



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JUNE 12, 2017

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. **CALL TO ORDER: 6:30 P.M.**

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **CITIZEN'S COMMENTS**

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. **REGULAR ITEMS**

1. *Minutes of May 22, 2017*

Consider approval of the minutes of the May 22, 2017, Planning and Zoning Commission Regular Session.

2. *SP17-0003 – Prairie Plaza, Phase I*

Consider a request for a Site Plan to develop three retail and office buildings. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

3. *SP17-0006 – 1501 FM 407 LIDL*

Consider a request for a Site Plan to develop a super market. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

4. ZPD17-0005 – Hillside of Flower Mound

Public Hearing

Public Hearing to consider a request for rezoning to amend Planned Development District No.143 (PD-143) by amending the development standard related to maximum lot coverage. The property is generally located south of Cross Timbers Road and west of Shiloh Road.

E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: June 8, 2017, at 3:00pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF MAY, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Albert Picardi	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.
- D. ELECTION OF OFFICERS**
 - a) Chair**

Commissioner McCall nominated Perfecto Solis for Chair. Commissioner Johnson seconded the nomination.

VOTE ON THE NOMINATION

AYES: Dillon, Linley, Johnson, Solis, McCall, Neal, Ruthrauff
NAYS: None

ABSTAIN: None

ABSENT: None

The nomination passed with a vote of 7-0.

b) Vice Chair

Commissioner Solis nominated Mike McCall for Vice Chair. Commissioner Johnson seconded the nomination.

VOTE ON THE NOMINATION

AYES: Ruthrauff, Neal, McCall, Solis, Johnson, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The nomination passed with a vote of 7-0.

E. REGULAR ITEMS

- 1. Consider approval of the minutes of the May 8, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McCall moved to approve the May 8, 2017, minutes as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: Johnson

ABSENT: None

The motion passed with a vote of 5-0-1.

- 2. Consider a request for a Record Plat (RC16-0022 – Bradford Park, Phase 1) to create a residential subdivision. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.**
- 3. Consider a request for a Record Plat (RC16-0024 – Bradford Park, Phase 2) to create a residential subdivision. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.**

Commissioner Ruthrauff recused himself from Items 2 and 3, and left Council Chambers.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation (RC16-0022)

Vice Chair McCall moved to approve RC16-0022 – Bradford Park, Phase 1.
Commissioner Johnson seconded the motion.

VOTE ON THE MOTION (RC16-0022)

AYES: Neal, McCall, Johnson, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 5-0.

Commission Deliberation (RC16-0024)

Vice Chair McCall moved to approve RC16-0024 – Bradford Park, Phase 2.
Commissioner Johnson seconded the motion.

VOTE ON THE MOTION (RC16-0024)

AYES: Dillon, Linley, Johnson, McCall, Neal

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 5-0.

Commissioner Ruthrauff returned to Council Chambers.

4. **Public Hearing to consider a request for rezoning (ZPD17-0004 – Highland Court) to amend Planned Development District-137 (PD-137) with high density and medium density single family detached residential uses to modify the development standards regarding increasing maximum building height. The property is generally located west of Long Prairie Road and north and east of Rippy Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting
Larry Jackson, David Weekley Homes

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McCall moved to recommend approval of ZPD17-0004 – Highland Court.
Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Johnson, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:00 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: June 12, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Site Plan (SP17-0003 - Prairie Plaza, Phase I) to develop three retail and office buildings. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop three buildings, totaling approximately 23,485 square feet, as a part of Phase 1 construction on a 4.76-acre site. The proposed use for the buildings includes general office, medical office, restaurants, and any other retail uses permitted under the Office zoning district. An amended plat (AP17-0007) to add certain easements and dedicate right-of-way was administratively approved by staff on May 25, 2017.

Primary access to the site will be provided by mutual access easements from properties located to the north and to the south. The proposed use requires 201 parking spaces and the plan depicts 160 parking spaces indicating that the development is at the 20% deviation as allowed by the Town's parking regulations. Approval of a site plan for Phase 2 buildings and associated parking will be required before construction of Phase 2 begins.

The landscape plan shows the areas planned for landscaping which are in compliance with the Town's Land Development Regulations. The plan depicts a 30-foot compatibility buffer, six-foot masonry wall, and 60-foot building setback along the western property boundary; a 60-foot building setback and a 25-foot landscape buffer along Long Prairie Road. The fire lanes, retention pond, and public amenity area are proposed to be developed with Phase 1 construction. The proposed elevations comply with the design standards in the Town's Urban Design Plan and show sloped roofs consistent with the surrounding developments.

On November 21, 2016, the Town Council approved a request for a zoning change (ZPD16-0008) from Agricultural District (A) uses to Planned Development District No. 150 (PD-150) with Office (O) uses (Attachment A(3)). The proposed plans and elevations are consistent with the approved concept plan.

III. ATTACHMENTS

A. Background Information

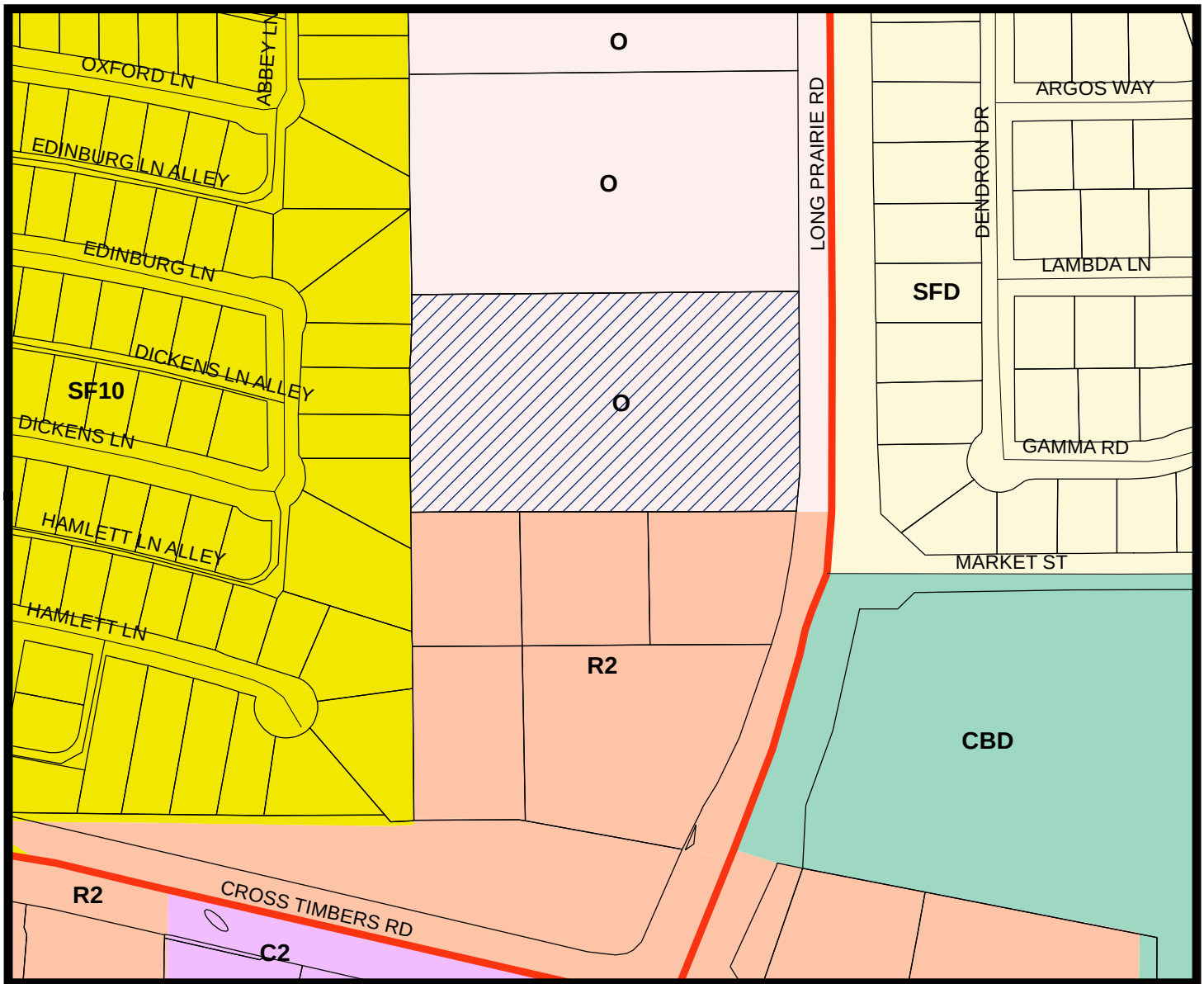
1. Vicinity Map
2. Letter of Intent
3. Ordinance No. 60-16

B. Application Details

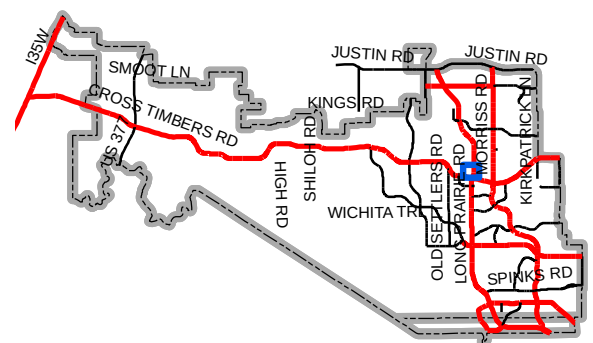
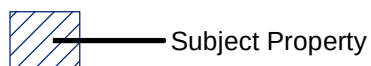
1. Site Plan Package

Vicinity Map

Reference Project: SP17-0003



LEGEND



Map Location



17 March 2017
Revised 18 April 2017

Ms. Poornima Srinarasi, AICP
Senior Planner, Planning Services Division
Town of Flower Mound
1001 Cross Timbers Road
2121 Cross Timbers Road (Mailing Address)
Flower Mound, TX 75028
972.874.6349

RE: Letter of Intent

Ms. Srinarasi,

On behalf of our Client, we submit the following statements of intent for Prairie Plaza (ZPD16-0008).

The Client is requesting **site plan approval** and **replat** for the recently approved Planned Development. This was ZPD16-008).

The gross acreage of the property is 5.000 acres. 0.2396 acres of this property are in the ROW Easement which results in a net acreage of 4.7604 acres of developable property.

The proposed development will be in phases. Phase I is all of the infrastructure of the project the two buildings on the East side of the project (closest to FM2499) and one Medical Office Building. The remaining three Medical Office Buildings and associated parking will be built in Phase II.

The development sets forth a design that is complimentary and in keeping with the surrounding and adjacent projects. Vernacular architecture in conformance with the Urban Design Guidelines are being used and are depicted in the submitted renderings. The buildings are designed in such a way as to be in keeping with the transitional nature of this area from Residential (Single Family) to the more intense Retail area at the intersection of FM2499 and FM1171. The uses within the site will conform to the allowable uses. These will include Medical Office Buildings, Professional Services along with the allowable Retail and Restaurant uses stipulated within the Office zoning designation.

We appreciate your consideration and time with this project – we feel that the design is complimentary of the surrounding sites and will add value to the citizens of Flower Mound.

Sincerely,

Matthew J Peterson, AIA
Architect – Vice-President – Design

cc : Jeff Toon, President, db constructors, inc
Rajeshnani Dasari

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 60-16

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 5.0 ACRES OF LAND, BEING ALL OF LOT 10 OF THE JOHN G. YOUNG SUBDIVISION, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 150 (PD-150) WITH OFFICE DISTRICT (O) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 5.0 acres of land, being all of Lot 10 of the John G. Young Subdivision, have filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 150 (PD-150) with Office District (O) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on November 14, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on November 21, 2016, with respect to the proposed planned development district as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

5.0 acres of land, being all of Lot 10 of the John G. Young Subdivision, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 150 (PD-150) with Office District (O) uses.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations of the proposed Planned Development District No. 150 (PD-150), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations for this Planned Development District No. 150 (PD-150).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 150 (PD-150), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D," and "E," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction,

ORDINANCE NO.

60-16

Page 3

such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

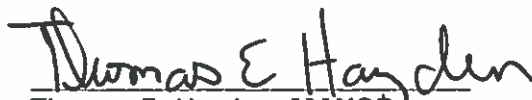
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 21 DAY OF
NOVEMBER, 2016.

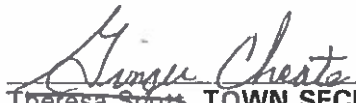
APPROVED:


Thomas E. Hayden, MAYOR

ORDINANCE NO. 60-16

Page 4

ATTEST:


Theresa Spott, TOWN SECRETARY
DEPUTY

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, TOWN ATTORNEY

Exhibit "A"
Legal Description

BEING ALL OF LOT 10, JOHN G. YOUNG SUBDIVISION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 1, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 10, ALSO BEING IN THE EAST LINE OF LOT 17, BLOCK B, WESTCHESTER-FLOWER MOUND PHASE ONE AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CADDIS HEALTH PLAZA;

THENCE EAST, WITH THE COMMON LINE BETWEEN SAID LOT 10 AND SAID LOT 1, AT A DISTANCE OF 596.13 PASSING A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A 30' ROAD EASEMENT AS SHOWN ON SAID JOHN G. YOUNG SUBDIVISION, CONTINUING FOR A TOTAL OF 626.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF LONG PRAIRIE ROAD, F.M. 2499 (RIPPY ROAD) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE SOUTH, WITH THE COMMON LINE BETWEEN SAID LOT 10 AND SAID RIGHT-OF-WAY, A DISTANCE OF 347.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE WEST, CONTINUING WITH SAID COMMON LINE, AT A DISTANCE OF 42.27 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 3, BLOCK A, NORTHWEST PLAZA, CONTINUING WITH THE COMMON LINE BETWEEN SAID LOT 10 AND SAID NORTHWEST PLAZA A TOTAL DISTANCE OF 626.13 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 10, ALSO BEING THE NORTHWEST CORNER OF LOT 5, BLOCK A OF SAID NORTHWEST PLAZA AND ALSO BEING IN THE EAST LINE OF LOT 13, BLOCK B OF THE AFOREMENTIONED WESTCHESTER-FLOWER MOUND PHASE ONE;

THENCE NORTH, WITH THE COMMON LINE BETWEEN SAID LOT 10 AND SAID WESTCHESTER-FLOWER MOUND PHASE ONE, A DISTANCE OF 347.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 217,799 SQUARE FEET OR 5.000 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING IS THE NORTH LINE (EAST) OF THE TENTH TRACT IN THE JOHN G. YOUNG SUBDIVISION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AS RECORDED IN VOLUME 4, PAGE 1, PLAT RECORDS, DENTON COUNTY, TEXAS.

EXHIBIT "B"

Development Standards Planned Development District No. 150 (PD-150) with Office District (O) uses

PRAIRIE PLAZA

The Development depicted on the Conceptual Plan shall be in accordance with the Town of Flower Mound's Master Plan and Land Development Regulations as amended, and shall be subject to the following requirements and conditions.

A. Office District (O) uses.

Development of PD-150 as designated on Exhibit "C", the Concept Plan for Prairie plaza, comprised of approximately 5.00 gross acres of land / 4.7604 net acres developable, shall be in compliance with all regulations applicable to Office District (O) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

B. PROHIBITED USES: Uses will be limited to the Permitted Uses, Specific Uses and/or Temporary Uses as set forth by the above mentioned Office District (O).

C. ARCHITECTURAL STANDARDS: Development of Planned Development District No. 150 is subject to the Town's Urban Design Plan and the following specific building component elements:

1. The Development's Architectural theme will utilize cultured stone, brick, asphalt roof, metal roof accents, and the use of natural wood accents represented by the North Texas adapted Texas Hill Country aesthetic. The scale and use of materials will allow a visual transition in this area from more intense commercial uses to the surrounding single family residential.
2. Building Component Standards; Building Elevation Profiles and Roof Form shall substantially conform to the approved Concept Elevations.
3. Contrasting wall planes, architectural elements, and rooflines shall be used to create these approved elevations. Building entries will be identified by various architectural features including decorative doors, porches, canopies, and building projections or recessions to draw attention to these entries. Additionally, the building design will ultimately incorporate lighting to accent the entries.
4. All building elevations will be articulated to meet the Town of Flower Mound Urban Design Plan. The buildings and site were designed in a

way that creates a cohesive design theme throughout the development.

5. Franchise utility panels and connection points shall be painted to match the color and texture of the building and located so that they are not visible from public roadways, except that Franchise utility panels and connection points facing Arterial Roadways will be kept at a minimum and adequately screened, with additional landscaping or other approved material during the Site Plan approval process, to obstruct visibility from Long Prairie Road.
6. Colors will be warm earth tones.
7. Roof pitches shall conform to the Town's Master Plan. Sloped roofing shall be required for structures 15,000 square feet in area and less. Buildings of one or two stories over 15,000 square feet in area may have a flat or low-slope roof, but shall use a parapet wall or mansard roof along the building perimeter, so that the flat or low-slope roof and any roof top mounted mechanical equipment is not visible from the public right-of-way or from neighboring residential buildings.
8. Specific Building Material Standards shall comply with the Town's Urban Design Plan and Specific Plan Area 4 requirements.

D. LANDSCAPE STANDARDS

1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, Urban Design Plan, and the Town's Median and Right of Way Design Guidelines.

E. MISCELLANEOUS STANDARDS:

1. Any onsite fencing, not to include perimeter fencing, shall be decorative metal that is primed and painted with rust prohibiting paint.
2. Open Space and Pedestrian connectivity requirements within Planned Development is subject to the Town's Urban Design Plan and the following specific elements:
 - a. Town required sidewalks shall be provided that establish connection to the adjacent properties to the north and south.
 - b. Internal sidewalks shall be provided that establish connection from the public sidewalks to the internal property.
 - c. The retention pond, acting as the public amenity, shall be designed to serve as a prominent visual enhancement for the development

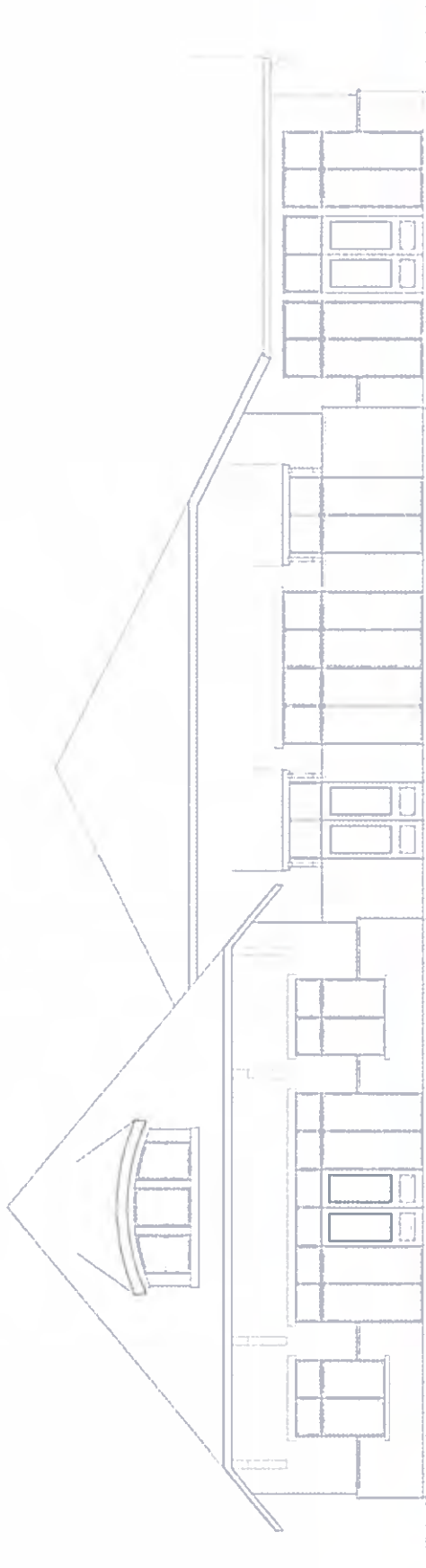
and include enhanced landscape plantings and features that are connected to the development by sidewalks.

3. Phasing: Phase I shall include installation of infrastructure for the entire site, compatibility buffer landscaping and wall, landscape buffer and sidewalk along FM 2499, retention pond, and the amenity area.
4. Retention pond requirements:
 - a. If retaining walls are required for the Retention pond, these retaining walls shall utilize stacked stone, stone veneer, cut stone or engineered block walls that complement the material standards and colors for the development.
 - b. An aerator shall be provided in the retention pond.
 - c. Any pump equipment for the aerator that is above-ground shall be screened in accordance with Sec. 82-272, "Outdoor storage areas." Such screening shall be designed and constructed of materials that complement the development.
5. Site retaining wall requirements: If any site retaining walls are required, these walls shall utilize stacked stone, stone veneer, cut stone, or faux stone that complements the material standards and colors for the development.
6. Reciprocal Easement requirements: The development shall be subject to an overall reciprocal easement agreement granting cross-access to the properties to the north and south.

F. EXCEPTION

The following exception shall be granted with the approval of the Planned Development District:

1. Section 90-423-Underground utilities: Approximately 335 feet of overhead power lines located within the subject property along the frontage of Long Prairie Road shall remain in the existing location.



2
SCALE: 1/8" = 1'-0"



prairie plaza
3901 long prairie road
flower mound, tx

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

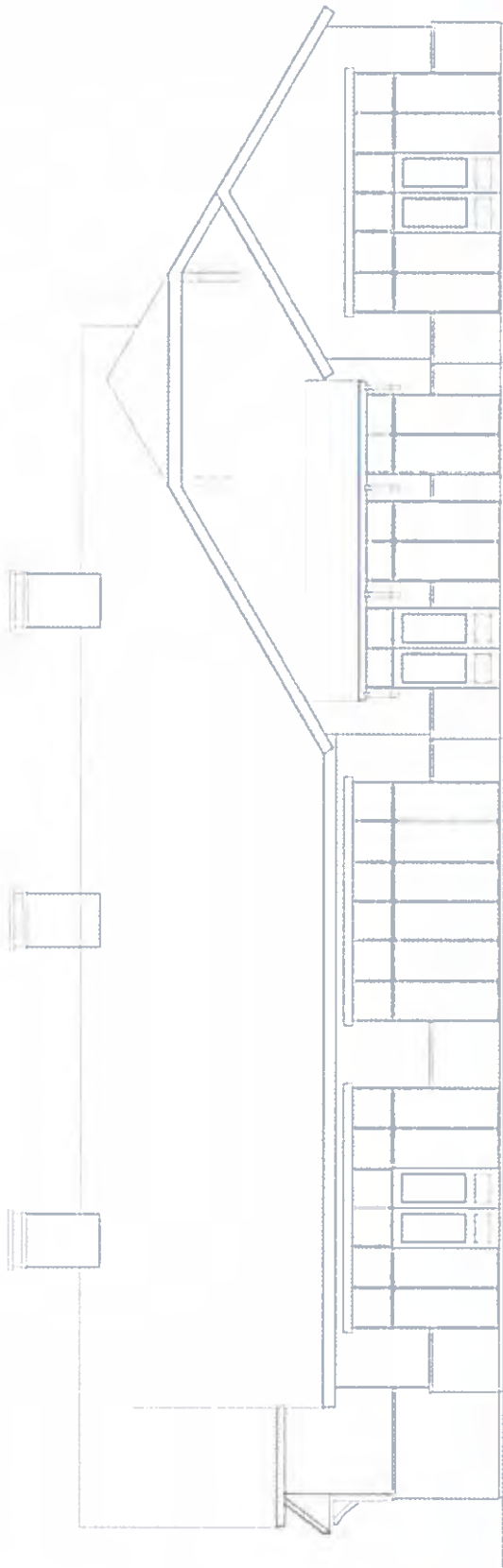
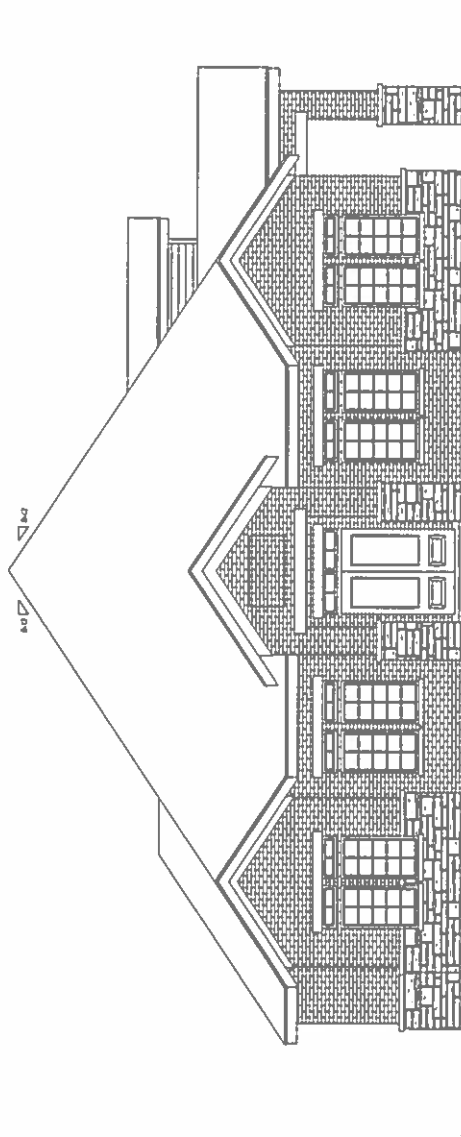


FIGURE 1: ELEVATION

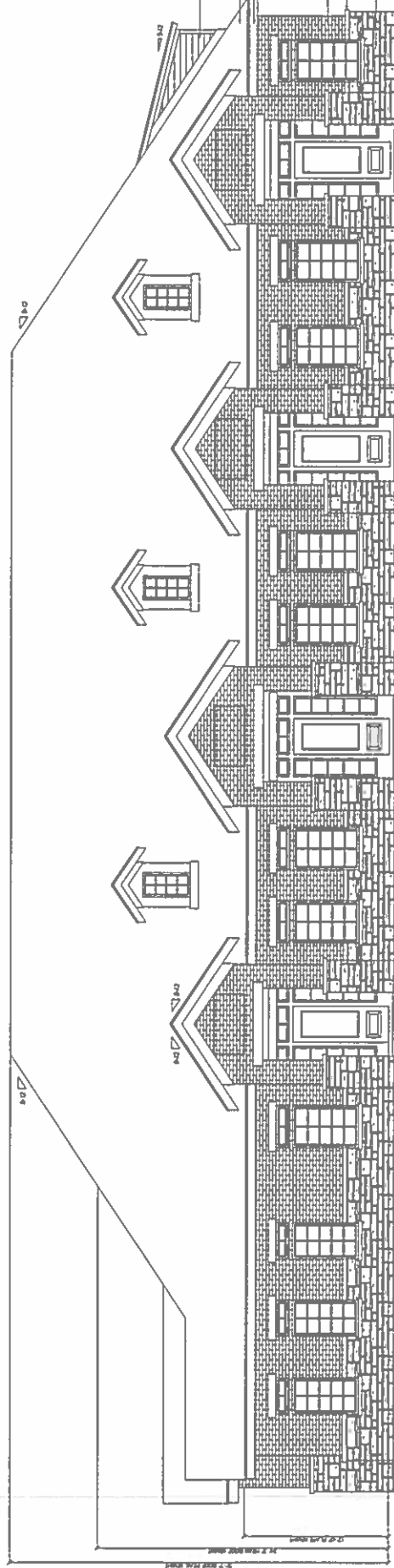


FIGURE 2: ELEVATION

prairie plaza
3901 long prairie road
flower mound, tx



2 MEDICAL OFFICE BUILDING - SOUTH ELEVATION
SCALE: 1/4" = 1'-0" DIVISION



1 MEDICAL OFFICE BUILDING - EAST ELEVATION
FOR CONCEPTUAL USE ONLY. 3 BALCONIES OF THIS ELEVATION
ARE NOT TO BE CONSIDERED IN THE FINAL DESIGN OF THE BUILDING
AS THEY ARE NOT REQUIRED BY THE CITY OF CHICAGO. ALL
MEASUREMENTS ARE IN FEET AND INCHES. COLOR AND CONSTRUCTION
SHOWN ARE FOR INFORMATION ONLY.

