



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JULY 10, 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 June 12, 2017*

Consider approval of the minutes of the June 12, 2017, Planning and Zoning Commission Regular Session.

2. *SP17-0010 – North Point Offices*

Consider a request for a Site Plan to develop an office building. The property is generally located north of Rippy Road and west of Long Prairie Road.

3. *RP17-0007 – Red Bud Point, Lot 23R, Block 3*

Public Hearing

Public Hearing to consider a request for a Replat to create a residential lot. The property is generally located west of Red Bud Drive and north of Pecan Road.

4. *RC17-0002 – RES Flower Mound Addition*

Consider a request for a Record Plat to create a non-residential subdivision. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.

5. *MPA16-0012 – RES Flower Mound*

Public Hearing

Public Hearing to consider a request for a Master Plan Amendment to amend Section 9.0, Wastewater Plan, to expand the boundary of the Long Prairie Wastewater Service District Map to include the subject property. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.

6. *SP17-0001 – RES Flower Mound*

Consider a request for a Site Plan to develop an elementary/secondary school, with an exception to the access management policy and criteria regarding deceleration lanes as set forth in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound 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: July 6, 2017, at 2:00 pm, 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 12TH DAY OF JUNE, 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:

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

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
Al Linley	Commissioner, Place 5

(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
Poornima Srinarasi	Senior Planner
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. REGULAR ITEMS**

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

Commission Deliberation

Commissioner Johnson moved to approve the May 22, 2017, minutes as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: Kendrick

ABSENT: Solis, Linley

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

2. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Matthew Peterson, DB Constructors

Commission Deliberation

Commissioner Johnson moved to approve SP17-0003 – Prairie Plaza, Phase I. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Solis, Linley

The motion passed with a vote of 6-0.

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

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Sara Beth White, Kimley-Horn & Associates

Questions / Comments of an Informational Nature

Edwina Potter, President of Stone Hill Farms HOA

Commission Deliberation

Commissioner Johnson moved to approve SP17-0006 – 1501 FM 407 LIDL with the following additions: removal of five parking spots to allow for a patterned concrete pedestrian walkway off of Stone Hill Farms Parkway; and ask the developer to work closely with the HOA regarding any common issues. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Solis, Linley

The motion passed with a vote of 6-0.

4. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Reginald Rembert, Rembert Enterprises, Inc.

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD17-0005 – Hillside of Flower Mound with the change that the accessory building is not to exceed the square-footage of the primary residence. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Solis, Linley

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:59 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: July 10, 2017

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0010 – North Point Offices) to develop an office building. The property is generally located north of Rippy 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 a one-story office building (multi-tenant) encompassing 4,031 square feet of floor area within North Point Center. The property is located within the Tract 4 portion [Retail District-2 (R-2) uses] of Planned Development District No. 49 (PD-49), which permits the proposed use by right. The record plat for North Point Center provided for six lots and an x-lot that traverses the two street frontages (Long Prairie Road and Rippy Road). There have been five other site plans approved for this nonresidential subdivision, most recently for a bank (Bank of the West). As the bank property has been subdivided, one additional lot remains available for development, which increases the number of buildable lots from six to seven.

Primary access to the property will be from Long Prairie Road. The record plat for North Point Center provides for mutual access easements across the entire nonresidential subdivision and possessing two ingress/egress points along its Long Prairie Road frontage and one ingress/egress point along the north line of Rippy Road.

Proposed landscaping is in compliance with applicable regulations. The elevations are in compliance with the Town's Urban Design Plan, as well as adhering to the unified design theme within North Point Center.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

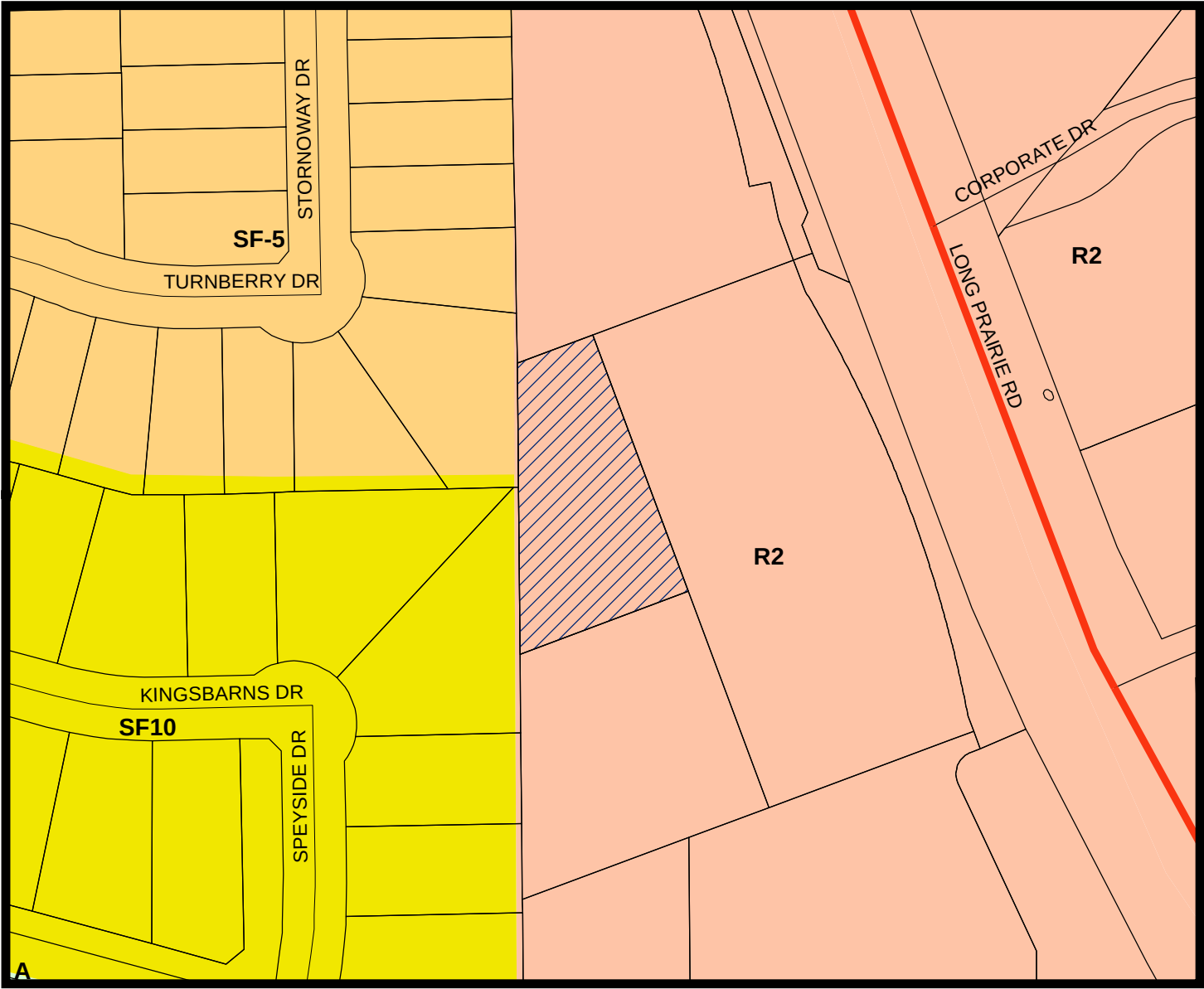
B. Application Details

1. Site Plan Package



Vicinity Map

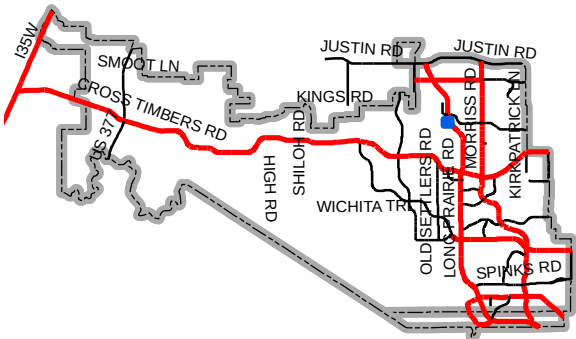
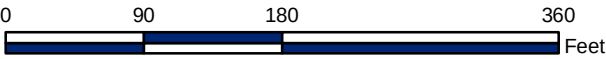
Reference Project: SP17-0010



LEGEND

- Retail 2
- Single Family 5
- Single Family 10

Subject Property



Map Location



June 27, 2017

Mr. Richard Brown – Senior Planner
The City of Flower Mound – Development Services Department
Planning Services Division

Letter of Intent for Project SP17-0010 North Point Offices

Dear Mr. Brown:

I Gerald A. Ward as the architect put forth this letter of intent for project Number SP17-0010 North Point Offices. The property for development is addressed at 4961 Long Prairie Road (Lot 2, Block A North Point Center Addition) and is shown on the site plan as being 0.5032 Acres. Lot 2 is located in the Tract 4 portion of PD-49, with Tract 4 zoned for Retail-2 District uses and is currently undeveloped. The construction and development of this property is to be complete in 1 Phase. North Point Offices is to be a 1 story 4,031 square foot office building with 4 separate tenant spaces that will be executive office suites. The owner of the property will occupy one of these suites on site while managing and maintaining the remaining tenant spaces. This site will include 17 parking space. If a tenant provides medical office services, then the parking will not be effected because it already has met the calculation requirements for that occupancy.

Trash will be collected in covered trash cans and be pulled to the curb on trash collection day and returned shortly after the trash has been collected. The cans will be located in a masonry enclosure with metal gate located on the side of the building. A sidewalk is provided from the screened trash location to the street curb and a concrete landing provided for the cans to await collection.

There are no special considerations, variance requests or unique characteristics to this property or project that must come under the consideration of a variance for the city of Flower Mound.

Thank you for your consideration;

A handwritten signature in black ink, appearing to be 'GAW', is written above the printed name of the signatory.

Gerald A. Ward
Ward Architecture PLLC

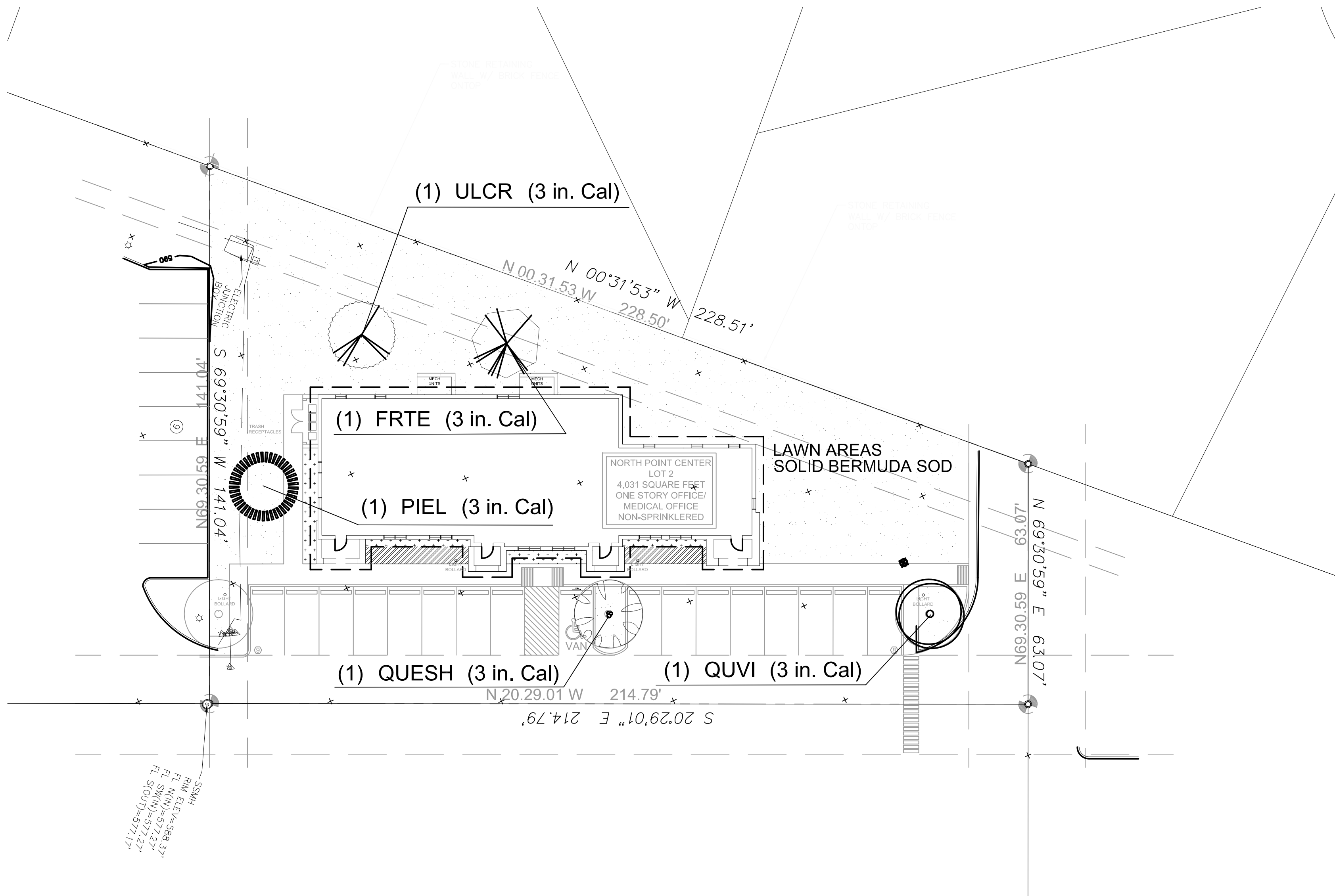
3/3/2017

NORTH POINT OFFICES - LOT 2
NORTH POINT CENTER
LOT 2 BLOCK A
FLOWER MOUND, TX 75028

Drawn By	CRA	
Checked By	GAW	
Project No:	17-14	
Issue Date:	UNKNOWN	
Revisions		
No.	Date	Description

LANDSCAPE PLAN

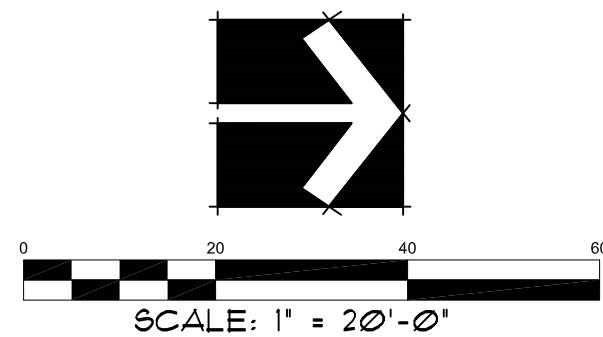
Sheet Number **L-1**



REF SHEET L-2 FOR PLANT LEGEND AND PLANTING NOTES

TREE PRESERVATION PLAN			
Number	DBH	Common Name	Comment-Reason
THERE ARE NO EXISTING TREES ON THIS SITE			

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.



TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS		
AREA		
MIN. LANDSCAPE AREA IN STREETYARD	20% OF STREET YARD REQUIRED - (NO STREET YARD)	
	REQUIRED	PROVIDED
	N/A	N/A
MINIMUM STREET BUFFER WIDTH	MINIMUM 25 FT BUFFER REQUIRED	
	REQUIRED	PROVIDED
	N/A	N/A
STREET YARD LANDSCAPING	REQUIRED STREET TREES IN STREET YARD - (TOTAL STREET YARD = 0 SF)	
	REQUIRED	PROVIDED
	N/A	N/A
STREET BUFFER LANDSCAPING	STREET BUFFER LENGTH = 0 LF	
	REQUIRED	PROVIDED
	N/A	N/A
INTERIOR PARKING LANDSCAPE	PARKING LOT LANDSCAPING REQUIRED FOR 17 SPACES 17/12 X 90 = 128 SF REQUIRED LANDSCAPING	
	REQUIRED	PROVIDED
	128 SF	297 SF
	PARKING LOT TREES REQUIRED FOR 17 SPACES 17/10 = 2 TREES REQUIRED (3")	
	REQUIRED	PROVIDED
	2 TREES	2 TREES
COMPATIBILITY BUFFER	ADJACENT RESIDENTIAL ZONING REQUIRES 25' LANDSCAPE BUFFER	
	REQUIRED	PROVIDED
	N/A	N/A
	1 TREE REQUIRED PER EVERY 400 SF OF BUFFER AREA	
	REQUIRED	PROVIDED
	N/A	N/A

- ALL PARKING SPACES ARE MINIMUM OF 50 FT FROM TREE.
- PARKING LOT SCREENED FROM STREET.
- NO PROTECTED TREES SHALL BE REMOVED FROM THIS SITE EXCEPT AS APPROVED AND PERMITTED IN LANDSCAPE ORDINANCE 5.08(E).
- NO SPECIMEN TREES SHALL BE REMOVED FROM THIS SITE EXCEPT AS APPROVED AND PERMITTED IN LANDSCAPE ORDINANCE 5.08(F).
- NO MAJESTIC/HISTORIC TREES SHALL BE REMOVED FROM THIS SITE EXCEPT AS APPROVED AND PERMITTED IN LANDSCAPE ORDINANCE 5.08(G).
- ALL EXISTING TREES SHALL BE PROTECTED AS OUTLINED IN LANDSCAPE ORDINANCE 5.08(H).
- SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.
- SITE WILL BE MAINTAINED IN ACCORDANCE WITH TOWN OF FLOWER MOUND ORDINANCE 5.03(C)(6).

(SP17-0009)



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 06/30/17, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE PURPOSES OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

ISSUED FOR INTERIM REVIEW

THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

DATE: 03-03-2017

3/3/2017

NORTH POINT OFFICES - LOT 2
NORTH POINT CENTER
LOT 2 BLOCK A
FLOWER MOUND, TX 75028

Drawn By CRA

Checked By GAW

Project No: 17-14

Issue Date: UNKNOWN

Revisions

No.	Date	Description
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Issued: DESIGN SET 4-19-2017

