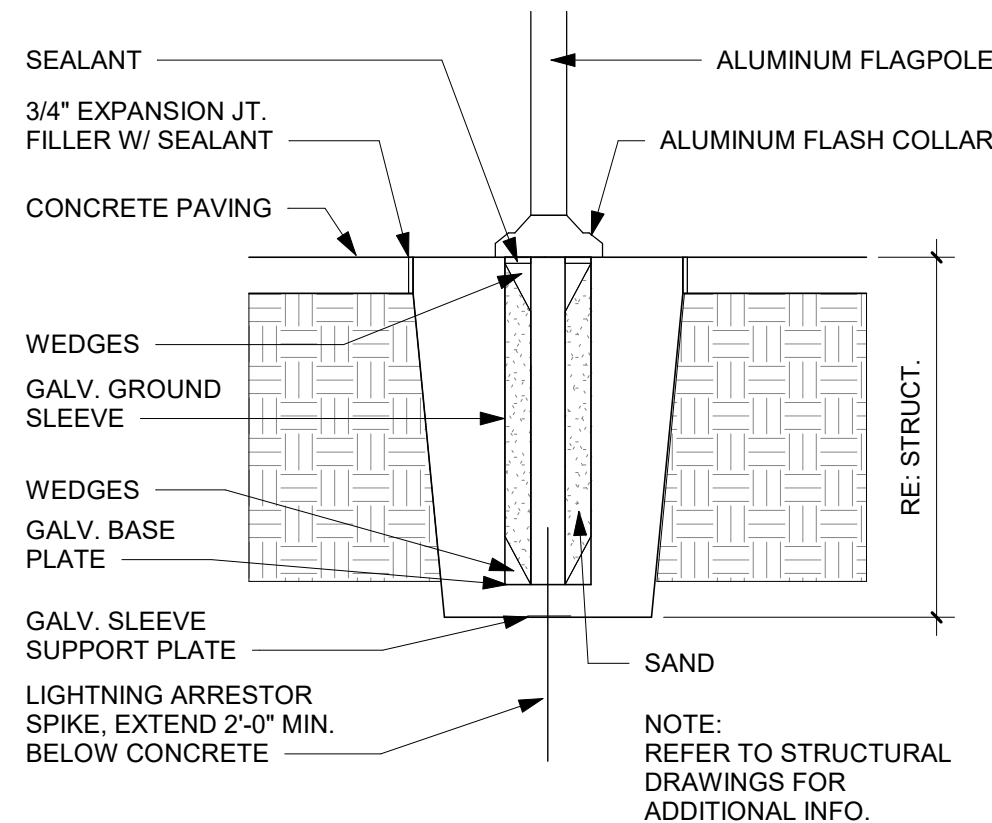
B2 DUMPSTER/ GENERATOR ENCL. GATE
SCALE: 1/2" = 1'-0"