SEPARATING MATERIAL CALCULATIONS TABLE
MEDICAL OFFICE BUILDING

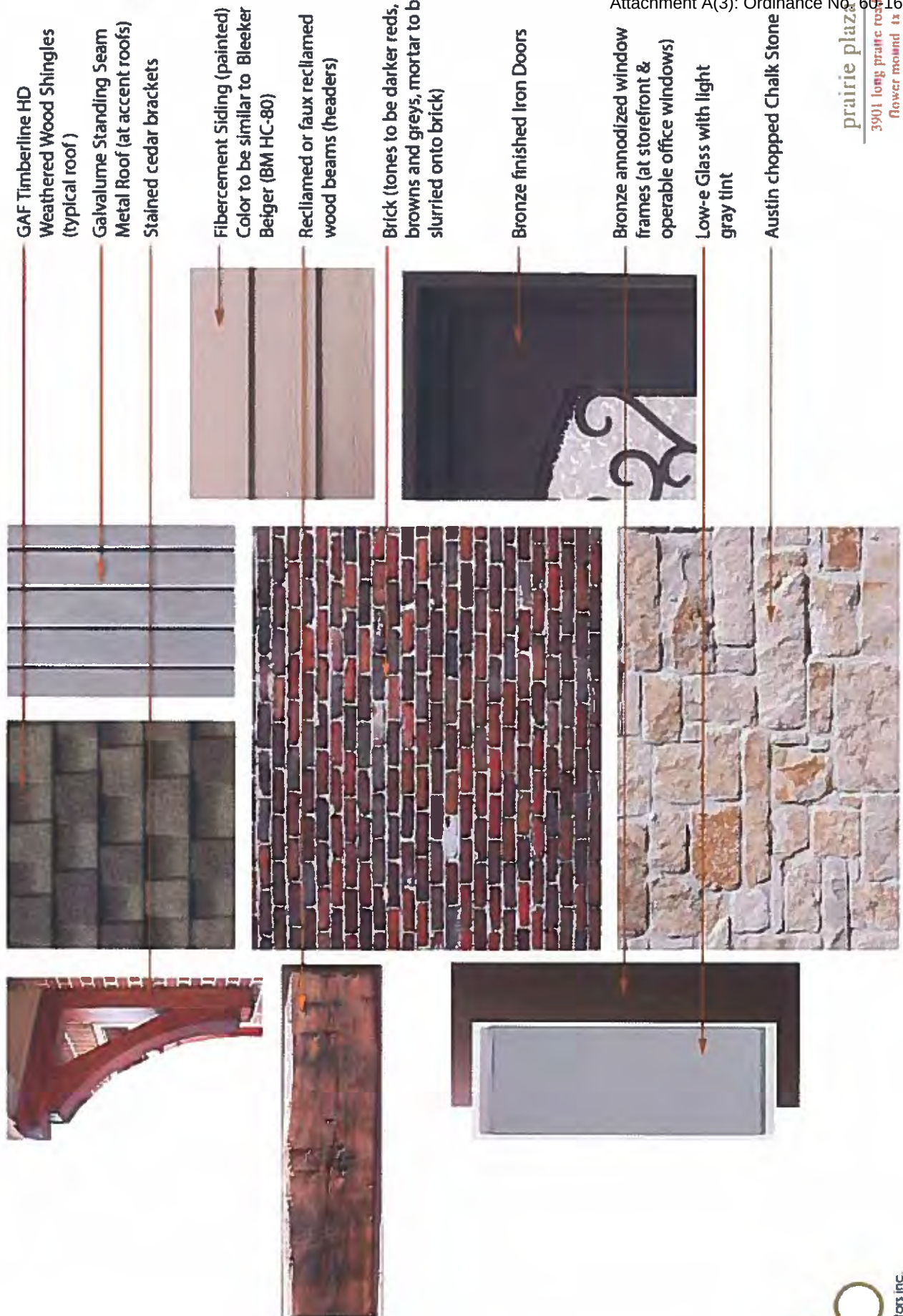
ITEM	QUANTITY	UNIT	EST. PRICE	TOTAL
1. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
2. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
3. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
4. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
5. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
6. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
7. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
8. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
9. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
10. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
11. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
12. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
13. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
14. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
15. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
16. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
17. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
18. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
19. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
20. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
21. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
22. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
23. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
24. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
25. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
26. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
27. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
28. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
29. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
30. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
31. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
32. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
33. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
34. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
35. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
36. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
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40. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
41. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
42. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
43. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
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45. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
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47. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
48. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
49. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
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51. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
52. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
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59. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
60. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
61. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
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99. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00
100. 12" x 12" x 1/2" Solid Pine Boards (S4S)	100	sq ft	\$4.50	\$450.00

prairie plaza
3901 lung prairie road
flower mound tx

REVISED 01/2017

EXHIBIT "E" - CONCEPT ELEVATIONS

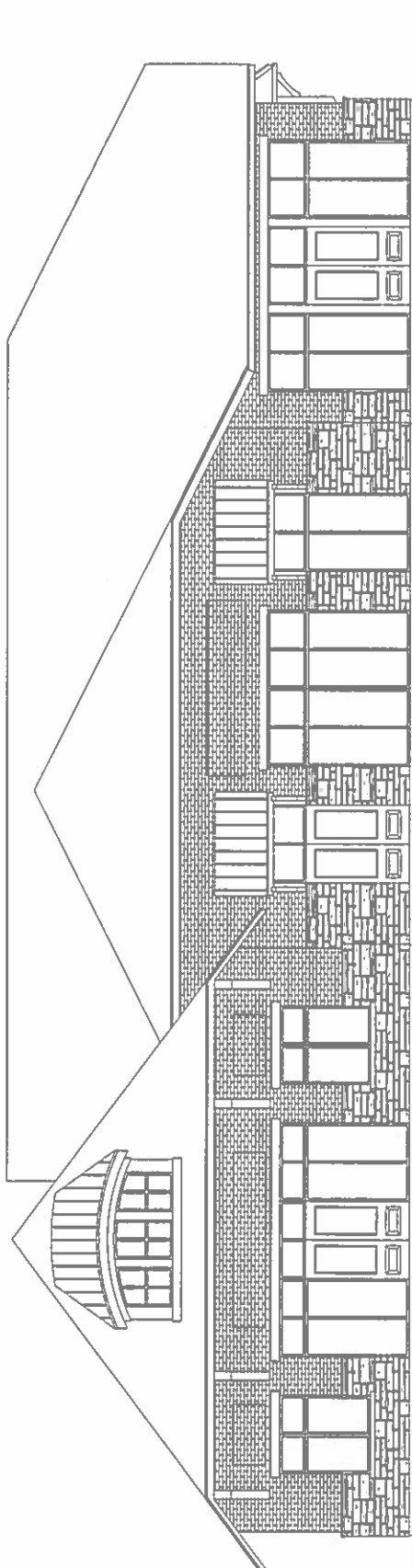
Attachment A(3): Ordinance No. 60-16



prairie plaza

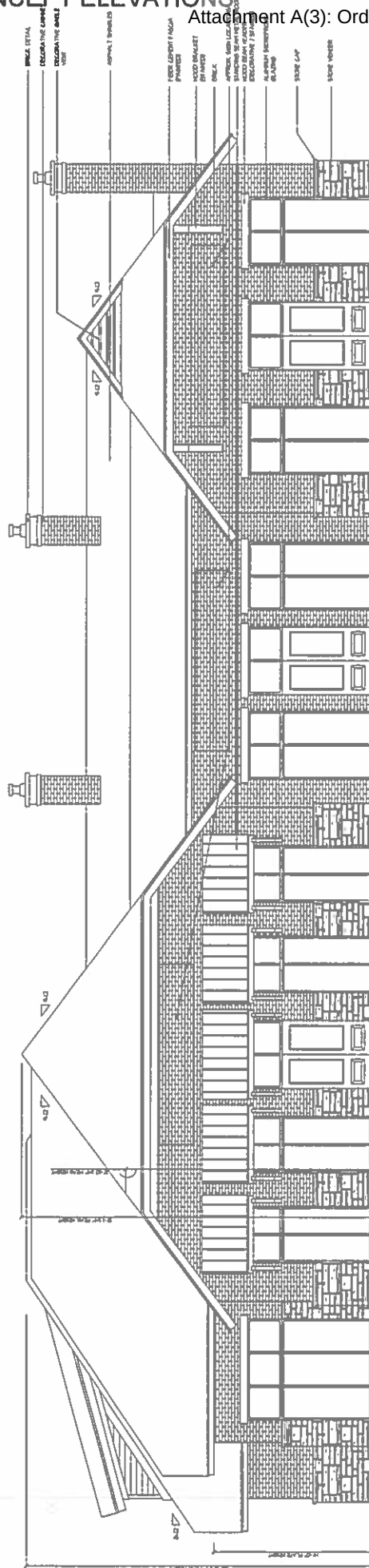
3901 long prairie road
flower mound tx

EXHIBIT "E" - CONCEPT ELEVATIONS:



BUILDING 1 | SOUTH ELEVATION

WALSH W.F. : 1978, *Quaternary*



BUILDING 1 : EAST ELEVATION

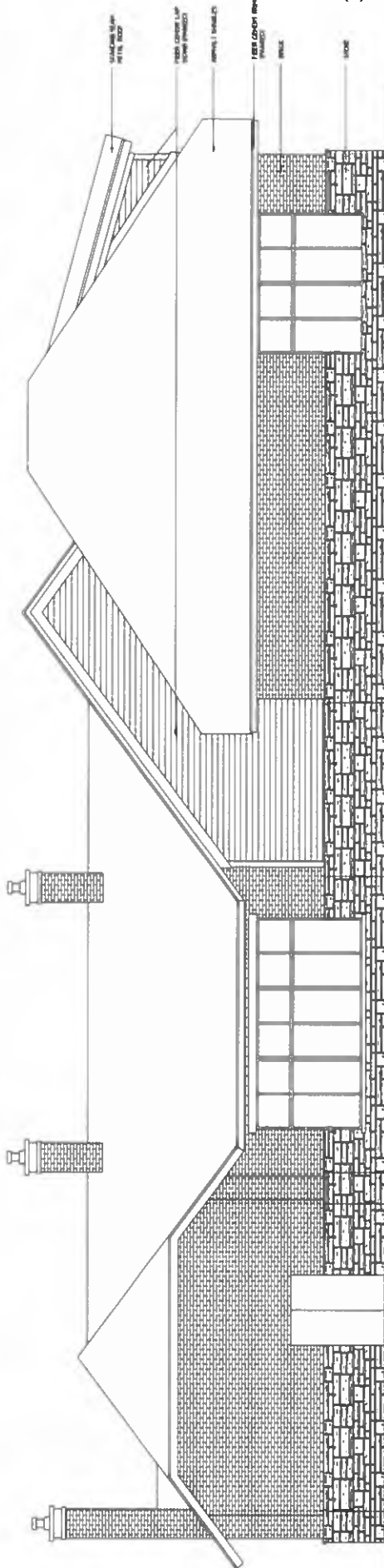
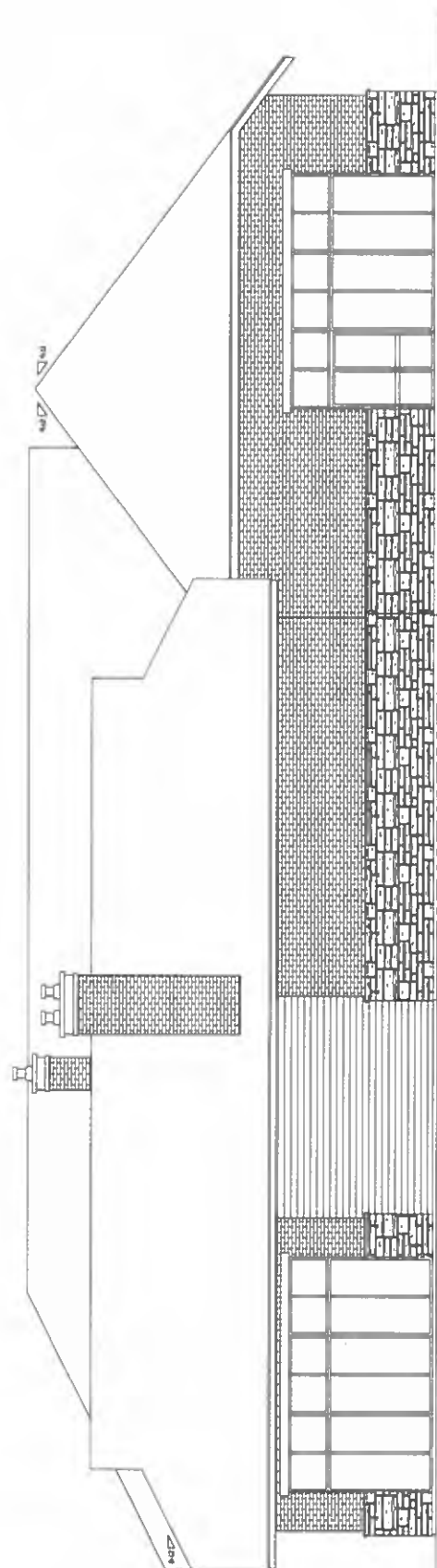
PAID BY THE

[illegible]

EXHIBIT "E" - CONCEPT ELEVATIONS

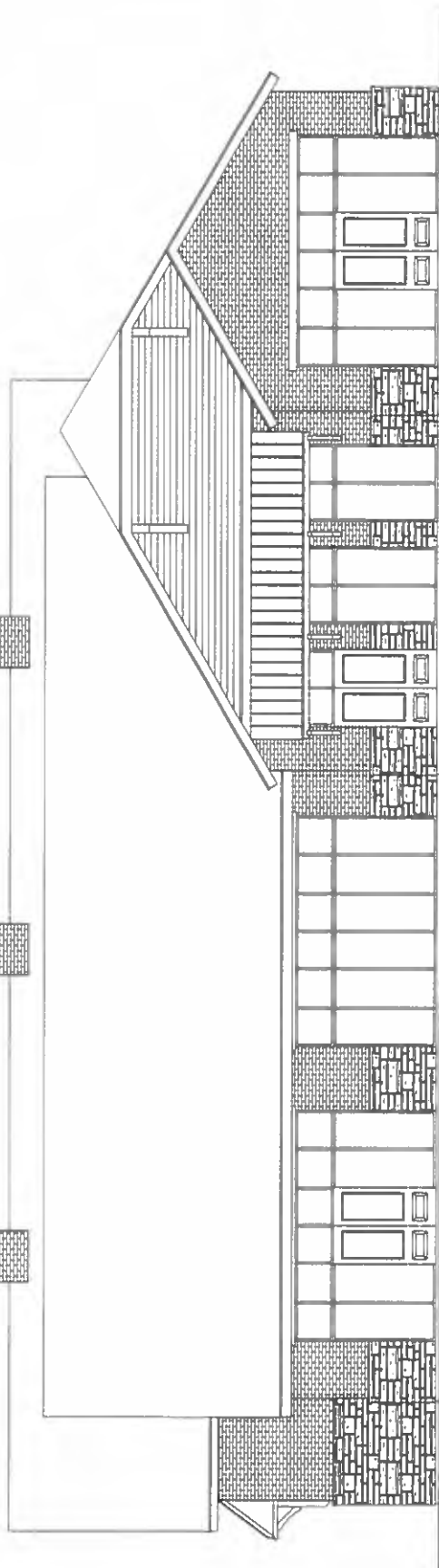
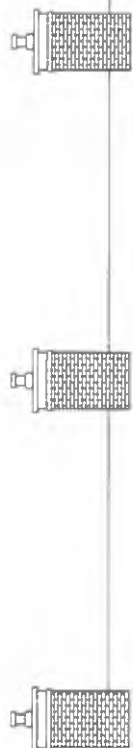
Attachment A(3): Ordinance No. 60-16

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EXHIBIT "E" - CONCEPT ELEVATIONS



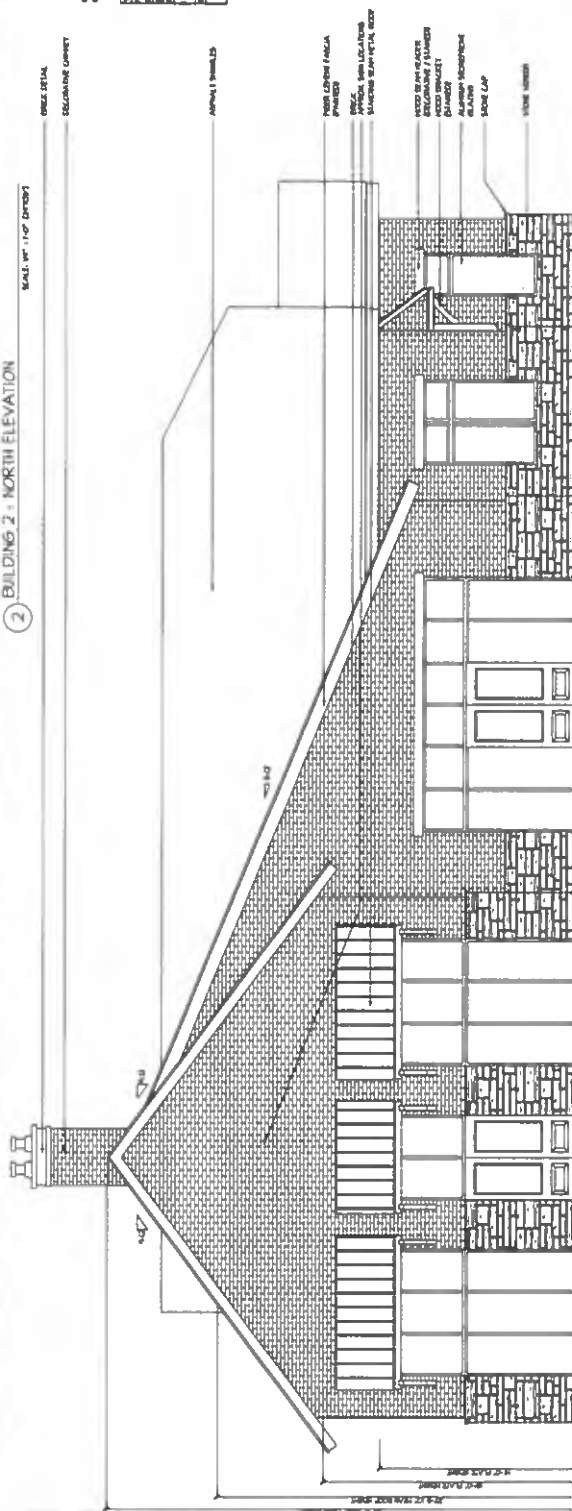
BUILDING 2 - NORTH ELEVATION

CAL. 101 = 100 percent

1997-1998

EXPERIMENTAL

	1992 ^a	1993 ^a	1994 ^a	1995 ^a	1996 ^a	1997 ^a	1998 ^a	1999 ^a	2000 ^a	2001 ^a	2002 ^a	2003 ^a	2004 ^a	2005 ^a	2006 ^a	2007 ^a	2008 ^a	2009 ^a	2010 ^a	2011 ^a	2012 ^a	2013 ^a	2014 ^a	2015 ^a	2016 ^a	2017 ^a	2018 ^a	2019 ^a	2020 ^a	2021 ^a	2022 ^a	2023 ^a	2024 ^a	2025 ^a	2026 ^a	2027 ^a	2028 ^a	2029 ^a	2030 ^a	2031 ^a	2032 ^a	2033 ^a	2034 ^a	2035 ^a	2036 ^a	2037 ^a	2038 ^a	2039 ^a	2040 ^a	2041 ^a	2042 ^a	2043 ^a	2044 ^a	2045 ^a	2046 ^a	2047 ^a	2048 ^a	2049 ^a	2050 ^a	2051 ^a	2052 ^a	2053 ^a	2054 ^a	2055 ^a	2056 ^a	2057 ^a	2058 ^a	2059 ^a	2060 ^a	2061 ^a	2062 ^a	2063 ^a	2064 ^a	2065 ^a	2066 ^a	2067 ^a	2068 ^a	2069 ^a	2070 ^a	2071 ^a	2072 ^a	2073 ^a	2074 ^a	2075 ^a	2076 ^a	2077 ^a	2078 ^a	2079 ^a	2080 ^a	2081 ^a	2082 ^a	2083 ^a	2084 ^a	2085 ^a	2086 ^a	2087 ^a	2088 ^a	2089 ^a	2090 ^a	2091 ^a	2092 ^a	2093 ^a	2094 ^a	2095 ^a	2096 ^a	2097 ^a	2098 ^a	2099 ^a	2100 ^a	2101 ^a	2102 ^a	2103 ^a	2104 ^a	2105 ^a	2106 ^a	2107 ^a	2108 ^a	2109 ^a	2110 ^a	2111 ^a	2112 ^a	2113 ^a	2114 ^a	2115 ^a	2116 ^a	2117 ^a	2118 ^a	2119 ^a	2120 ^a	2121 ^a	2122 ^a	2123 ^a	2124 ^a	2125 ^a	2126 ^a	2127 ^a	2128 ^a	2129 ^a	2130 ^a	2131 ^a	2132 ^a	2133 ^a	2134 ^a	2135 ^a	2136 ^a	2137 ^a	2138 ^a	2139 ^a	2140 ^a	2141 ^a	2142 ^a	2143 ^a	2144 ^a	2145 ^a	2146 ^a	2147 ^a	2148 ^a	2149 ^a	2150 ^a	2151 ^a	2152 ^a	2153 ^a	2154 ^a	2155 ^a	2156 ^a	2157 ^a	2158 ^a	2159 ^a	2160 ^a	2161 ^a	2162 ^a	2163 ^a	2164 ^a	2165 ^a	2166 ^a	2167 ^a	2168 ^a	2169 ^a	2170 ^a	2171 ^a	2172 ^a	2173 ^a	2174 ^a	2175 ^a	2176 ^a	2177 ^a	2178 ^a	2179 ^a	2180 ^a	2181 ^a	2182 ^a	2183 ^a	2184 ^a	2185 ^a	2186 ^a	2187 ^a	2188 ^a	2189 ^a	2190 ^a	2191 ^a	2192 ^a	2193 ^a	2194 ^a	2195 ^a	2196 ^a	2197 ^a	2198 ^a	2199 ^a	2200 ^a	2201 ^a	2202 ^a	2203 ^a	2204 ^a	2205 ^a	2206 ^a	2207 ^a	2208 ^a	2209 ^a	2210 ^a	2211 ^a	2212 ^a	2213 ^a	2214 ^a	2215 ^a	2216 ^a	2217 ^a	2218 ^a	2219 ^a	2220 ^a	2221 ^a	2222 ^a	2223 ^a	2224 ^a	2225 ^a	2226 ^a	2227 ^a	2228 ^a	2229 ^a	2230 ^a	2231 ^a	2232 ^a	2233 ^a	2234 ^a	2235 ^a	2236 ^a	2237 ^a	2238 ^a	2239 ^a	2240 ^a	2241 ^a	2242 ^a	2243 ^a	2244 ^a	2245 ^a	2246 ^a	2247 ^a	2248 ^a	2249 ^a	2250 ^a	2251 ^a	2252 ^a	2253 ^a	2254 ^a	2255 ^a	2256 ^a	2257 ^a	2258 ^a	2259 ^a	2260 ^a	2261 ^a	2262 ^a	2263 ^a
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BUILDING 2 : EAST ELEVATION

can be used to estimate the effect of the treatment on the outcome.