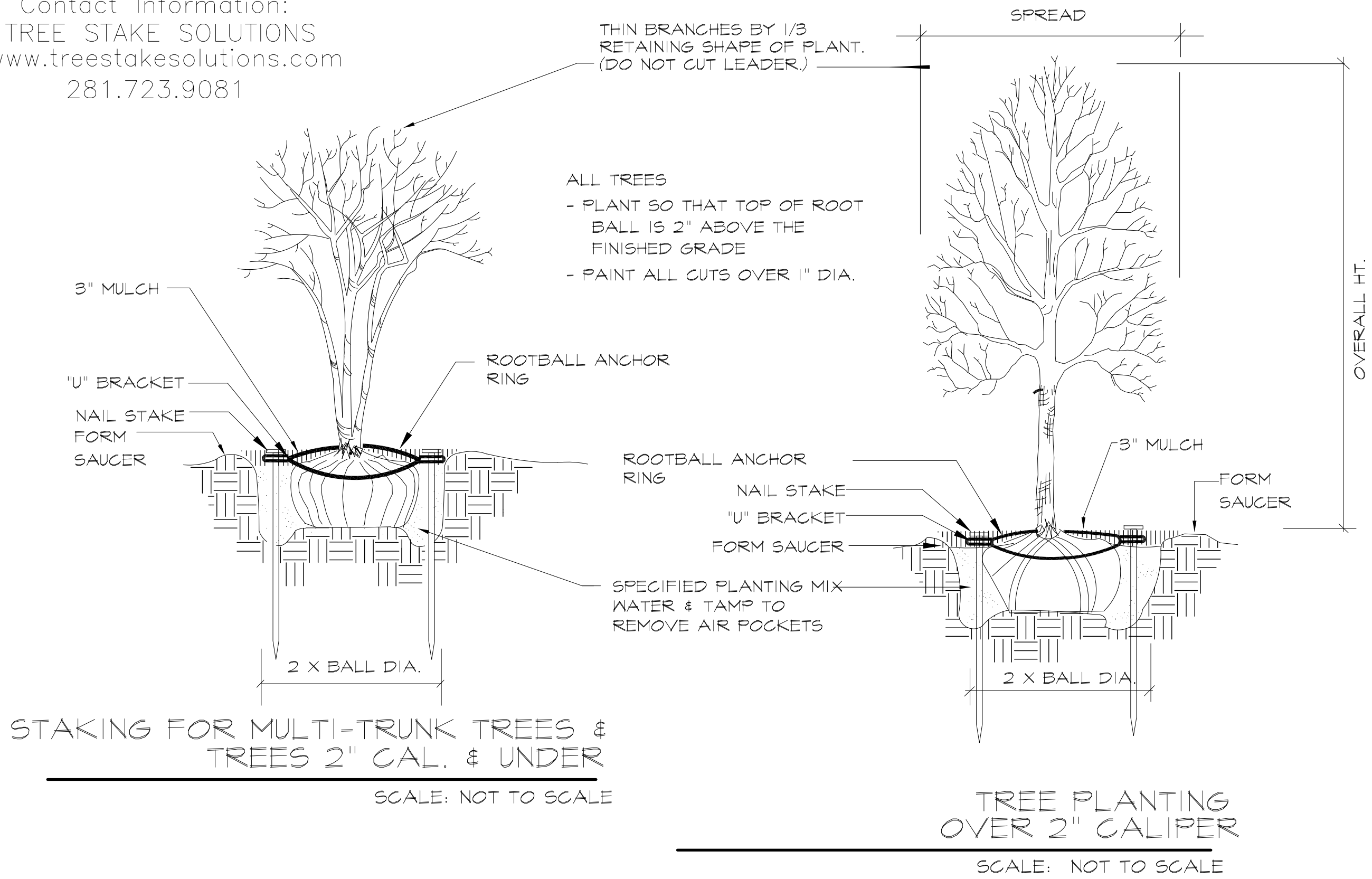
Sheet Title

PLANTING DETAILS

L-2

Sheet Number

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
281.723.9081

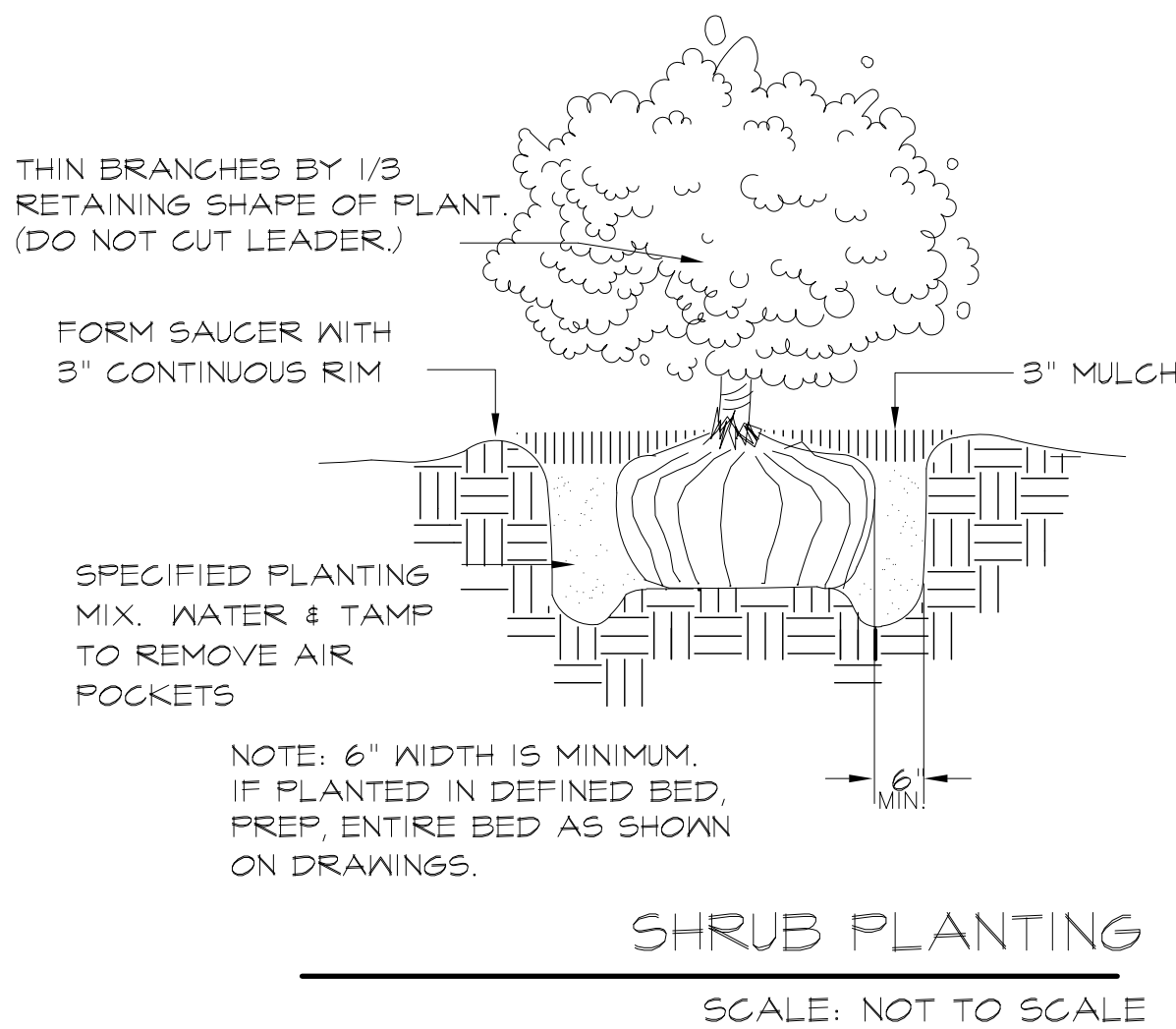


PLANT LEGEND

TREES	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
	(1)	ULCR	Ulmus crassifolia	Cedar elm	(3 in. Cal)	B&B/ Single straight trunk
	(1)	FRTE	Fraxinus texensis	Texas Ash	(3 in. Cal)	B&B/ Single straight trunk
	(1)	PIEL	Pinus eldarica	Eldarica pine	(3 in. Cal)	B&B/ Single straight trunk
	(1)	QUESH	Quercus shumardii	Shumard oak	(3 in. Cal)	B&B/ Single straight trunk
	(1)	QUVI	Quercus virginiana	Southern live oak	(3 in. Cal)	B&B/ Single straight trunk

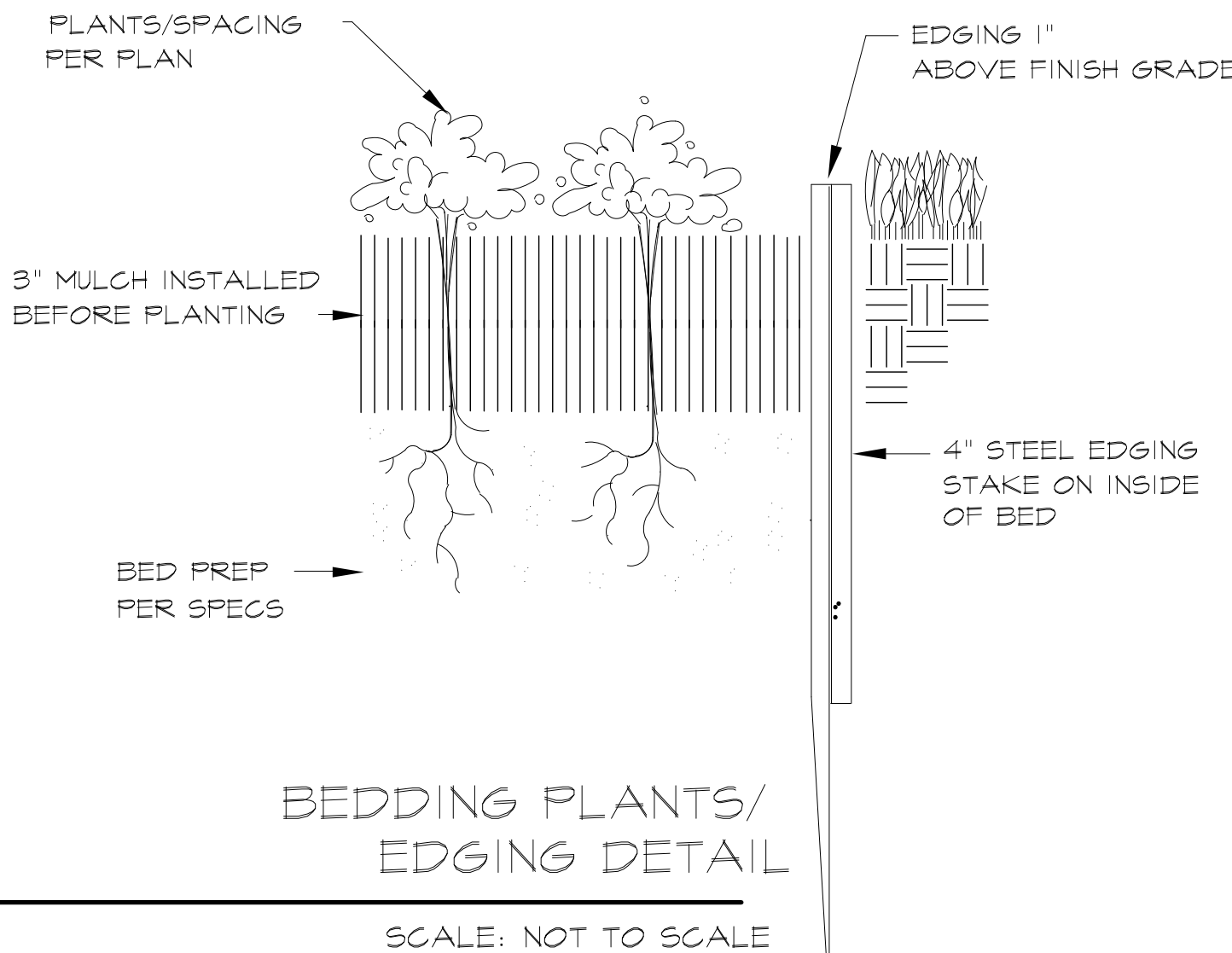
GROUNDCOVERS	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
	(146)	STTE	Stipa tenuissima	Mexican feathergrass	(1-Gal)	18" O.C.
	(389)	EUFO	Euonymus fortunei 'Coloratus'	Purple wintercreeper	(4 in. Pot)	9" O.C.
		CYDAC	Cynadon dactylon	Bermuda grass	(Solid Sod)	

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.



PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH, DEAD AND DISEASED BRANCHES AND LIMBS, VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



(SP17-0009)



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 06/30/17, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

- A. Scope
1. Bed prep
 2. Metal edging
 3. Topsoil
 4. Planting
 5. Mulching
 6. Guarantee
- B. Related Work Specified Elsewhere

1. General Requirements – All locations
2. Section 02740 – Irrigation Trenching
3. Section 02750 – Irrigation
4. Section 02800 - Lawns

1.02 QUALITY ASSURANCE

- A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

- B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

- C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

- D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

- A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants

- a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
- b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
- c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.

2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

- B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

- C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

- D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- E. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

- A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
 - a. Single, straight trunks, unless indicated otherwise
 - b. Trees with weak, thin trunks not capable of support will not be accepted.
 - c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. Seasonal color
 - a. Annuals in 4" pots or as specified
 - b. Perennials in 4" pots, clumps, bulbs as specified

- B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¾" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):

- a. Available nitrogen
- b. Available phosphorus
- c. Available potash
- d. Iron
- e. Ph: 5.5 to 7.0
- f. Decomposed organic matter: 6-10%

- C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Mulch for soil prep – Shredded pine bark
3. In pre-packaged bags only; bulk shredded material is unacceptable.

- D. Peat Moss Commercially available baled peat moss or approved equivalent.

- E. Staking Material

1. Stakes for tree support

- a. Construction grade yellow pine, stain brown
- b. Size as noted on plans

2. Wires

- a. Padded with rubbed hose to protect tree
- b. Galvanized
- c. With galvanized turnbuckle
- d. Evenly tighten turnbuckles with plant in vertical position.

- F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

- G. Sand Washed builders sand

- H. Antidesicant - "Wilt-proof" or equal.

- I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

- A. Planting Mixture

- Existing topsoil – 50%
3. Shredded pine bark – 50%
 4. Fertilizer 10:20:10 at 30 lb./1000 SF

- B. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

- C. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- D. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to be staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

- A. Pits

1. Shape - Vertical hand scarified sides and flat bottom.
2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs – Size of planting bed as shown on drawings.
4. Rotoill soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-ill beneath existing trees.

- B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

- C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

- A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desicant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

- B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

- C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

- D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

- D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

- A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

- A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

- B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.



WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

ISSUED FOR INTERIM REVIEW

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BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

DATE: 03-03-2017

3/3/2017

NORTH POINT OFFICES - LOT 2
NORTH POINT CENTER
LOT 2 BLOCK A
FLOWER MOUND, TX 75028

(BP17-0009)



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 05/30/17, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 5.109(d) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

Drawn By CRA

Checked By GAW

Project No: 17-14

Issue Date: UNKNOWN

Revisions

No.	Date	Description
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Issued: DESIGN SET 4-19-2017

Sheet Title

PLANTING SPECS

Sheet Number

L-3

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.

- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into 02800-3
- C. ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- D. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::
- Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
 - Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Ryegrass at the rate of 50 pounds per acre.
 - Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- A. Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Ox-Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

- A. All areas to be seeded shall be mulched.
- B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre.
- B. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 8-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

SECTION 02922
SODDING

PART I - GENERAL

1.01 DESCRIPTION

- A. Work Included
- Sod bed preparation
 - Fertilizing Sodding
 - Miscellaneous management practices
- B. Related Work Specified Elsewhere
- Finish Grading, Section 02800
 - Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

- B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- A. Vendors Certification That Sod Meets Texas State Sod Law

- Include labeling requirements.
- Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Sod:

- Previous season's crop with date of analysis on each bag.
- Furnish and deliver each variety in separate bags or containers.
- Sod to be cut no more than three days before delivery.

- B. Fertilizer:

- Unopened bags labeled with the analysis.
- Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:

- Only during suitable weather and soil conditions.
- As specifically authorized by the Owner's Representative.

- B. Schedule - Only after all other construction is complete.

- C. Protect and Maintain Sodded Areas

- From traffic and all other use.
- Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- A. Sod:

- Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
- The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
- All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

- B. Fertilizer:

- Uniform in composition, free flowing.
- Suitable for application in approved equipment.
- Analysis of 16-20-0, 16-8-8 or as directed.

- C. Water:

- Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- B. Clear surfaces of all materials:
- Stumps, stones, and other objects larger than one inch (1").
 - Roots, brush, wire, stakes, etc.
 - Any objects that may interfere with sodding or maintenance.

- C. Prepare sod bed:

- Remove soil clods larger than one inch (1").
- Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- A. Sodding:

- Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
- Water and fertilize at 5 lbs. per 1,000 sq. ft.
- Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
- The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

- B. Rolling:

- After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
- Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

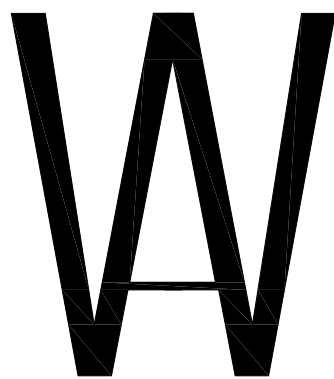
- B. Resodding:

- Resod damaged or unacceptable areas.
- Ruts, ridges, and other surface irregularities shall be corrected.

(SP17-0009)



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WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

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GERALD A. WARD, AIA
DATE: 03-03-2017

3/3/2017

NORTH POINT OFFICES - LOT 2
NORTH POINT CENTER
LOT 2 BLOCK A
FLOWER MOUND, TX 75028

Drawn By	CRA	
Checked By	GAW	
Project No:	17-14	
Issue Date:	UNKNOWN	
Revisions		
No.	Date	Description

Issued: DESIGN SET 4-19-2017
Sheet Title

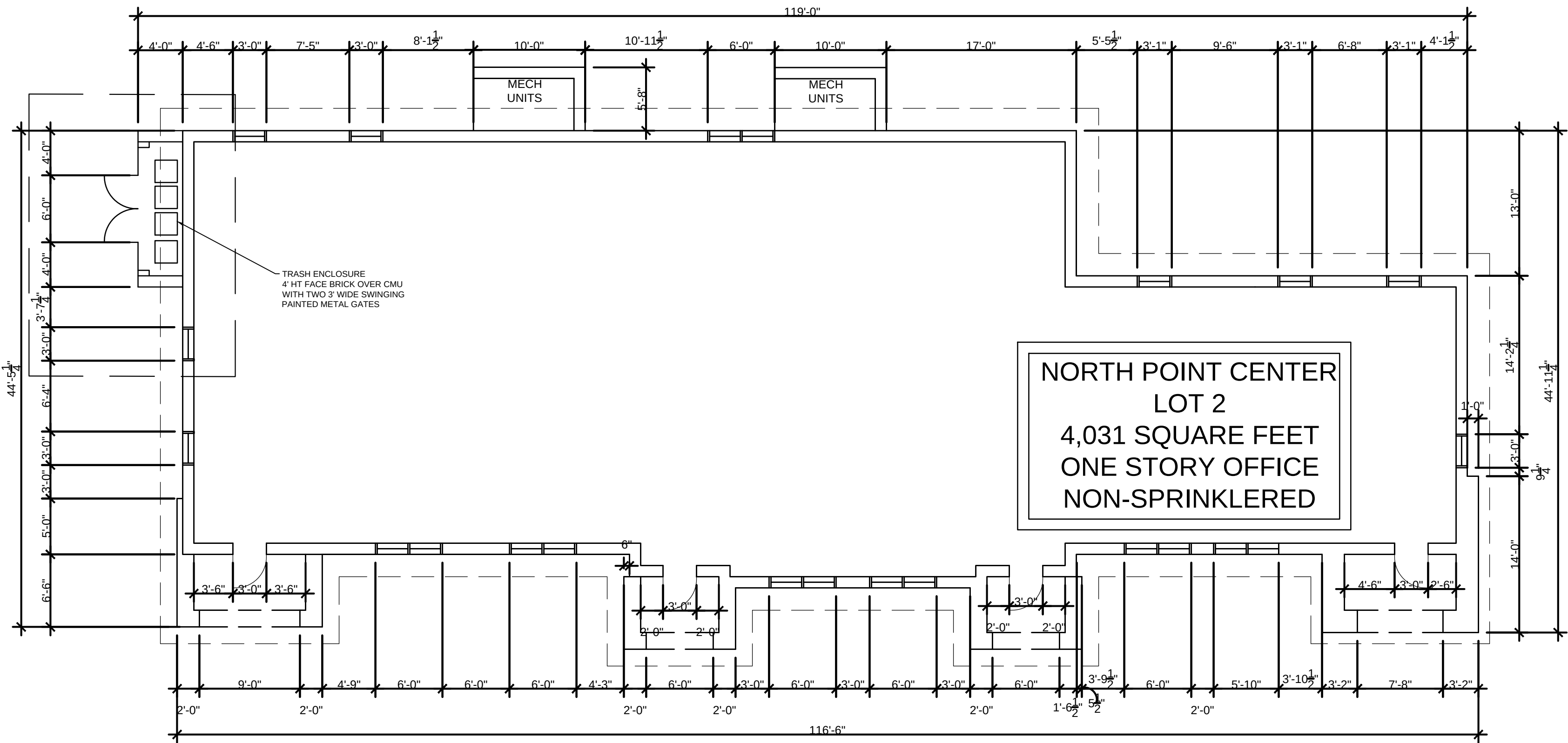
TURF SPECS

Sheet Number

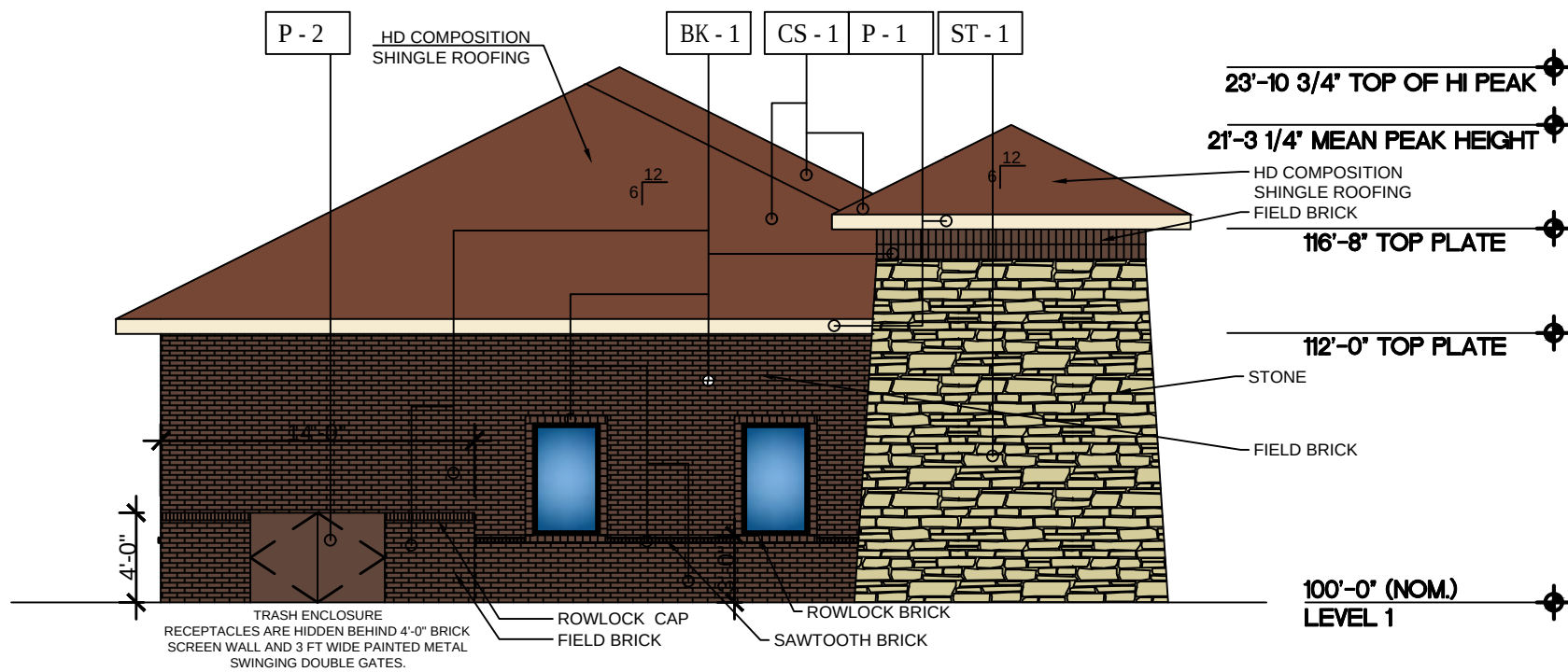
L-4

MATERIAL LEGEND			
MATERIAL & MANUFACTURER		SERIES & COLOR	NOTES:
CS - 1	TYP. ROOF: TIMBERLINE COMP. SHINGLE	WEATHERED WOOD	TYP. HD COMPOSITE SHINGLES
ST - 2	TYPICAL CAP STONE: BLAXTON BRICK CO.	BBCO BECKET BLEND, SQUARES & RECS	TYP. FIELD STONE
BK - 1	TYP. FIELD BRICK: BLACKSON BRICK CO.	SOUIX CITY BRICK (ADEL PLANT) BROWN VELOUR	TYP. FIELD BRICK TYP. AT WATER TABLE & DETAIL BANDING TYP. AT WINDOW DETAILING & ACCENT BRICK
P - 1	EXTERIOR PAINT: KELLY MOORE:	CREAM CAKE - HLS4237	TYP. SOFFIT PAINT
P - 2	EXTERIOR PAINT: KELLY MOORE:	BUCKINGHAM PALACE - HLS4225	TYP. METAL GATE