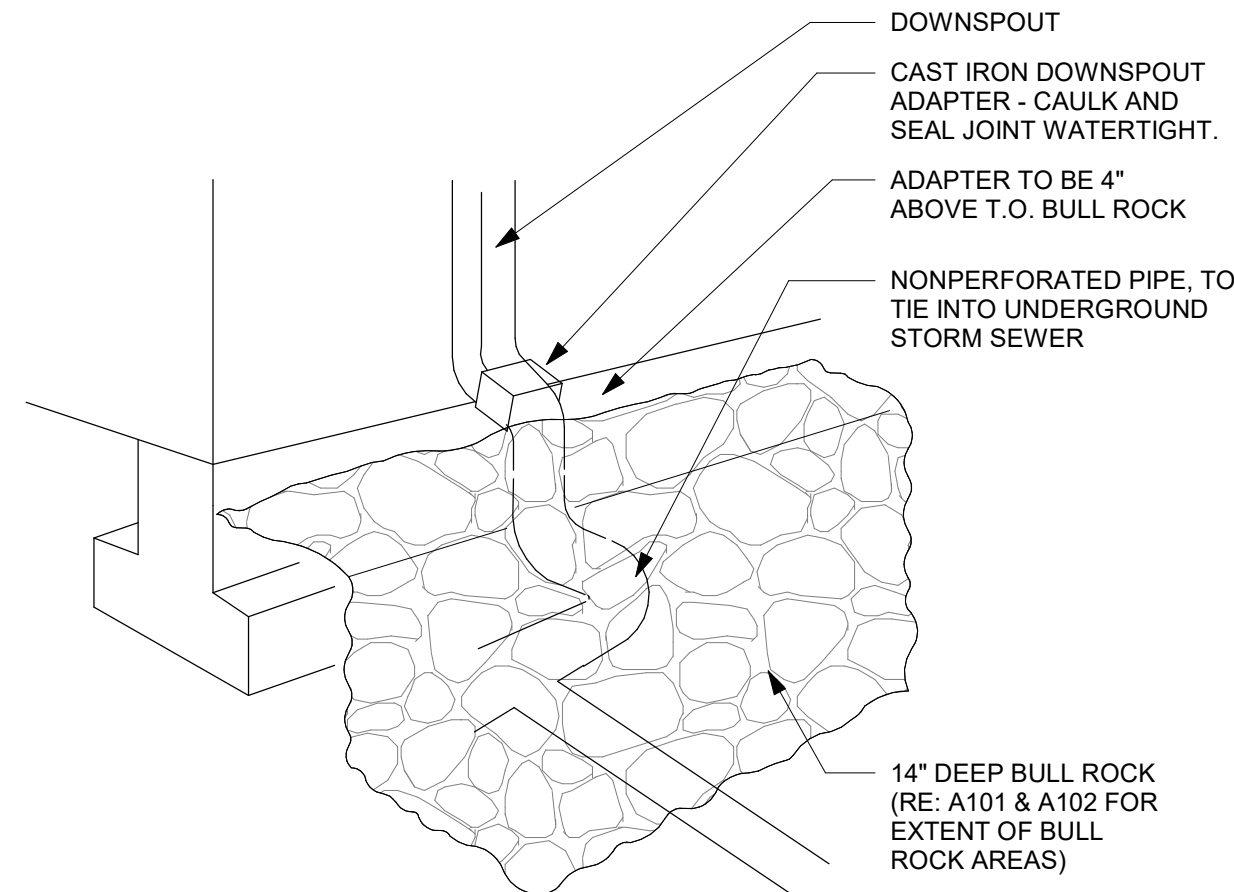
A2 TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



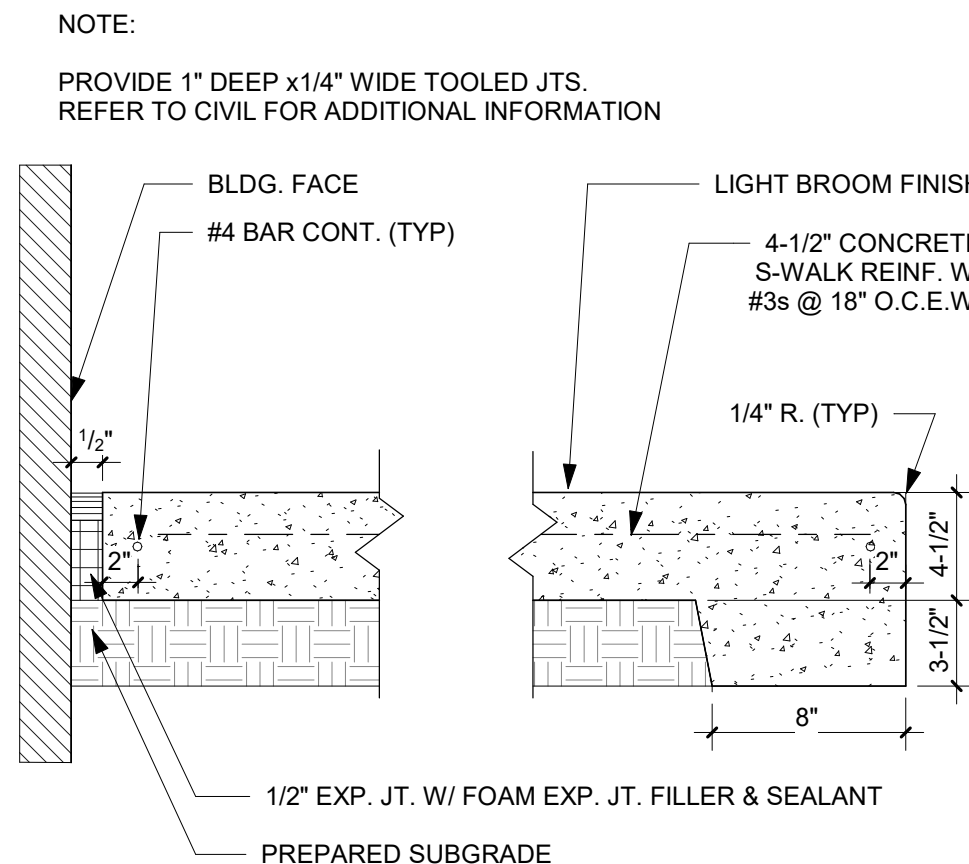
B3 EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