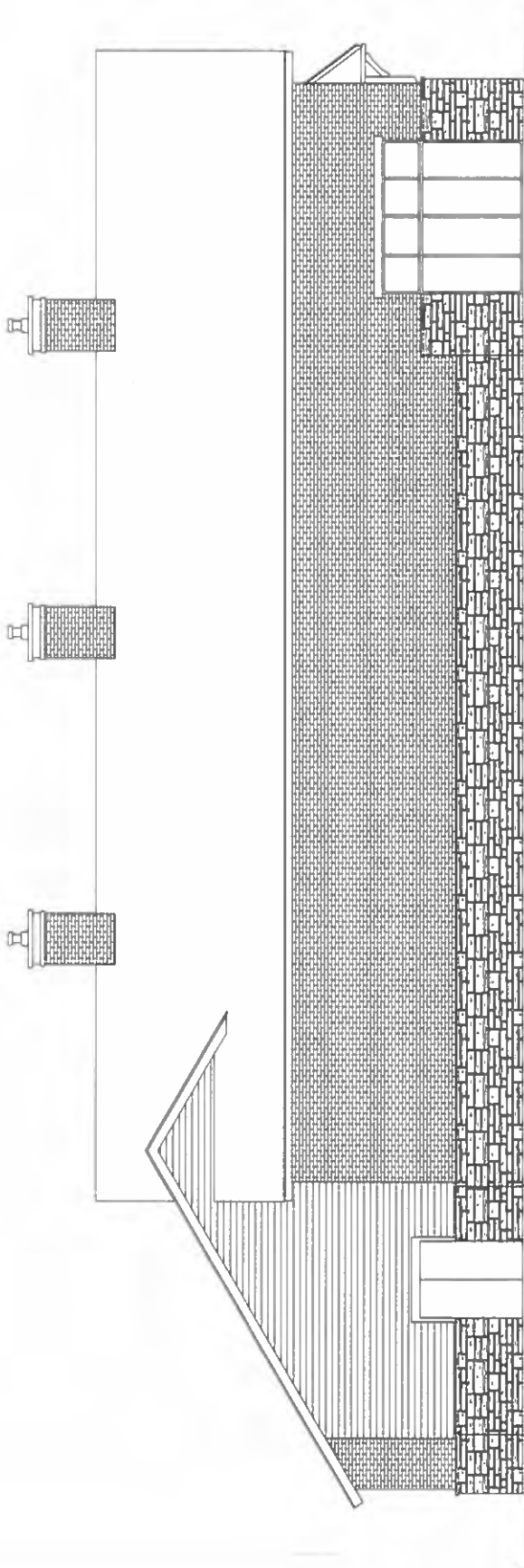
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prairie plaza

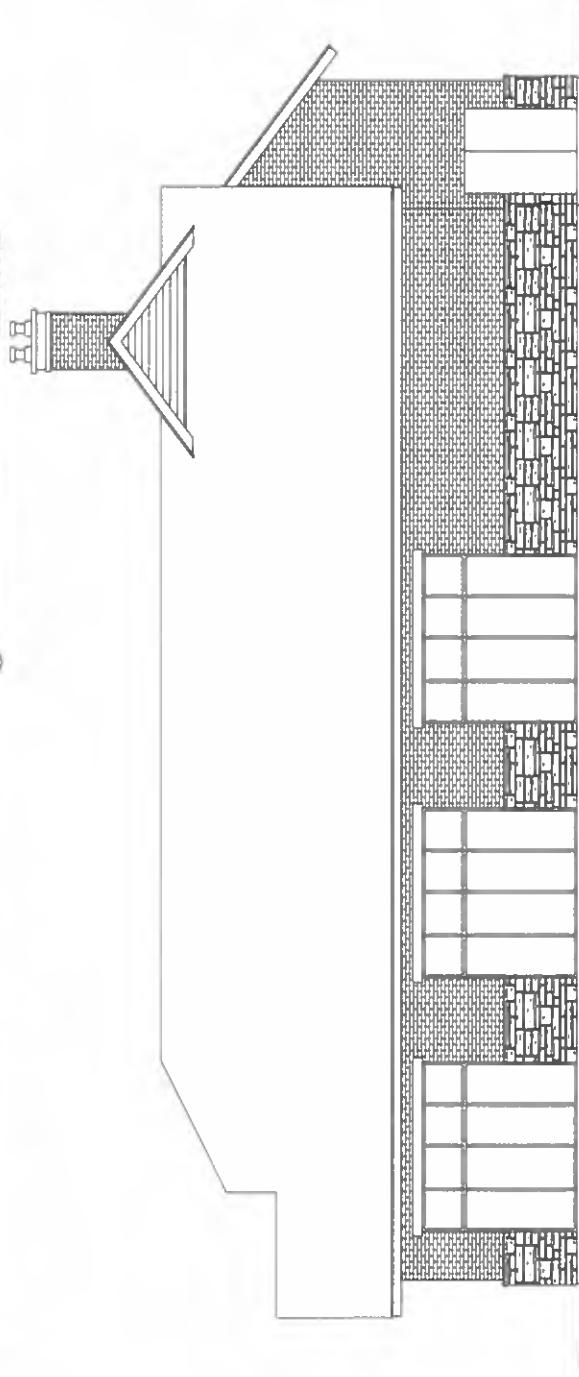
3941 long prairie road
flower mound, tx

6. 清江浦

EXHIBIT "E" - CONCEPT ELEVATIONS



2 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (DOES)



1 BUILDING 2 - WEST ELEVATION
SCALE: 1/4" = 1'-0" (DOES)

2. PREPARED BY: JAMES L. JAMES, INC.
3. DATE: 10/1/16

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. CONCEPT ELEVATIONS	1	SET	1,000.00	1,000.00
2. PREPARED BY: JAMES L. JAMES, INC.	1	SET	1,000.00	1,000.00
3. DATE: 10/1/16	1	SET	1,000.00	1,000.00
4. TOTAL	3	SET	3,000.00	3,000.00

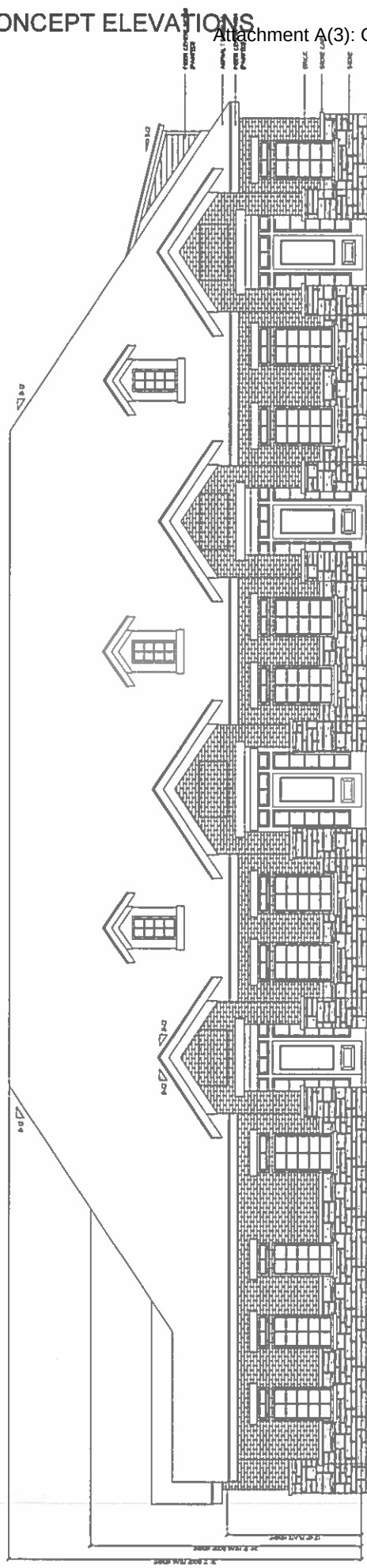
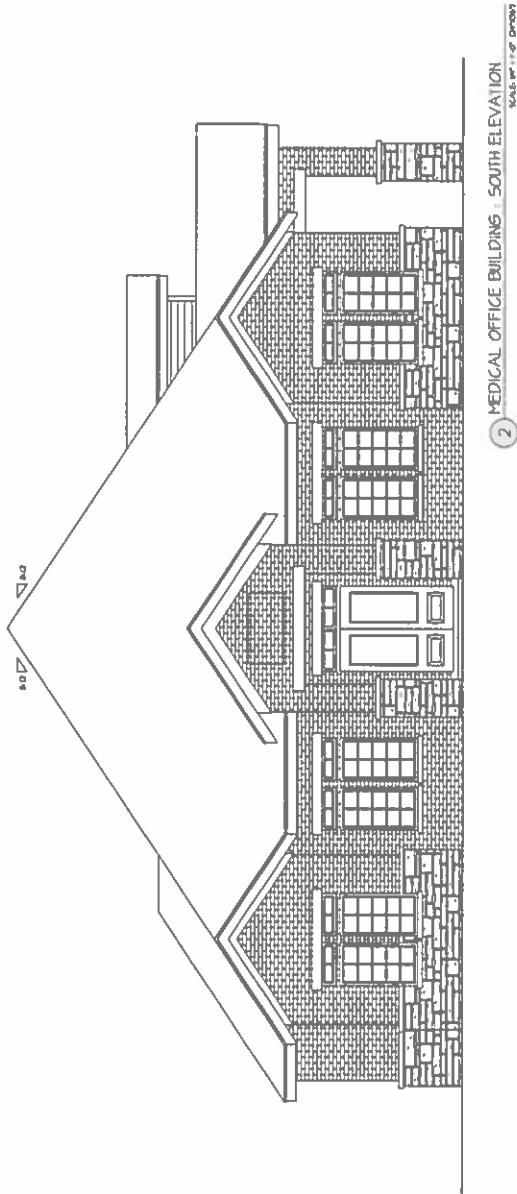
prairie plaza

3941 long prairie road
flow-st mound, IL



DATE: 10/1/16
REVISED: 10/1/16

EXHIBIT "E" - CONCEPT ELEVATIONS



REVISIONS: AIRBORNE CONSULTING GROUP
MEDICAL OFFICE BUILDING

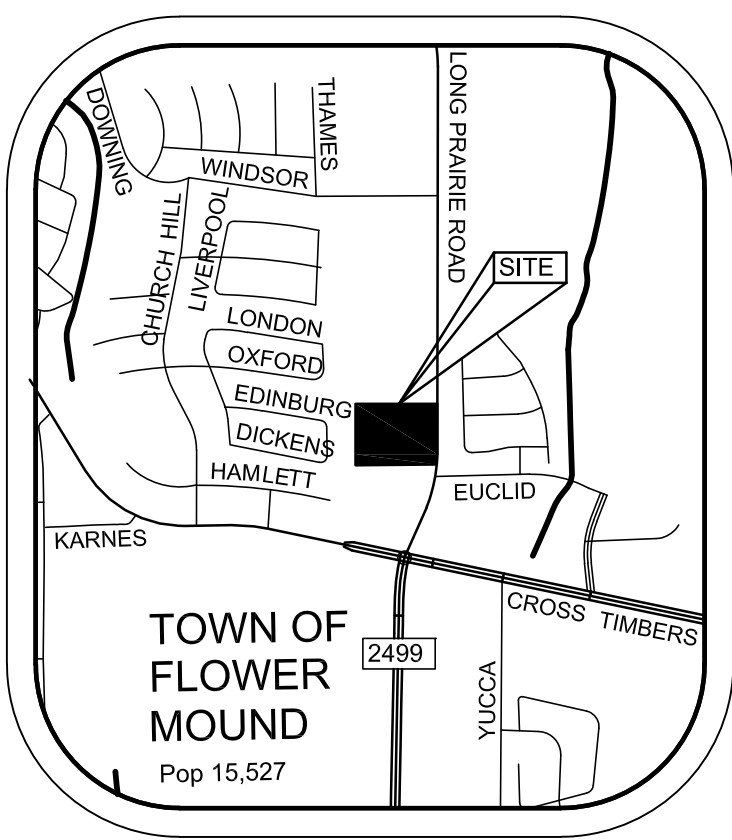
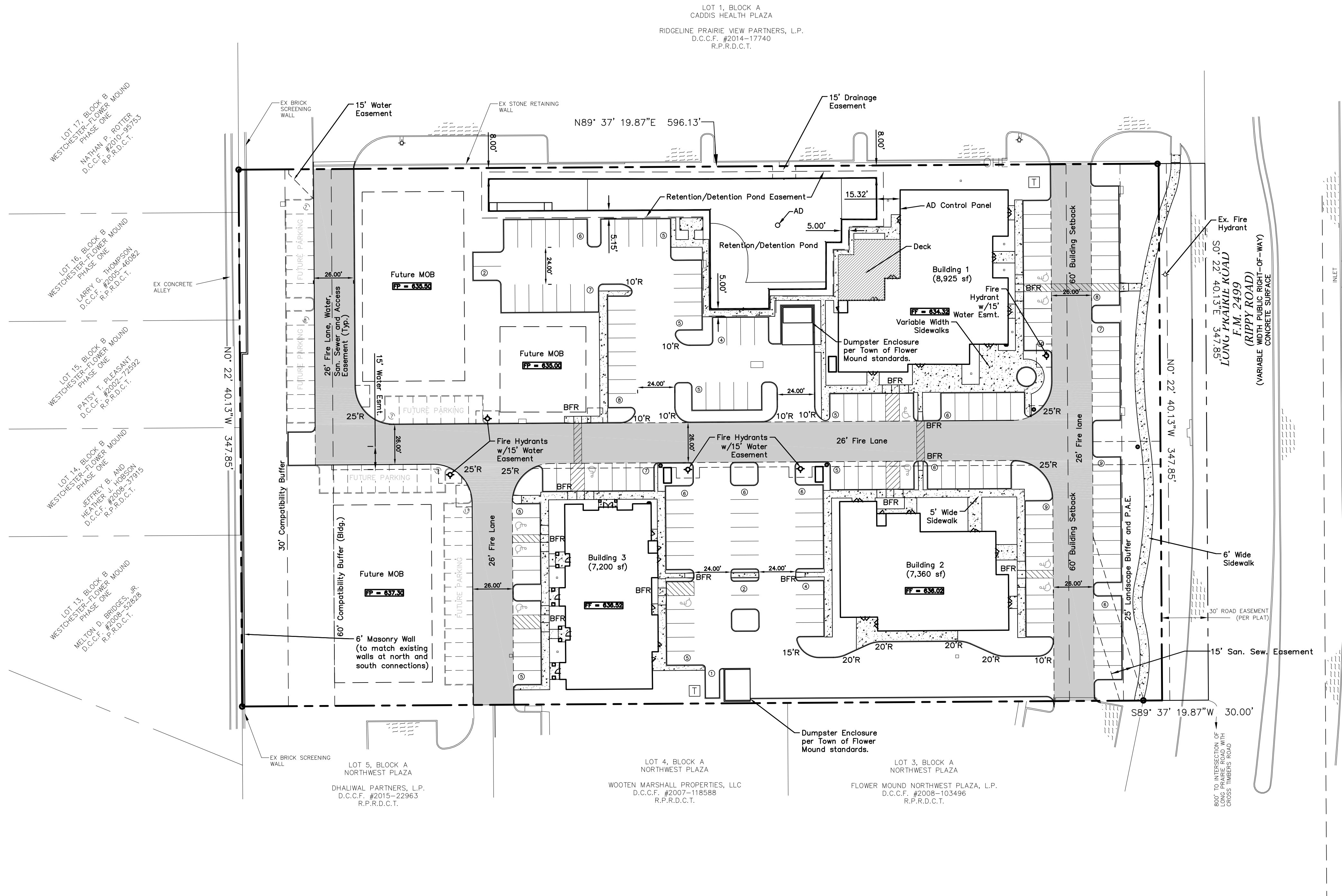
REVISION	DATE	DESCRIPTION	BY	CHKD
1	07/01/2016	INITIAL DESIGN (2D LINE DRAWING)	AM	AM
2	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
3	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
4	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
5	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
6	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
7	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
8	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
9	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM
10	07/01/2016	REVISIONS (2D LINE DRAWING)	AM	AM

1 MEDICAL OFFICE BUILDING - EAST ELEVATION

FOR CONSTRUCTION, SEE PLAN 3. MATERIALS OF THE BUILDING SHALL BE AS SHOWN ON THE PLAN. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS, AND THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS, AND THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS.

Scale: 1/8\"/>

prairie plaza
3901 long prairie road
flower mound, tx



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Parking Count
- P.A.E. Pedestrian Access Easement
- AD Aeration Device

SITE DATA -- PHASE I

Address:	3901 Long Prairie Road Town of Flower Mound, Texas	
Gross Lot Area:	5.00 Acres (217,799 sf)	
Net Lot Area:	4.7604 Acres (207,364 sf)	
Zoning:	PD-150 with Office uses	
Proposed Use:	Office/Medical Office Uses	
Lot Coverage Data:	Building Coverage	23,485 sf
	Impervious Area	<u>91,104 sf</u>
	Pervious Area	<u>91,710 sf</u>
Site Parking Summary:	Required	Provided
Medical Office	29 Spaces	
App. Office Use (Retail)	20 Spaces	
App. Office Use (Rest.)	152 Spaces	
Total Parking	201 Spaces	160 Spaces (Approx. 80% of Required per Allowance)
Building Parking Summary:	Required	Provided
Building 1		
Restaurant 6675sf	89	70
Retail 2250sf	9	8
Building 2		
Restaurant 4660sf	63	44
Retail 2700sf	11	9
Building 3		
Medical Office 7200sf	29	29

Building Data:

Building	All 1 Story
Peak Height	Building 1 31'-2" Building 2 33'-5" Building 3 31'-7"
Mean Height	Building 1 21'-10" Building 2 25'-7" Building 3 24'-3"
Building Sqaure Footage	Building 1 8,925 sf Building 2 7,360 sf Building 3 7,200 sf
Total Square Footage	23,485 sf

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

STANDARD NOTES:

- All Parking Spaces are 9'x18' unless otherwise noted.
- Retention/Detention Pond shall be concrete structural walls with stone clad interior to match buildings. Bottom shall be natural earth and pond shall have aeration device. Top shall have wrought iron fence for safety. Aeration device to be Aqua Control SS2 Display Aerator - Cluster Arch - 1 HP, or approved equal.
- Future phases shall contain Medical Office Buildings. Parking and sidewalks for each shall be constructed at the time of development.
- All infrastructure necessary for the full development of the property to be constructed with Phase I.
- The 30' Road easement shown on Site Plan shall be considered the east Right-of-way line for the purposes of this project. Any areas within the easement shall be considered to be under the jurisdiction of TxDOT.

MASTER PLAN FEATURES	
LAND USE PLAN	OFFICE USE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE EAST SIDE OF LONG PRAIRIE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL WITH 150' R.O.W. - CROSS ACCESS TO BE PROVIDED WITH LIMITED ACCESS TO LONG PRAIRIE ROAD
WATER PLAN	LONG PRAIRIE DISTRICT-12" WATER ALONG WEST SIDE OF F.M. 2499
WASTEWATER PLAN	LONG PRAIRIE DISTRICT-8" SANITARY SEWER LINE AT THE SOUTHEAST CORNER OF THIS TRACT

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division

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

NOTES:

- 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.
- ALL FIRE LANES TO BE DEDICATED AS FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENTS.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

SITE PLAN	Sheet No.
PRAIRIE PLAZA PHASE 1	SP
DB Constructors, Inc.	Project No.
Town of Flower Mound, Texas	16047

3901 LONG PRAIRIE ROAD



3 BUILDING 1 : WEST ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



4 BUILDING 1 : NORTH ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



2 BUILDING 1 : SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")

EXTERIOR FINISH MATERIAL SCHEDULE

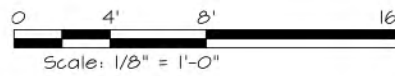
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
ROOF	Mueller	AP Panel : Galvalume	Metal accent Roofs
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Khaki Brown	Siding & Panel (dormers)
WINDOWS	YKK	Storefront Oil Rubbed Bronze	Storefront w/Low-E Tint
ENTRY DOORS	Adorning Designs	S-1021 Square	Iron Entry Doors
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above



1 BUILDING 1 : EAST ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 1

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1436	1692	2011	1766
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1040	1032	1079	1452
DOORS AND WINDOWS SQ. FT.	396	660	932	314
PRIMARY MASONRY TOTALS (%)	80.67%	100.00%	97.78%	81.13%
BRICK SQ. FT.	534	672	965	629
STONE SQ. FT.	305	360	90	549
SECONDARY MASONRY TOTALS (%)	19.33%	0.00%	2.22%	18.87%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	201	0	24	274

*All numbers with the column are in square feet (SQ. FT.), U.N.O.

prairie plaza

3901 long praire road
flower mound, tx
12 MAY 2017



MEDICAL OFFICE BUILDING : EAST ELEVATION



MEDICAL OFFICE BUILDING : NORTH ELEVATION



MEDICAL OFFICE BUILDING : SOUTH ELEVATION

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Sandstone Beige	Siding & Panel (dormers)
WINDOWS	Pella	Impervia Windows : Tan	Windows w/Low-E Tint
ENTRY DOORS	Adoorng Designs	S-1021 Square	Iron Entry Doors
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

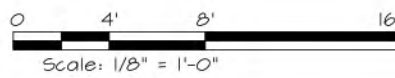


MEDICAL OFFICE BUILDING : WEST ELEVATION

ELEVATIONS : MATERIAL CALCULATIONS TABLE
MEDICAL OFFICE BUILDING

	SOUTH*	NORTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	846	796	1609	1458
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	634	679	1119.5	1240.5
DOORS AND WINDOWS SQ. FT.	212	117	489.5	217.5
PRIMARY MASONRY TOTALS (%)	100.00%	100.00%	99.11%	99.19%
BRICK SQ. FT.	467	382	621	739
STONE SQ. FT.	167	297	488.5	491.5
SECONDARY MASONRY TOTALS (%)	0.00%	0.00%	0.89%	0.81%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	0	10	10

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



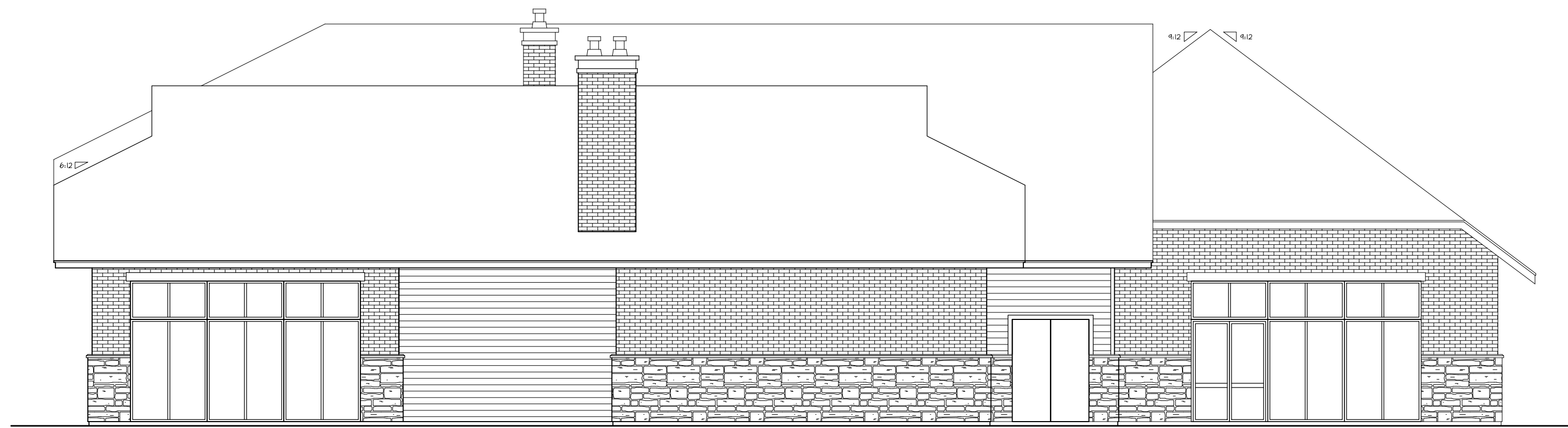
prairie plaza

3901 long prairie road
flower mound, tx



3 BUILDING 1 : WEST ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



4 BUILDING 1 : NORTH ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



2 BUILDING 1 : SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



1 BUILDING 1 : EAST ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")

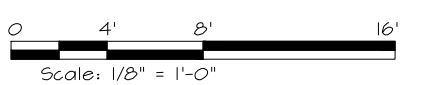
ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 1

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PRIMARY MASONRY TOTALS (%)	80.67%	100.00%	97.78%	81.13%
BRICK SQ. FT.	534	672	965	629
STONE SQ. FT.	305	360	90	549
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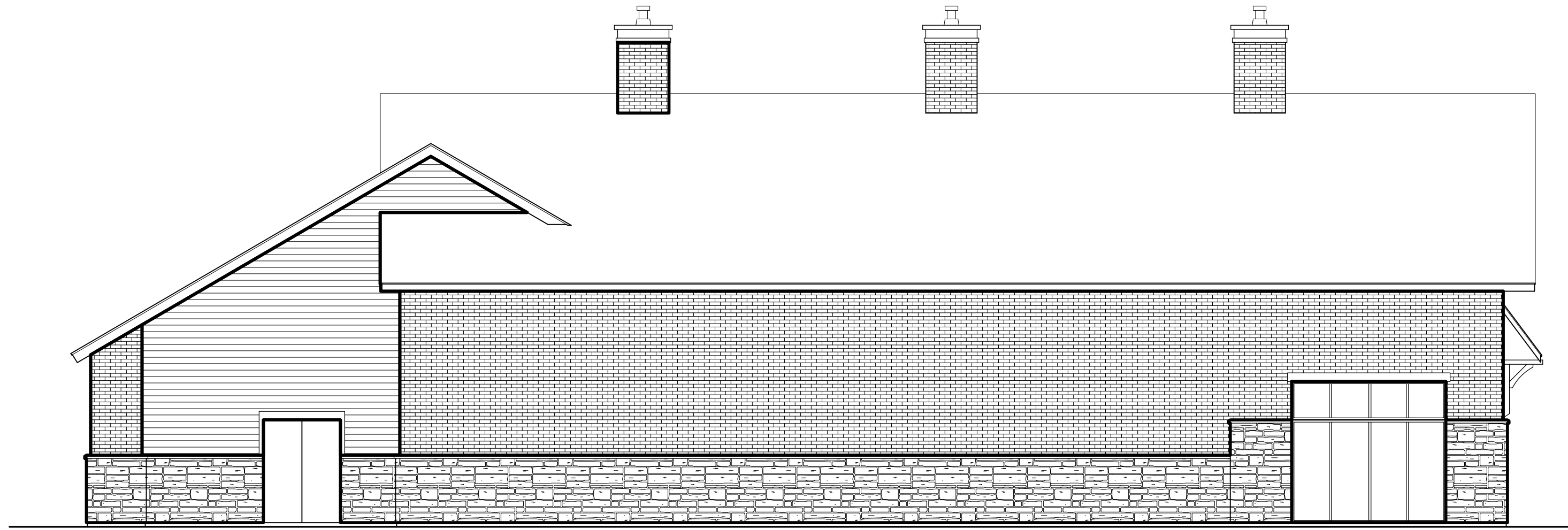
db constructors inc.