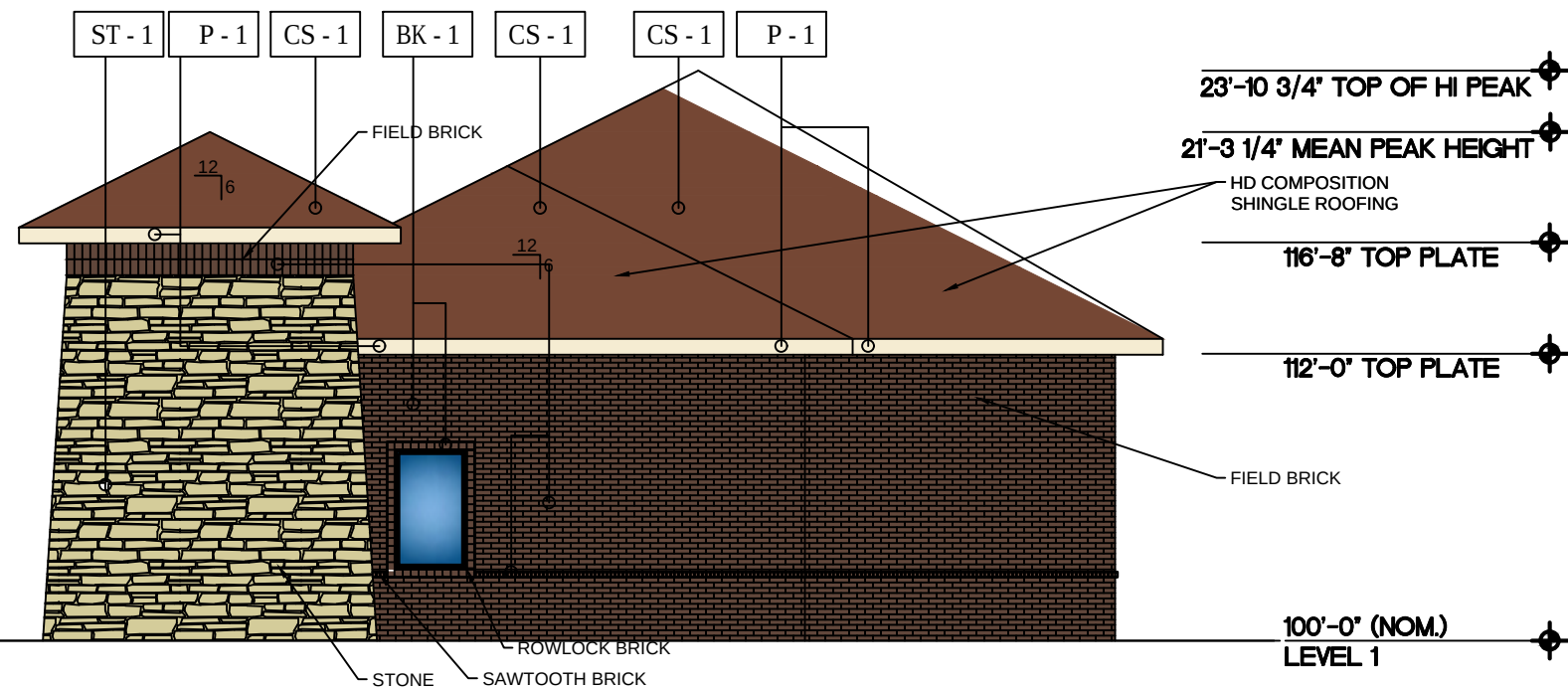
EXTERIOR MATERIAL CALCULATIONS - BUILDING 1									
FACADE PRIMARY / SECONDARY	NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION		TOTAL OF ALL ELEVATIONS
	SECONDARY FACADE	PRIMARY FACADE	SECONDARY FACADE	PRIMARY FACADE	SECONDARY FACADE	PRIMARY FACADE	SECONDARY FACADE	PRIMARY FACADE	
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F. PERCENTAGE
TOTAL FACADE S.F.	1,379 SQ FT	100%	1,562 SQ FT	100%	590 SQ FT	100%	590 SQ FT	100%	4,121 SQ FT 100%
FACADE S.F. (EXCLUDING DOORS & WINDOWS)	1,267 SQ FT	92%	1,274 SQ FT	82%	534 SQ FT	90%	574 SQ FT	97%	3,649 SQ FT 89%
DOORS & WINDOWS	112 SQ FT	08%	288 SQ FT	18%	56 SQ FT	10%	16 SQ FT	03%	472 SQ FT 11%
PRIMARY MATERIAL TOTALS	1,267 SQ FT	92%	1,274 SQ FT	82%	534 SQ FT	90%	574 SQ FT	97%	3,649 SQ FT 89%
BRICK	1,267 SQ FT	92%	490 SQ FT	32%	334 SQ FT	57%	375 SQ FT	64%	2,459 SQ FT 60%
STONE	0 SQ FT	0%	784 SQ FT	50%	199 SQ FT	33%	199 SQ FT	33%	1,182 SQ FT 29%
SECONDARY MAT. TOTALS	0 SQ FT	0%	0 SQ FT	0%	0 SQ FT	0%	0 SQ FT	0%	0 SQ FT 0%



05 DIMENSIONED FLOOR PLAN
SCALE: 1/8"=1'-0"

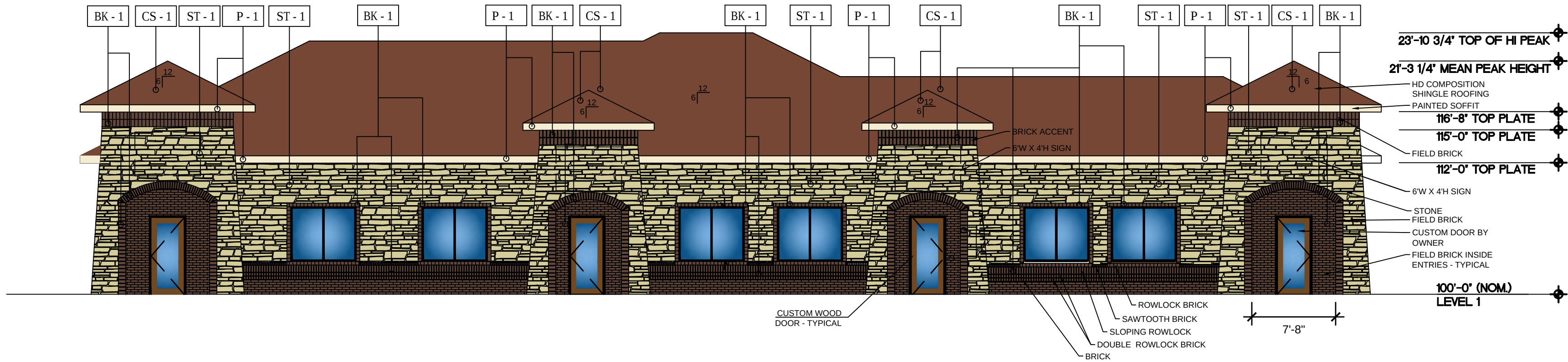


04 PLAN EAST ELEVATION
SCALE: 1/8"=1'-0"

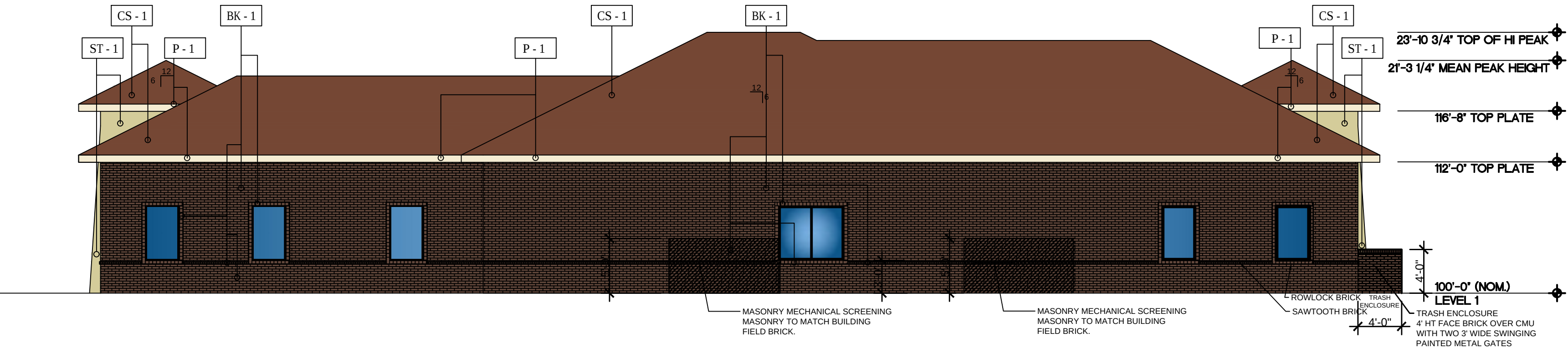


02 PLAN WEST ELEVATION
SCALE: 1/8"=1'-0"

NOTE: ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL/FINISHES/COLOR OF THE BUILDING
NOTE: DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT.
NOTE: SIGNS REQUIRE SEPERATE BUILDING PERMIT.
ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REQUIREMENTS.



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



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

W

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ARCHITECTURAL SEAL

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GERALD A. WARD, AIA

DATE: 05-10-2017

5/10/2017

NORTH POINT OFFICES

LOT 2, BLOCK A

NORTH POINT CENTER

4961 LONG PRAIRIE ROAD

FLOWER MOUND, TX 75028 DENTON COUNTY

OWNER INFORMATION:

PR3110 GROUP LLC
BILL BRANDES - MANAGING MEMBER
3420 DERBYSHIRE CT
FLOWER MOUND, TEXAS 75022
(214) 663 - 5624
BRANDES777@GMAIL.COM

Drawn By CRA

Checked By GAW

Project No: 17-14

Issue Date: 5/10/2017

Revisions

No.	Date	Description

Issued: SITE PLAN APPLICATION 5/10/2017

Sheet Title

EXTERIOR
ELEVATIONS

A3.00

Sheet Number

W

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DATE: 05-10-2017

5/10/2017

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FLOWER MOUND, TX 75028 DENTON COUNTY

OWNER INFORMATION:
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BILL BRANDES - MANAGING MEMBER
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FLOWER MOUND, TEXAS 75022
(214) 663 - 5624
BRANDES777@GMAIL.COM

Drawn By CRA

Checked By GAW

Project No: 17-14

Issue Date: 5/10/2017

Revisions

No. Date Description

ISSUED:
SITE PLAN APPLICATION 5/10/2017

Sheet Title

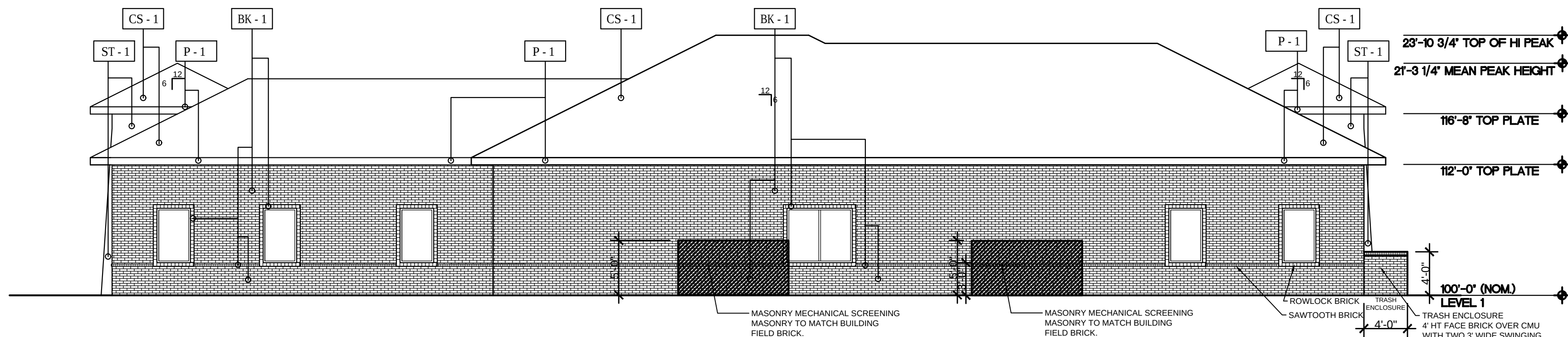
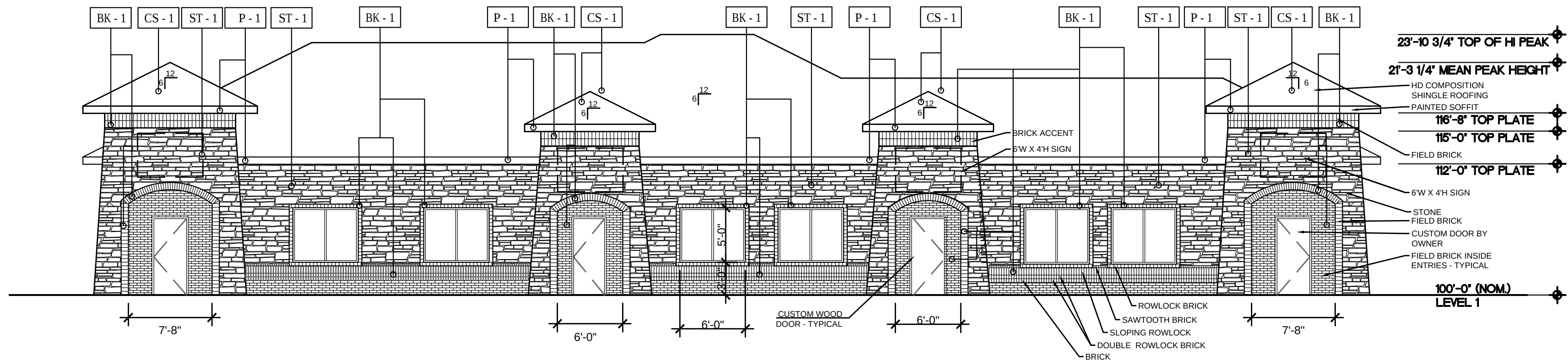
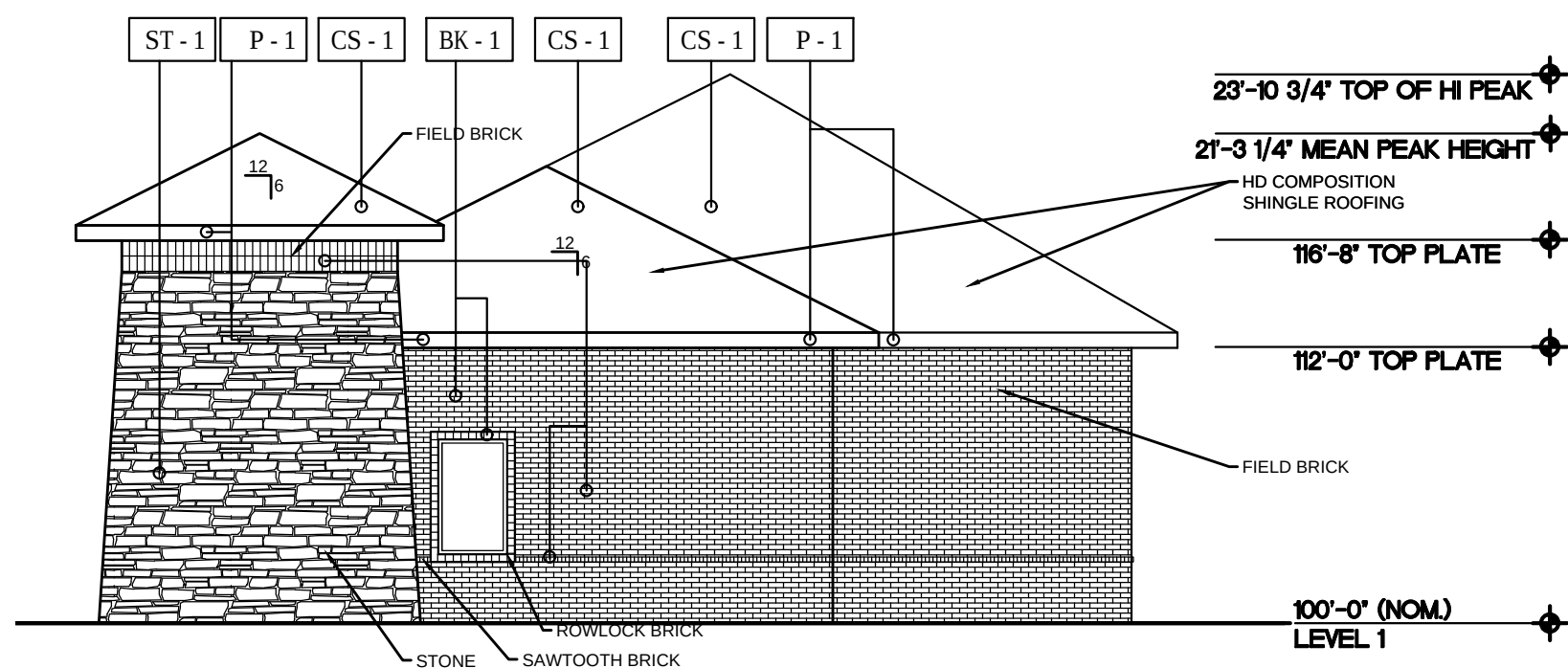
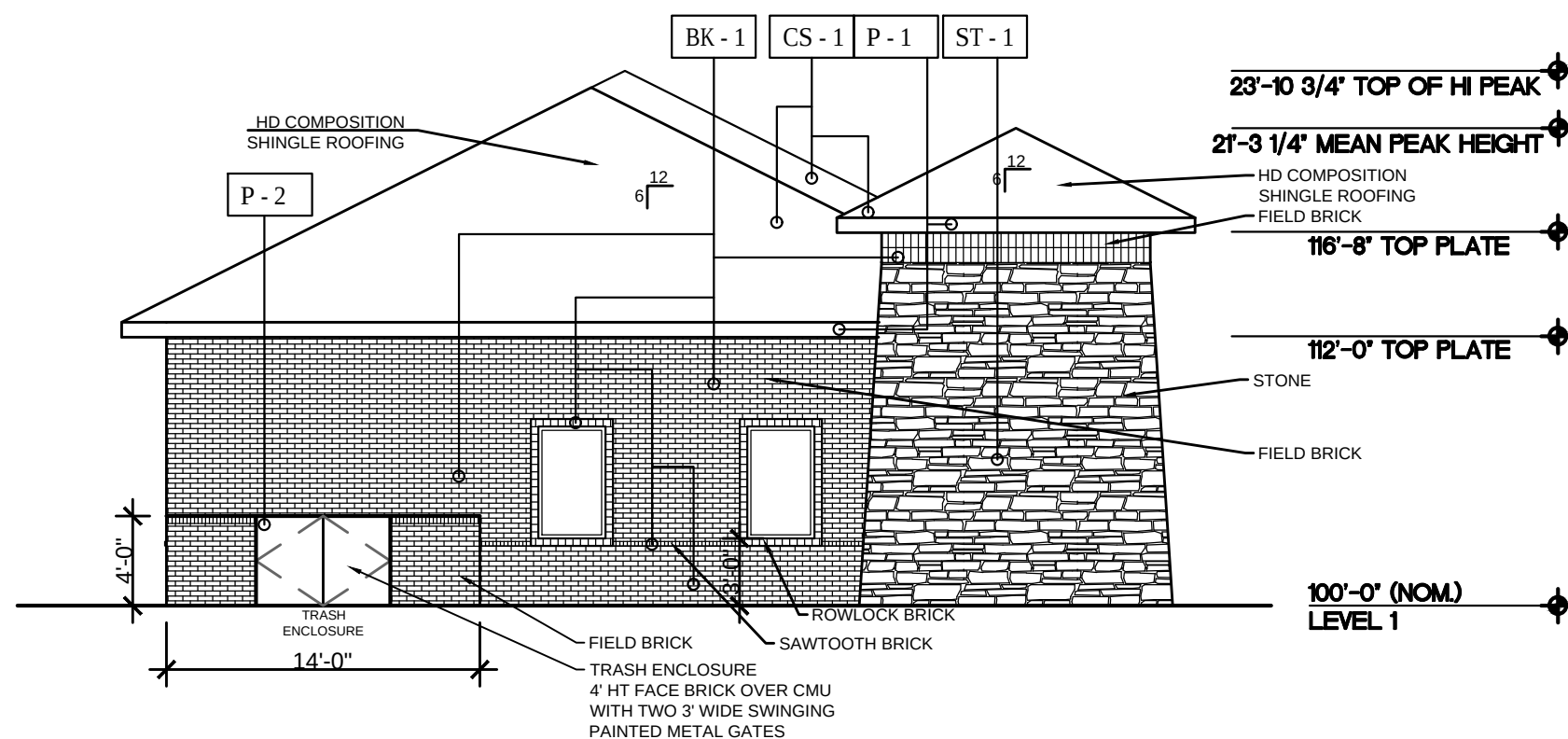
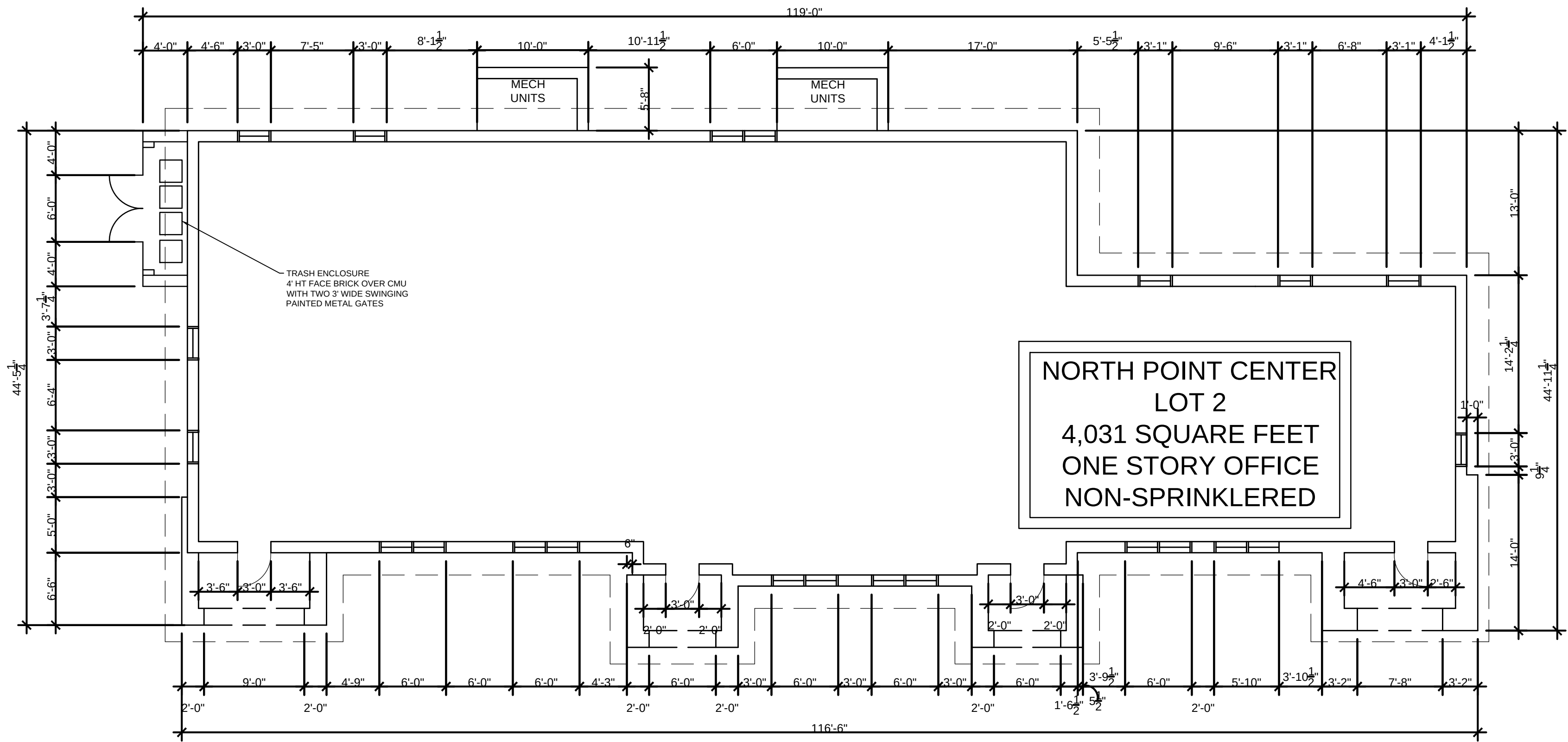
EXTERIOR
ELEVATIONS