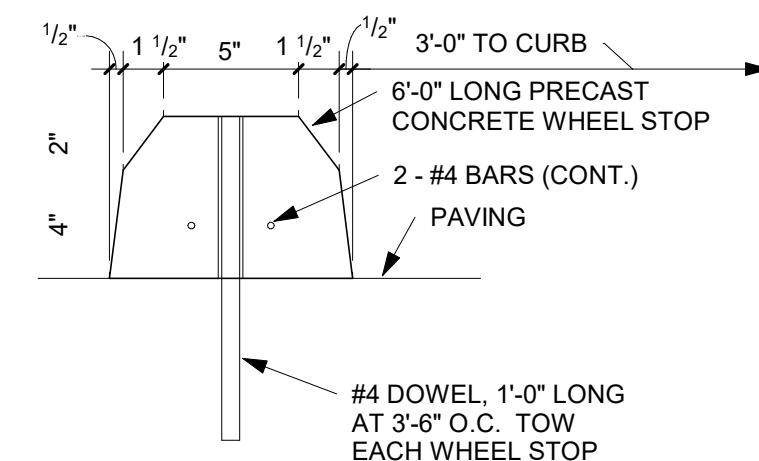
A3 FLAG POLE
SCALE: N.T.S.



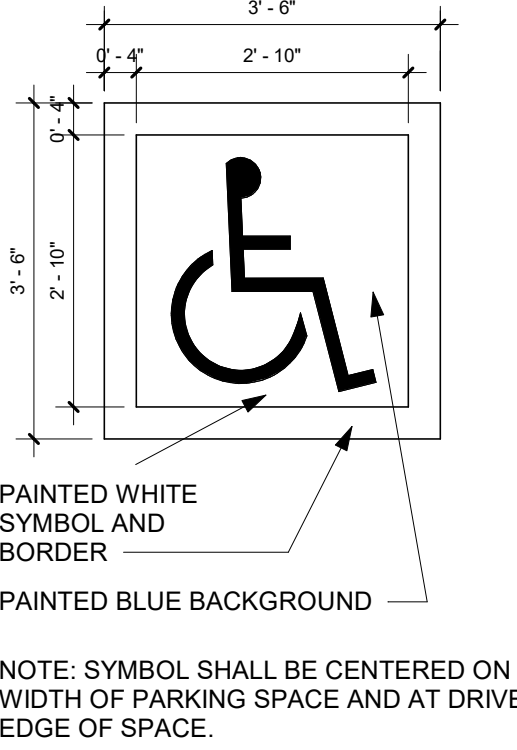
B4 BULROCK
SCALE: N/A



A4 TYPICAL SIDEWALK
SCALE: N.T.S.



B5 WHEEL STOP
SCALE: N.T.S.



A5 H.C. MARKING
SCALE: N.T.S.

PROFESSIONAL SEAL

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OR CONSTRUCTION

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Structural Engineer
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FLOWER MOUND - STATION 6