PRAIRIE PLAZA
3901 LONG PRAIRIE ROAD
FLOWER MOUND, TX

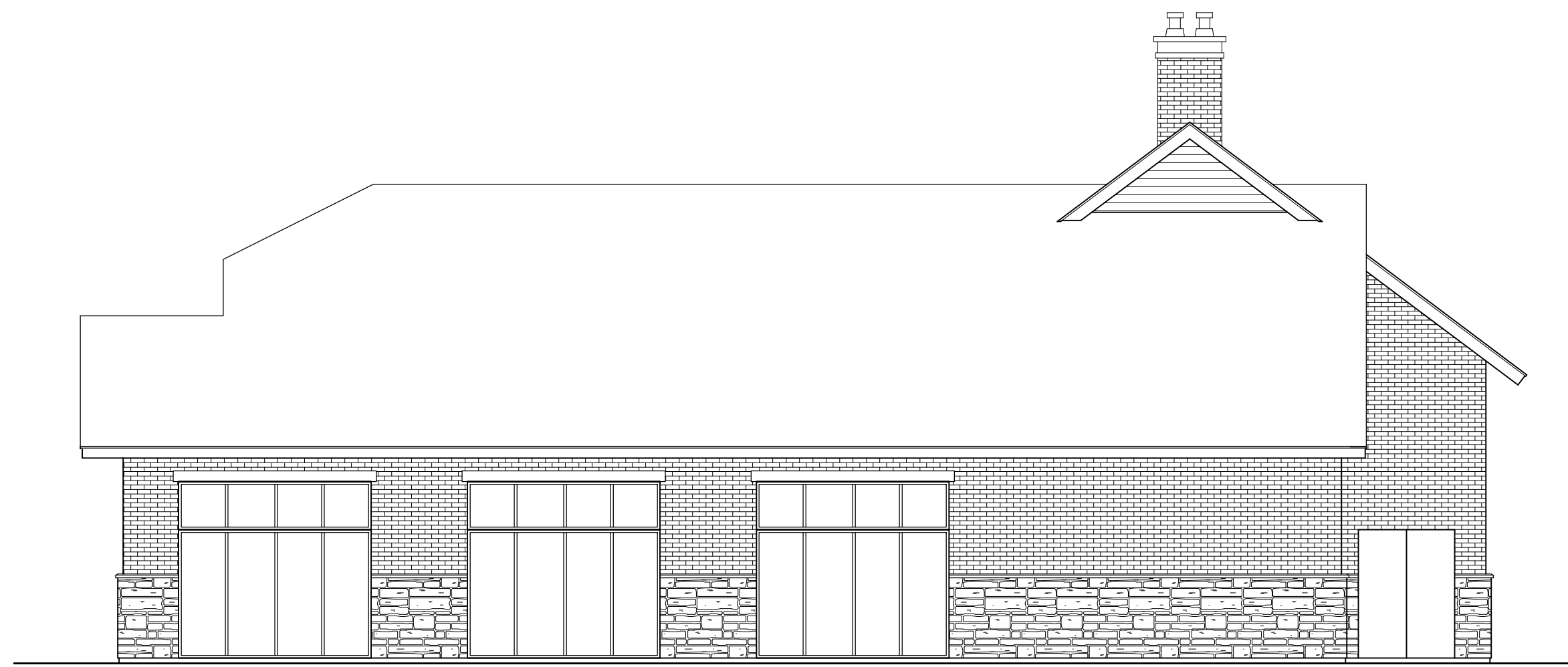
REVISED 12 MAY 2017
REVISED 23 FEB 2017

01 JULY 2016
REVISED 11 AUG 2016



3 BUILDING 2 : SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



4 BUILDING 2 : WEST ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



2 BUILDING 2 : NORTH ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")



1 BUILDING 2 : EAST ELEVATION

SCALE: 1/8" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 2

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1802	2119	1742	1180
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1069	1939	1158	736
DOORS AND WINDOWS SQ. FT.	733	180	584	444
PRIMARY MASONRY TOTALS (%)	80.36%	83.60%	100.00%	96.20%
BRICK SQ. FT.	528	1106	912	480
STONE SQ. FT.	331	515	246	228
SECONDARY MASONRY TOTALS (%)	19.64%	16.40%	0.00%	3.80%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	210	318	0	28

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



0 4' 8' 16'
Scale: 1/8" = 1'-0"

PRAIRIE PLAZA
3901 LONG PRAIRIE ROAD
FLOWER MOUND, TX

01 JULY 2016
REVISED 23 FEB 2017 REVISED 11 AUG 2016



4 MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



4 MEDICAL OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



2 MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

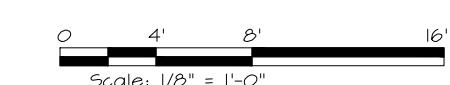


1 MEDICAL OFFICE BUILDING : EAST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE
MEDICAL OFFICE BUILDING

	NORTH*	SOUTH*	EAST*	WEST*
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BRICK SQ. FT.	467	382	621	739
STONE SQ. FT.	167	297	488.5	491.5
SECONDARY MASONRY TOTALS (%)	0.00%	0.00%	0.89%	0.81%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	0	10	10

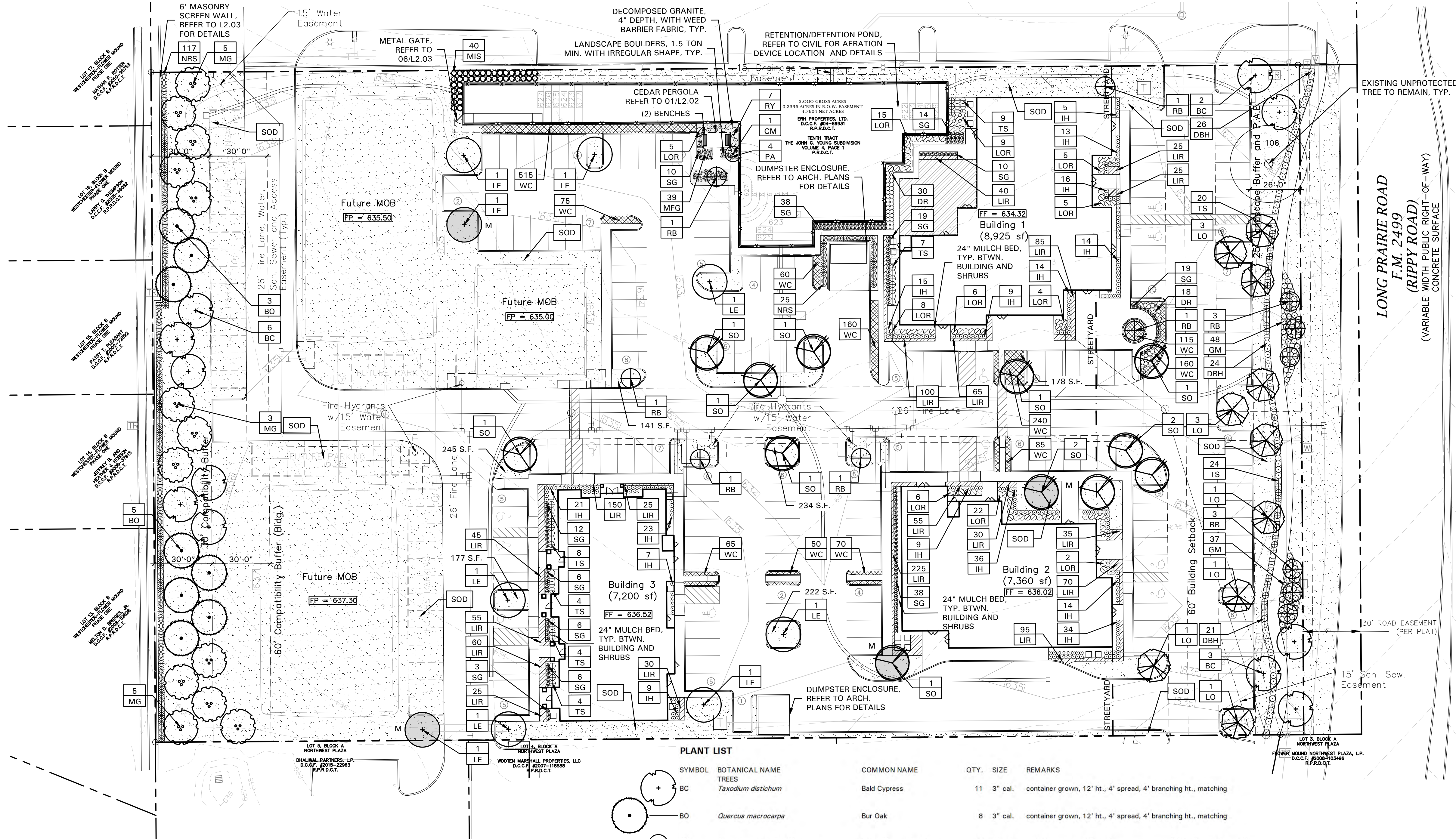
*All numbers with the column are in square feet (SQ. FT.), U.N.O.



PRAIRIE PLAZA
3901 LONG PRAIRIE ROAD
FLOWER MOUND, TX

REVISED 23 FEB 2017

01 JULY 2016



STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	35,733 s.f. of Street Yard	7,147 s.f. of Street Yard	11,301 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f. = 10 Trees + 1 Tree for every 2,500 s.f. over 10,000 s.f.	35,733 s.f. of Street Yard	20 Trees (3" cal.)	19 Trees (3" cal.) 7 Trees (30 gal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 2499		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	FM 2499 = 348 l.f.	12 Trees (3" cal.)	10 Trees (3" cal.) 6 Trees (30 gal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	160 Parking Spaces	1,200 s.f.	8,076 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaes	160 parking spaces	16 trees (3" cal.)	20 trees (3" cal.) 4 trees (30 gal.)
** All parking spaces to be located within 50 ft. of Parking lot tree. *** 30% of the required parking lot trees can be small trees.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)
COMPATABILITY BUFFER LANDSCAPING			
STANDARD	Square Footage	REQUIRED	PROVIDED
30 ft. Compatibility Buffer Along West Res. Adj.	Not Applicable	30 ft.	30 ft.
One Shade Tree per 400 s.f. of Comp. Buffer	10,435 s.f.	26 Trees (3" cal.)	26 Trees
Min. 6' Masonry Wall	Not Applicable	6 ft.	6 ft. masonry wall
Understory Screening Plants	Not Applicable	6' Screening Shrubs	6' Screening Shrubs
60 ft. Compatibility Buffer Setback	Not Applicable	60 ft.	60 ft.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
BC	<i>Taxodium distichum</i>	Bald Cypress	11	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	8	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle 'Natchez'	1	3" cal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	9	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	10	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
MG	<i>Magnolia grandiflora</i> 'DD Blanchard'	DD Blanchard Magnolia	13	3" cal.	container grown, full to base, 12' ht., 3' spread, matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	12	3" cal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	12	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUNDCOVER					
DBH	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	71	5 gal.	container full, 24" spread, 36" o.c.
DR	<i>Rosa</i> 'Red Drift'	Red Drift Rose	48	5 gal.	container full, 24" spread, 20" ht., 24" o.c.
GM	<i>Muhlenbergia capillaris</i>	Gulf Muhly	85	5 gal.	container full, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	239	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	1,240	4" pots	container full top of container, 12" o.c.
LOR	<i>Loropetalum chinense</i> 'Purple Diamond'	Loropetalum 'Purple Diamond'	87	5 gal.	container full, 20" spread, 24" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	39	1 gal.	container full, 18" o.c.
MIS	<i>Miscanthus sinensis</i> 'Adagio'	Miscanthus 'Adagio'	40	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	142	15 gal.	container full to base, 36" ht., 36" o.c.
PA	<i>Agave Parryi</i>	Parry's Agave	4	15 gal.	container full, 36" o.c.
RY	<i>Hesperaloe parvifolia</i>	Red Yucca	7	5 gal.	container full, 30" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	181	5 gal.	container full, 20" spread 24" o.c.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	80	5 gal.	container full, 20" spread, 36" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	1,595	4" pots	container (3) 12" runners min., 12" o.c.
SOD	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
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.

TREE MITIGATION

Required
4 trees, 3" cal.

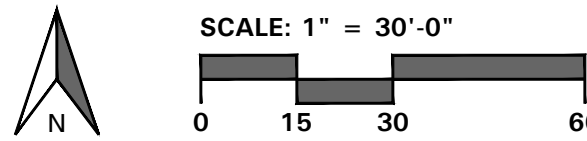
Provided
(3) Shumard Oak, 3" cal.
(1) Lacebark Elm, 3" cal.

*4 MITIGATION TREES PROVIDED IN LIEU OF PAYING INTO TREE FUND

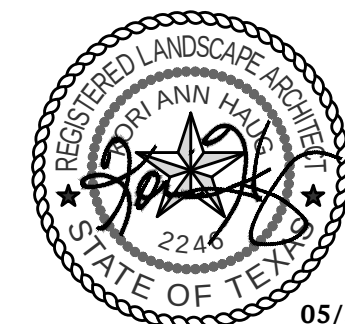
M = MITIGATION TREE

NOTE: ANY TOWN IRRIGATION WITHIN THE R.O.W. THAT MAY BE DAMAGED DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR PRIOR TO ACCEPTANCE OF THE SITE AND/OR C/O

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



3901 Long
Prairie Road
PRAIRIE PLAZA
Flower Mound, Texas

Project Number: 16055
Issue Date: 03.15.17
Drawn By: APL
Checked By: KAH

Revisions	No.	Date:	Detail:
1	03.15.17	City Comments	
2	04.19.17	City Comments	
3	05.17.17	City Comments	
4	05.30.17	City Comments	

Sheet Title:

LANDSCAPE
PLAN

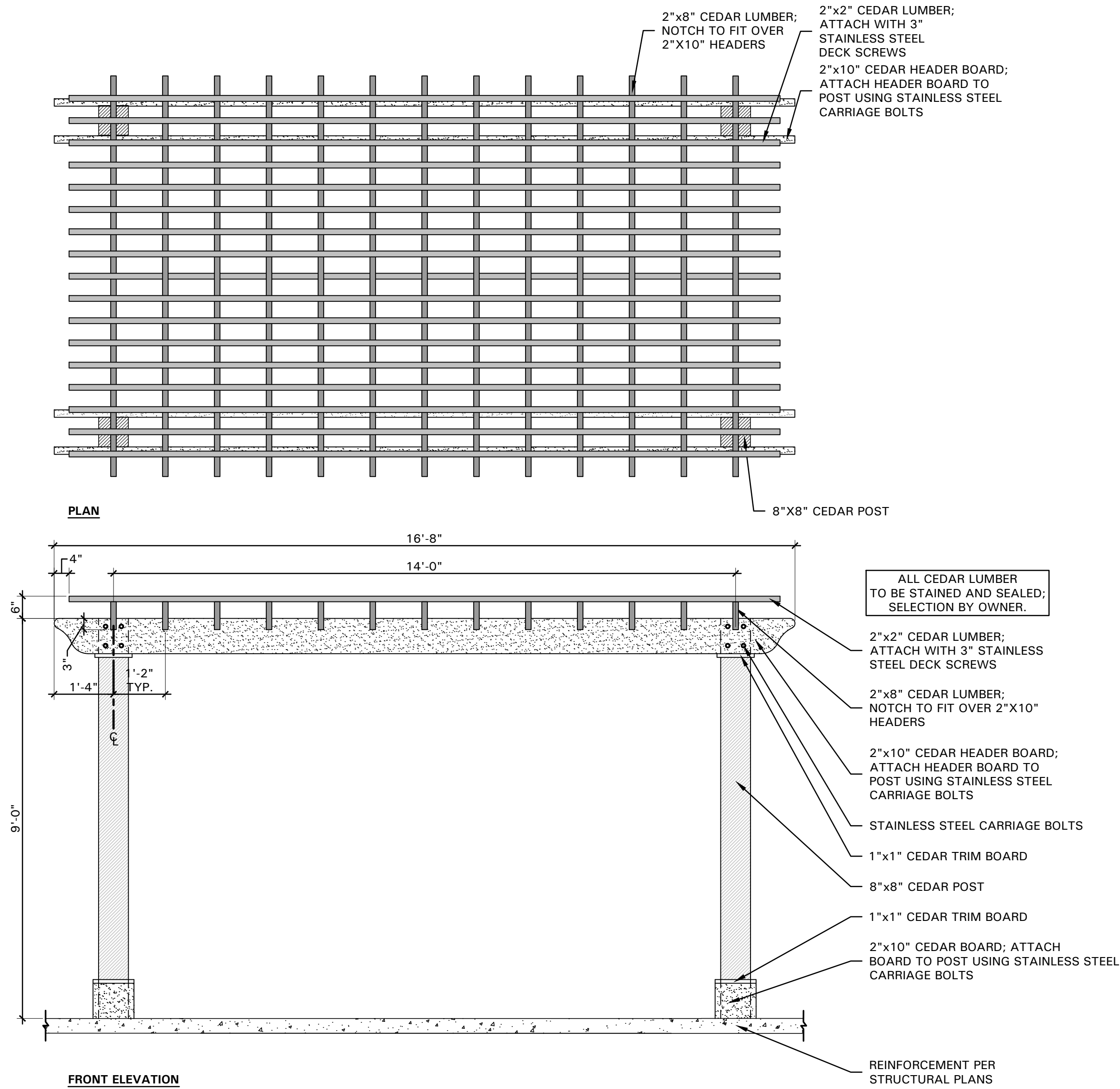
Sheet Number:

L2.01





01 PERGOLA DETAIL
SCALE: 1/2" = 1'-0"



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS 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.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

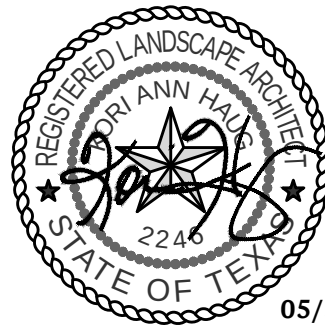
1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE' AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO REHYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.



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Flower Mound, Texas

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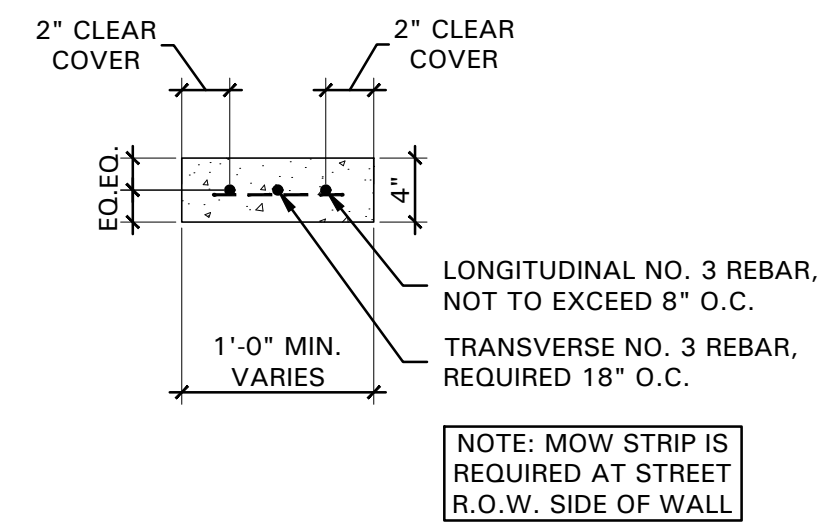
Revisions		
No.	Date	Detail
1	03.15.17	City Comments
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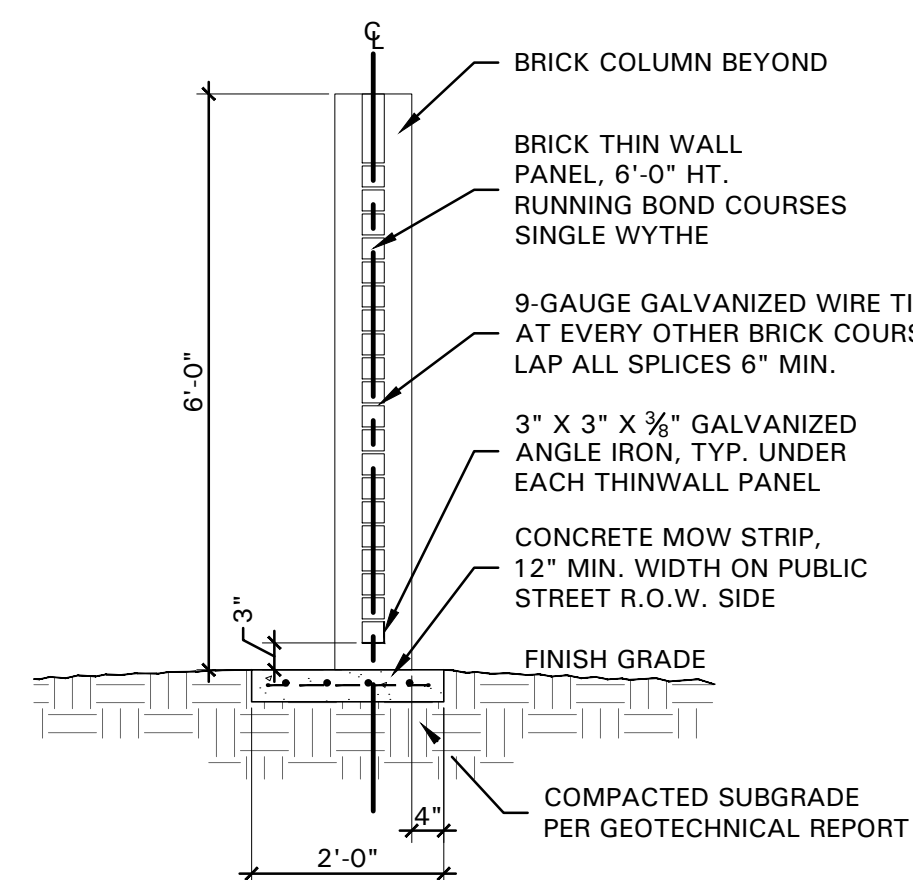
LANDSCAPE
NOTES