A3.00

Sheet Number

MATERIAL LEGEND

MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES:
CS - 1	TYP. ROOF: TIMBERLINE COMP. SHINGLE	WEATHERED WOOD
ST - 2	TYPICAL CAP STONE: BLAXTON BRICK CO.	BBCO BECKET BLEND, SQUARES & RECS
BK - 1	TYP. FIELD BRICK: BLACKSON BRICK CO.	SOUIX CITY BRICK (ADEL PLANT) BROWN VELOUR
P - 1	EXTERIOR PAINT: KELLY MOORE:	CREAM CAKE - HLS4237
P - 2	EXTERIOR PAINT: KELLY MOORE:	BUCKINGHAM PALACE - HLS4225



NOTE: ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL/FINISHES/COLOR OF THE BUILDING
NOTE: SIGNS REQUIRE SEPERATE BUILDING PERMIT.
ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REQUIREMENTS.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: July 10, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP17-0007 – Red Bud Point, Lot 23R, Block 3) to create a residential lot. The property is generally located west of Red Bud Drive and north of Pecan 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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this replat is to create a buildable lot, containing a total of 0.257 acres (11,216 square feet). The property is zoned Single-Family District-10 (SF-10). The plat depicts necessary setbacks, and the access to the newly created lot will be from Red Bud Drive and Pecan Road.

The subject property is located within the Red Bud Point subdivision which was originally platted with the Town in 1960. This subdivision is located within the non-sewered area of the Town and requires an on-site septic system. At the time of platting, Lot 23 was one lot.

Per the Town's Code of Ordinances, any lot subdivided by metes and bounds description before the adoption of the Town's zoning ordinance on January 9, 1975, is considered a lot of record (see definition below) and eligible to obtain a building permit to construct a single family residence.

Section 74-3 – Definitions.

Lot of record, unplatted, means a parcel of land, the deed for which is recorded in the office of the county clerk prior to the adoption of the town's zoning ordinance on January 9, 1975.

Lot 23 was subdivided into two lots prior to January 9, 1975, by metes and bounds description (without the Town's approval) and sold to different property owners. A single family residence was built on the southern portion of Lot 23 in the year 1972 (per Denton Central Appraisal District) while the northern portion has remained vacant to date. A building permit to construct a single family residence on the northern portion

(subject property) would be issued had the configuration of this lot remained the same since its subdivision prior to 1975. However, approximately 2,571 square feet of land from the northern portion of Lot 23 was subdivided and sold to the property owner of the southern portion by metes and bounds description in the year 2001. Since the Town does not recognize this sale, a replat of the new boundary for the northern portion is required in order to get a building permit.

III. CORRESPONDENCE

Since this property is zoned single-family residential, 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 that also live within the same subdivision. At the time this report was written, staff had received one correspondence in opposition to the proposed replat.

Prior to sending the property owner notices, staff received a photograph of a petition from the adjacent property owners opposing this replat; however, the signature page was partially illegible. Staff requested a clearer copy from the individual who submitted the photograph, but at the time this report was written, it had not yet been received. The petition language, along with the photograph of the signature page, is included as part of Attachment C(1).

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Color-coded Exhibit showing the History of Subdivision of Lot 23

B. Application Details

1. Replat Package

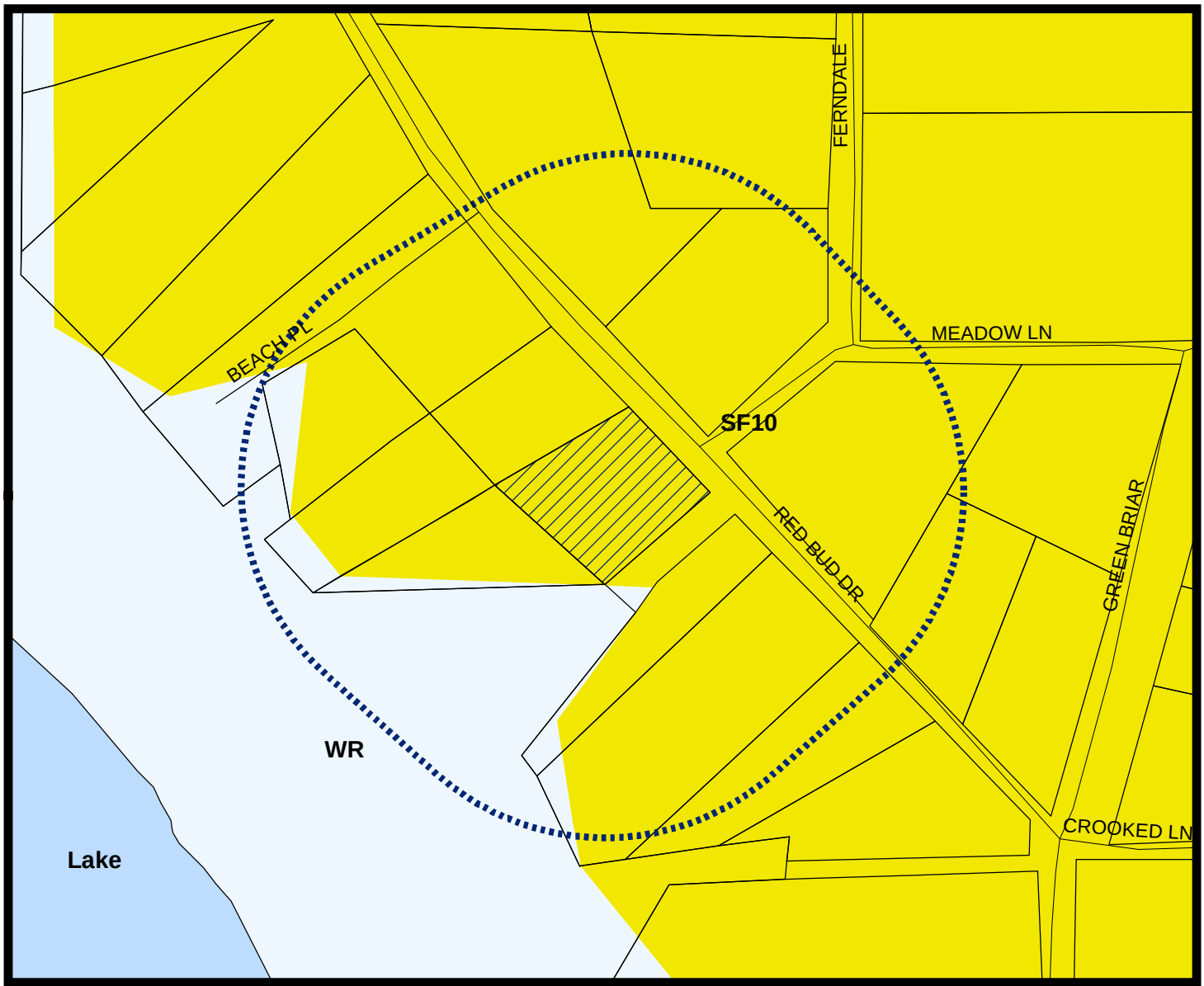
C. Correspondence

1. Correspondence in Opposition



Vicinity Map

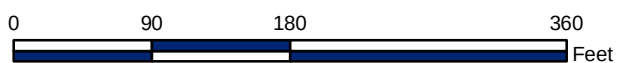
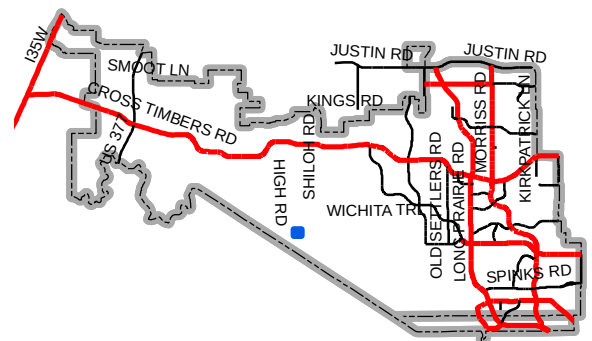
Reference Project: RP17-0007



LEGEND

- Lake
- Water Recreation
- Single Family 10

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



Letter of Intent:
Arthur Surveying Company, Inc.
220 Elm St. #200, Lewisville, Tx 75067
972-221-9439

May 4, 2017
Doug Powell
Planning Services
Town of Flower Mound
1001 Cross Timbers, Ste. 2330
Flower Mound, Texas 75028

Re: Lot 23R, Block 3 Red Bud Estates

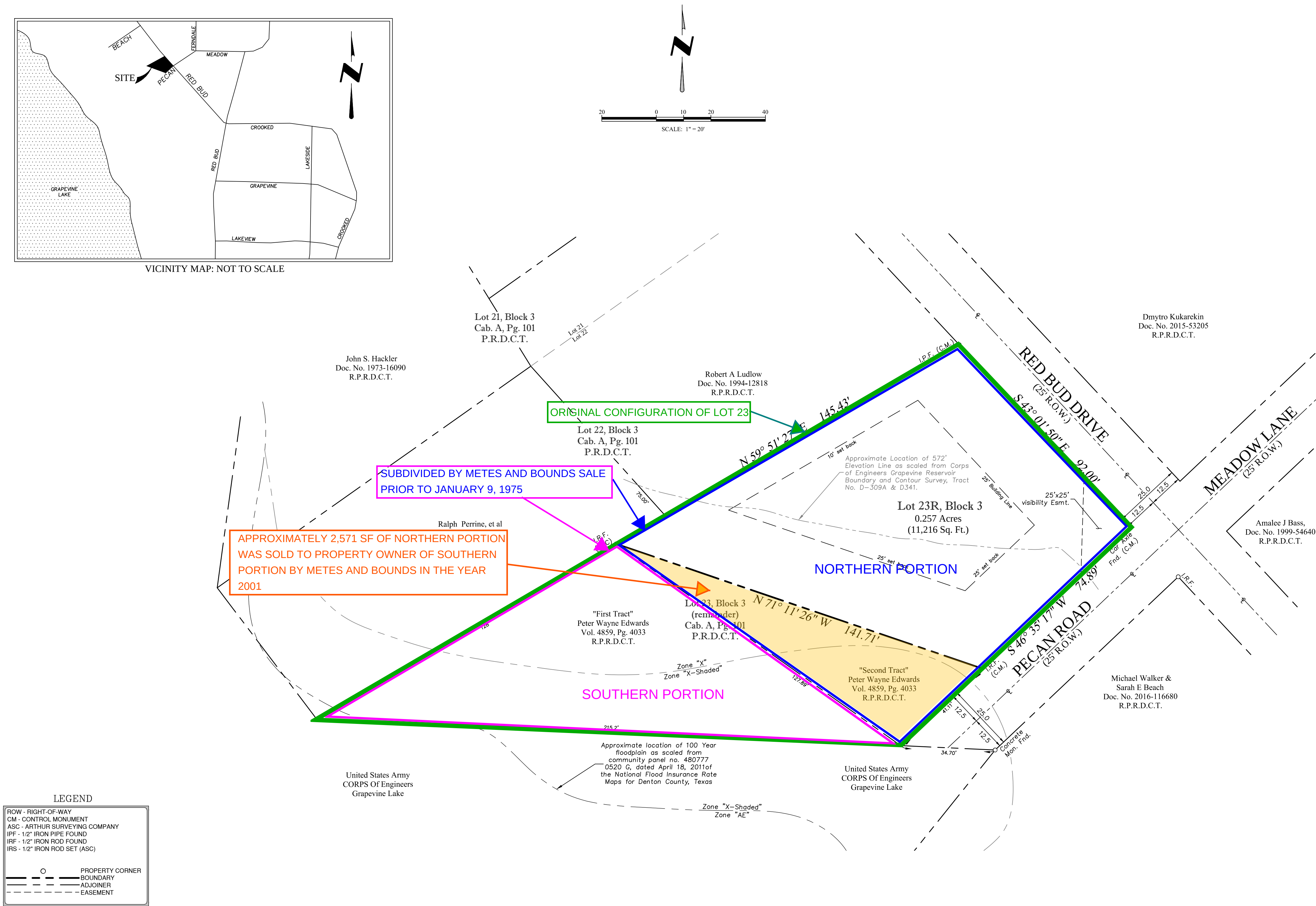
Mr. Powell,

Please accept this letter, on behalf of our clients, as an explanation of the proposed application. We are submitting, for review and approval, an Amended Record Plat Application for part of Lot 23, Blk 3, Red Bud Estates, being 0.257 acres of land approximately located at Red Bud Drive, just northeast of Grapevine Lake. The reason we are proposing this replat is because the owner wishes to retain a building permit for construction and build outside of the floodplain. The purpose of the record plat is to create one (1) platted lot from the property description contained within instrument No. 2008-97. The property is currently zoned SF-10.

Feel free to contact me with any questions or concerns you might have.

Sincerely,

Mark N. Peebles, R.P.L.S.



OWNER'S CERTIFICATE:

WHEREAS, William Scrivner is the owner of a 0.257 acre tract of land situated in the O. W. Harris Survey, Abstract No. 538, in the Town of Flower Mound, Denton County, Texas, said tract being a portion of Lot 23, Block 3 of the Replat of Red Bud Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 203, now held in Cabinet A, Page 101 of the Map Records of Denton County, Texas, and being all of that same tract of land described as "Exhibit A" to William Scrivner by deed recorded under Document No. 2008-97 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes and bounds as follows (the basis of bearings for this survey is the State Plane Coordinate System, North Central Texas Zone (4202), North American Datum of 1983 (NAD83) (US Foot), with a combined scale factor of 1.00015063);

BEGINNING at a car axle found for the easternmost corner of said Lot 23, and lying at the intersection of the southwest right-of-way line of Red Bud Drive (25' R.O.W.) with the northwest right-of-way line of Pecan Road (25' R.O.W.),

THENCE South 46 degrees 35 minutes 17 seconds West, along the southeast line of said Lot 23 and the northwest right-of-way line of said Pecan Road, a distance of 74.89 feet to a 1/2-inch iron rod found for the southeast corner of said Scrivner tract, same being the easternmost corner of a tract of land described as "Second Tract" to Peter Wayne Edwards, by deed recorded in Volume 4859, Page 4033, R.P.R.D.C.T.;

THENCE North 71 degrees 11 minutes 26 seconds West, into, over, and across said Lot 23 and with the northeast line of said "Second Tract", a distance of 141.71 feet to a 1/2-inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the westernmost corner of said Scrivner tract, the westernmost corner of said "Second Tract", and the north corner of a tract of land described as "First Tract" to Peter Wayne Edwards, by said deed recorded in Volume 4859, Page 4033, R.P.R.D.C.T., said point lying in the southeast line of a tract of land described to Ralph Perrine, Georgia Perrine, Burt Michael Perrine and Ashley Rae Perrine, by deed recorded in Document No. 2004-110973, R.P.R.D.C.T., same being the northwest line of said Lot 23 and the southeast line of Lot 22 of said Red Bud Estates;

THENCE North 59 degrees 51 minutes 27 seconds East, with the northwest line of said Lot 22, the southeast line of said Lot 23 and said Perrine tract, and the southeast line of a tract of land described to Robert A. Ludlow, by deed recorded under Document No. 1994-12818, R.P.R.D.C.T., a distance of 145.43 feet to a 1/2-inch iron pipe found for the easternmost corner of said Lot 22 and said Ludlow tract, same being the northernmost corner of said Lot 23, and lying on the southwest right-of-way line of said Red Bud Drive;

THENCE South 43 degrees 01 minutes 50 seconds East, with the northeast line of said Lot 23 and the southwest right-of-way line of said Red Bud Drive, a distance of 92.00 feet to the **POINT OF BEGINNING** and containing 11,216 square feet or 0.257 acres of land, more or less.

OWNERS DEDICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT William Scrivner does hereby adopt this plat designating the herein above described property as Lot 23R, Block 3, Red Bud Point Development, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

Witness my hand this _____ day of _____, 2017.

(Owner) _____ (Title) _____

STATE OF TEXAS
COUNTY OF DENTON

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public, State of Texas
My Commission Expires: _____

NOTARY SEAL

SURVEYOR'S CERTIFICATION:

I, Mark N. Peoples, of Arthur Surveying Company, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the Town of Flower Mound.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/4/2017

Mark N. Peoples, R.P.L.S. No. 6443
Arthur Surveying Co., Inc.

STATE OF TEXAS
COUNTY OF DENTON

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Mark N. Peoples, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public, State of Texas
NOTARY SEAL
My Commission Expires: _____

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____, 2017
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

AMENDED RECORD PLAT

A Record Plat of of

Lot 23R, Block 3, Red Bud Point Development

an addition to the Town of Flower Mound, Denton County, Texas,

being an amendment of Lot 23, Block 3, Red Bud Point Development,

an addition to the Town of Flower Mound, Denton County, Texas,

according to the plat recorded in Cabinet A, Page 101

of the Plat Records of Denton County, Texas.