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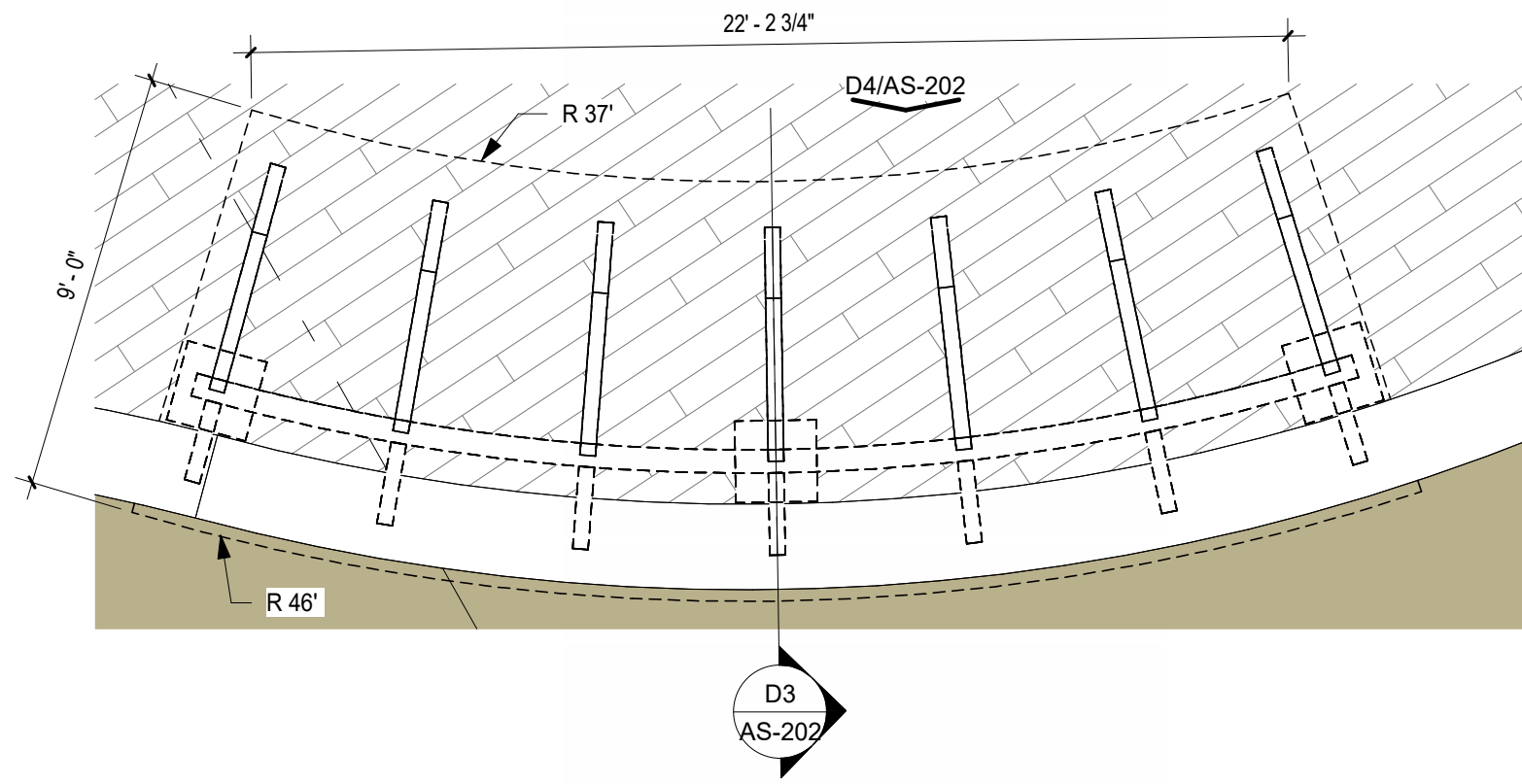
PROJECT No: **MA 24038**
DATE: **12-DEC-2025**

ISSUE

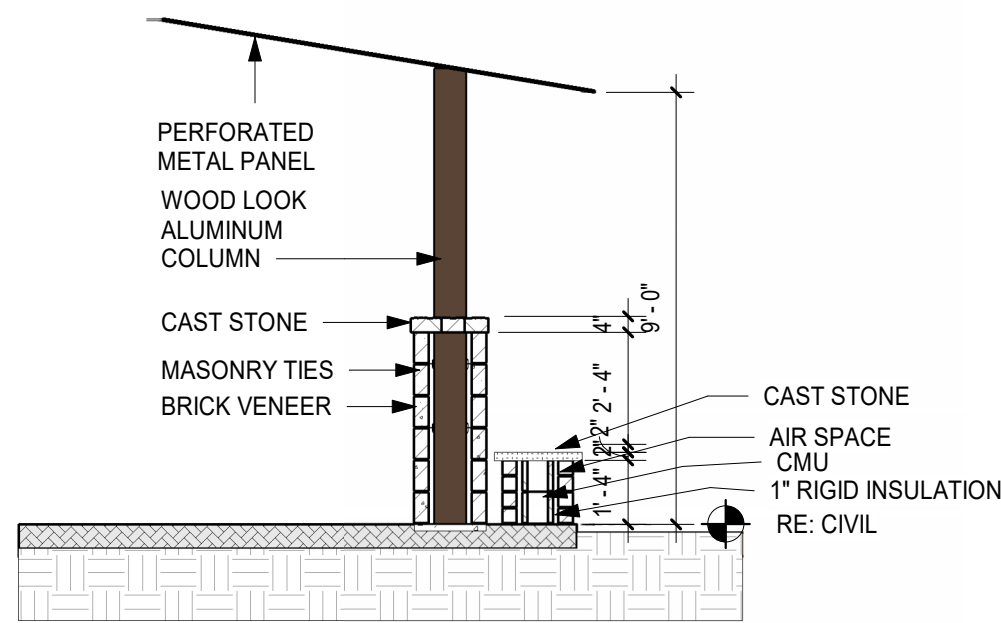
1	100% SD	12-SEP-2025
2	100% DD	31-OCT-2025
3	50% CD	12-DEC-2025