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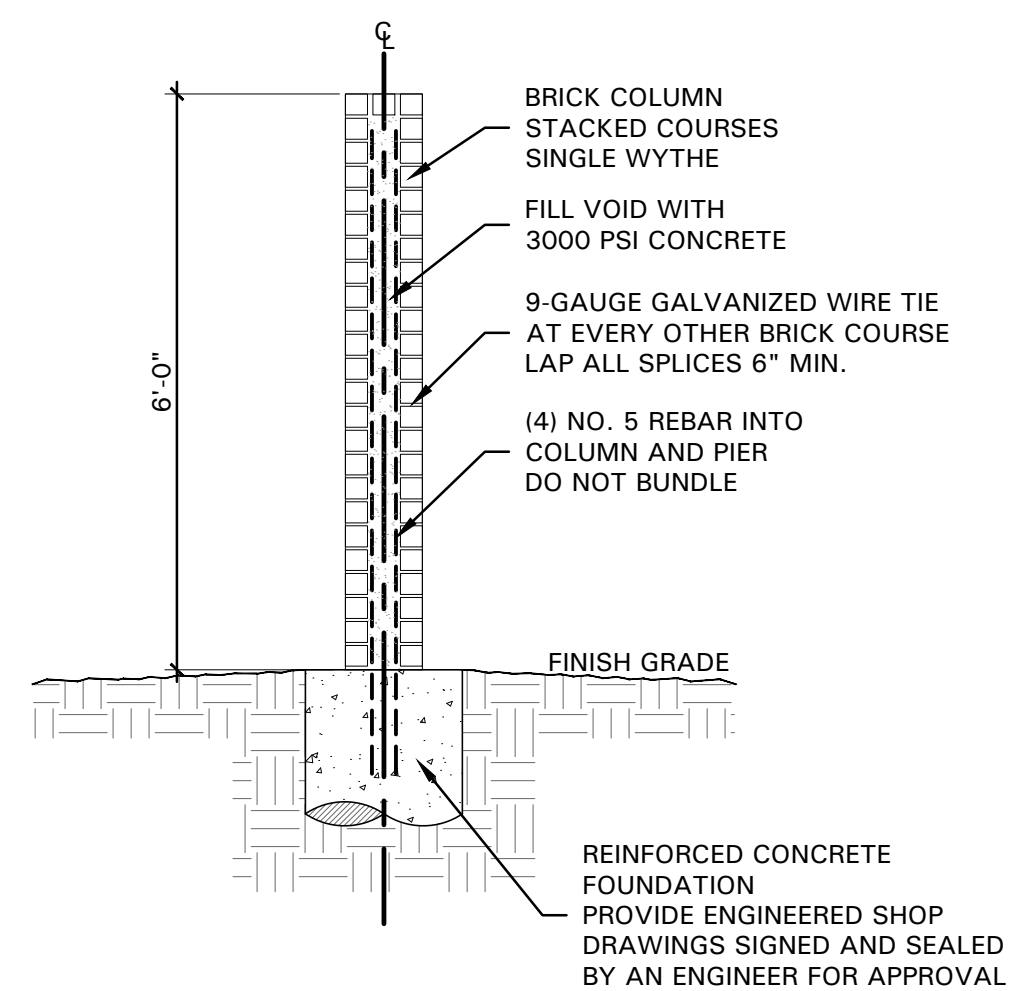
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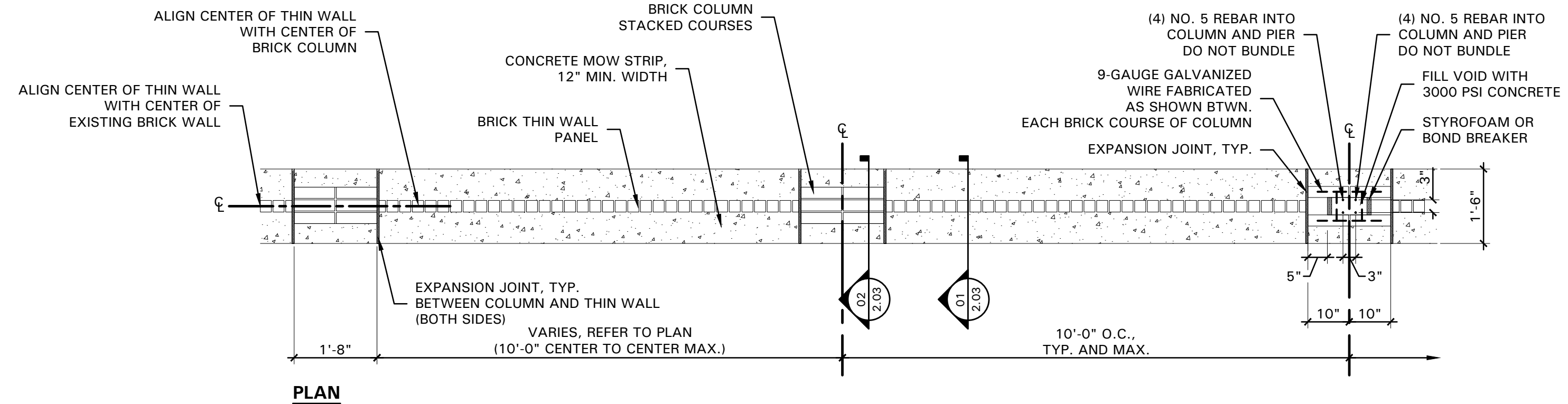
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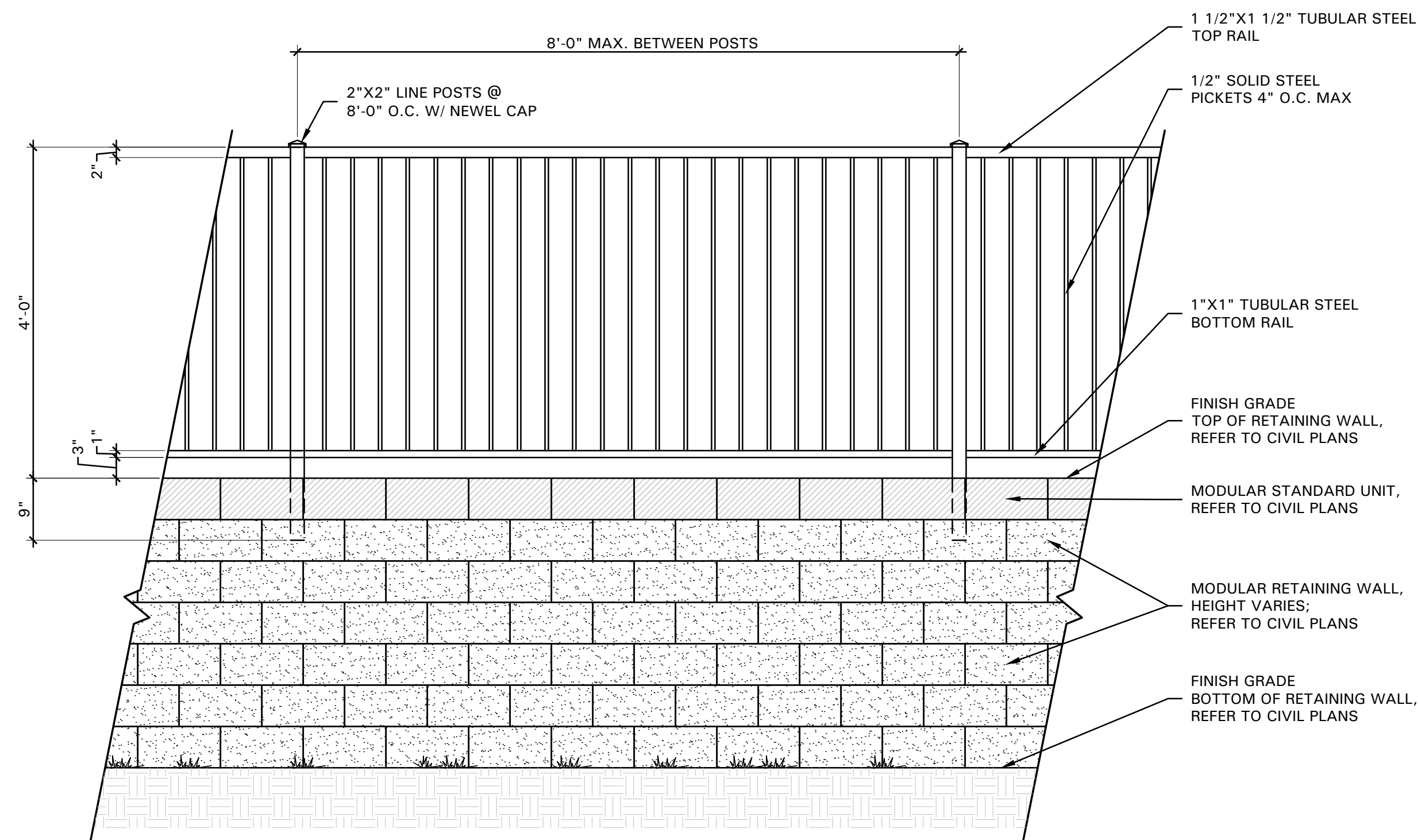
02 BRICK THIN WALL SECTION
SCALE: 1/2" = 1'-0"



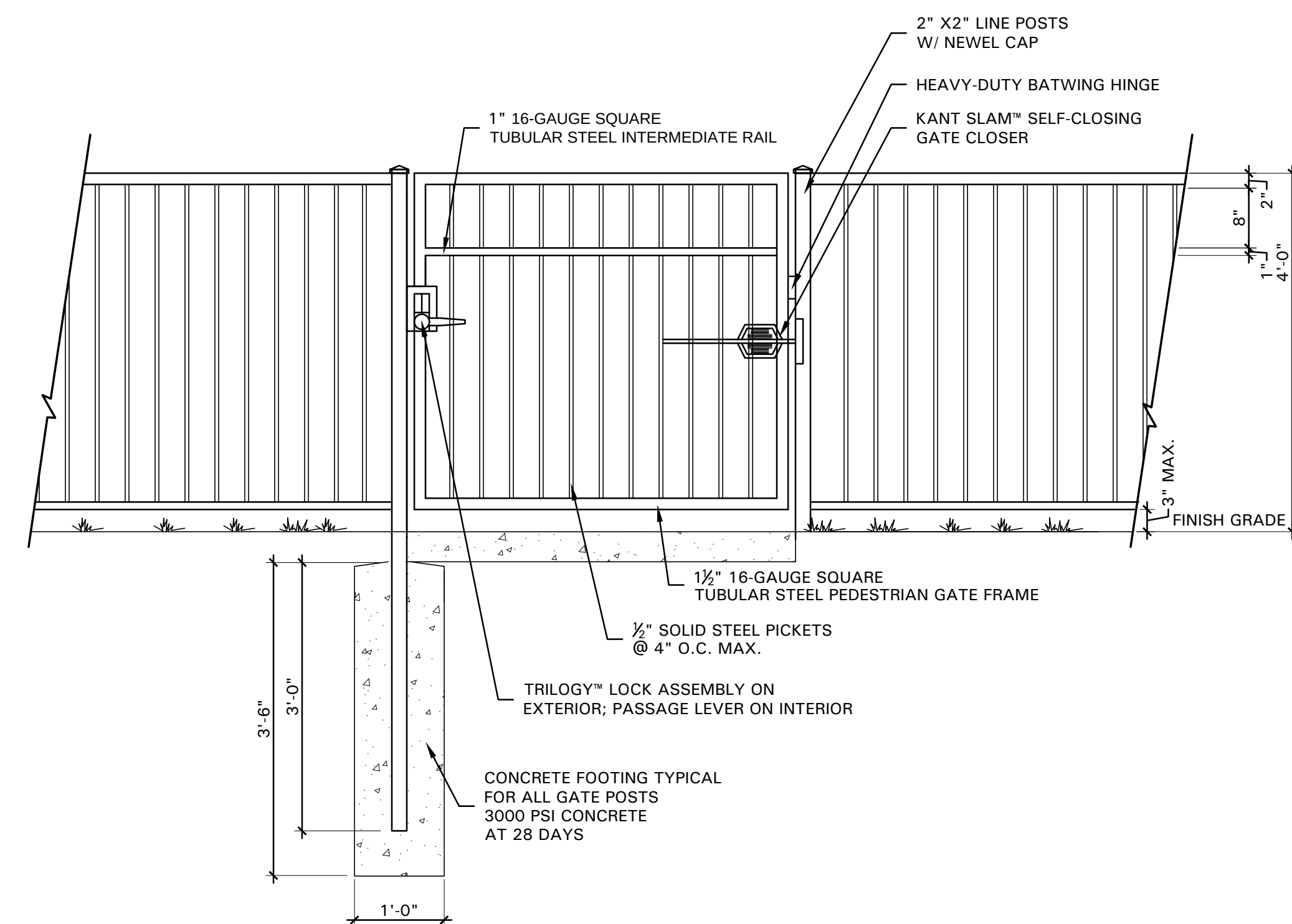
03 BRICK COLUMN SECTION
SCALE: 1/2" = 1'-0"



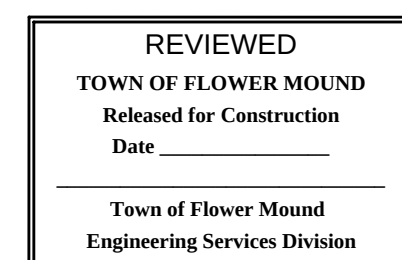
04 THIN WALL ELEVATION
SCALE: 1/2" = 1'-0"



05 FENCE DETAIL
SCALE: 3/4" = 1'-0"



06 GATE DETAIL
SCALE: 3/4" = 1'-0"



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. 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 grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. 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
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. 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 final 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 final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. 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

- A. Maintenance:
- The Landscape Contractor shall 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 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 the Owner's Authorized Representative will be completed prior to written acceptance.

- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. 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 have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. 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 ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

- b. 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.

- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

- C. 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 ensure the purchased materials will meet and / or exceed project specifications.

- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

- 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.

- Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. 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.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.

- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

- Remove rejected plant material immediately from job site.

- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. 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, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

- C. 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.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

- F. 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.

- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UP) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.

- B. Staking Material for Shade Trees: refer to details.

- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

- D. Filter Fabric: 'Mirafri Mirascape' by Mirafri Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

- B. 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 Manufacturer's 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.

C. Grass Areas:

- 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.

3.2 INSTALLATION

- A. 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.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are 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 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.

- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. 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.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. 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.

- H. 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 if the percolation test fails.

- 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 ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root 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 trees against seasonal prevailing winds.

- Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches 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 ½" maximum height above final finished grade.

- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

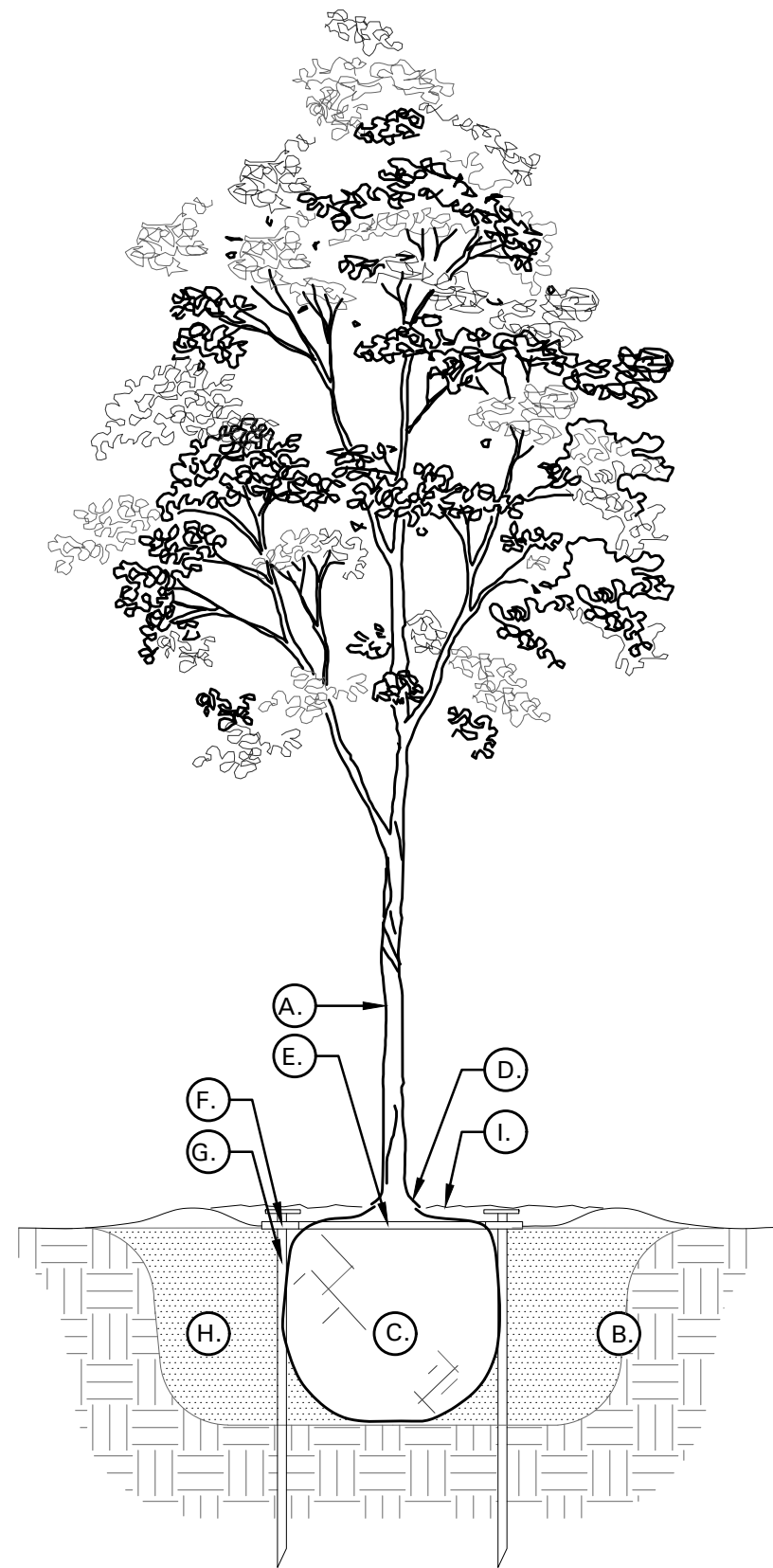
- Do not install steel edging along sidewalks or curbs.

- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so 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 them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

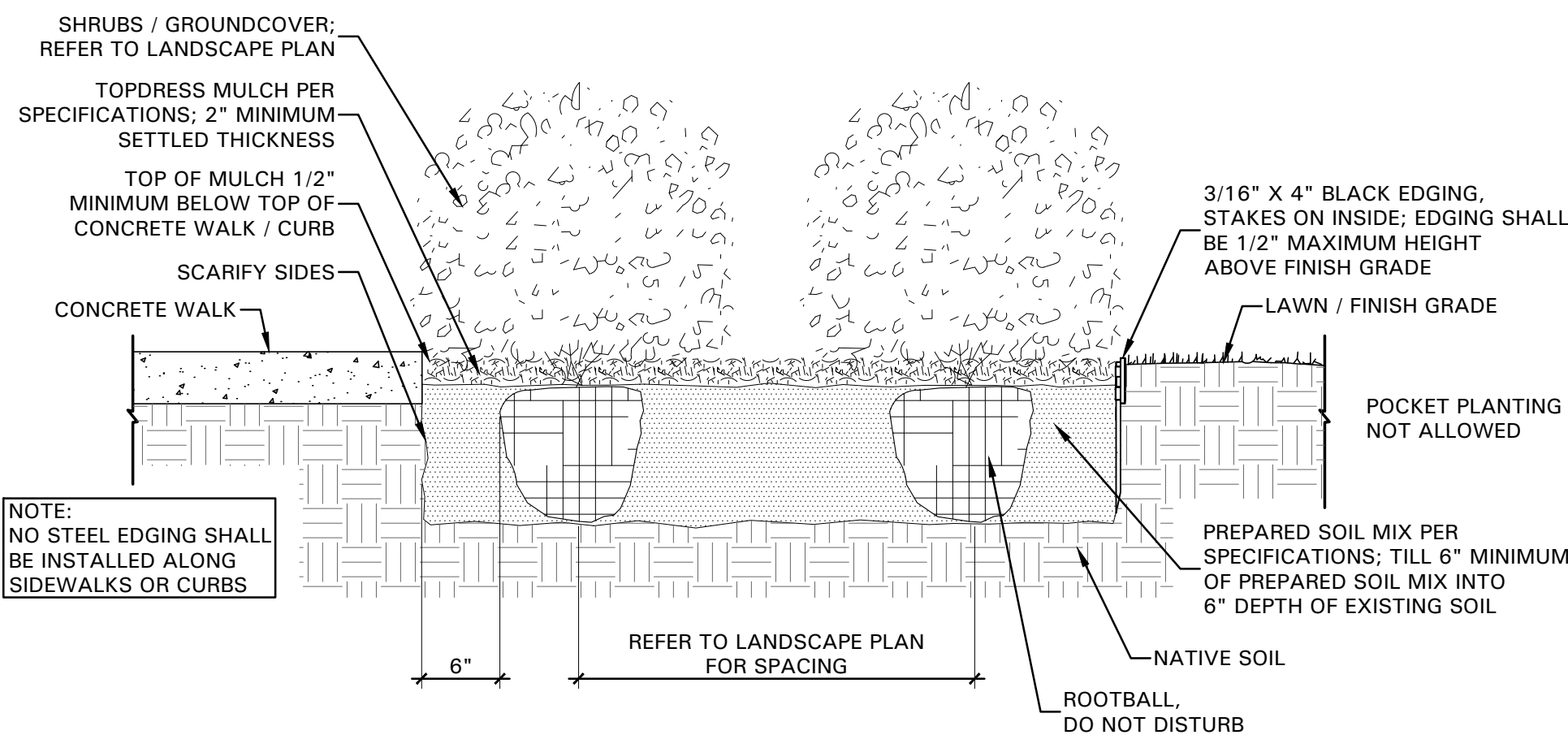
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.

- F. 'U' BRACKET.

- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

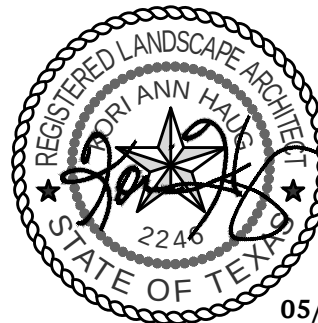
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUND COVER DETAIL NOT TO SCALE



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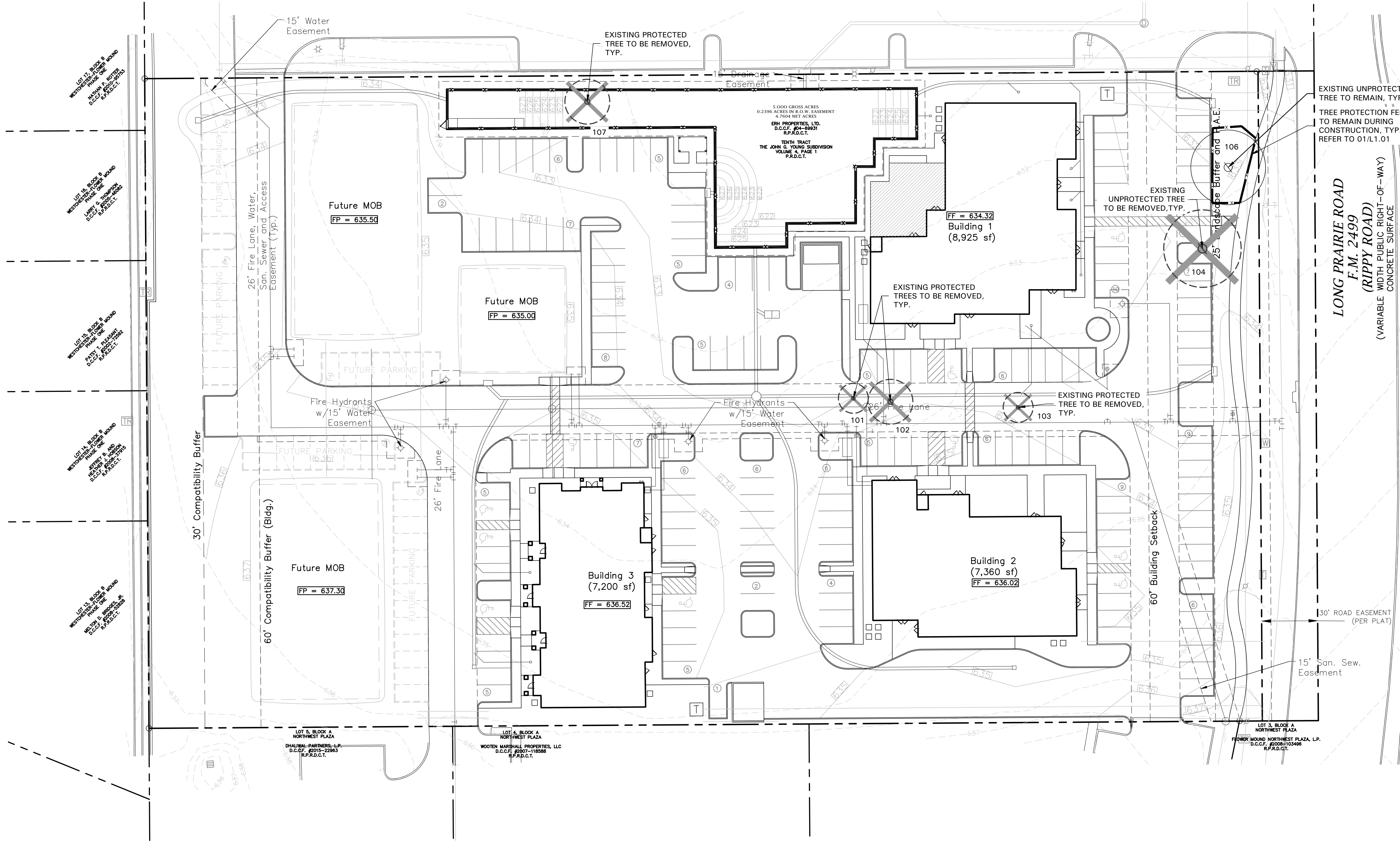
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Sheet Title:
LANDSCAPE
SPECIFICATIONS
AND DETAILS

Sheet Number:

L2.04



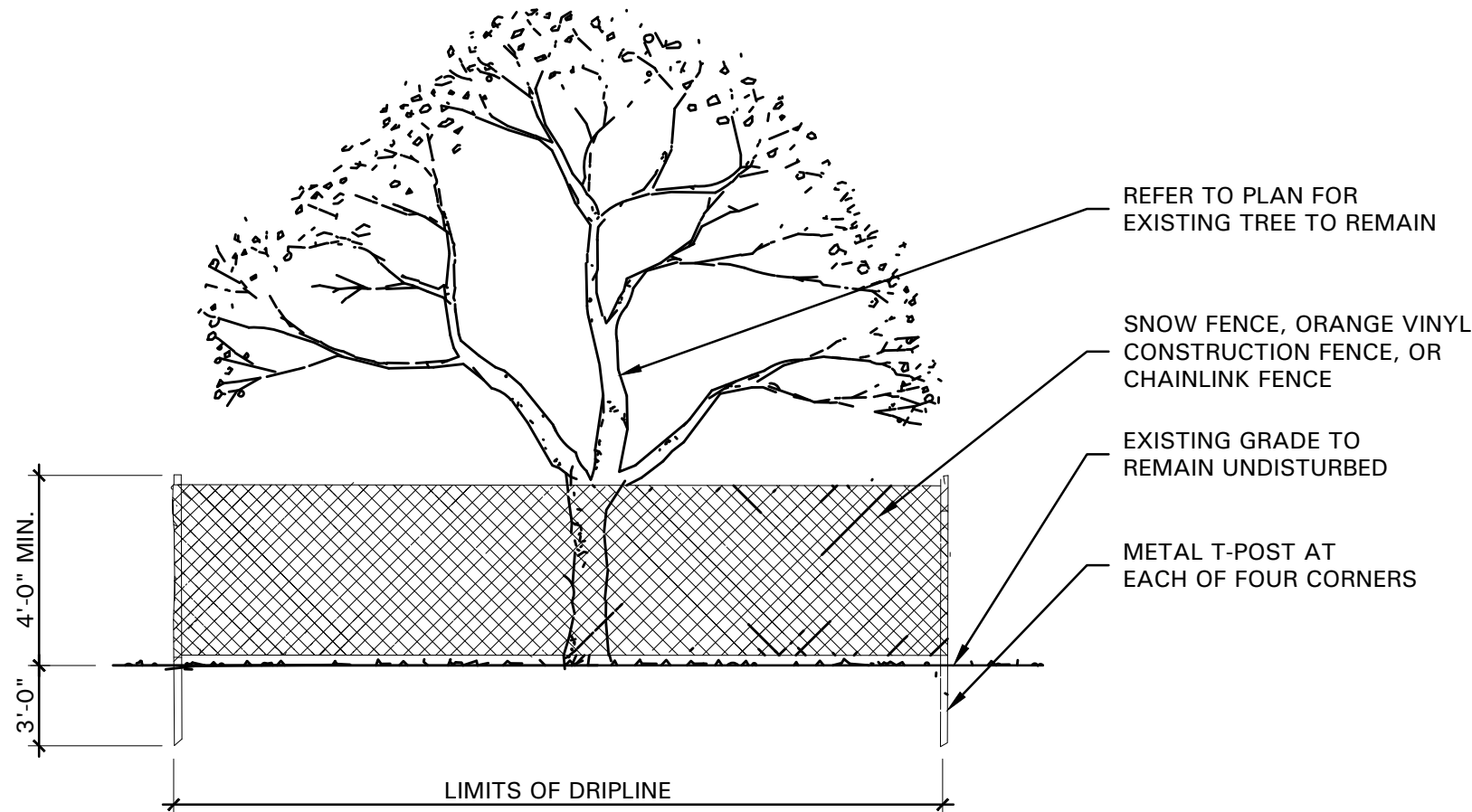
TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF SOIL WITHIN THE LIMITS OF THE DRIP LINE OF A PROTECTED TREE, ONLY HAND CLEARING IS PERMITTED.
- NO WORK IS PERMITTED WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

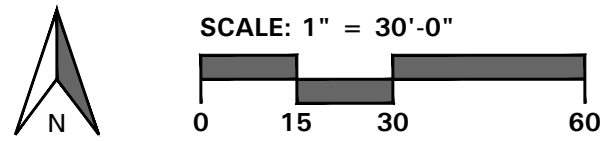
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, REFER TO 01/L1.01

TREE SURVEY FIELD DATA						
No.	Dia. (inches)	Species	Species	Status	PROTECTED	Remarks
		(botanical name)	(common name)			
101	6	QUERCUS SHUMARDII	SHUMARD OAK	TO BE REMOVED	PROTECTED	BUILDABLE AREA
102	12	QUERCUS STELLATA	POST OAK	TO BE REMOVED	PROTECTED	BUILDABLE AREA
103	6	FRAXINUS SPP.	ASH	TO BE REMOVED	PROTECTED	BUILDABLE AREA
104	20	PROSOPIS SPP.	MESQUITE	TO BE REMOVED	NOT PROTECTED	
106	20	PROSOPIS SPP.	MESQUITE	TO REMAIN	NOT PROTECTED	
107	9	ULMUS CRASSIFOLIA	CEDAR ELM	TO BE REMOVED	PROTECTED	BUILDABLE AREA
Total Protected Caliper Inches on Site						33
Total Protected Caliper Inches Removed						53
Total Replacement Trees Required						4
* Mitigation to be Planted on Site, Refer to Landscape Plan						4

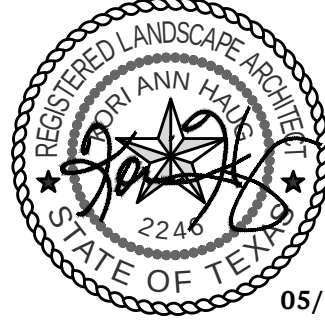


01 TREE PROTECTIVE FENCING

NOT TO SCALE



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



3901 Long
Prairie Road
PRAIRIE PLAZA
Flower Mound, Texas

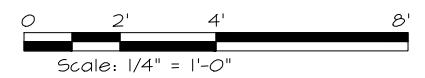
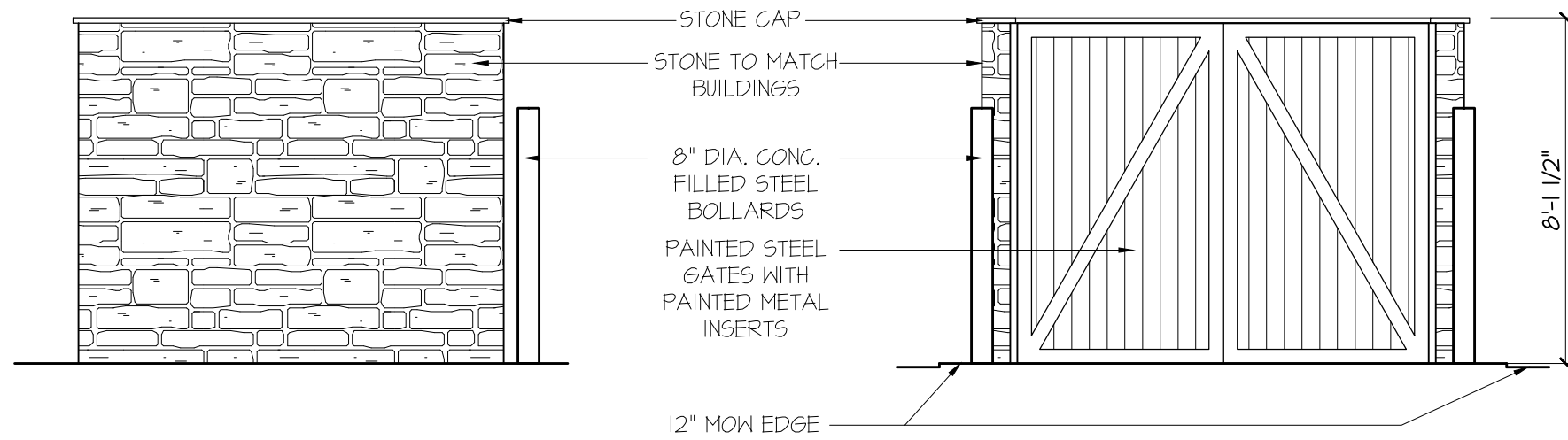
Project Number: 16055
Issue Date: 03.15.17
Drawn By: APL
Checked By: KAH

Revisions	No.	Date:	Detail:
	1	03.15.17	City Comments
	2	04.19.17	City Comments
	3	05.17.17	City Comments
	4	05.30.17	City Comments

Sheet Title:
**TREE
PRESERVATION
PLAN**
Sheet Number:

L1.01







PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: June 12, 2017

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0006 – 1501 FM 407 LIDL) to develop a supermarket. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

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

II. APPLICATION ANALYSIS

The site consists of an approximate 4.437-acre platted lot within the Stone Hill Farms Retail Addition. The purpose of this request is to obtain site plan approval to develop a one story supermarket encompassing 35,962 square feet of floor area with the main entry oriented towards the intersection of Justin Road and Stone Hill Farms Parkway. The property is located within the Tract 2 portion of Planned Development District-43 (PD-43) which provides for Commercial District-2 (C-2) uses and which permits a supermarket by right.

Access to the site will be from Justin Road (by platted mutual access easement) and Stone Hill Farms Parkway. As part of the development, the applicant will provide an eleven-foot-wide right-of-way dedication along the west line of Stone Hill Farms Parkway to facilitate ingress into the site. This dedication, along with relocated utility and access easements, has been addressed through the amended plat process. Lastly, a development agreement will be considered by the Town Council (at a later date) to provide for reimbursement to the developer for installing approximately 800 linear feet of a master-planned twelve-inch sanitary sewer line that will traverse through the site.

The site plan provides required landscaping, buffers, and easements as well as being in compliance with the development standards for the Tract 2 portion of PD-43. With respect to the proposed architectural standards, the applicant's team has worked with staff to ensure compliance with the Urban Design Plan component of the Master Plan.

As the site plan process does not require notification, it should be noted the applicant's team has met with the Stone Hill Farms Neighborhood Association to discuss the proposed development.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

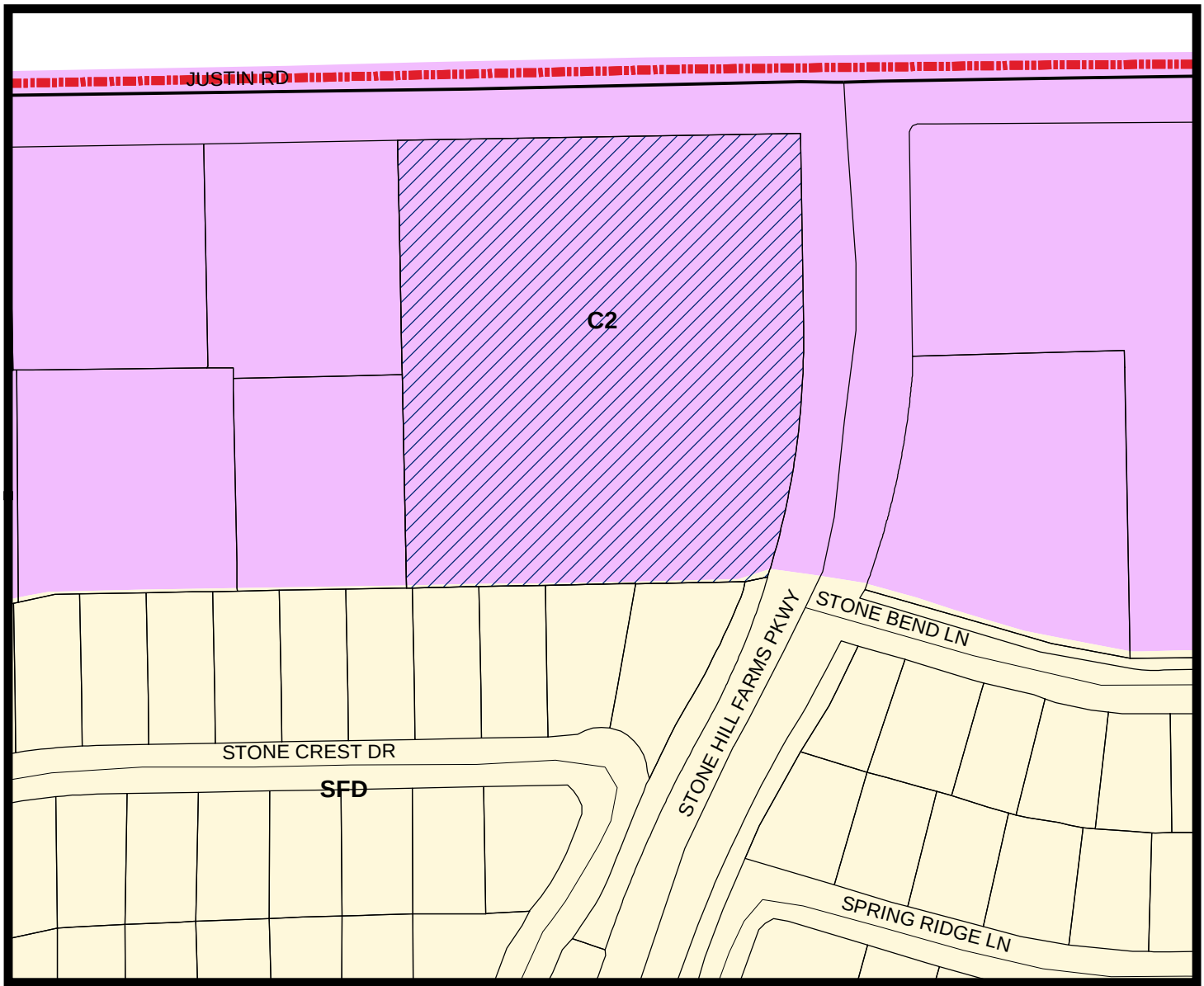
B. Application Details

1. Site Plan Package



Vicinity Map

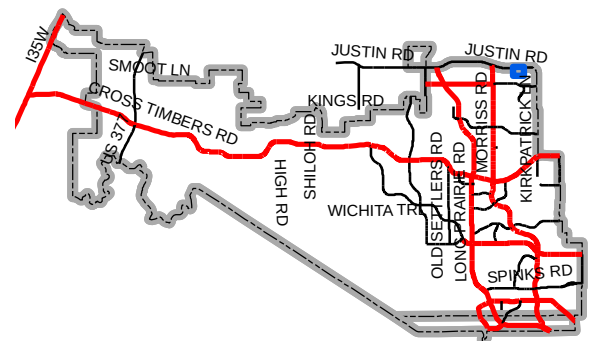
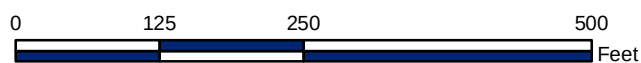
Reference Project: SP17-0006



LEGEND

Commercial 2 Single Family Density

— Subject Property



Map Location

***F.M. 407 Partners, Ltd.
3001 Knox Street, Suite 207
Dallas, TX 75205
214/445-2200***

May 10, 2017

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75208

RE: Letter of Intent

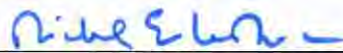
Dear Sir/Madam:

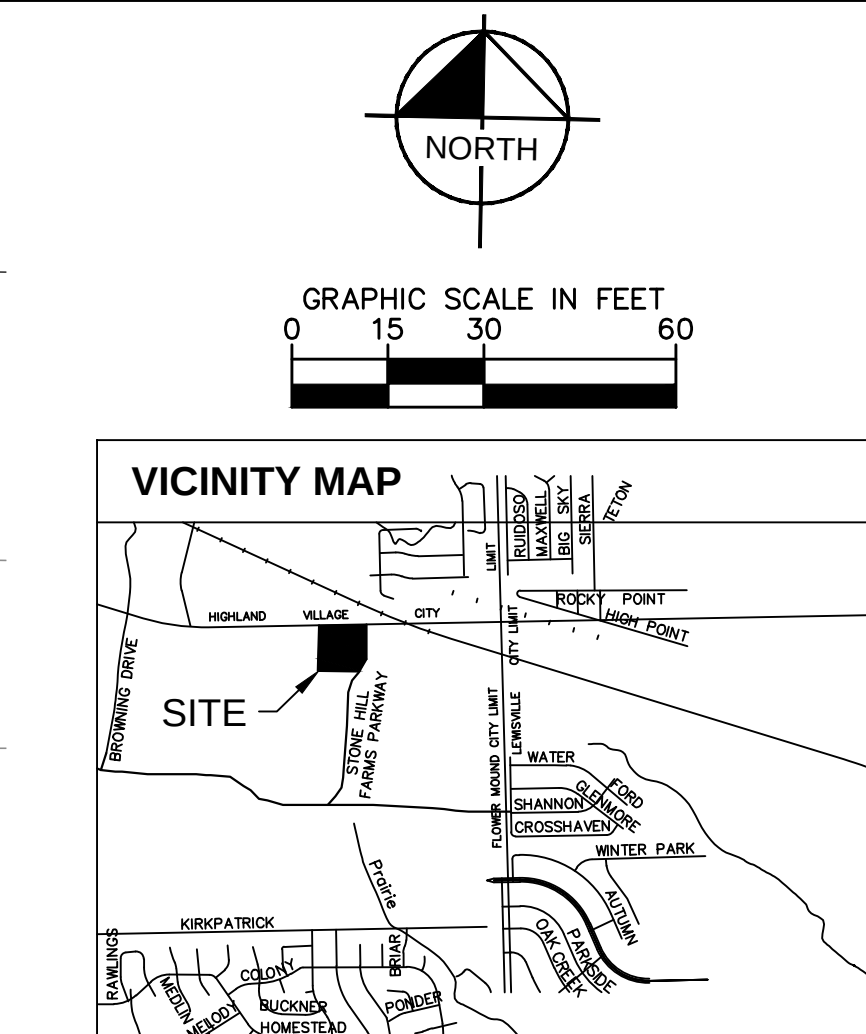
F.M. 407 Partners, Ltd. hereby gives consent for Kimley-Horn & Associates to submit for approval of a Site Plan and Amended Plat for Lot 8-R1B Block A of the Stone Hill Farms Retail Addition. The subject portion of land is located on the southwest corner of FM 407 (Justin Road) and Stone Hill Farms Parkway with a proposed 35,926 SF grocer. The proposed grocer will be built in one phase. The site is zoned C2 Commercial in PD36 per the Town of Flower Mound zoning map. The proposed improvements are not rezoning the site and it will remain zoned C2 Commercial in PD36.

F.M. 407 Partners, Ltd.,
a Texas limited partnership

By: Hanover P407, Ltd.,
a Texas limited partnership

By: Hanover Services Group, Inc.,
a Texas corporation,
its general partner

By: 
Richard E. LeBlanc
President



STANDARD SITE PLAN KEYNOTES

- 1 TRANSFORMER PAD
- 2 SIDEWALK AROUND THE ENTIRE PERIMETER OF BUILDING WITH CONCRETE CONTROL JOINTS, WIDTH VARIES, REFER TO PLANS
- 3 **WHEEL STOP**
- 4 4" WIDE WHITE PARKING STRIPE
- 5 5" MINIMUM WIDTH CROSSWALK MARKINGS- 6" WIDE-PAINTED WITH STRIPING PARALLEL TO DIRECTION OF TRAFFIC, REFER TO SITE DETAILS
- 6 ADA ROUTE TO PUBLIC ACCESS WAYS OR ADJACENT DEVELOPMENT OR RIGHT OF WAY
- 7 LIGHT POLE
- 8 BUILDING CANOPY
- 9 12' X 22' DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DESIGN DETAIL.
- 10 MATCH EXISTING CURB AND GUTTER
- 11 6" BOLLARD LOCATIONS AT THE LIMITS OF FLUSH PAVEMENT
- 12 4" TALL METALL FENCE
- 13 TRANSITION FROM FLUSH CURB TO STANDARD 6" CURB HEIGHT OVER 7.5'.
- 14 FLUSH CURB USED AT FRONT OF STORE.
- 15 30" CURB AND GUTTER, REFER TO SITE DETAILS.
- 16 FREE STANDING ID SIGN.
- 17 ACCESSIBLE RAMPINGS, SIGNAGE AND STRIPING TO CONFORM TO FEDERAL, STATE AND LOCAL ACCESSIBILITY AND M.U.T.C.D. GUIDELINES.
- 18 SIDEWALK BETWEEN PARKING LOT AND BUILDING TO BE 6' WIDE.
- 19 **STOP SIGN AND/OR 24" WIDE PAINTED WHITE STOP BAR, REFER TO PLAN**
- 20 12" CONCRETE BOLLARD, REFER TO SITE DETAILS.
- 21 CART CORRAL LOCATION.
- 22 ADA PARKING SIGN PLACED BEHIND 6" BOLLARD.
- 23 4'-MAX HEIGHT RETAINING WALL AT LOADING DOCK WITH 42" MIN. HEIGHT PEDESTRIAN GUARDRAIL FOR FALL PROTECTION, REFER TO ARCHITECTURAL PLANS FOR DESIGN DETAILS.
- 24 **CAST-IN-PLACE CONCRETE RETAINING WALL, REFER TO RETAINING WALL PLANS.**
- 25 **PAINTED DIRECTIONAL ARROW**
- 26 MATCH EXISTING PAVEMENT
- 27 **6" WIDE CONCRETE BANDING.**
- 28 BICYCLE RACKS, REFER TO ARCHITECTURAL PLANS.
- 29 MATCH EXISTING SIDEWALK.

SITE PLAN KEYNOTES

- | | |
|---|---|
| A | CONCRETE STAIRS WITH HANDRAIL |
| B | PROPOSED SIDEWALK TO MATCH EXISTING |
| C | 6" MASONRY SCREEN WALL TO MATCH BUILDING |
| D | PROPOSED 18" TALL MASONRY SEAT WALL TO MATCH BUILDING |
| E | 5" CURB AND GUTTER TRANSITION, 30 TO 24" |
| F | 24" CURB AND GUTTER |

SITE NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADIUS TO BE 2 MINIMUM UNLESS OTHERWISE NOTED.
3. STRUCTURAL AND SUBSURFACE DRAINAGE DESIGN FOR RETAINING WALLS ARE NOT ADDRESSED IN CIVIL PLANS BY KIMLEY-HORN AND ASSOCIATES. REFER TO RETAINING WALL SHEETS.
4. ALL TRAFFIC CONTROL, SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM CONTROLLED INTERSECTIONS (MUTCD) AND TRUCK STOPPING SUPPLEMENT.
5. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
6. ALL RETAINING/STAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
7. 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.
8. AIR-TO-AIR MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
10. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
11. SIGNS REQUIRING A SEPARATE BUILDING PERMIT, ANY SIGNS DEPENDING ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

BENCHMARKS

BM# 1 A SQUARE CUT WITH "X" CUT SET ON A CONCRETE CURB INLET $\approx$ 25' SOUTH OF JUSTIN ROAD (FARM-TO-MARKET ROAD NO. 470), AND $\approx$ 60' EAST OF BUILDING.

ELEV. = 621.26

BM# 2 A SQUARE CUT WITH "X" CUT SET ON A CONCRETE CURB INLET N 60' SOUTH OF THE INTERSECTION OF STONE HILL FARMS PARKWAY AND STONE BEND LANE.
ELEV. = 612.31

OWNER

FM 407 PARTNERS, LTD.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
PHONE: 214-445-2207
CONTACT: RICHARD E. LEBLANC

ENGINEER/APPLICANT

Kimley»»Horn

12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: SARAH BETH WHITE, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

GEOTECH NOTE

REFER TO GEOTECHNICAL INVESTIGATION
FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND
SUBGRADE PREPARATION.
REPORT NO. G162767
BY: ALPHA
DATED: 12/7/2016

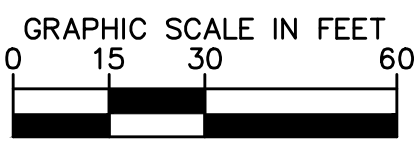
CAUTION!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

x2d8 : xExSite : xExUlt : xSite : xStorm : xBody : xUlt : xEasements
6/7/2017 8:12 AM
SKE88A, BILL 6/7/2017 8:14 AM
K:DAL_CIVIL064500133 ENIGMA FLOWER MOUND - JUSTIN JONES/DWG
C4.1 SITE PLAN.DWG. [C4.1 SITE PLAN]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates Inc. shall be without liability to Kinley-Horn and Associates Inc.