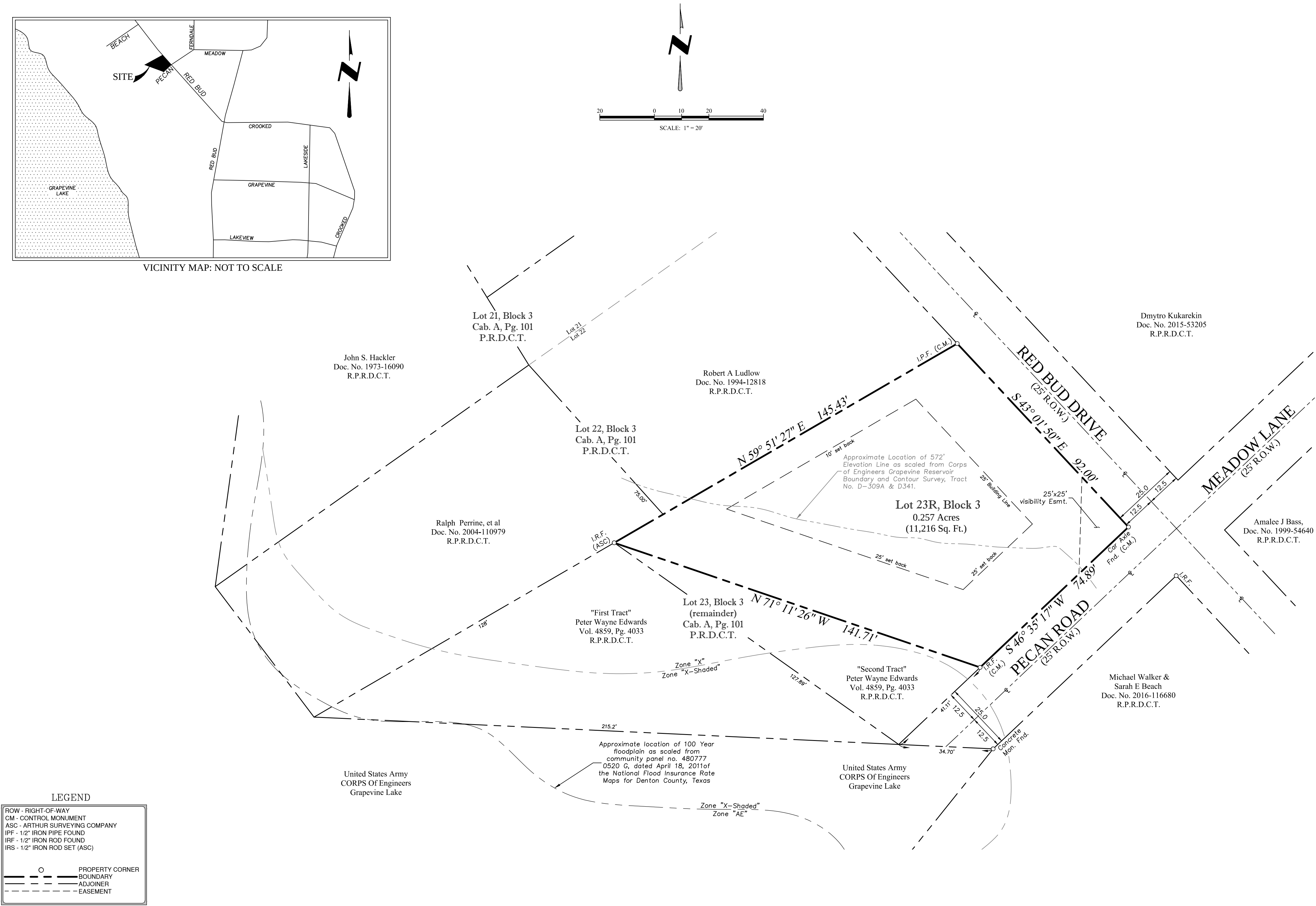
-- May 2017 --

DRAWN BY: MNP DATE: 03/29/17 SCALE: 1"=20' ASC NO.: C2611240-2

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY



OWNER'S CERTIFICATE:

WHEREAS, William Scrivner is the owner of a 0.257 acre tract of land situated in the O. W. Harris Survey, Abstract No. 530, in the Town of Flower Mound, Denton County, Texas, said tract being a portion of Lot 23, Block 3 of the Replat of Red Bud Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 203, now held in Cabinet A, Page 101 of the Map Records of Denton County, Texas, and being all of that same tract of land described as "Exhibit A" to William Scrivner by deed recorded under Document No. 2008-97 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes and bounds as follows (the basis of bearings for this survey is the State Plane Coordinate System, North Central Texas Zone (4202), North American Datum of 1983 (NAD83) (US Foot), with a combined scale factor of 1.00015063);

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THENCE North 59 degrees 51 minutes 27 seconds East, with the northwest line of said Lot 22, the southeast line of said Lot 23 and said Perrine tract, and the southeast line of a tract of land described to Robert A. Ludlow, by deed recorded under Document No. 1994-12818, R.P.R.D.C.T., a distance of 145.43 feet to a 1/2-inch iron pipe found for the easternmost corner of said Lot 22 and said Ludlow tract, same being the northernmost corner of said Lot 23, and lying on the southwest right-of-way line of said Red Bud Drive;

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All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

Witness my hand this _____ day of _____, 2017.

(Owner) (Title)

STATE OF TEXAS
COUNTY OF DENTON

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public, State of Texas
My Commission Expires: _____

NOTARY SEAL

SURVEYOR'S CERTIFICATION:

I, Mark N. Peoples, of Arthur Surveying Company, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the Town of Flower Mound.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 4/4/2017

Mark N. Peoples, R.P.L.S. No. 6443
Arthur Surveying Co., Inc.

STATE OF TEXAS
COUNTY OF DENTON

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Mark N. Peoples, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public, State of Texas
NOTARY SEAL
My Commission Expires: _____

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____, 2017
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

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A Record Plat of of

Lot 23R, Block 3, Red Bud Point Development

an addition to the Town of Flower Mound, Denton County, Texas,

being an amendment of Lot 23, Block 3, Red Bud Point Development,

an addition to the Town of Flower Mound, Denton County, Texas,

according to the plat recorded in Cabinet A, Page 101

of the Plat Records of Denton County, Texas.

-- May 2017 --

DRAWN BY: MNP DATE: 03/29/17 SCALE: 1"=20' ASC NO.: C2611240-2

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

RE: Platting or permitting of Lot 23, Block 3 of Red Bud Point

We the undersigned oppose the platting for construction of part of Lot 23, Block 3, of Red Bud Point.

Furthermore, to consider any lot which is non-conforming, nor grandfathered, with no sewer available, without notice to surrounding residences and a public hearing and a council vote.

Lot 23, Blk 3 is less than $\frac{1}{4}$ of an acre

This lot has no city sewer available

This lot underwent significant boundary changes and is not grandfathered.

This lot underwent an elevation change without permit which significantly changed the flood elevation.

Others have sought to build on this lot in the past and were unable due to the reasons above.

It has always been the contention of the City, that for a lot that does not conform to current City building codes to be buildable, that lot would have to exist in its current form unchanged as it existed prior to 1975, otherwise known as "grandfathered".

To allow a lot that is not "grandfathered" to be platted and become buildable because it is in an "old neighborhood" is to allow random development of lots, as in this case of 10,000 s.f., with onsite sewer.

For these reasons, we urge our city officials, P & Z and Council members to not allow re-platt of Lot 23, Blk 3, and to reconsider its position on "grandfathered" lots and platting in "old neighborhoods".

SIGNATURES

NAME	ADDRESS	SIGNATURE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RE: Platt of Lot 23, Blk 3 of Red Bud Point

NAME

ADDRESS

SIGNATURE

[illegible]

RE: Plotting or permitting of Lot 23, Block 3 of East Bush Village

the the undersigned opposes the plotting for construction of part of Lot 23, Block 3, of East Bush Village
 Furthermore, he consents and he consents to the undersigned, not grandfathered, with no other stipulations,
 subject matter to the undersigned, and a public hearing and a record will

Lot 23, Block 3 is less than 100 ft. wide

has not been fully used, and is not

has not been fully used, and is not grandfathered

has not been fully used, and is not grandfathered

has not been fully used, and is not grandfathered

has not been fully used, and is not grandfathered

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has not been fully used, and is not grandfathered

has not been fully used, and is not grandfathered

SIGNATURES

ADDRESS

SIGNATURE

NAME

Charles V. K... ..

...

RE: Plot of Lot 23, Block 3 of East Bush Village

NAME

ADDRESS

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From: Mariya Kukarekina [mailto:]
Sent: Wednesday, July 5, 2017 1:05 PM
To: Poornima Srinarasi <poornima.srinarasi@flower-mound.com>
Subject: Replat (RP17-0007) RED BUD ESTATES, LOT 23R, BLOCK 3

Dear Poornima Srinarasi.

The property you are consider for a replat to create a residential lot is only about 0.25 acre. As you know our neighborhood doesn't have a city sewage. Every house has its own septic tank. To install a septic tank a lot has to be at least 0.5 acre. Also the elevation of this lot was changed this spring and I don't think it was legal to do.

I am not able to attend this hearing, but would like strongly to consider my opinion, that there is no way this lot can become residential.

Sincerely,
Mariya and Dmytro Kukarekin
Interested Property Owners
6900 RED BUD DR
FLOWER MOUND

From: Mariya Kukarekina [mailto:]

Sent: Thursday, July 6, 2017 12:41 PM

To: Poornima Srinarasi <poornima.srinarasi@flower-mound.com>

Subject: Re: Replat (RP17-0007) RED BUD ESTATES, LOT 23R, BLOCK 3

I forgot to mention that before the lot's elevation was changed, many healthy trees were cut. There were several oaks and pecan trees growing on the property. I attached some pictures with stumps and branches which were left after this happened. I believe that it was illegal to cut the trees down.





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: July 10, 2017

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Record Plat (RC17-0002 – RES Flower Mound Addition) to create a non-residential subdivision. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.

I. ITEM SUMMARY

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

The project has a companion Master Plan Amendment application (MPA16-0012) for consideration on the same agenda. The project also has a companion Site Plan application (SP17-0001) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this application is to create one non-residential lot for a proposed elementary/secondary school campus. The site is currently undeveloped and contains approximately 18.85 acres of land. The property is currently zoned for Agricultural District (A) uses and is located within the Cross Timbers Conservation Development District (CTCDD) Area Plan in the Town's Master Plan.

Access to the site will be from one entrance on Cross Timbers Road and one entrance on Flower Mound Road. The plat depicts all necessary easements, buffers, and setbacks. The proposed record plat application is consistent with the Town's regulations.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Record Plat Package



Vicinity Map

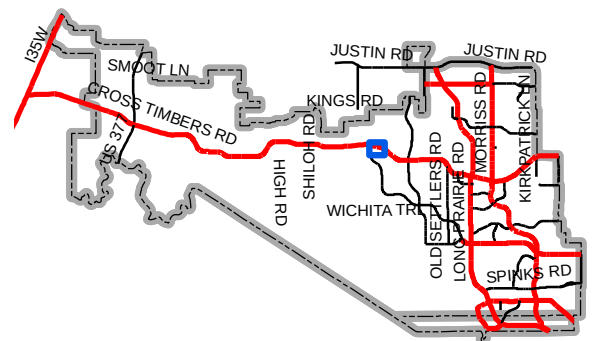
Reference Project: RC17-0002 & SP17-0001



LEGEND

 Agriculture

 Subject Property



Map Location



June 5, 2017

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: RES Flower Mound – Record Plan and Site Plan Applications
G&A Job Number 16248**

Dear Doug:

Please accept this letter, on behalf of Responsive Education Solutions, as an explanation of the proposed applications. We are submitting, for review and approval, a Record Plat and Site Plan Application for a new school campus development. The property is approximately 18.852 acres and is located at the southeast corner of the intersection of FM 1171 and Flower Mound Road.

The first phase will consist of 2 buildings: 1) elementary and secondary school building; and 2) a gymnasium building. The second phase will be a high school building to complete the campus. The elementary/middle school building will have 32 classrooms, the high school will have 18 classrooms, and the gymnasium will have 200 seats.

The first phase will consist of 107 parking spaces, including 8 handicap spaces. There is currently a median break in FM 1171 that will be utilized in the first phase and one will be created on Flower Mound Road. The current site plan application is only for the first phase and we will come back in the future with an amended site plan application for the high school building.

We are respectfully requesting an exception to the access management requirement of a right turn lane at a median opening for non-residential uses, in this case being at the proposed northbound Flower Mound Road median opening. There is an existing gas transmission line along the southern property with two large corrals housing gas valves. These corrals would have to be relocated in order to install a right turn lane, if feasible, and at a great expense which would render the relocation cost prohibitive. Also, the property to the south would have to grant the Town ROW since the right turn lane will extend to the south past the RES property line.

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

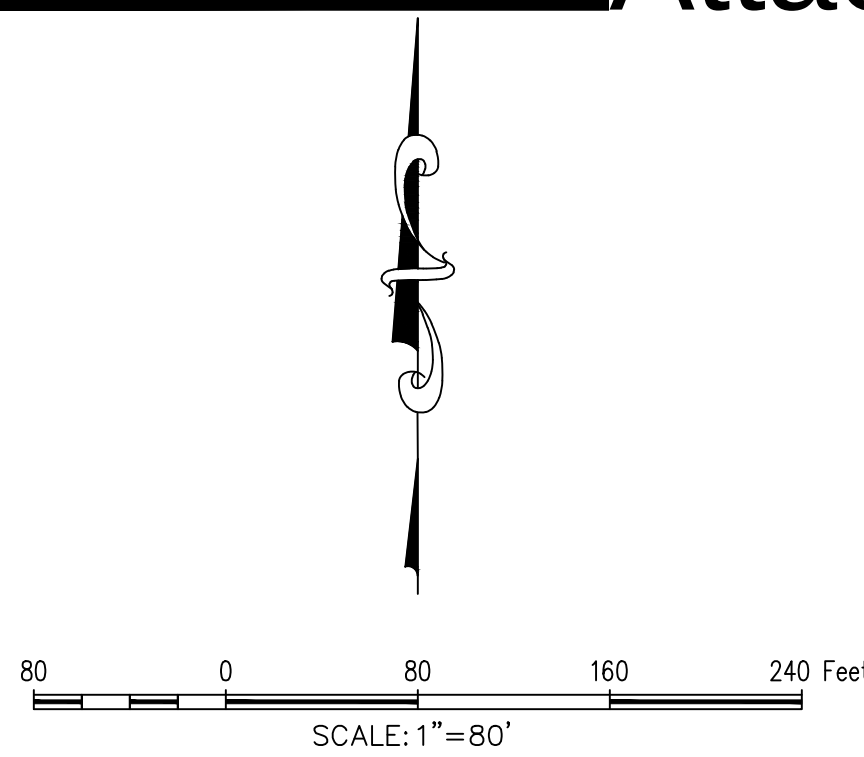
Sincerely,

Josh Barton, E.I.T.

cc. Mr. R. Von Beougher, P.E.
Mr. Brian Stevens

Z:\2016\16248\PDFs & Submittals\FP & Const. Plans\2017.06.05 5th Submittal - Site Plan\2017.06.05 LOI.docx

Attachment B(1): Record Plat Package



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°08'25" E	88.03'
L2	S 68°50'00" E	66.36'
L3	S 12°33'35" W	32.81'
L4	S 77°26'15" E	65.62'
L5	N 12°33'35" E	32.81'
L6	S 77°26'20" E	83.04'
L7	S 83°57'45" E	132.09'
L8	S 76°33'10" E	42.81'
L9	S 69°47'55" E	62.74'
L10	S 71°45'45" E	62.43'
L11	N 11°53'32" E	42.54'
L12	S 00°17'50" E	26.46'
L13	S 11°48'58" W	23.79'
L14	S 89°42'10" W	42.19'
L15	S 89°42'10" W	38.92'
L16	S 12°34'44" W	92.51'
L17	S 06°16'26" E	213.82'
L18	N 85°00'00" E	15.00'
L19	N 12°00'20" E	218.37'
L20	N 80°17'15" W	15.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 12°00'20" E	122.00'
L22	S 09°42'45" W	102.50'
L23	N 80°17'15" W	15.00'
L24	S 09°42'45" W	102.50'
L25	S 09°42'45" W	32.16'
L26	N 80°17'15" W	54.50'
L27	N 08°42'44" E	15.00'
L28	N 80°17'15" W	54.50'
L29	S 00°17'50" E	27.93'
L30	N 00°17'50" W	43.98'
L31	S 89°42'10" W	15.00'
L32	S 00°17'50" E	43.98'
L33	N 00°17'50" W	43.98'
L34	S 89°42'10" W	25.00'
L35	N 00°17'50" W	43.98'
L36	N 00°17'50" W	43.99'
L37	S 89°42'10" W	15.00'
L38	N 00°17'50" W	44.00'
L39	N 00°17'50" W	44.00'
L40	S 89°42'10" W	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 00°17'50" W	44.00'
L42	N 18°22'05" W	109.54'
L43	N 01°12'20" E	103.02'
L44	N 80°00'00" E	57.26'
L45	S 02°43'55" W	98.26'
L46	S 78°59'35" E	81.27'
L47	S 01°37'15" W	48.65'
L48	S 13°24'45" E	10.68'
L49	S 56°14'40" E	13.07'
L50	N 80°00'00" E	44.07'
L51	S 65°24'05" E	10.92'
L52	S 00°00'00" E	21.60'
L53	S 00°17'50" E	41.62'
L54	N 77°38'54" W	76.83'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1373.57'	11°09'10"	267.37'	S 64°52'58" E, 266.95'
C2	25.00'	31°45'02"	13.85'	N 74°25'19" W, 13.68'
C3	126.00'	36°42'06"	80.71'	N 71°56'47" W, 79.34'
C4	126.00'	36°42'06"	80.71'	N 71°56'47" W, 79.34'
C5	24.95'	80°08'31"	34.89'	N 49°40'48" E, 32.12'
C6	25.00'	90°00'00"	39.27'	N 35°17'16" W, 35.36'
C7	51.00'	92°06'14"	81.98'	S 34°14'09" E, 73.44'
C8	25.00'	108°33'26"	47.37'	N 42°27'41" W, 40.59'
C9	25.00'	77°48'37"	33.95'	N 50°47'55" E, 31.40'
C10	25.00'	92°06'14"	40.19'	S 34°14'09" E, 36.00'
C11	51.00'	90°00'00"	80.11'	N 35°17'16" W, 72.12'
C12	51.00'	79°59'08"	71.20'	N 49°42'30" E, 65.56'
C13	100.00'	36°42'06"	64.06'	S 71°56'47" E, 62.97'
C14	100.00'	36°42'06"	64.06'	N 71°56'47" W, 62.97'
C15	25.00'	35°33'07"	15.51'	S 71°55'36" W, 15.26'
C16	62.00'	92°19'38"	99.90'	N 43°50'21" W, 89.44'
C17	207.73'	29°12'32"	105.90'	S 86°52'13" E, 104.75'
C18	56.45'	76°49'17"	75.68'	N 47°53'34" W, 70.14'
C19	62.00'	62°19'25"	67.44'	S 73°19'41" W, 64.16'
C20	54.39'	44°50'01"	42.56'	S 65°51'16" W, 41.49'

REA E. SKILLEARN TRUBST
SURVEY
S.F.-18438

M. F. OLSON, STD. SURVEYOR
CALHOUN COUNTY, TEXAS
Called 40-596 AC
2015-27280

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not be limited to the following items:
 - Grass and ground cover shall be kept to a height required by the Town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
- No dumping of any type is permitted within the easement area.

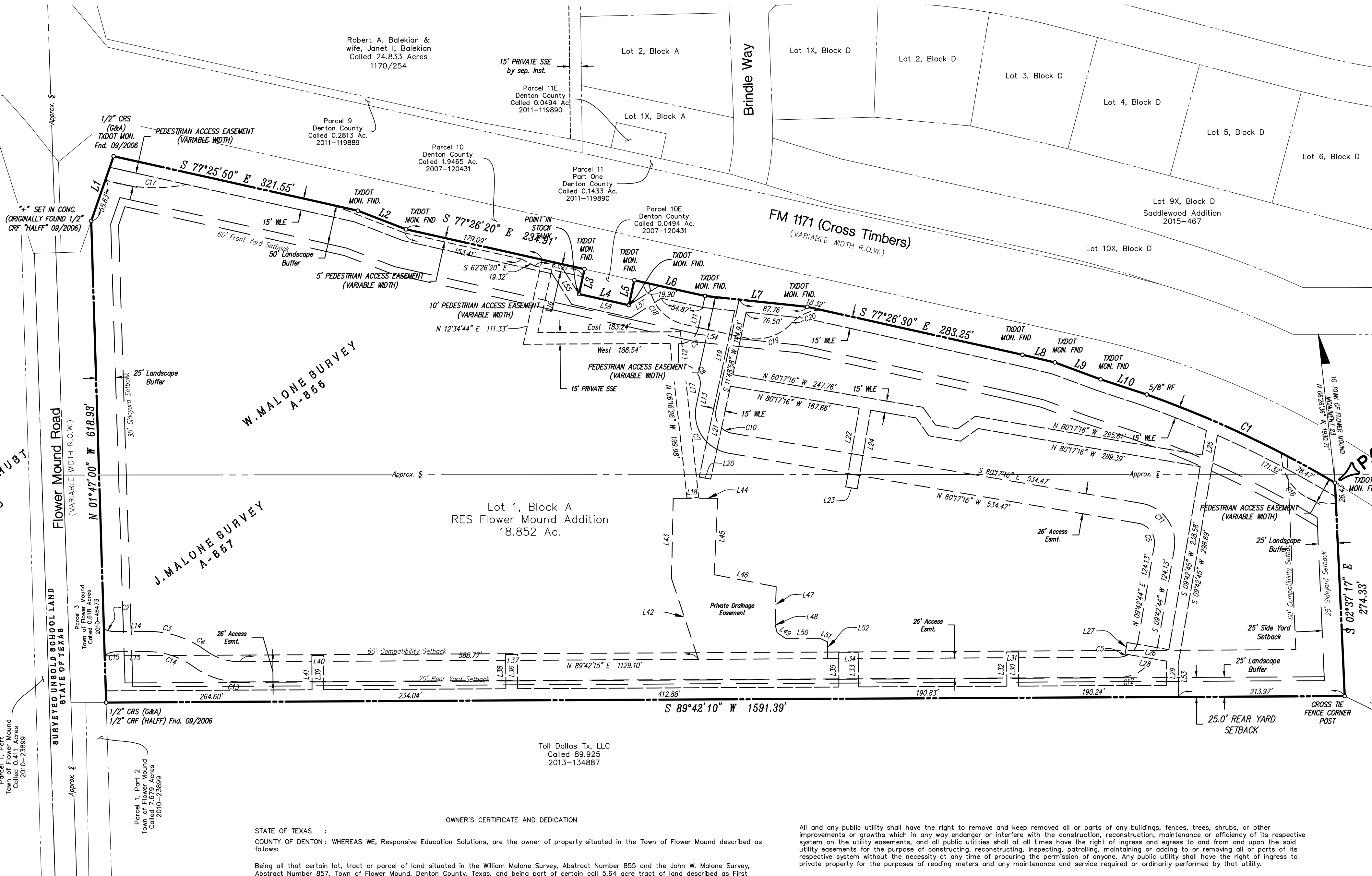
NOTES:

- Bearings based on the Town of Flower Mound's Geodetic System.
- Coordinates for RES Flower Mound Addition are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD 83 projection. The monuments were tied using GPS to station Numbers 22 & 23 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northeast Corner (POB): N 7,067,090.34'; E 2,396,456.75'
Southeast Corner: N 7,066,816.30'; E 2,396,469.30'
Bearing and distance from the POB to Geo Point 23: N 06°26'36" W, 1930.71'
Bearing and distance from the Southeast Corner to Geo Point 22: S 64°06'21" E, 3401.71'
- According to Community/Panel No. 48121C0540 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.
- No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate abstract of title may disclose.
- Field work performed during the month of November 2016.