SITE DETAILS

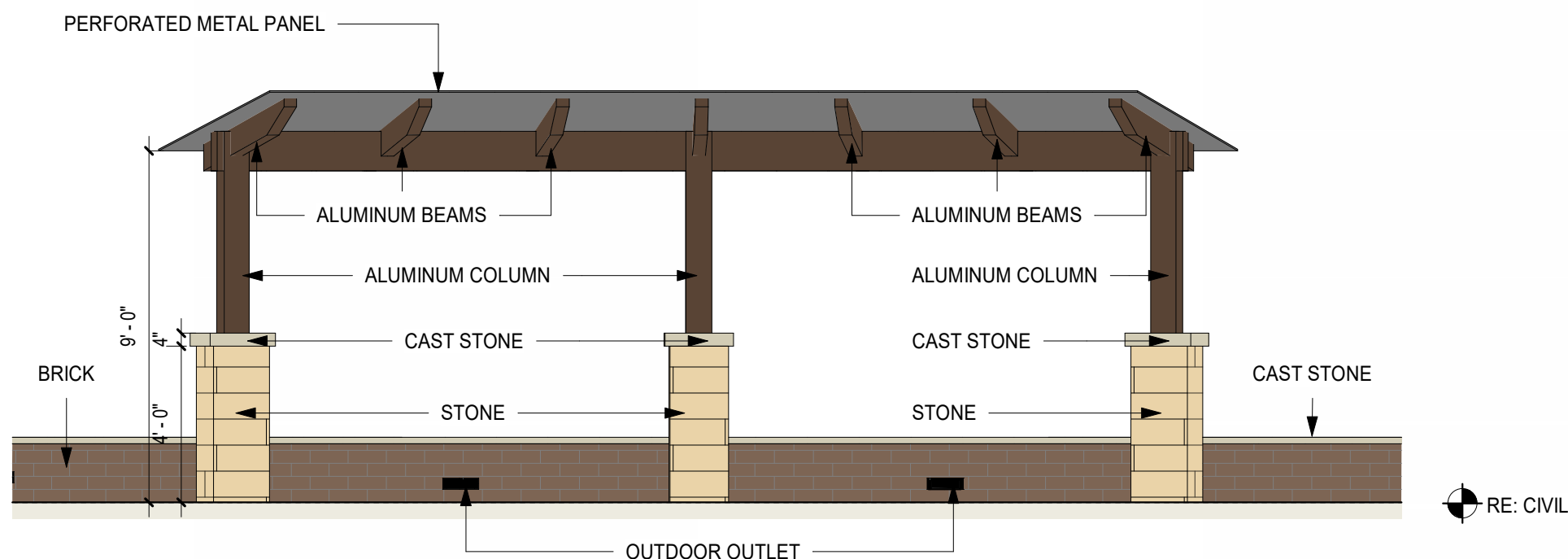
AS-201



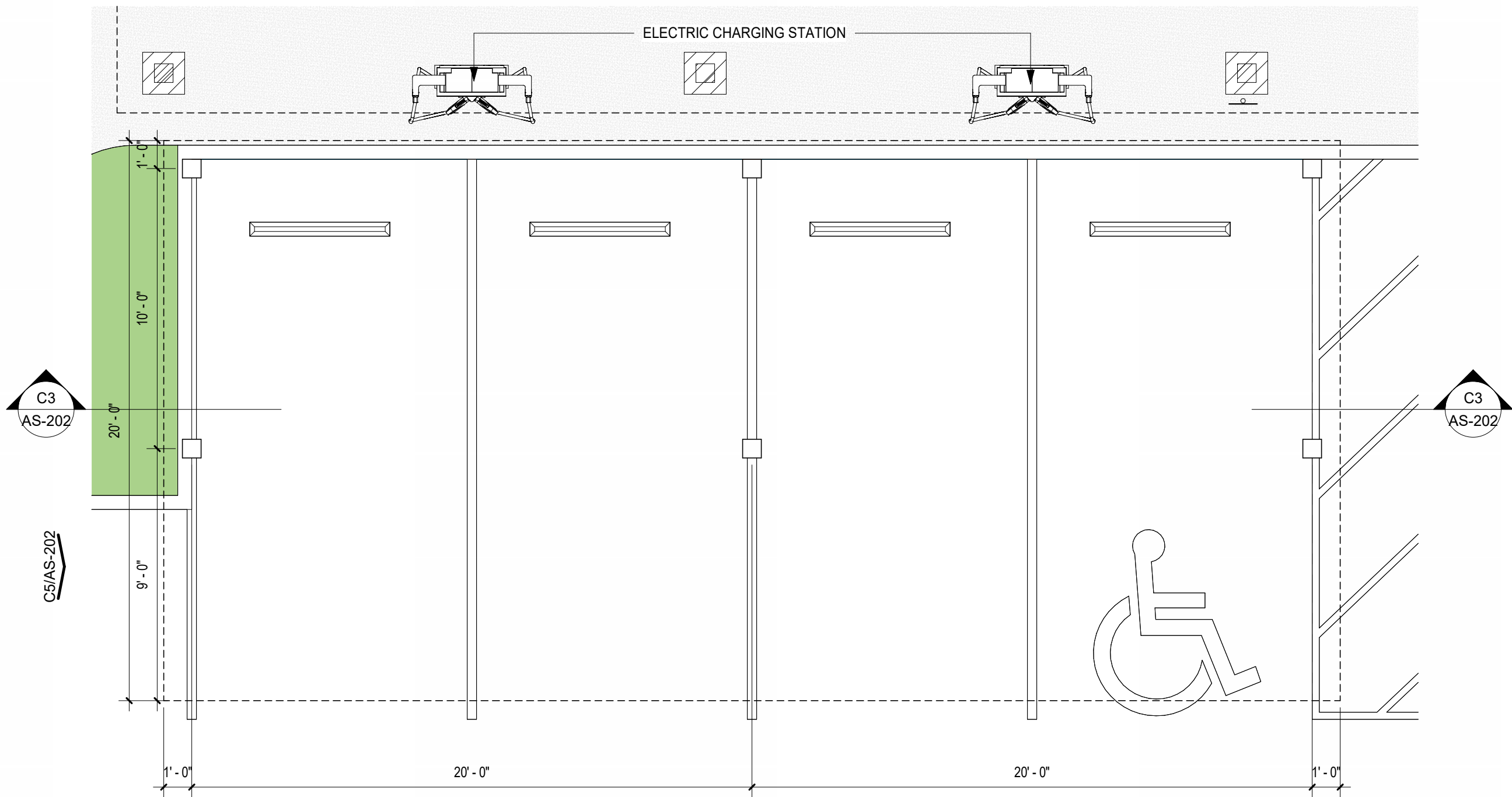
D1 TRAILHEAD CANOPY