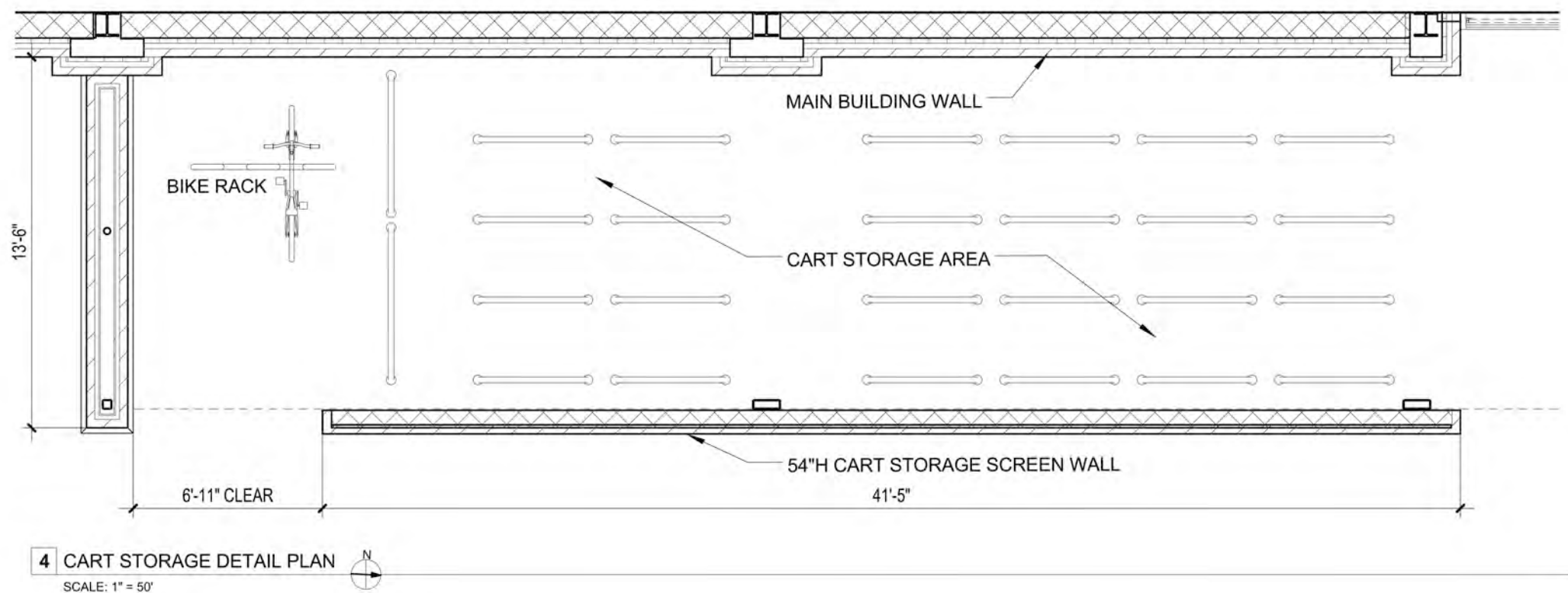
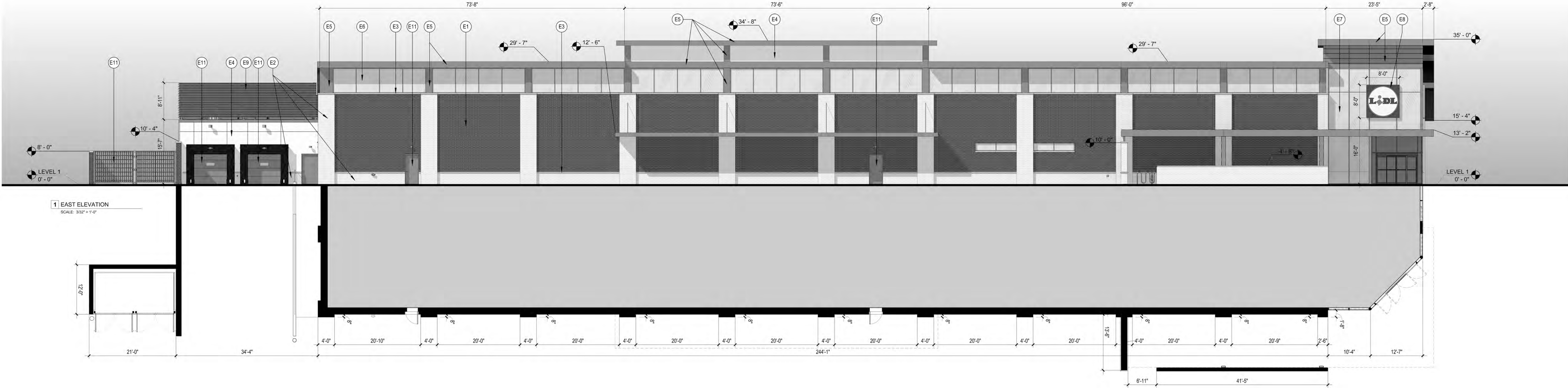
(105' WIDE RIGHT-OF-WAY)



EXISTING VEGETATION TO REMAIN

Know what's **below**.
Call before you dig

SHEET NUMBER
LP 1.01



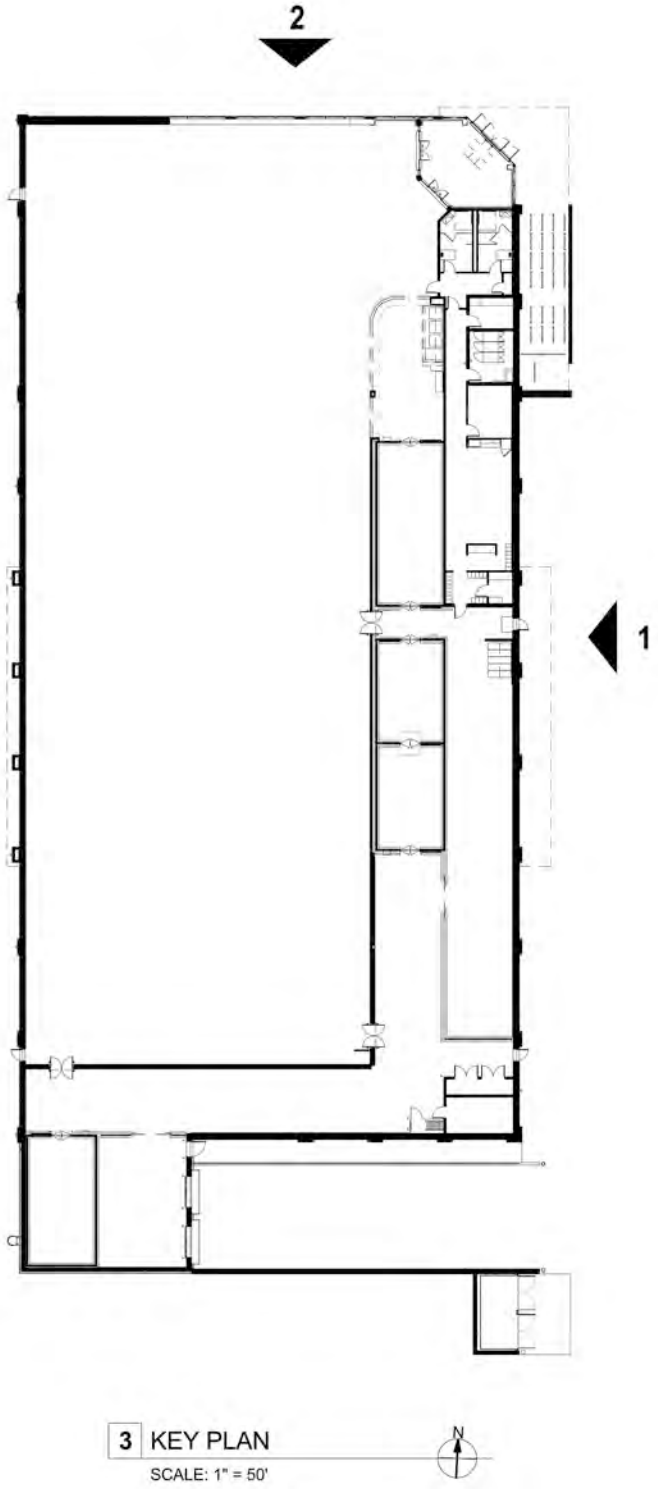
KEY NOTES:

E1	ACME BRICK, UTILITY SIZE, RUNNING BOND PATTERN, TYPE A "BROWNWOOD MILL"
E2	ACME BRICK, NORMAN SIZE, RUNNING BOND PATTERN, TYPE B "DOVE GRAY"
E3	PRE-CAST CONCRETE SILL, UNPAINTED
E4	PLASTER STUCCO, STO POWERWALL SYSTEM, COLOR TO MATCH SW#7004 "SNOWBOUND"
E5	ARCHITECTURAL METAL VENEER, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
E6	ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE
E7	ALUMINUM CURTAIN WALL SYSTEM, KAWNEER 1600UT
E8	LOGO SIGNAGE
E9	METAL LOUVER ROOF EQUIPMENT SCREEN, INDUSTRIAL LOUVERS, INC. MODEL 450XPI, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
E10	LIGHT GRAY TPO (60 MILS), FULLY ADHERED ROOFING MEMBRANE, COLOR "ENERGY GRAY #322"
E11	DOOR AND HARDWARE TO MATCH SW#2848 "ROYCROFT PEWTER"

MATERIAL TABULATION CHART

	North	South	East	West
1. Total Facade S.F.	3,662 s.f.	3,045 s.f.	8,904 s.f.	5,129 s.f.
2. Facade S.F. (exclusive of doors and windows)	1,849 s.f.	3,045 s.f.	6,567 s.f.	4,290 s.f.
3. Doors and Windows S.F.	1,813 s.f.	0 s.f.	2,337 s.f.	839 s.f.
4. Primary Masonry totals (Min. 80%)	933 s.f. and 50.5% of 2	2,473 s.f. and 99% of 2	5,279 s.f. and 88% of 2	4,059 s.f. and 98.5% of 2
Brick s.f.	933 s.f. (50.5% of 50.5%)	2,473 s.f. (81% of 99%)	5,279 s.f. (80% of 88%)	4,059 s.f. (94.6% of 98.5%)
Stucco s.f.	0 s.f. (0% of 50.5%)	539 s.f. (18% of 99%)	512 s.f. (8% of 88%)	166 s.f. 3.9% of 98.5%)
5. Secondary Masonry totals (max. 20%)	916 s.f. and 49.5% of 2	33 s.f. and 1% of 2	776 s.f. and 12% of 2	65 s.f. and 1.5% of 2
Metal Panel	916 s.f.	33 s.f.	776 s.f.	65 s.f.
Peak Building Height = 35'-0"	Mean Building Height = 29'-7"			

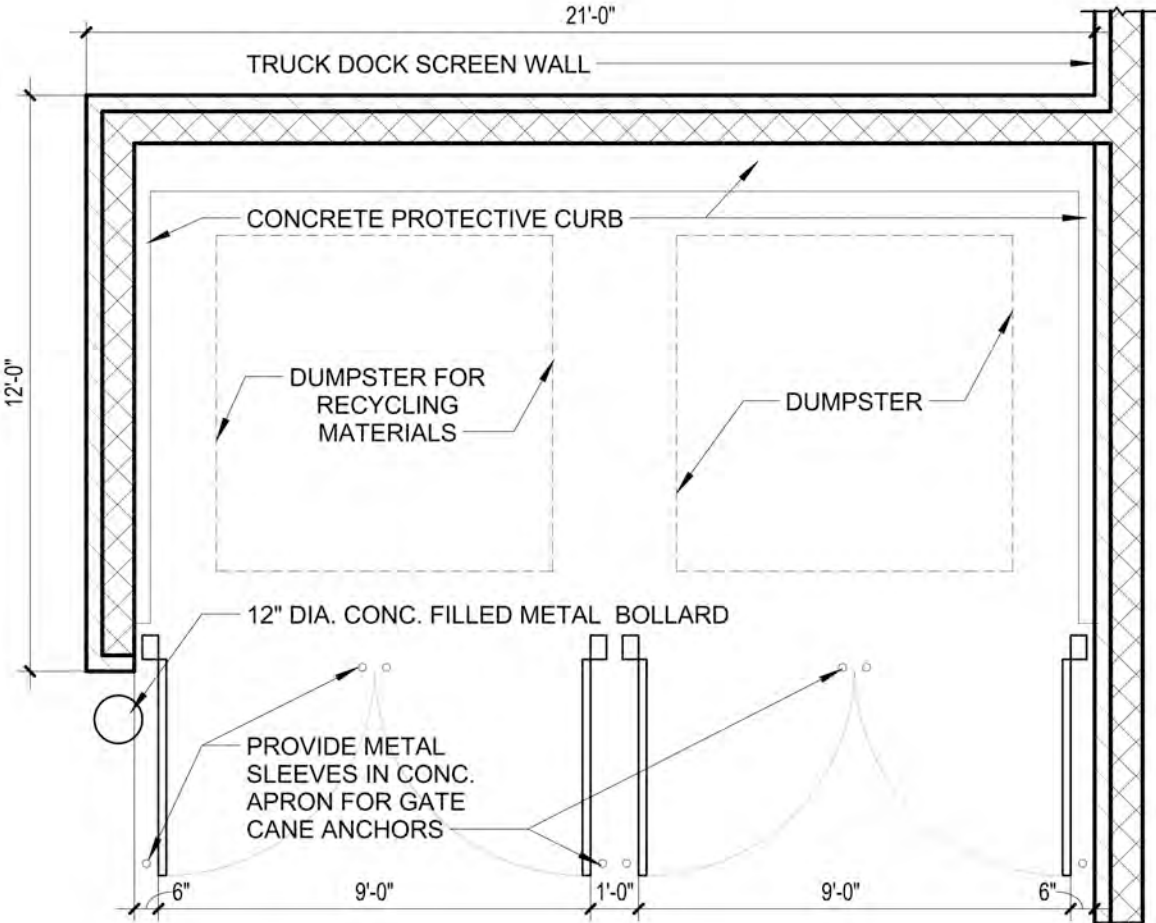
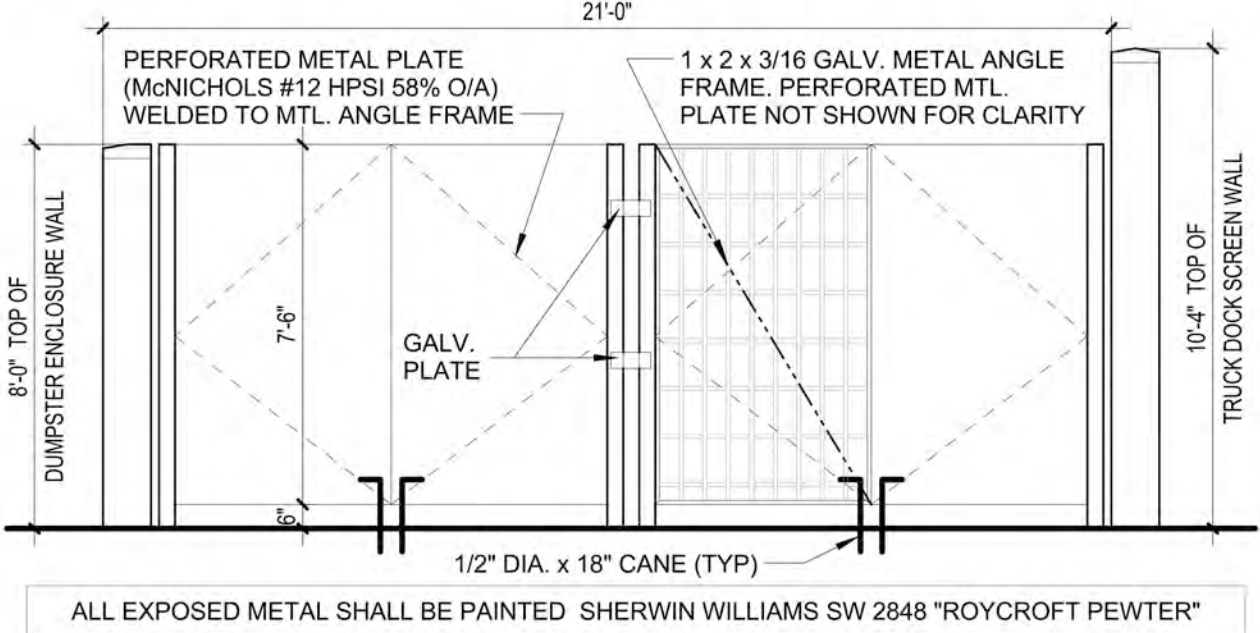
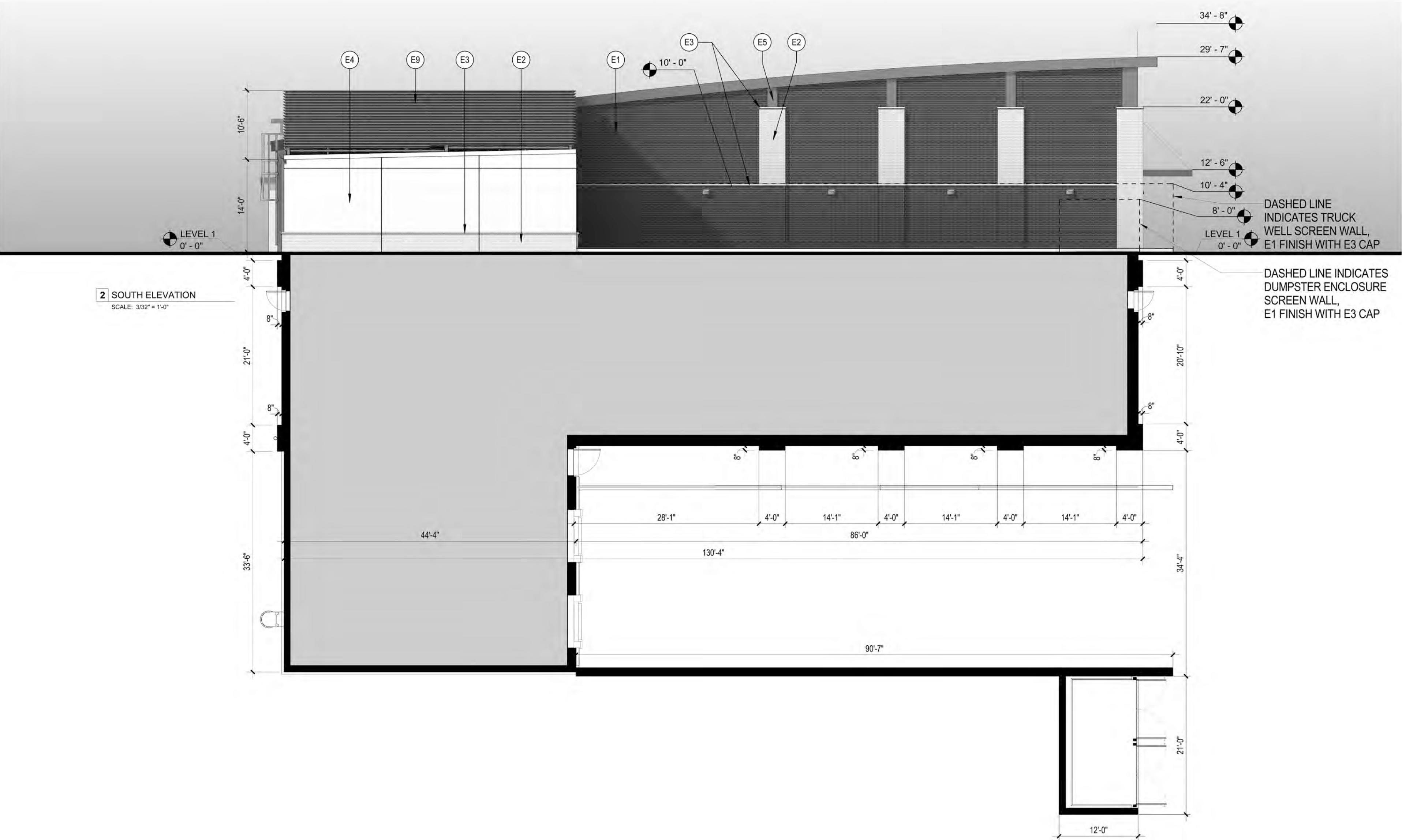
NOTES:
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1501 FM 407 LIDL
JUSTIN ROAD AND STONE HILL FARMS PARKWAY
TOWN OF FLOWER MOUND, TX
LOT 8-R1B, BLOCK A
STONE HILL FARMS PARKWAY RETAIL ADDITION
(S1228)

FACADE PLAN

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The buiding images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, materials or final design detailing.



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MATERIAL TABULATION CHART

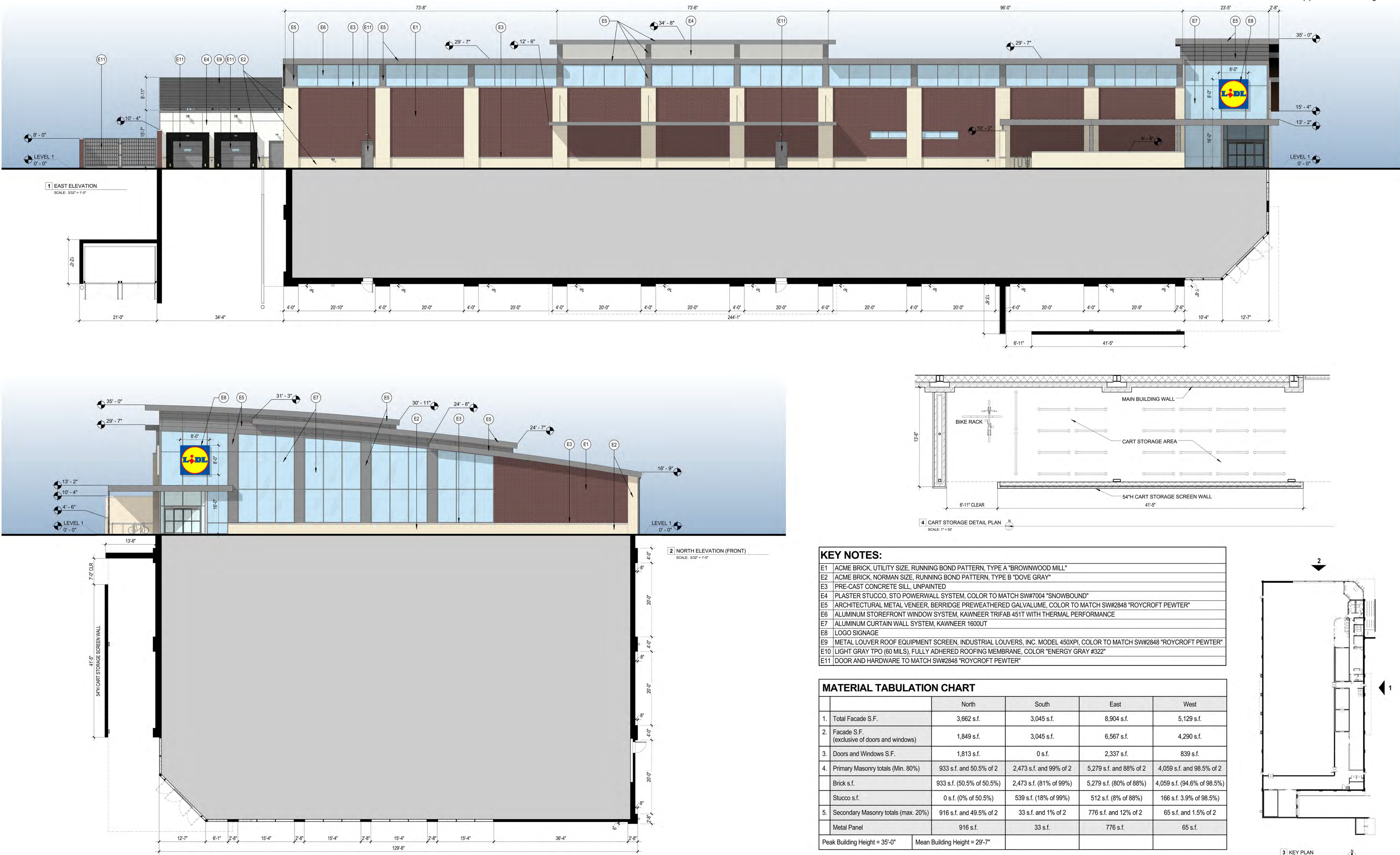
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1501 FM 407 LIDL
JUSTIN ROAD AND STONE HILL FARMS PARKWAY
TOWN OF FLOWER MOUND, TX
LOT 8-R1B, BLOCK A
STONE HILL FARMS PARKWAY RETAIL ADDITION
(S1228)

FACADE PLAN

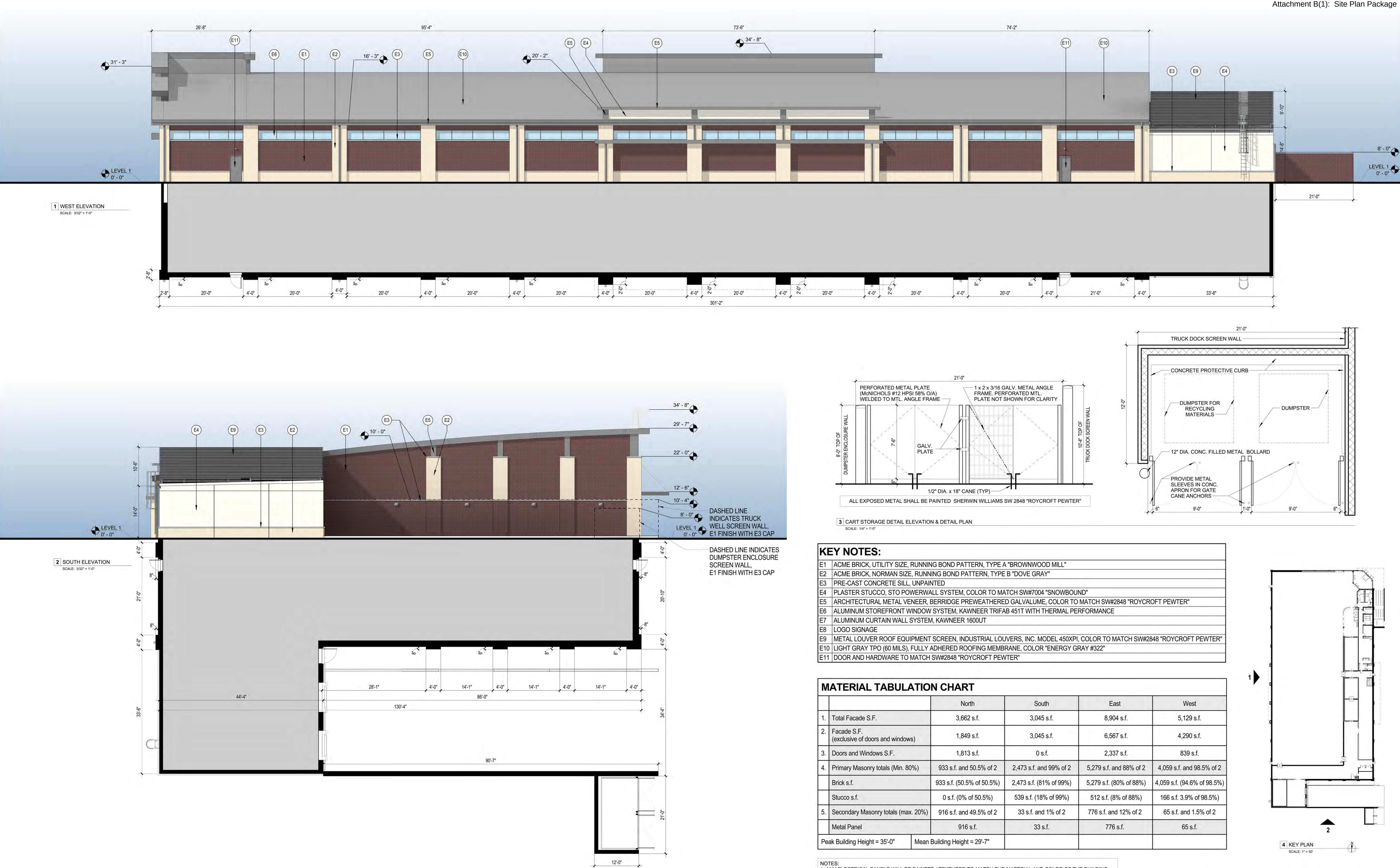
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1501 FM 407 LIDL
JUSTIN ROAD AND STONE HILL FARMS PARKWAY
TOWN OF FLOWER MOUND, TX
LOT 8-R1B, BLOCK A
STONE HILL FARMS PARKWAY RETAIL ADDITION
(S1228)