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
G&A	= G&A CONSULTANTS, INC.
CM	= CONTROLLING MONUMENT
P.O.B.	= POINT OF BEGINNING
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT
PDE	= PRIVATE DRAINAGE EASEMENT
PE	= PIPELINE EASEMENT
CAE	= CROSS ACCESS EASEMENT
D.C.E.	= DENTON COUNTY ELECTRIC COOPERATIVE



STATE OF TEXAS :
COUNTY OF DENTON: WHEREAS WE, Responsive Education Solutions, are the owner of property situated in the Town of Flower Mound described as follows:

Being all that certain lot, tract or parcel of land situated in the William Malone Survey, Abstract Number 855 and the John W. Malone Survey, Abstract Number 857, Town of Flower Mound, Denton County, Texas, and being part of certain call 5.64 acre tract of land described as First Tract and that certain called 16.807 acre tract of land described as Second Tract in deed to Deacon Investments, recorded in Document Number 1994-55996 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a Texas Department of Transportation (TXDOT) aluminum disc found on the east line of said Second Tract, being the southeast corner of that certain called 1.9465 acre tract of land described as Parcel 10 in deed to Denton County, recorded in Document Number 2007-120431 of the Real Property Records of Denton County, Texas, and being the southwest corner of that certain called 38.120 square feet tract of land described as Parcel 38 in deed to Denton County, recorded in Document Number 2008-1458 of the Real Property Records of Denton County, Texas, and being the most northerly corner of that certain called 89.925 acre tract of land described as Tract Two in deed to Toll Dallas TX, LLC, recorded in Document Number 2013-134887 of the Real Property Records of Denton County, Texas, and being on the south line of F.M. 1171 (A.K.A. Cross Timbers Road);

THENCE S 02°37'17" E, 274.33 feet with the east line of said Second Tract and the west line of said 89.925 acre tract to a cross tie fence corner post on the southeast corner of said Second Tract and being an inner ell corner of said 89.925 acre tract;

THENCE S 89°42'10" W, 1591.39 feet with the south line of said Second Tract and the north line of said 82.925 acre tract to a 1/2" G&A capped rebar set (originally found Half capped rebar in this location 09-2006) at the northwest corner of said 89.925 acre tract, being the southeast corner of that certain called 0.618 acre tract of land described in deed to the Town of Flower Mound, recorded in Document Number 2010-45473 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 7.679 acre tract of land described as Parcel 1, Part 2 in deed to the Town of Flower Mound, recorded in Document Number 2010-23899 of the Real Property Records of Denton County, Texas, being on the east line of Flower Mound Road;

THENCE N 01°47'00" W, 618.93 feet (called 619.76 feet) with the east line of said 0.618 acre tract and the east line of said Flower Mound Road to a "+" set in concrete (originally found Half capped rebar in this location 09-2006) at the northeast corner of said 0.618 acre tract, being on the south line of the aforementioned 1.9465 acre tract and the south line of said F.M. 1171;

THENCE with the south line of said 1.9465 acre tract and the south line of said F.M. 1171 the following:

N 19°08'25" E, 88.03 feet to a 1/2" G&A capped rebar set (originally found a TXDOT aluminum disc in this location 09-2006);
S 77°25'50" E, 321.55 feet to a TXDOT aluminum disc found;
S 68°50'00" E, 66.36 feet to a TXDOT aluminum disc found;

S 77°26'20" E, 234.91 feet to a TXDOT aluminum disc found at the northwest corner of that certain called 0.0494 acre tract of land described as Parcel 10E in the aforementioned deed to Denton County, recorded in Document Number 2007-120431 of the Deed Records of Denton County, Texas;

THENCE S 12°33'35" W, 32.81 feet with the west line of said Parcel 10E to the southwest corner thereof (point is in a stock tank);

THENCE S 77°26'15" E, 65.62 feet with the south line of said Parcel 10E to a TXDOT aluminum disc found at the southeast corner thereof;

THENCE N 12°33'35" E, 32.81 feet with the east line of said Parcel 10E to a TXDOT aluminum disc found at the northeast corner thereof, being on the south line of said 1.9456 acre tract and the south line of said F.M. 1171;

THENCE with the south line of said 1.9465 acre tract and the south line of said F.M. 1171 the following:

S 77°26'20" E, 93.04 feet to a TXDOT aluminum disc found;
S 83°57'45" E, 132.09 feet to a TXDOT aluminum disc found;
S 77°26'30" E, 283.25 feet to a TXDOT aluminum disc found;
S 76°33'10" E, 42.81 feet to a TXDOT aluminum disc found;
S 69°47'55" E, 62.74 feet to a TXDOT aluminum disc found;
S 71°45'45" E, 62.43 feet to a TXDOT aluminum disc found;

With the arc of a curve to the right having a central angle of 11°09'10", a radius of 1373.57 feet and an arc length of 267.37 feet (called 266.79 feet) whose chord bears S 64°52'58" E, 266.95 feet to the POINT OF BEGINNING and containing approximately 18.852 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Responsive Education Solutions, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as RES Flower Mound Addition, an addition to the Town of Flower Mound, Denton County, Texas. The easements herein are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND this _____ day of _____, 2017.

Brian Stevens
Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Brian Stevens, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

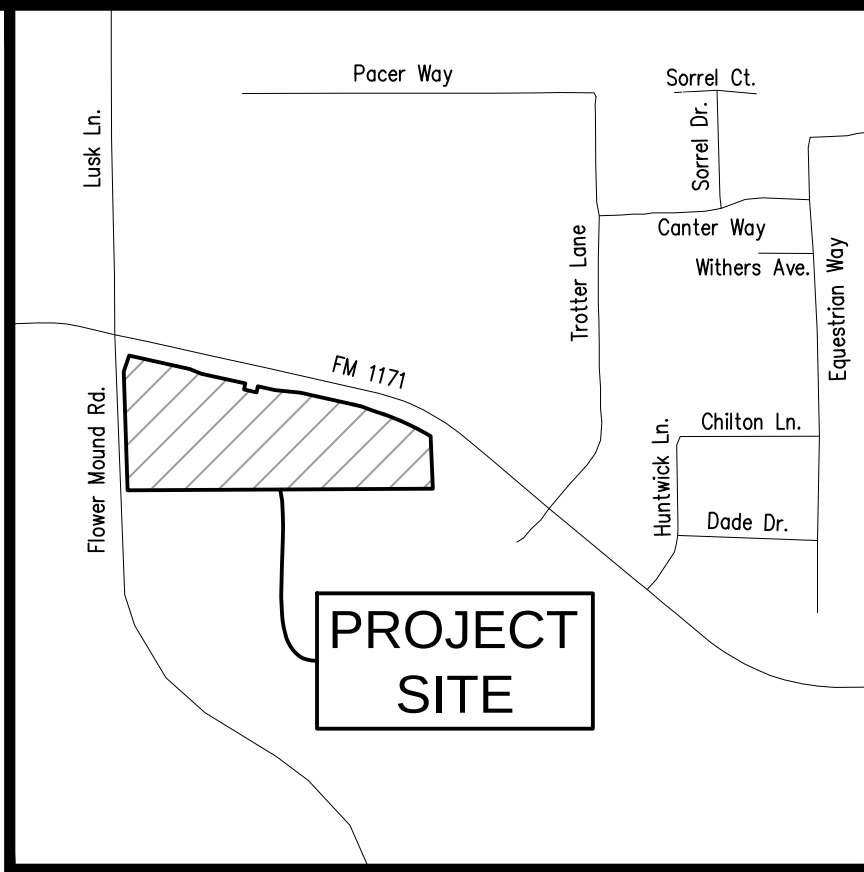
Doug Powell, Executive Director of
Development Services

SIGNED AND SEALED:

Theresa Scott, Town Secretary
Town of Flower Mound

Date

FILED _____ DOC # _____ PRDCT.



VICINITY MAP 1"=1000'

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE USED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 8/1/17

Mark Paine, RPLS
Texas Registration No. 5078

RECORD PLAT

Lot 1, Block A
RES Flower Mound Addition
18.852 Acres
in the

W. MALONE SURVEY, ABSTRACT NO. 855
J. MALONE SURVEY, ABSTRACT NO. 857
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 12/23/2016 SCALE: 1"=80' JOB. No. 16248

OWNER/DEVELOPER
RESPONSIVE EDUCATION
SOLUTIONS
1301 WATER RIDGE DRIVE
LEWISVILLE, TEXAS
Ph. (214) 396-2823
Contact: Brian Stevens



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: July 10, 2017

FROM: Chuck Russell, Town Planner

ITEM: Public Hearing to consider a request for a Master Plan Amendment (MPA16-0012 – RES Flower Mound) to amend Section 9.0, Wastewater Plan, to expand the boundary of the Long Prairie Wastewater Service District Map to include the subject property. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.

I. ITEM SUMMARY

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

The project has a companion site plan application for consideration on the same agenda (SP17-0001). Approval of this site plan request as presented is contingent upon approval of the subject Master Plan Amendment. The project also has a companion Record Plat application (RC17-0002) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is a Master Plan Amendment (MPA) to expand the boundary of the Long Prairie Wastewater Service District Map to include the subject site. The site is undeveloped and located immediately south of the service area (Attachment B(1)). The site currently must utilize on-site sewage facilities (OSSF) for wastewater treatment as it is outside of the area of the Town that currently provides wastewater service.

The applicant is proposing to develop the first phase of a new elementary/secondary school campus on the site which contains approximately 18.85 acres of land (See Companion application SP17-0001). The property is currently zoned as Agricultural District (A) which allows the subject use by right. Please see attached Letter of Intent describing the reasons for the applicant's request (Attachment A(2)). The request will not change the land use designation of Cross Timbers Conservation Development District (CTCDD) Area Plan in the Town's Master Plan, nor will it change the existing zoning of the property.

Engineering staff has determined that there is sufficient capacity in the Town's sanitary sewer system to accommodate this request without expansion of the downstream system. The existing sewer line was constructed previously, and is located to the north of the site across Cross Timbers Road. The cost of connecting to the existing line by boring under Cross Timbers Road will be borne by the developer.

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 Master Plan amendment requests. At the time this report was written, staff had received three e-mails in support of the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Wastewater Service Area Map

B. Application Details

1. Master Plan Exhibit

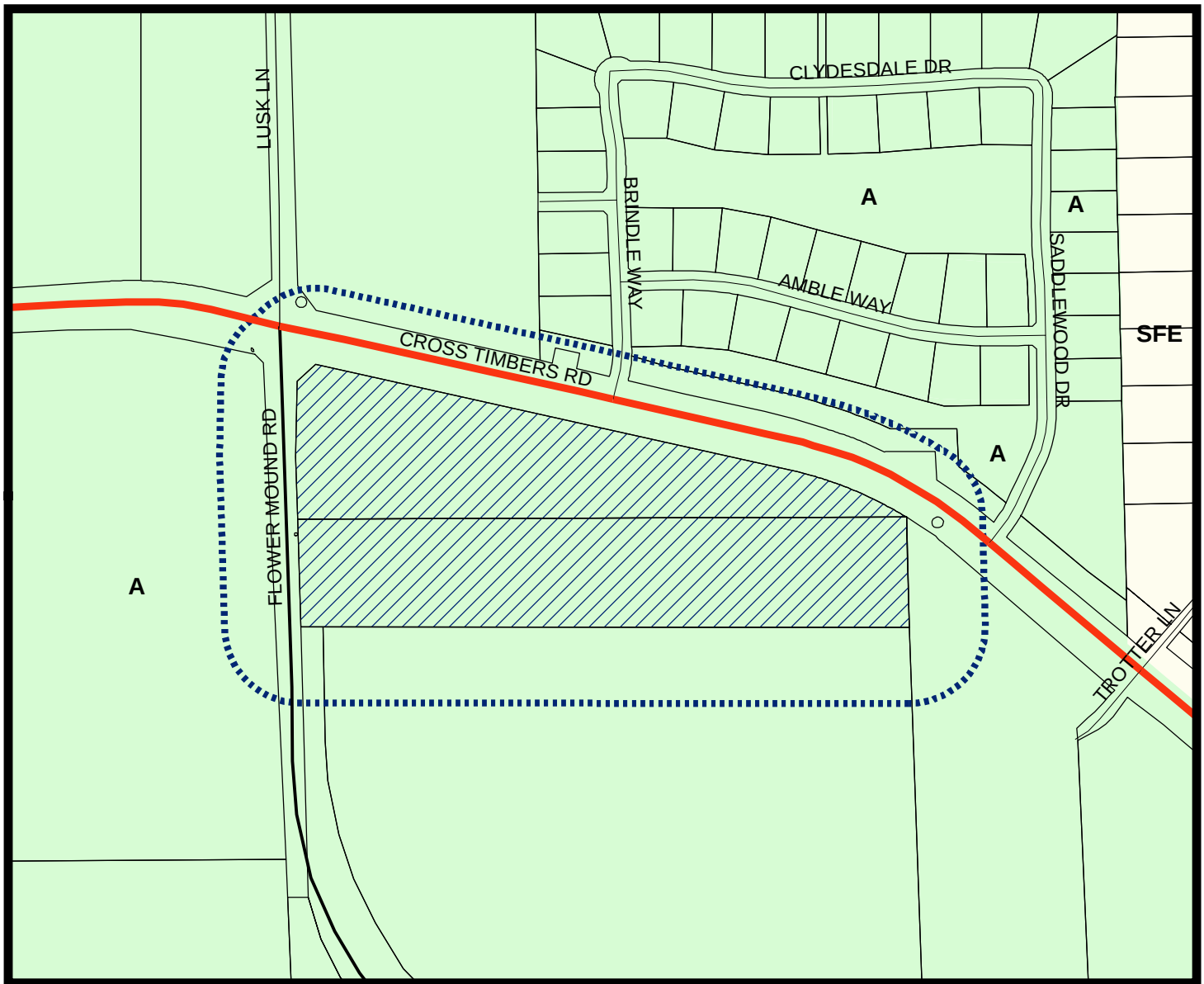
C. Correspondence

1. Correspondence in Favor



Vicinity Map

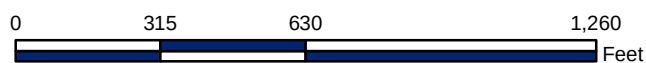
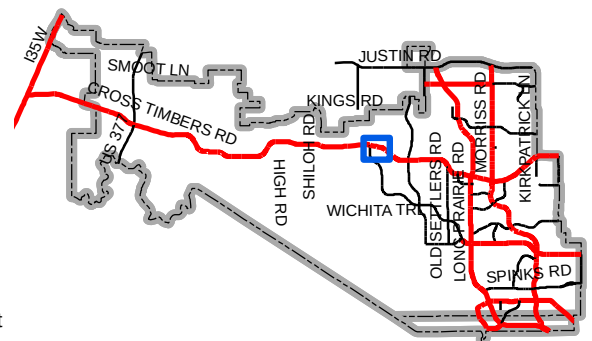
Reference Project: MPA16-0012



LEGEND

Agriculture Single Family Estate

Subject Property
 200 ft Notification Buffer around Property



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

April 13th, 2017

Mr. Doug Powell
Executive Director of Development
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: RES Flower Mound
Letter of Intent
G&A Job No. 16248**

Dear Mr. Powell:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting for approval a Master Plan Amendment that proposes to change the wastewater sewer boundary for the property at the southeastern corner of Cross Timbers Road (FM 1171) and Flower Mound Road. This 18.898 acre property is currently zoned Agriculture. Our client is requesting this revision in the wastewater boundary, which if approved, would allow them to connect to the Town's existing sewer system at the Saddlewood subdivision. RES and Deacon Investments are requesting the Town to consider this alternative to an on-site treatment system, which they believe, will be mutually beneficial for them and the Town.

This request is very similar to the Master Plan change done with the Master Plan update whereby the wastewater sewer boundary for 1908 La Maison Place, 1901 La Maison Place, and 2016 La Salle was revised in order to allow these lots to tie into the Town's existing sewer system. The proposed development, a RES school campus, has a non-residential sanitary sewer peak. We are currently working with the Town Engineering Department to confirm that the capacity exists to allow this non-peak use to sewer through the existing sewer at the Saddlewood subdivision.

Please contact me with any questions or comments. Thank you in advance for your consideration of the presented request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Von Beougher'.

R. Von Beougher, P.E.

Z:\2016\16248\PDFs & Submittals\Master Plan Amendment\2017.04.13 2nd Submittal\2017.04.13_16248 LOI.docx



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

April 13th, 2017

Mr. Robert Pegg, P.E.
Engineer Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: RES Flower Mound
Sanitary Sewer Letter of Intent
G&A Job No. 16248**

Dear Mr. Pegg:

The proposed RES Flower Mound campus has two buildings proposed, an elementary/middle school and a high school. The elementary/middle school will have an estimated 590 students and the high school will have an estimated 260 students based off of information from the architect. This adds up to a maximum of 850 students. Ultimate sanitary sewer demand is calculated to be 17,000 gallons per day, based on estimated wastewater flow per the TCEQ, of 20 gallons per day per person. We believe that there is capacity in the existing wastewater system at the Saddlewood subdivision due to the off peak use of this facility.

We hope this information will help support RES Flower Mound's request for a Master Plan change. Please call if you need any additional information on this issue.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Von Beougher'.

R. Von Beougher, P.E.

Z:\2016\16248\PDFs & Submittals\Zoning\Master Plan Amendement\2016.10.17 1st Submittal\2016.10.24_16248 Sewer Calculation Letter.docx



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

October 26, 2016

RES Flower Mound in the Town of Flower Mound
G&A Job No. 16248
Wastewater Flows (Approximate) For
The Proposed RES Flower Mound Development

	Total K-8 Students	Total High School Students	Total
Final Build Out	590	260	850
* Estimated Wastewater Flow (GPD)	11,800	5,200	17,000

Estimated K-8 Students = 590

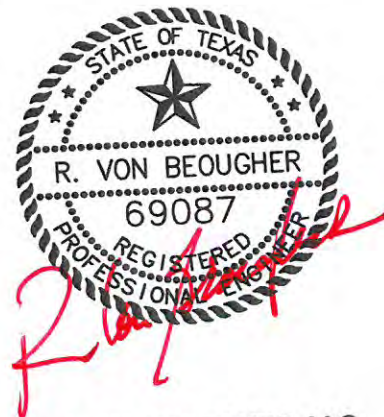
Estimated High School Students = 260

Total Students = 850

Per the TCEQ chapter 217, subchapter B, table B.1, the estimated wastewater flow for a school with a cafeteria but without showers is 15 GPD/person while the estimated wastewater flow for a school with a cafeteria and showers is 20 GPD/person. Since the two buildings are still in the design stage, the more conservative wastewater flows of all 850 students will be calculated at 20 GPD/person.

Total Students = 850 @ 20 GPD/person

Estimated Wastewater Flow = 17,000 GPD



G&A CONSULTANTS, LLC.
TBPE F-1798

**SUBCHAPTER B: WASTEWATER TREATMENT FACILITY DESIGN
REQUIREMENTS**

**§§217.31 - 217.40
Effective December 4, 2015**

§217.31. Applicability.

This subchapter details the design values that an owner shall use when determining the size of any wastewater treatment facility component. This subchapter applies to the treatment design for a new wastewater treatment facility, the alteration of an existing wastewater treatment facility, the re-rating of an existing wastewater treatment facility, and to an existing wastewater treatment facility that is required to apply for a new permit.

Adopted November 4, 2015

Effective December 4, 2015

§217.32. Organic Loadings and Flows for New Wastewater Treatment Facilities.

(a) The design of a new wastewater treatment facility must be based on the flows and loadings in paragraphs (1) - (3) of this subsection, unless subsection (b) of this section applies.

(1) Design flow.

(A) If the flow is greater than or equal to 1.0 million gallons per day, as determined by multiplying the per capita flow in Table B.1. in paragraph (3) of this subsection by the number of individuals in the service area, then the design flow is the flow calculated from the table.

(B) If the flow is less than 1.0 million gallons per day as determined by multiplying the per capita flow in Table B.1. in paragraph (3) of this subsection by the number of individuals in the service area, then the design flow is determined by multiplying the average annual flow calculated from the table by a factor of at least 1.5.

(C) The design flow must be based on the flow authorized in the wastewater treatment facility's wastewater permit.

(2) Peak flow. When site-specific data is unavailable, the peak flow must be determined by multiplying the design flow by a factor of at least 4.0. If site-specific data or projections are available, the peak flow must be based on the site-specific data.

(A) If the average daily peaking factor at a wastewater treatment facility exceeds 4.0, the actual daily peaking factor must be used to calculate the peak flow, unless flow equalization is provided.

(B) If a wastewater treatment facility experiences occasional peak events with a peaking factor that exceeds 5.0, the event-based peaking factor must be used to calculate the peak flow, unless flow equalization is provided.

(C) In a wastewater treatment facility with flow equalization, the subsequent treatment units may be designed for a lower estimated peak flow. The engineering report shall include data that supports the lower estimated peak flow.

(D) A treatment unit, pipe, weir, flume, disinfection unit, or any other treatment unit that is flow limited must be sized to transport or treat the peak flow.