SCALE: 1/4" = 1'-0"



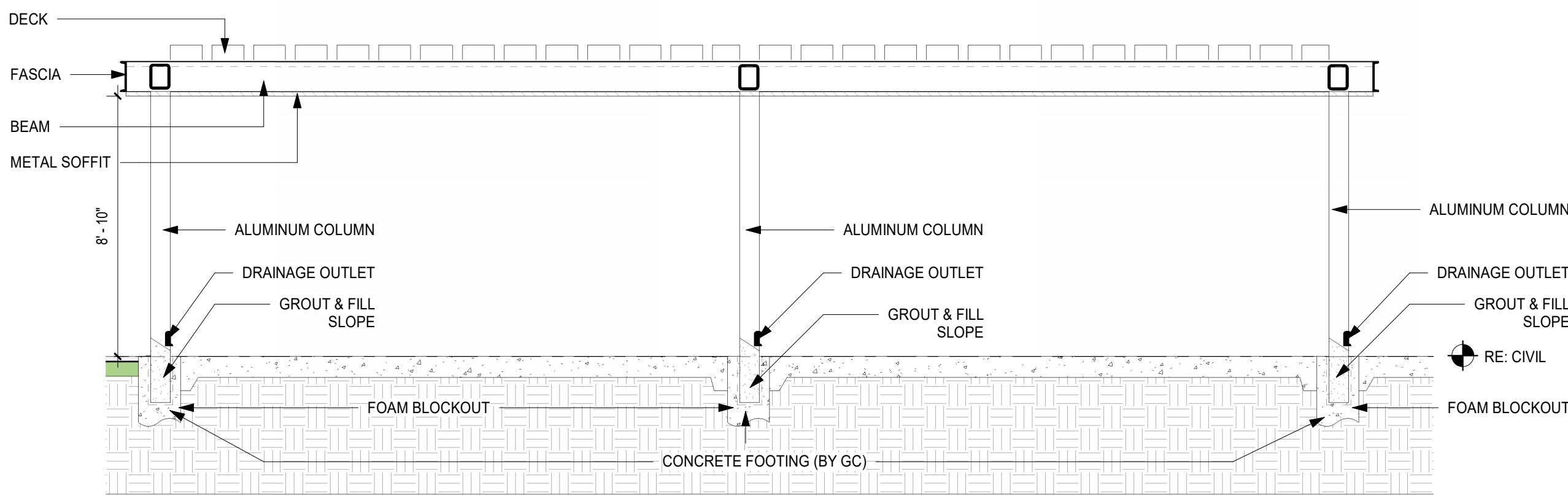
D3 TRAIL HEAD CANOPY - SECTION
SCALE: 1/4" = 1'-0"