FACADE PLAN

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1501 FM 407 LIDL
JUSTIN ROAD AND STONE HILL FARMS PARKWAY
TOWN OF FLOWER MOUND, TX
LOT 8-R1B, BLOCK A
STONE HILL FARMS PARKWAY RETAIL ADDITION
(S1228)

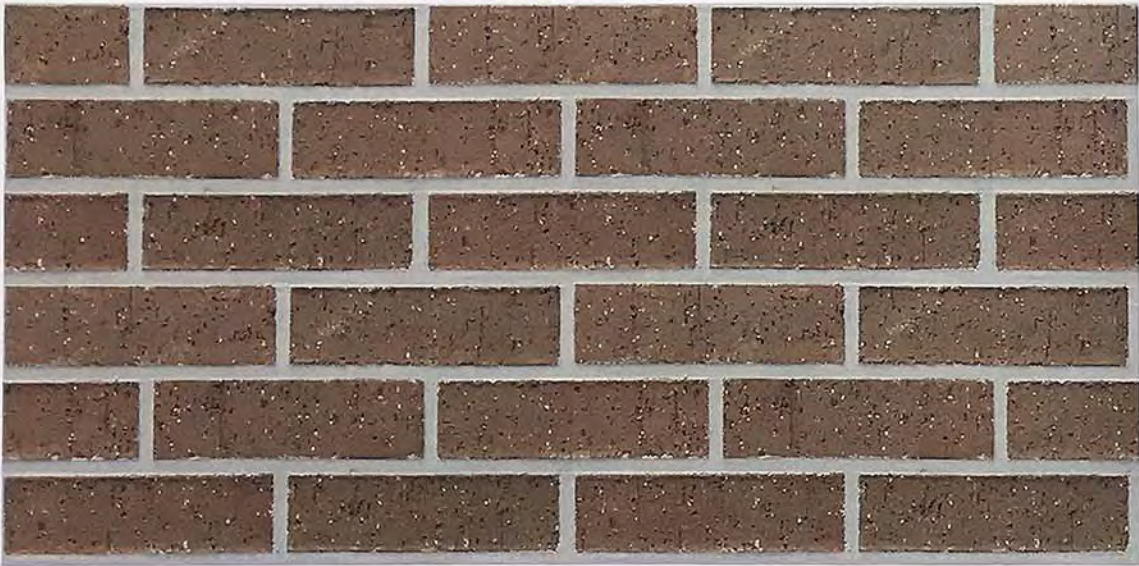
FACADE PLAN

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E2	ACME BRICK, NORMAN SIZE, RUNNING BOND PATTERN, TYPE B "DOVE GRAY"			
E3	PRE-CAST CONCRETE SILL, UNPAINTED			
E4	PLASTER STUCCO, STO POWERWALL SYSTEM, COLOR TO MATCH SW#7004 "SNOWBOUND"			
E5	ARCHITECTURAL METAL VENEER, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"			
E6	ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE			
E7	ALUMINUM CURTAIN WALL SYSTEM, KAWNEER 1600UT			
E8	LOGO SIGNAGE			
E9	METAL LOUVER ROOF EQUIPMENT SCREEN, INDUSTRIAL LOUVERS, INC. MODEL 450XPI, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"			
E10	LIGHT GRAY TPO (60 MILS), FULLY ADHERED ROOFING MEMBRANE, COLOR "ENERGY GRAY #322"			
E11	DOOR AND HARDWARE TO MATCH SW#2848 "ROYCROFT PEWTER"			

MATERIAL TABULATION CHART				
	North	South	East	West
1. Total Facade S.F.	3,662 s.f.	3,045 s.f.	8,904 s.f.	5,129 s.f.
2. Facade S.F. (exclusive of doors and windows)	1,849 s.f.	3,045 s.f.	6,567 s.f.	4,290 s.f.
3. Doors and Windows S.F.	1,813 s.f.	0 s.f.	2,337 s.f.	839 s.f.
4. Primary Masonry totals (Min. 80%)	933 s.f. and 50.5% of 2	2,473 s.f. and 99% of 2	5,279 s.f. and 88% of 2	4,059 s.f. and 98.5% of 2
Brick s.f.	933 s.f. (50.5% of 50.5%)	2,473 s.f. (81% of 99%)	5,279 s.f. (80% of 88%)	4,059 s.f. (94.6% of 98.5%)
Stucco s.f.	0 s.f. (0% of 50.5%)	539 s.f. (18% of 99%)	512 s.f. (8% of 88%)	166 s.f. 3.9% of 98.5%)
5. Secondary Masonry totals (max. 20%)	916 s.f. and 49.5% of 2	33 s.f. and 1% of 2	776 s.f. and 12% of 2	65 s.f. and 1.5% of 2
Metal Panel	916 s.f.	33 s.f.	776 s.f.	65 s.f.
Peak Building Height = 35'-0"	Mean Building Height = 29'-7"			

NOTES:
1. ANY ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SIGNAGE: SIGNS REQUIRE A SEPARATE 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.





ACME BRICK, "BROWNWOOD MILL", UTILITY SIZE
MORTAR COLOR "TWILIGHT GRAY"



ROOFING MEMBRANE
GAF EVERGUARD TPO
"ENERGY GRAY"



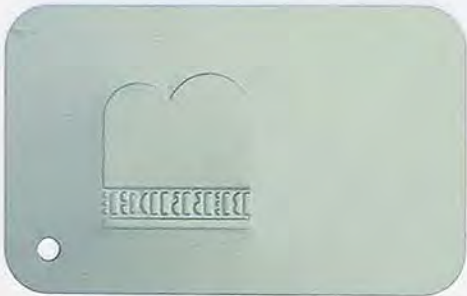
GLASS
PPG/VITRO
"SOLARBAN 70XL"



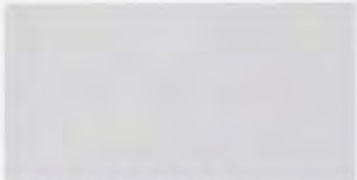
SOFFIT PANELS
RULON CO.
"AMBER BAMBOO"



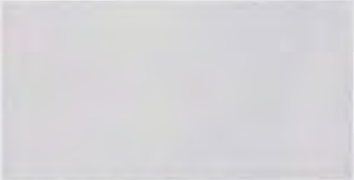
ACME BRICK, "DOVE GRAY", NORMAN SIZE
MORTAR COLOR "TWILIGHT GRAY"



METAL VENEER
BERRIDGE CO.
"PREWEATHERED GALVALUME"



CURTAINWALL
KAWNEER 1600UT
"CLEAR ANODIZED"



STOREFRONT
KAWNEER 451T
"CLEAR ANODIZED"



PAINT (SW# 2848)
SHERWIN WILLIAMS
"ROYCROFT PEWTER"



PAINT (SW# 7004)
SHERWIN WILLIAMS
"SNOWBOUND"

1501 FM 407 LIDL
JUSTIN ROAD AND STONE HILL FARMS PARKWAY
TOWN OF FLOWER MOUND, TX
LOT 8-R1B, BLOCK A
STONE HILL FARMS PARKWAY RETAIL ADDITION
(S1228)

MATERIAL BOARD

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The samples presented are of the current design intent only. Final construction may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, materials or final design detailing.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: June 12, 2017

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0005 - Hillside of Flower Mound) to amend Planned Development District No.143 (PD-143) by amending the development standard related to maximum lot coverage. The property is generally located south of Cross Timbers Road and west of Shiloh Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District-143 (PD-143) encompasses approximately 43.20 acres and is being developed with 27 developable single-family lots with a minimum lot size of 30,000 square feet in accordance with the Town's cluster development standards. PD-143 was approved by the Town Council on September 21, 2015. The purpose of this request is to amend the standards associated with maximum lot coverage and maximum total square footage of all accessory structures. Currently, these provisions within this development would require a maximum 40 percent lot coverage and a total of 750 square feet of accessory building area.

This request is to remove the 750 square foot standard for this development. All other development standards will remain the same. The subject standards are detailed below:

Current PD standard:

A. Development of PD-143 as designated on Exhibit "C," the Concept Plan for Hillside at Flower Mound shall be in compliance with all regulations applicable to Single-Family District-30 (SF-30) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided and/or limited herein.

1. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,800 square feet, subject to Section 98-1025.

2. Maximum lot coverage. The maximum lot coverage shall be 40% for all uses, subject to Section 98-1029.

Section 98-1029 - Maximum lot coverage states:

- (a) Generally. The size of buildings shall comply with the maximum lot coverage standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) Measurement. Lot coverage refers to the percentage of the lot area covered by the foundation or first floor of the main and all accessory buildings. In all districts permitting residential structures, the main residential building and all accessory buildings shall not cover more than 50 percent of that portion of the lot lying to the rear of a line joining the mid-point on one side lot line with the mid-point of the opposite side lot line.

Section 98-1032 - Accessory buildings states:

- (1) Number; area. Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.

To summarize the applicant's request (Attachment A.2), they are requesting the ability to have accessory structures larger than 750 square feet while maintaining the overall lot coverage of 40%. Although the request does not propose an alternate square-footage or percentage of primary structure, there are other factors that will inherently restrict the size of accessory structures, including size and shape of lot, size of main structure, location of OSSF systems, and the other provisions within Section 98-1032 governing location, setbacks, and height of accessory buildings.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request.

IV. ATTACHMENTS

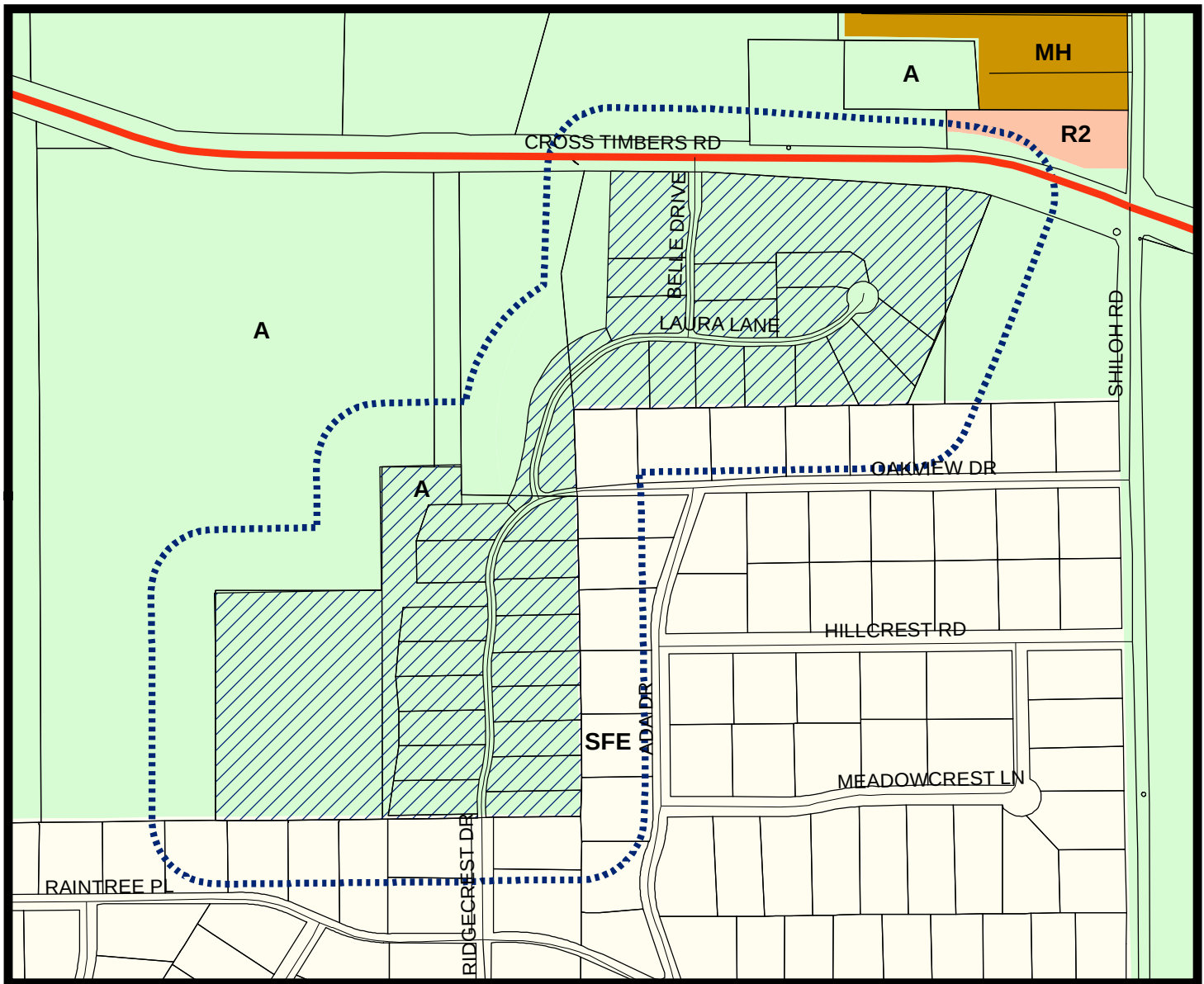
A. Background Information

- 1. Vicinity Map
- 2. Letter of Intent
- 3. Approved Record Plat

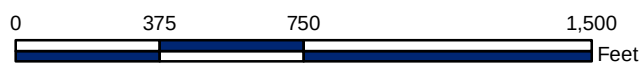
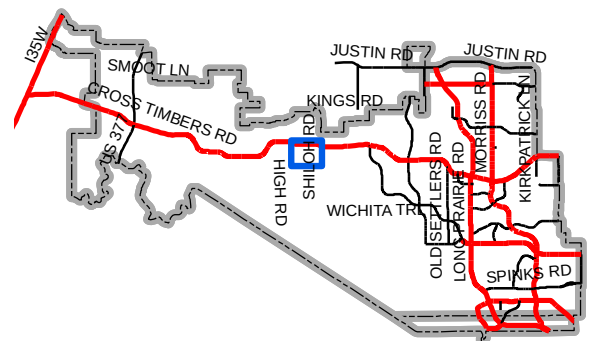
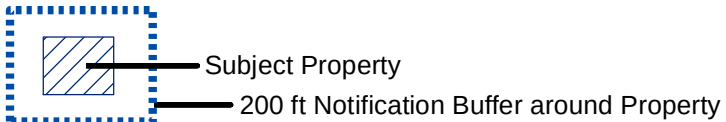
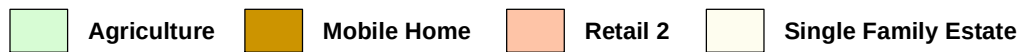


Vicinity Map

Reference Project: ZPD17-0005



LEGEND



Map Location



Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

May 08, 2017

Executive Director of Development Services
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Hillside Flower Mound (Community)
PD-143
Flower Mound, Texas

Dear Mr. Powell,

Please accept this as our formal Letter of Intent to describe the text amendment for PD-143.

It was our intent for our maximum lot coverage (40%) to include all accessory structures/buildings and not default to the SF-30 base zoning. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage of 40%.

Please see attached PD-143 text amendment where we are requesting to add all accessory structures/buildings to be included in the 40% lot coverage.

We respectfully request approval of the attached text amendment.

Should you have any questions, please feel free to contact us.

Sincerely,

Reginald Rembert

DEVELOPMENT STANDARDS

Ordinance No. 56-15

Exhibit “B”

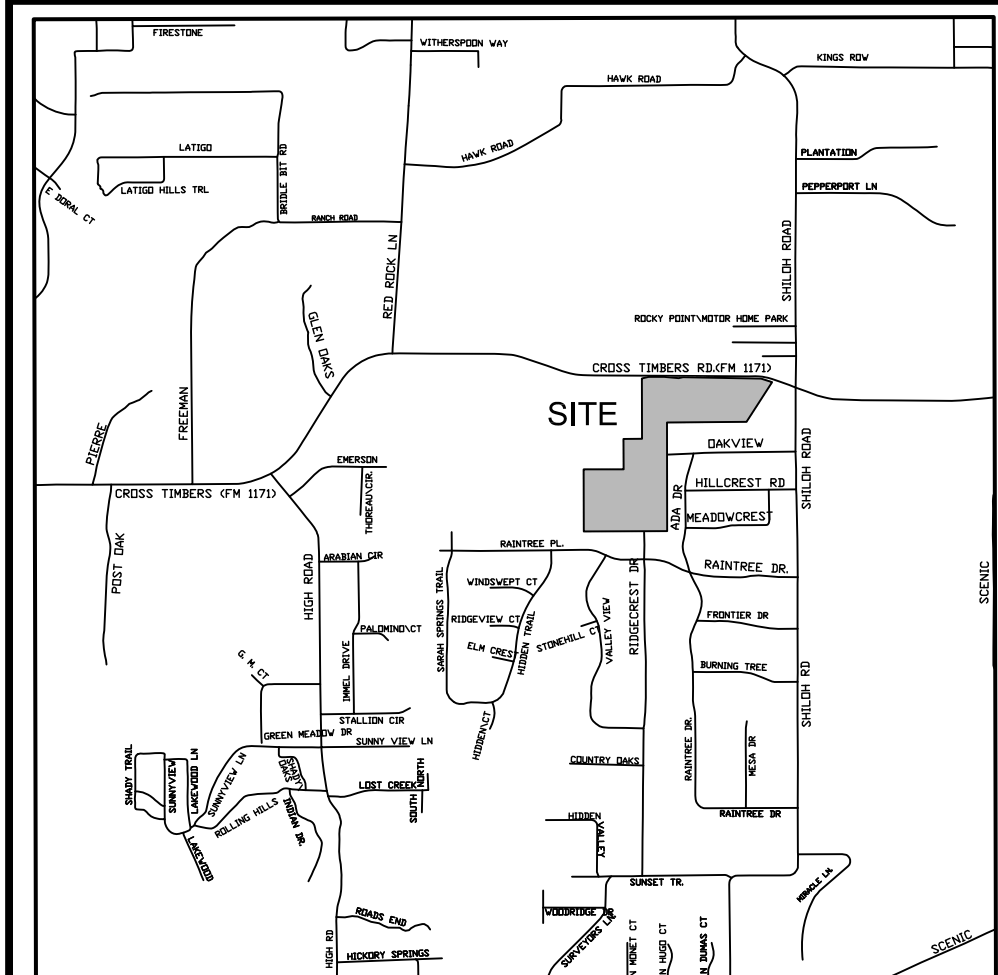
Planned Development District No. 143 (PD-143) **Amendment Hillside at Flower Mound**

The development on the property comprising approximately 43.20 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-143 shall be in accordance with the Town of Flower Mound Master Plan and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

The Base Zoning District shall be SF-30 Single Family Residential District.

Deviation from the Base District and Land Development Regulations are as follows:

1. Maximum lot coverage. The maximum lot coverage shall be 40% for all uses, **including all accessory structures/buildings. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage of 40%,** subject to Section 98-129.



VICINITY MAP : NOT TO SCALE

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	47.74'	400.00'	6°50'16"	N03°47'39"E 42.71'
C2	55.55'	400.00'	7°57'24"	S01°14'05"W 55.50'
C3	93.32'	1000.00'	9°20'09"	N01°55'47"E 93.29'
C4	286.53'	280.00'	58°37'52"	S59°56'17"E 274.19'
C5	104.09'	1000.00'	9°57'51"	S87°45'52"E 104.05'
C6	104.09'	1000.00'	9°57'51"	N87°45'52"W 104.05'
C7	194.19'	375.00'	40°27'32"	S66°01'27"W 190.18'
C8	160.71'	280.00'	32°53'06"	S12°21'08"W 158.51'
C9	156.82'	375.00'	32°40'25"	S69°25'38"E 154.71'
C10	468.24'	275.00'	97°33'22"	S40°27'44"W 433.69'
C11	161.44'	500.00'	18°29'58"	N08°56'02"E 160.74'
C12	113.91'	500.00'	13°03'10"	S03°39'30"W 113.66'
C13	147.04'	500.00'	10°53'00"	N05°37'21"E 146.51'
C14	118.10'	400.00'	10°55'02"	S05°31'20"W 117.68'
C15	8.14'	25.00'	18°39'47"	N08°57'23"W 8.11'
C16	30.85'	100.00'	17°40'38"	N09°12'50"E 30.73'
C17	22.55'	100.00'	12°55'03"	S00°05'01"E 22.50'
C18	37.84'	200.00'	10°50'22"	S12°37'58"W 37.78'
C19	34.48'	100.00'	10°45'20"	N02°39'53"W 34.31'
C20	39.00'	250.00'	89°23'08"	S40°05'23"E 35.17'
C21	29.21'	25.00'	87°54'07"	N48°31'15"E 34.70'
C22	29.21'	25.00'	60°57'10"	N11°24'55"E 27.58'
C23	23.36'	25.00'	53°32'09"	S69°49'50"W 22.52'
C24	44.20'	25.00'	101°38'06"	S57°10'59"E 38.66'
C25	30.02'	25.00'	68°47'38"	N23°15'03"E 28.25'
C26	8.14'	25.00'	18°39'47"	S08°42'24"W 8.11'
C27	106.43'	149.00'	40°55'30"	N62°37'59"W 104.18'
C28	110.64'	174.00'	47°08'22"	S89°49'28"E 107.52'
C29	149.27'	149.00'	57°24'04"	N46°04'34"W 143.11'
C30	112.34'	134.00'	48°02'04"	S80°05'34"E 109.08'
C31	20.14'	41.00'	28°08'31"	S89°57'39"W 19.94'
C32	35.24'	99.00'	20°23'44"	N79°48'08"W 35.06'
C33	75.98'	109.00'	39°56'21"	S89°34'27"E 74.45'
C34	31.20'	91.00'	19°38'39"	S80°16'42"W 31.05'
C35	47.66'	99.00'	27°35'00"	N76°12'30"W 47.20'
C36	102.94'	107.70'	54°45'46"	S89°47'53"E 99.07'
C37	43.17'	91.00'	27°10'46"	S76°24'37"W 43.76'
C38	39.66'	99.00'	22°57'18"	N78°31'21"W 39.40'
C39	75.29'	107.70'	40°03'02"	S87°04'13"E 73.76'

Line Table		
Line #	Direction	Length
L1	N00°22'31"E	63.06'
L2	S89°15'12"W	35.41'
L3	N03°07'44"W	31.71'
L4	S89°15'56"E	44.00'
L5	S23°11'48"E	46.33'
L6	S47°22'27"E	37.65'
L7	S89°29'38"W	123.47'
L8	S00°30'22"E	10.00'
L9	S47°21'16"W	11.85'
L10	N63°53'43"E	37.57'
L11	S90°00'00"W	51.72'
L12	S89°56'59"E	35.79'
L13	S90°00'00"W	36.60'
L14	S90°00'00"E	78.57'
L15	N75°58'05"W	10.98'
L16	N03°08'00"W	14.09'
L17	N03°08'00"W	7.43'
L18	N06°16'11"W	7.65'
L19	S03°08'00"E	22.12'
L20	S00°01'14"W	8.80'

100-Year Ultimate Flood Plain per Shorps Branch SB-1 Flood Study as prepared by Ridinger Associates, Inc.

7X BLOCK A Open Space 11,622 Acres 506,261 Sq. Ft. Drainage Easement

Lot 6, Block 4 Hidden Valley Country Estates Cabinet G, Page 106 P.R.D.C.T.

Lot 5, Block 4 Hidden Valley Country Estates Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 4, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 3, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 2, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 1, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 0, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -1, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -2, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -3, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

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Lot -9, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -10, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -11, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

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Lot -52, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

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Lot -56, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -57, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -58, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -59, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -60, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -61, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -62, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -63, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

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Lot -80, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -81, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -82, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -83, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -84, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -85, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -86, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -87, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -88, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -89, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -90, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -91, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -92, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -93, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -94, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -95, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -96, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -97, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -98, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -99, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -100, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -101, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -102, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -103, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -104, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -105, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -106, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -107, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -108, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -109, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -110, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -111, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -112, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -113, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -114, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -115, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -116, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -117, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -118, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -119, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -120, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -121, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -122, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -123, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -124, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -125, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -126, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -127, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -128, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -129, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -130, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -131, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.