(3) Design organic loading. If available, actual organic loading data must be used as the basis for the design of the wastewater treatment facility. If actual organic loading data is not available, the design organic load must be determined by using the following table. The design organic load is determined by multiplying the annual average flow from the projected uses by the corresponding influent concentrations:

Figure: 30 TAC §217.32(a)(3)

Table B.1. - Design Organic Loadings and Flows for a New Wastewater Treatment Facility

Source	Remarks	Daily Wastewater Flow (gallons/person)	Wastewater Strength (mg/l BOD ₅)	Wastewater Strength (mg/l NH ₃ -N)
Municipality	Residential	75-100	250-400	15-75
Subdivision	Residential	75-100	250-400	15-75
Trailer Park (Transient)	2½ Individuals per Trailer	50-60	250-350	15-75
Mobile Home Park	3 Individuals per Trailer	50-75	300	15-75
School	Cafeteria &	20	300	15-75

	Showers Cafeteria/No Showers	15	300	15-75
Recreational Parks	Overnight User	30	200	15-75
	Day User	5	100	15-75
Office Building or Factory	A facility must be designed for the largest shift	20	300	15-75
Hotel/Motel	Per Bed	50-75	300	15-75
Restaurant	Per Meal	7-10	1000*	15-75
Restaurant with bar or cocktail lounge	Per Meal	9-12	1000*	15-75
Hospital	Per Bed	200	300	15-75
Nursing Home	Per Bed	75-100	300	15-75
Alternative Collection Systems (Subchapter D of this chapter)	Per Capita	75	N/A	N/A
*Based on a restaurant with a grease trap				

(b) An owner designing a new wastewater treatment facility that will serve the same service area as an existing wastewater treatment facility must use historical data from the existing wastewater treatment facility to design the new wastewater treatment facility, if there is enough historical data to meet the needs of §217.34 of this title (relating to Organic Loadings and Flows for Existing Wastewater Treatment Facilities, Re-Ratings, and Alterations). The engineering report must justify the design conclusions that are based on existing data.

Adopted November 4, 2015

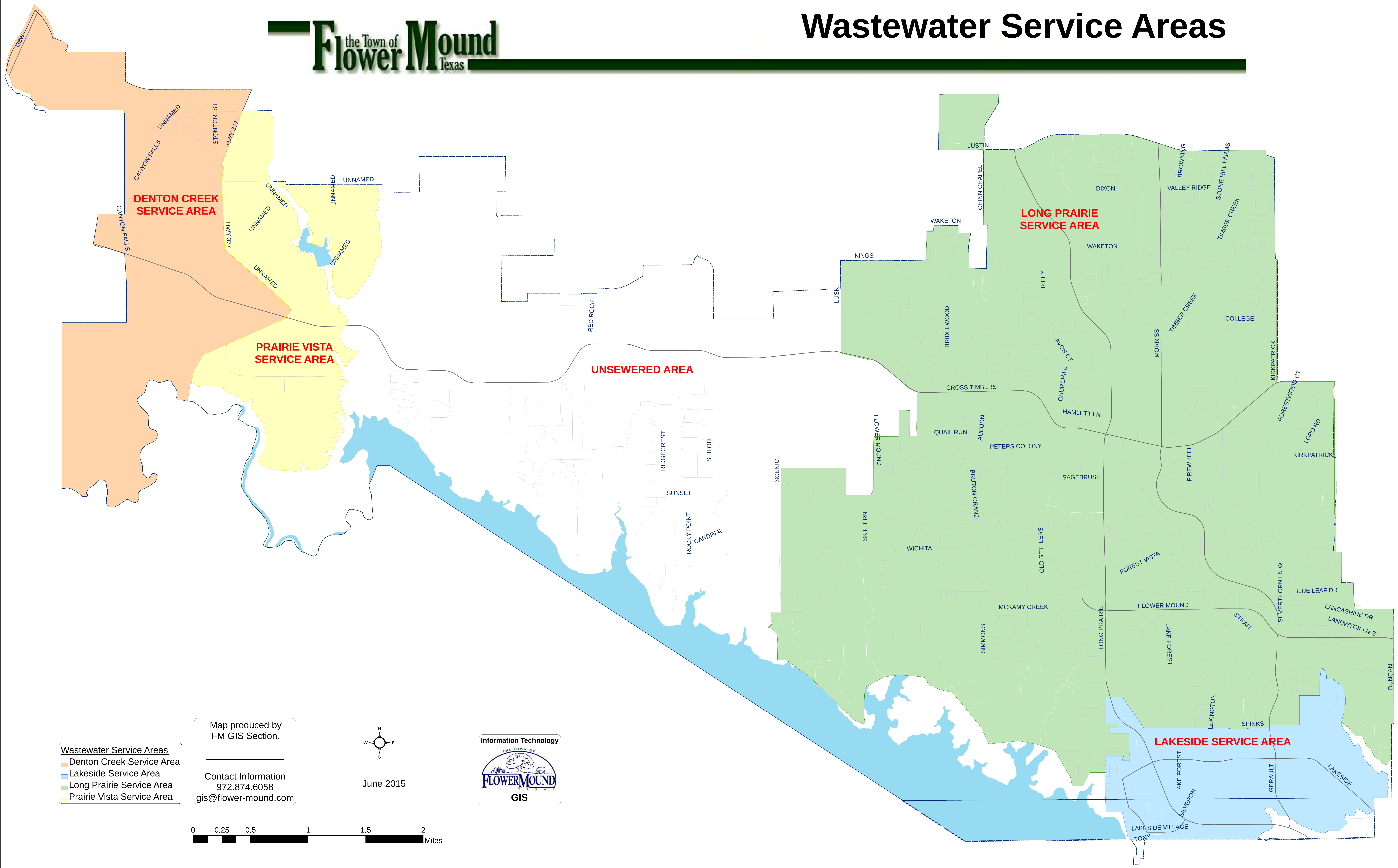
Effective December 4, 2015

§217.33. Flow Measurement.

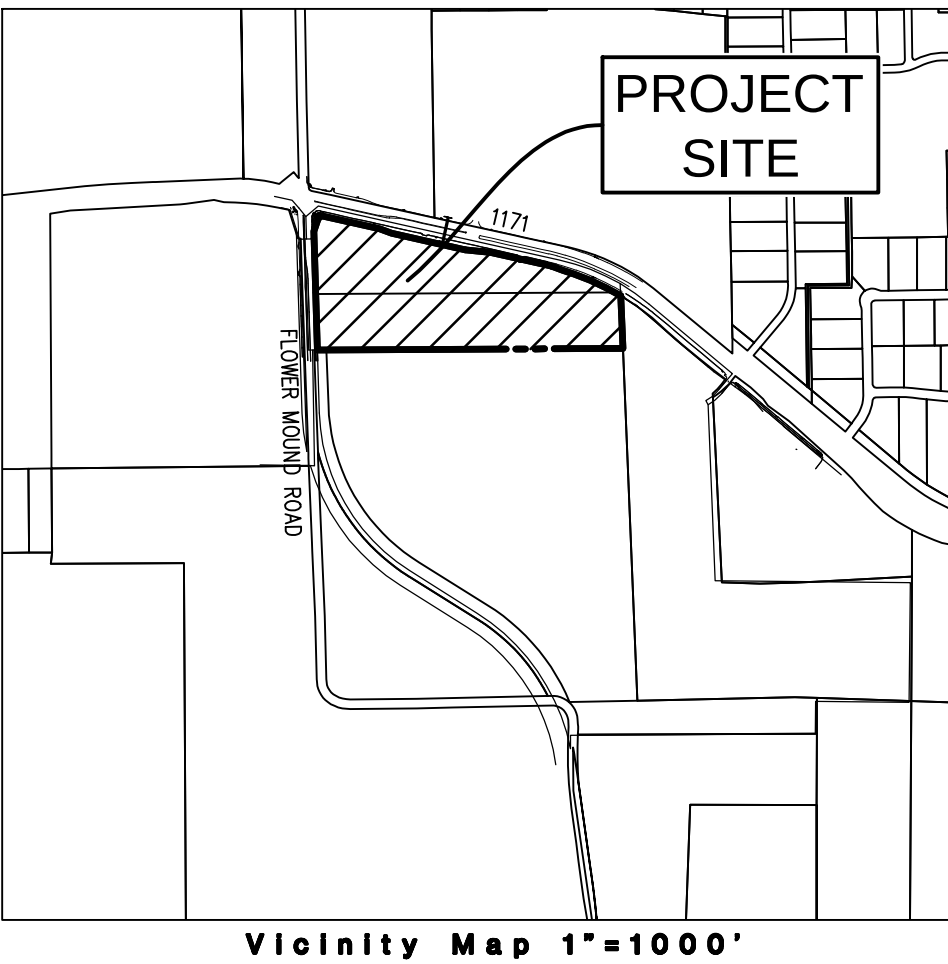
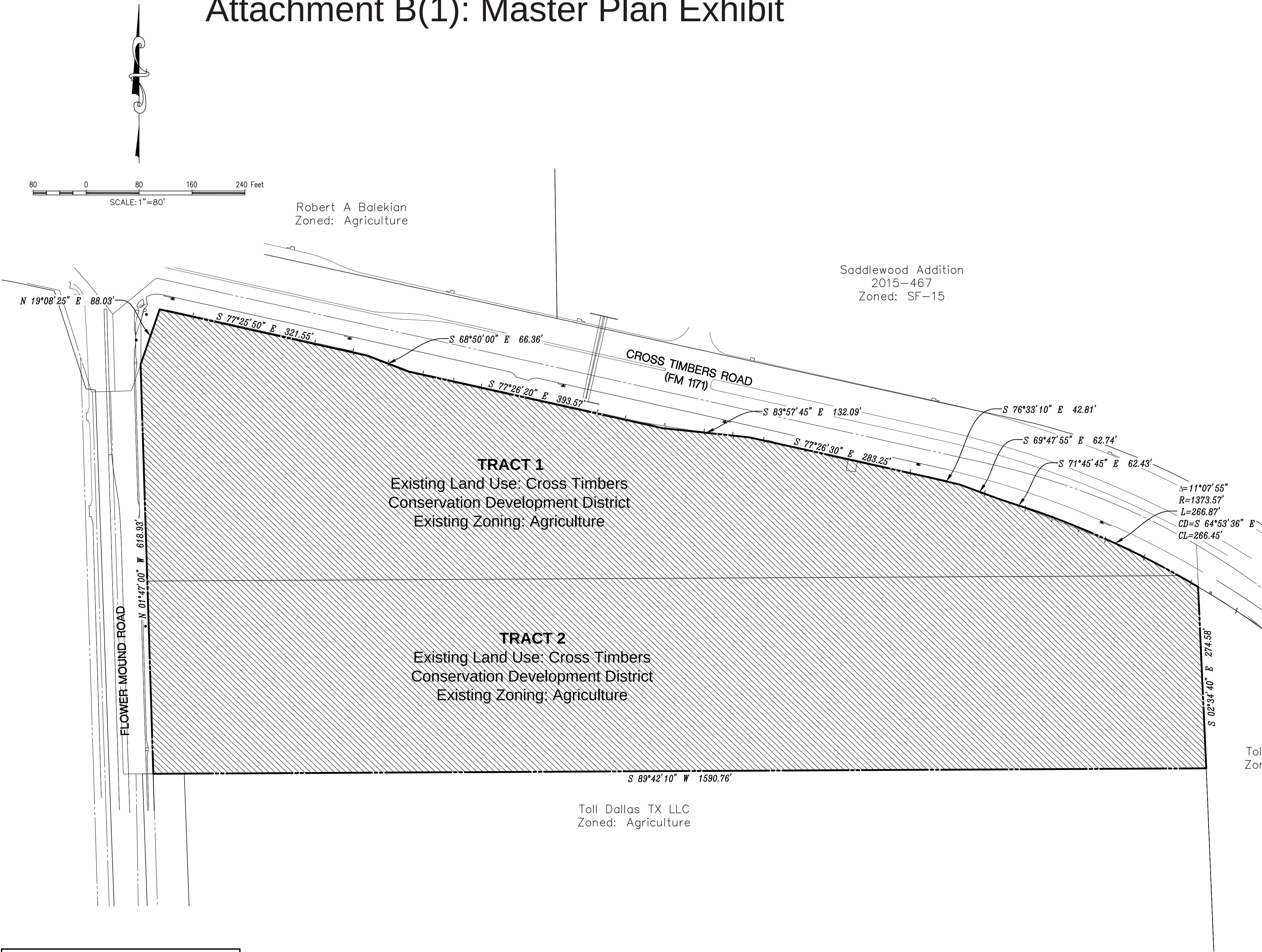
(a) A wastewater treatment facility must include a means of effluent flow measurement with less than 10% error, or the manufacturer's error tolerance, whichever is less, throughout the expected range of flows.



Wastewater Service Areas



Attachment B(1): Master Plan Exhibit



ZONING DESCRIPTION
18.898 Acres
William Malone Survey, Abstract No. 855
John W. Malone Survey, Abstract No. 857
Town of Flower Mound
Denton County, Texas

Being all that certain lot, tract or parcel of land situated in the William Malone Survey, Abstract Number 855 and the John W. Malone Survey, Abstract Number 857, Town of Flower Mound, Denton County, Texas, and being part of certain call 5.64 acre tract of land described as First Tract and that certain called 16.807 acre tract of land described as Second Tract in deed to Deacon Investments, recorded in Document Number 1994-55996 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:
BEGINNING at a Texas Department of Transportation (TXDOT) aluminum disc found on the east line of said 16.807 acre Second Tract, being the southeast corner of that certain called 1.9465 acre tract of land described as Parcel 10 in deed to Denton County, recorded in Document Number 2007-120431 of the Real Property Records of Denton County, Texas, and being the southwest corner of that certain called 36,120 square feet tract of land described as Parcel 38 in deed to Denton County, recorded in Document Number 2008-1458 of the Real Property Records of Denton County, Texas, and being the most northerly corner of that certain called 89.925 acre tract of land described as Tract Two in deed to Toll Dallas TX, L.L.C., recorded in Document Number 2013-134887 of the Real Property Records of Denton County, Texas, and being on the south line of F.M. 1171 (A.K.A. Cross Timbers Road);
THENCE S 02°34'40" E, 274.58 feet with the east line of said Second Tract and the west line of said 89.925 acre tract to a cross tie fence corner post on the southeast corner of said Second Tract and being an inner ell corner of said 89.925 acre tract;
THENCE S 89°42'10" W, 1590.76 with the south line of said Second Tract and the north line of said 82.925 acre tract to a 1/2" G&A capped rebar set (originally found Half capped rebar in this location) at the northwest corner of said 89.925 acre tract, being the southeast corner of that certain called 0.618 acre tract of land described in deed to the Town of Flower Mound, recorded in Document Number 2010-45476 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 7.679 acre tract of land described as Parcel 1, Part 2 in deed to the Town of Flower Mound, recorded in Document Number 2010-23899 of the Real Property Records of Denton County, Texas, being on the east line of Flower Mound Road;
THENCE N 01°47'00" W, 618.93 feet (called 619.76 feet) with the east line of said 0.618 acre tract and the east line of said Flower Mound Road to a 1/2" G&A capped rebar set (originally found Half capped rebar in this location) at the northeast corner of said 0.618 acre tract, being on the south line of the aforementioned 1.9465 acre tract and the south line of said F.M. 1171;
THENCE with the south line of said 1.9465 acre tract and the south line of said F.M. 1171 the following:
N 19°08'25" E, 88.03 feet to a 1/2" G&A capped rebar set (originally found a TXDOT aluminum disc in this location);
S 77°25'50" E, 321.55 feet to a TXDOT aluminum disc found;
S 68°50'00" E, 66.36 feet to a TXDOT aluminum disc found;
S 77°26'20" E, 393.57 feet to a TXDOT aluminum disc found;
S 83°57'45" E, 132.09 feet to a TXDOT aluminum disc found;
S 77°26'30" E, 283.25 feet to a TXDOT aluminum disc found;
S 76°33'10" E, 42.81 feet to a TXDOT aluminum disc found;
S 69°47'55" E, 62.74 feet to a TXDOT aluminum disc found;
S 71°45'45" E, 62.43 feet to a TXDOT aluminum disc found;
With the arc of a curve to the right having a central angle of 11°07'55", a radius of 1373.57 feet and an arc length of 266.87 feet (called 266.79 feet) whose chord bears S 64°53'36" E, 266.45 feet to the POINT OF BEGINNING and containing approximately 18.898 acres of land.

Toll Dallas TX LLC
Zoned: Agriculture

LEGEND		
C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	
Mon.	Monument	443 Existing Contours
BM	Benchmark	445 Proposed Contours
FM	Fire Hydrant	Concrete Pavement
WM	Water Meter	Asphalt Pavement
WV	Water Valve	Wood Fence
W/L	Water Line	Chain Link Fence
ICV	Irrigation Control Valve	Wire Fence
SSMH	Sanitary Sewer Manhole	Masonry Wall
CO	Sanitary Sewer Cleanout	Existing Tree
UP	Utility Pole	(FL) Flowline
LP	Light Pole	Centerline of Creek, Swale, or Waterway Embankment
TC	Top of Curb	
TP	Top of Pavement	
TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plat Records	

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Specific Plan	Not Located in a SPA
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trail	8' Town Trail along FM 1171
Thoroughfare Plan	FM 1171 - Major Arterial
Water Plan	Cross Timbers Conservation Development District
Wastewater Plan	Cross Timbers Conservation Development District

DEVELOPER
Responsive Education Solutions
1301 Walters Ridge Drive
Lewisville, TX 75067
Ph. (214) 395-2838
Contact: Brian Stevens

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972-488-9712 • F: 972-488-9715
144 Old Town Road • Lewisville, TX 75057 • P: 972-488-9716 • F: 942-240-1028
TSPS Firm No. 1798 TSPS Firm No. 10047700

RES FLOWER MOUND
in the
18.898 Acres
WILLIAM MALONE SURVEY, ABSTRACT NO. 855
JOHN W. MALONE SURVEY, ABSTRACT NO. 857
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ZONING EXHIBIT

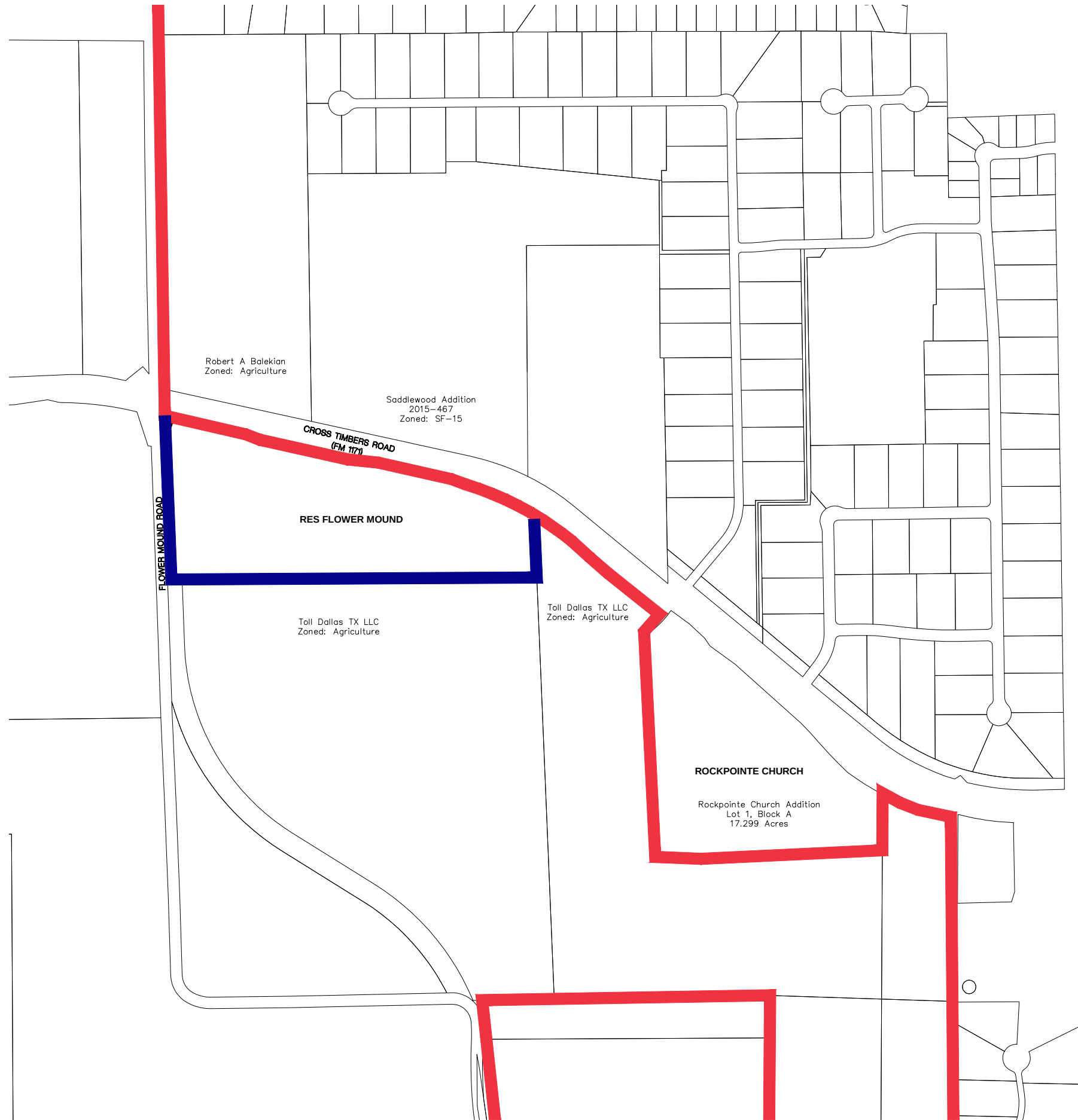
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 10/19/2016

Drawn By: AA
Date: 10/17/2016
Scale: 1"=80'
Revisions:

16248

ZE

File: Z:\2016\16248\Drawings\Exhibit\ Sewer Exhibit
Plotted: 10/19/2016 1:39 PM, by Andy Mendoza; Saved: 10/19/2016 12:34 PM, by andym



LEGEND

- Existing Wastewater Service Boundary Line
- Proposed Wastewater Service Boundary Line

WASTEWATER SERVICE BOUNDARY EXHIBIT

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

EX

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CMK DATE: 10/19/2016 SCALE: 1" = 500' JOB. No. **16248**

From: Apiwan Born
Sent: Wednesday, June 28, 2017 4:29 AM
To: Town Council
Subject: MPA16-0012, RC17-0002, SP17-0001

Dear Sir/Madam

We are writing in support of the new campus for Founders Classical Academy of Flower Mound. Our children are attending this exemplary school, but they are running out of space. Please consider approving the plan.