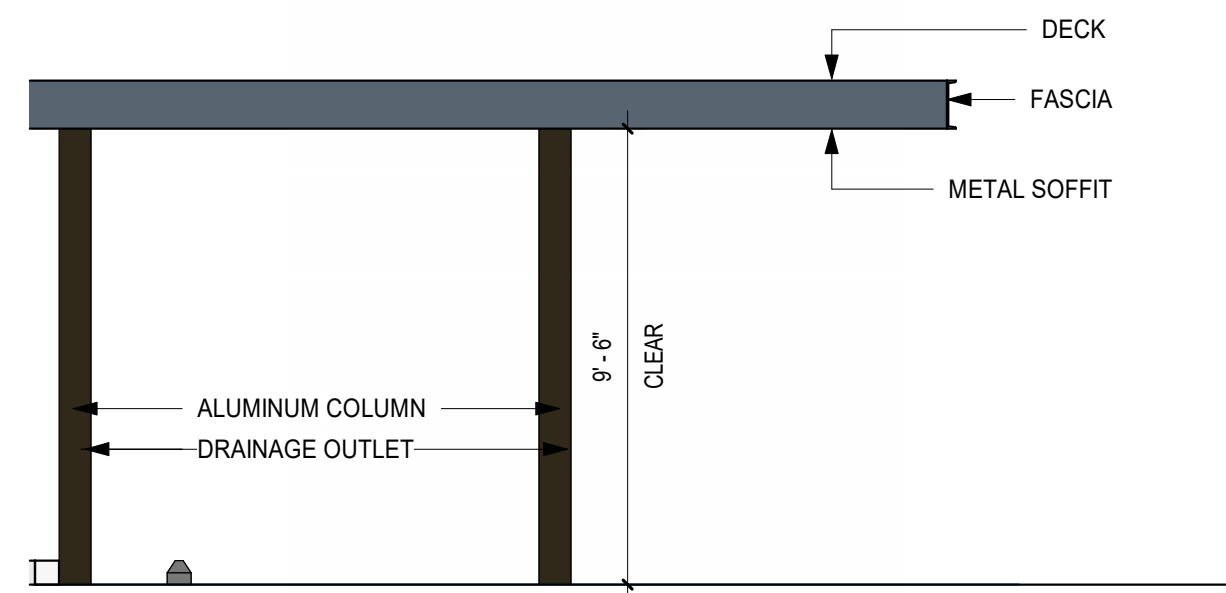
D4 TRAIL HEAD CANOPY - ELEVATION
SCALE: 1/4" = 1'-0"



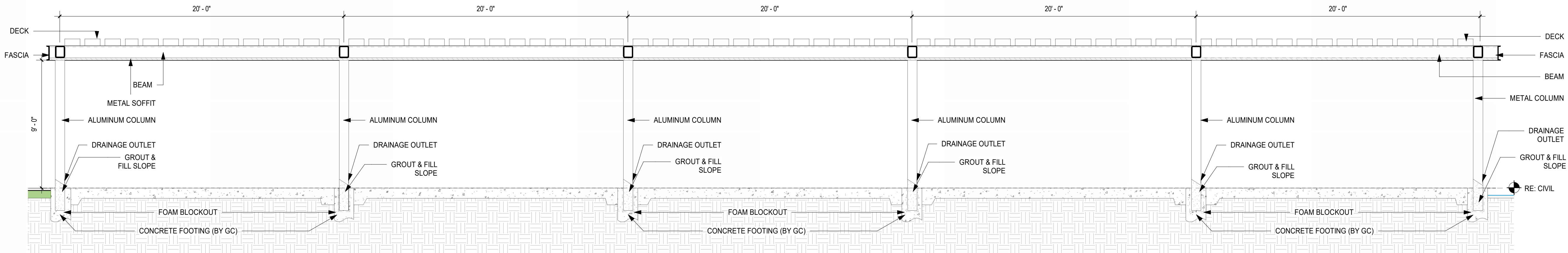
C1 CARPORT 1
SCALE: 1/4" = 1'-0"



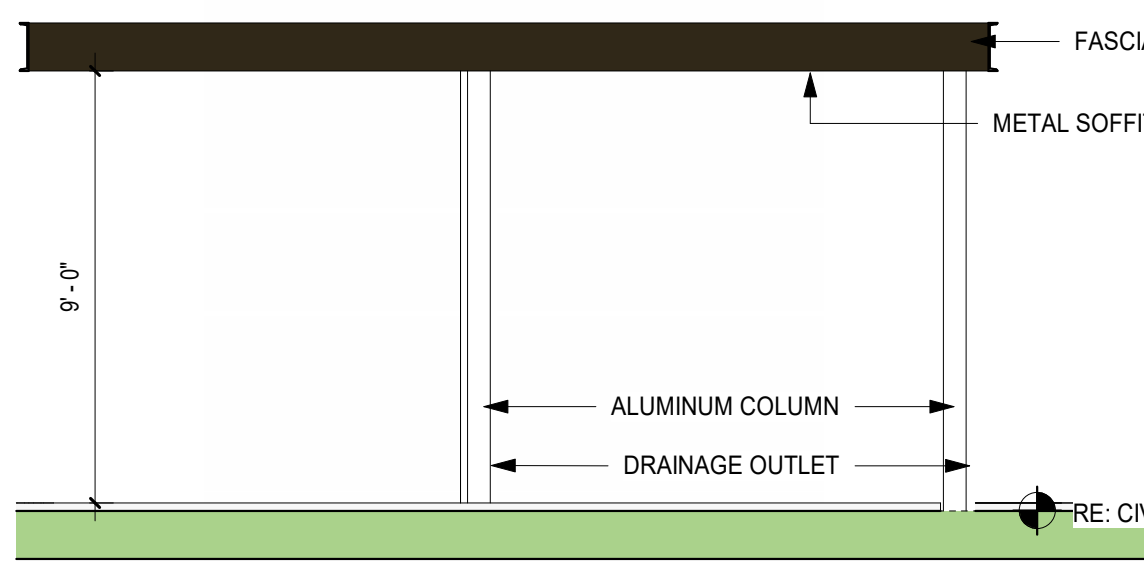
C3 CARPORT 1 - SECTION
SCALE: 1/4" = 1'-0"



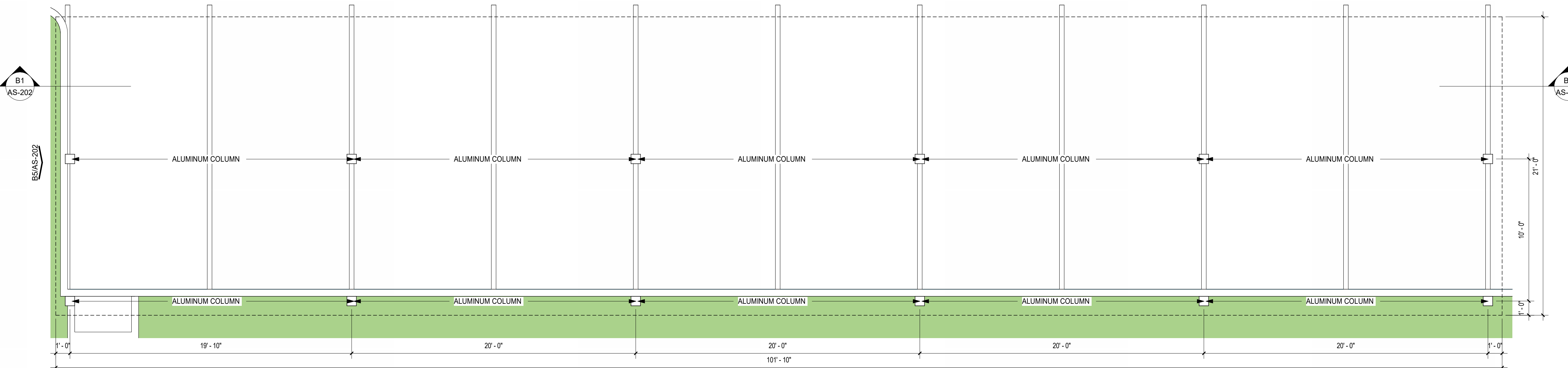
C5 CARPORT 1 - ELEVATION
SCALE: 1/4" = 1'-0"



B1 CARPORT 2 - SECTION
SCALE: 1/4" = 1'-0"



B5 CARPORT 2 - ELEVATION
SCALE: 1/4" = 1'-0"



A1 CARPORT 2
SCALE: 1/4" = 1'-0"

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ISSUE 
3 50% CD 12-DEC-2025

SITE DETAILS

AS-202