Sincerely yours,
Ken and Apiwan Born

From: Sabrina Young
Sent: Tuesday, June 27, 2017 4:28 PM
To: Town Council
Cc: planning
Subject: MPA16-0012, RC17-0002, SP17-001

We support Founders Classical Academy of Flower Mound! Please allow us to build this beautiful school to educate our kids. Thanks from the Young family

Reference; MPA16-0012
RC17-0002
SP17-0001

From: sarah lenski
Sent: Tuesday, June 27, 2017 5:16 PM
To: planning; Town Council
Subject: MPA16-0012, RC17-0002, and SP17-0001

Hello.

I am a Flower Mound resident and have children who attend both LISD schools and Founders Classical Academy of Flower Mound. We are so fortunate to have many wonderful schools to choose from in this area, from traditional public schools to public charter schools to fine private schools.

I am writing to ask for your support of the proposed Founders Classical Academy of Flower Mound site location at FM 1171 and Flower Mound Road. The current school location at Parker Square will not be large enough to accommodate the growing student body after this school year. What a great problem to have! With the continued population growth in west Flower Mound the proposed site will be an excellent location for the school to serve even more families that live on the west side of Flower Mound. We have several current school families who own or rent homes outside of Flower Mound who have been anxiously awaiting the final decision on the new school location as they intend to buy homes near the school. This school is truly an asset to the Town of Flower Mound.

The proposed site plans are in keeping with Flower Mound's commitment to saving and planting as many trees as possible, and the architect's renderings of the school building show a beautiful design that fits in with the surrounding area- there is a true "Flower Mound feel" to it.

I am confident that the Town can work with the school to address any traffic concerns or any other concerns that arise. Please support this project!

Thank you for your time.

Sincerely,
Sarah Lenski



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: July 10, 2017

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Site Plan (SP17-0001 - RES Flower Mound) to develop an elementary/secondary school with an exception to the access management policy and criteria regarding deceleration lanes as set forth in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, has been found to be in conformance with all applicable Town regulations.

The project has a companion application, Master Plan Amendment MPA16-0012, for consideration on the same agenda. Approval of this site plan request as presented is contingent upon approval of the Master Plan Amendment. The project also has a companion Record Plat application (RC17-0002) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop the first phase of a new elementary/secondary school campus on approximately 18.85 acres of land. The site plan includes a one-story, 42,722-square-foot school building with 32 classrooms and a one-story, 15,001-square-foot gymnasium with 200 seats. According to the applicant's letter of intent, a high school building will be added in a future phase which will require a separate site plan approval. The elementary/middle school will have an estimated 590 students and the high school will have an estimated 260 students based off of information from the architect. This adds up to a maximum of 850 students. The property is currently zoned as Agricultural District (A) which allows the subject use by right.

Access to the site will be from one entrance on Cross Timbers Road and one entrance on Flower Mound Road. The proposed development is required to provide 99 parking spaces and the site plan contains 107 parking spaces which is within the 20% deviation allowed by the Town's Code. The applicant has provided and staff

has approved a circulation plan for student pick-up and drop-off that utilizes the extensive access drive from Flower Mound Road for queuing (See Attachment B(2)).

The site is located within the Cross Timbers Conservation Development District (CTCDD) Area Plan in the Town's Master Plan and the proposed use is in compliance with the Town's Master Plan. However, the applicant is requesting a companion Master Plan Amendment in order to provide wastewater service to the site (See MPA16-0012). The subject property is not currently located within the Long Prairie Wastewater Service District Map. The alternative would be to construct a septic system for the school that would likely encumber the portion of the site set aside for the future high school expansion.

The landscape plan shows the areas planned for landscaping which are in compliance with the Town's Land Development Regulations. The plan depicts a 25-foot compatibility buffer, six-foot masonry wall, and 60-foot building setback along the entire southern and eastern property boundaries and a 50-foot landscape buffer along Cross Timbers Road complete with a trail. The proposed building elevations and materials meet the intent of the Urban Design Plan.

A. Exception to Access Management Policy and Criteria Regarding Deceleration Lanes

The applicant is requesting an exception to the access management requirement of a right turn lane at a median opening for non-residential uses at the proposed northbound Flower Mound Road median opening. According to the applicant, there is an existing gas transmission line along the southern property with two large corrals housing gas valves. These corrals would have to be relocated in order to install a right turn lane, if feasible, and at a great expense which would render the relocation cost prohibitive. Also, the property to the south would have to grant the Town ROW since the right turn lane will extend to the south past the subject property line. Staff has reviewed the request and has no objections.

On May 2, 2017, the Environmental Conservation Commission (ECC) reviewed an application for a tree removal permit for seven (7) specimen trees on the subject property and recommended approval. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the May 2, 2017, ECC meeting is:

<http://flowermoundtx.swagit.com/play/05022017-1356/5/>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

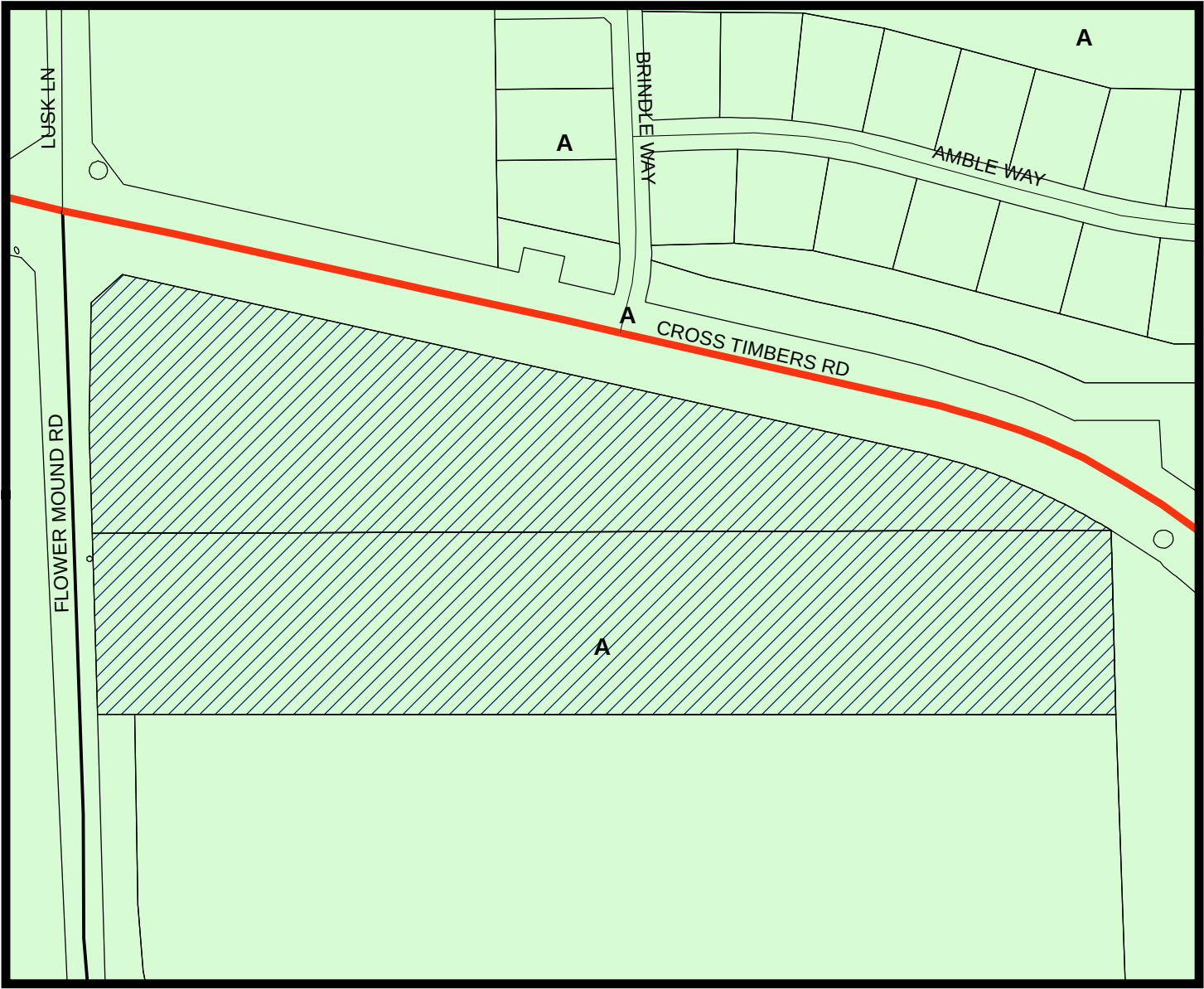
B. Application Details

1. Site Plan Package
2. Circulation Plan



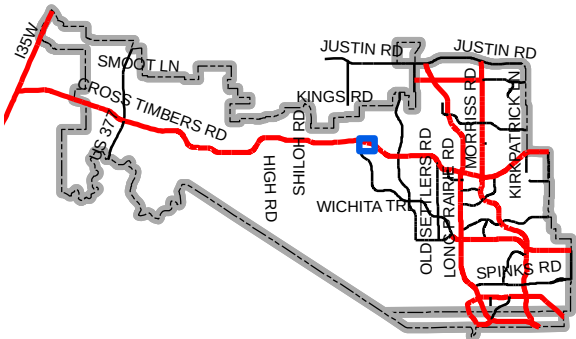
Vicinity Map

Reference Project: RC17-0002 & SP17-0001



LEGEND

- Agriculture
- Subject Property



Map Location



June 5, 2017

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: RES Flower Mound – Record Plan and Site Plan Applications
G&A Job Number 16248**

Dear Doug:

Please accept this letter, on behalf of Responsive Education Solutions, as an explanation of the proposed applications. We are submitting, for review and approval, a Record Plat and Site Plan Application for a new school campus development. The property is approximately 18.852 acres and is located at the southeast corner of the intersection of FM 1171 and Flower Mound Road.

The first phase will consist of 2 buildings: 1) elementary and secondary school building; and 2) a gymnasium building. The second phase will be a high school building to complete the campus. The elementary/middle school building will have 32 classrooms, the high school will have 18 classrooms, and the gymnasium will have 200 seats.

The first phase will consist of 107 parking spaces, including 8 handicap spaces. There is currently a median break in FM 1171 that will be utilized in the first phase and one will be created on Flower Mound Road. The current site plan application is only for the first phase and we will come back in the future with an amended site plan application for the high school building.

We are respectfully requesting an exception to the access management requirement of a right turn lane at a median opening for non-residential uses, in this case being at the proposed northbound Flower Mound Road median opening. There is an existing gas transmission line along the southern property with two large corrals housing gas valves. These corrals would have to be relocated in order to install a right turn lane, if feasible, and at a great expense which would render the relocation cost prohibitive. Also, the property to the south would have to grant the Town ROW since the right turn lane will extend to the south past the RES property line.

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

Sincerely,

Josh Barton, E.I.T.

cc. Mr. R. Von Beougher, P.E.
Mr. Brian Stevens

Z:\2016\16248\PDFs & Submittals\FP & Const. Plans\2017.06.05 5th Submittal - Site Plan\2017.06.05 LOI.docx

Attachment B(1): Site Plan Package

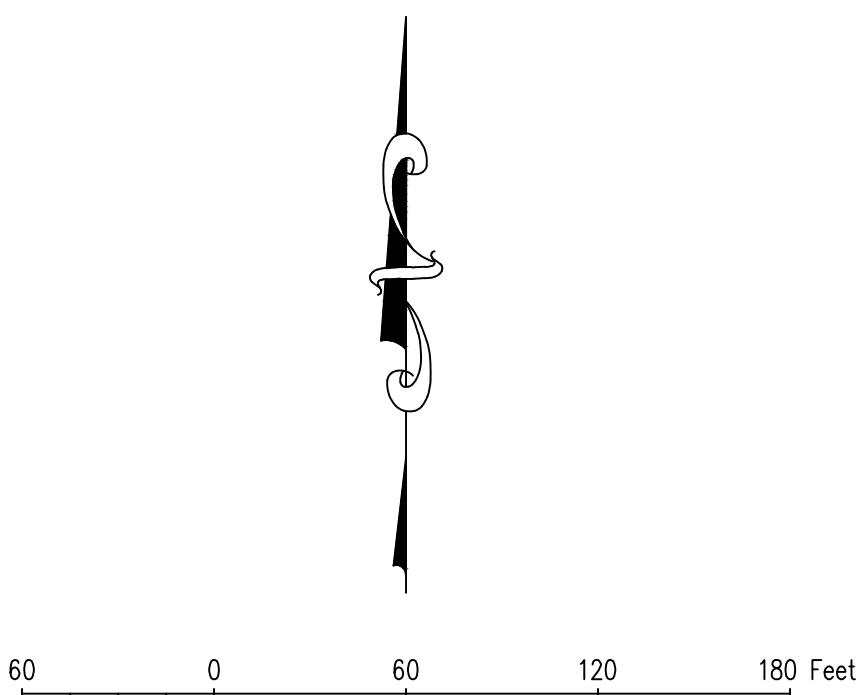
1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. TYPICAL PARKING SPACE DIMENSIONS ARE 9' X 17.5' (FACE OF CURB).
3. ALL RADII ALONG FIRE LANES ARE MINIMUM OF 25' (FACE OF CURB).
4. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF FLOWER MOUND DESIGN CRITERIA, CONSTRUCTION STANDARDS, CONSTRUCTION DETAILS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS.
5. ALL SIDEWALKS, ESTABLISHED VEGETATION, SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING ANY FINAL INSPECTION.
6. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. RETAINING WALL MAX HEIGHT DOES NOT INCLUDE FOOTER.
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. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. STOP LINES ARE TO BE 4-FOOT BEHIND THE CROSSWALKS.
10. A SEPARATE RETAINING WALL PERMIT THROUGH BUILDING INSPECTIONS IS REQUIRED PRIOR TO CONSTRUCTION FOR RETAINING WALLS THAT ARE OVER 4' IN HEIGHT MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING.
11. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
12. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
13. 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.
14. FUTURE PHASE WILL REQUIRE SITE PLAN APPROVAL.
15. TRUNCATED DOMES ARE TO BE NO FURTHER THAN 5' FROM THE TRAVEL WAY.
16. SOUTHWESTERN DRIVE AND MEDIAN OPENING SHALL BE ACCESSIBLE TO PROPERTY TO THE SOUTH IF IT SHOULD EVER BECOME NON-RESIDNETIAL AND A MUTUAL ACCESS AGREEMENT IS REACHED.
17. PERIMETER LANDSCAPING, ENTIRE 8' TRAIL ALONG 1171, AND ALL PROPOSED SIDEWALK ALONG FLOWER MOUND ROAD SHALL BE INSTALLED WITH PHASE 1.

L E G E N D		
C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	Existing Contours
Mon.	Monument	445 Proposed Contours
BM	Benchmark	Concrete Pavement
FH	Fire Hydrant	Asphalt Pavement
WM	Water Meter	Wood Fence
WV	Water Valve	Chain Link Fence
W/L	Water Line	Wire Fence
ICV	Irrigation Control Valve	Masonry Wall
SSMH	Sanitary Sewer Manhole	Existing Tree
CO	Sanitary Sewer Cleanout	(FL) Flowline
UP	Utility Pole	Centerline of Creek, Swale, or Waterway
LP	Light Pole	Creek, Swale, or Waterway Embankment
TC	Top of Curb	
TP	Top of Pavement	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plat Records	
M.R.	Map Records	
C.O.A.	Control of Access	

SITE DATA TABLE	
PHYSICAL ADDRESS	FM 1171 AND FLOWER MOUND ROAD
GROSS SITE AREA	18.852 AC
NET SITE AREA	18.852 AC
ZONING	AGRICULTURE
CURRENT USE	VACANT
PROPOSED USED	SCHOOL
LOT COVERAGE DATA	
BUILDING COVERAGE	1.27 AC 7%
IMPERVIOUS AREA	3.35 AC 18%
PERVIOUS AREA	14.23 AC 75%
PARKING SUMMARY	
REQUIRED ELEMENTRY/SECONDARY (32 CLASS ROOMS) 1:1	32 SPACES
REQUIRED GYMNASIUM (200 SEATS) 1:3	67 SPACES
REQUIRED TOTAL:	99 SPACES
PROVIDED PARKING	107 SPACES
HANDICAP PARKING	8 SPACES
BUILDING DATA	
PROPOSED ELEMENTARY/MIDDLE SCHOOL	
NUMBER OF FLOORS	1
PEAK HEIGHT	26'-0"
MEAN HEIGHT	23'-4"
TOTAL SQUARE FOOTAGE	42,722 SF
PROPOSED GYMNASIUM	
NUMBER OF FLOORS	1
PEAK HEIGHT	34'-4"
MEAN HEIGHT	26'-4"
TOTAL SQUARE FOOTAGE	15,001 SF
MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
THOROUGHFARE PLAN	FM 1171- MAJOR ARTERIAL FLOWER MOUND ROAD-URBAN MINOR AFTERIAL



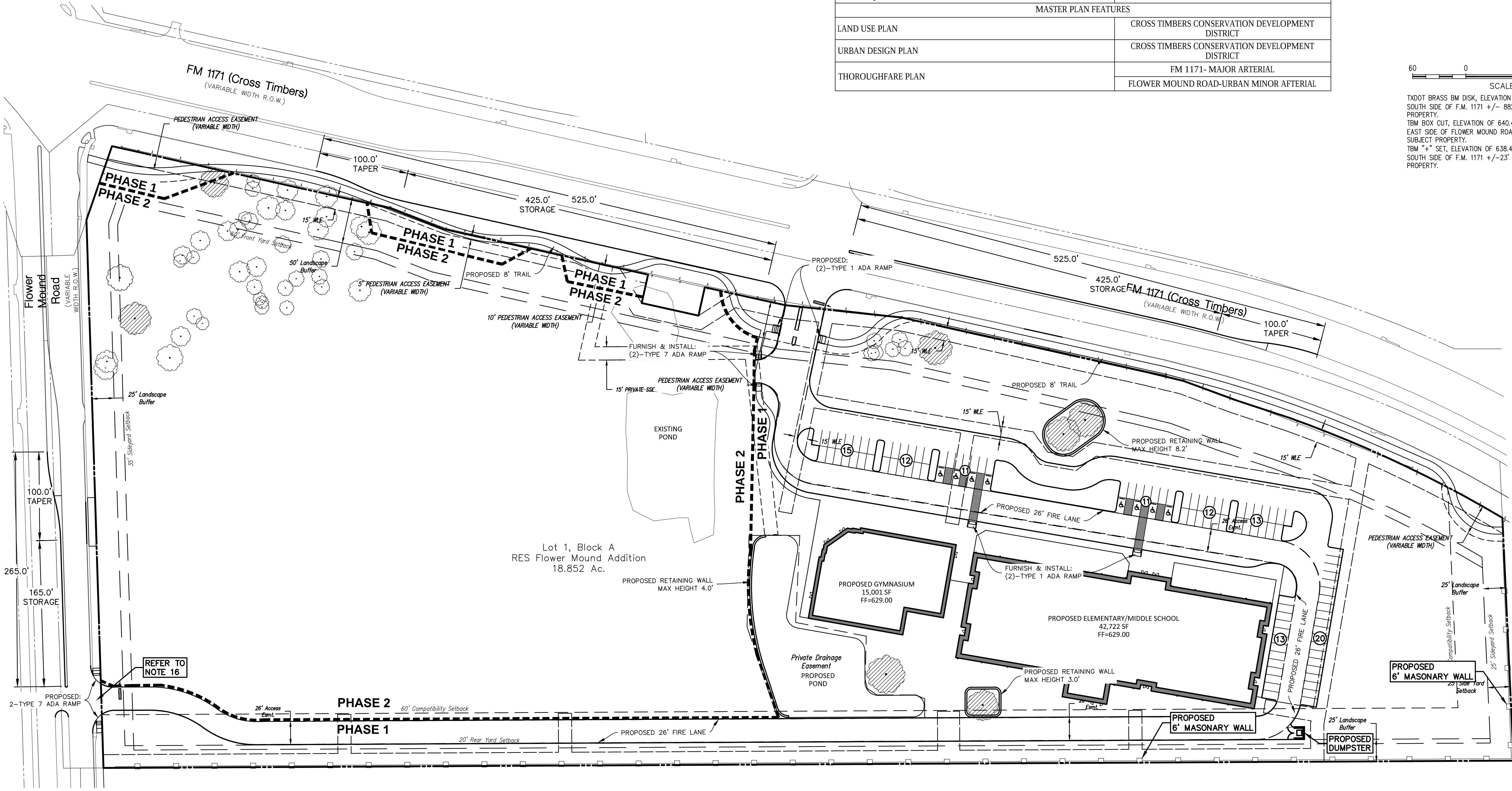
Vicinity Map 1"=1000'



TXDOT BRASS BM DISK, ELEVATION OF 629.315 LOCATED ON THE CURB INLET ALONG SOUTH SIDE OF F.M. 1171 +/- 882' EAST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.

TBM BOX CUT, ELEVATION OF 640.43', IS LOCATED ON THE BACK OF CURB ALONG THE EAST SIDE OF FLOWER MOUND ROAD +/-691' NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

TBM "+* SET, ELEVATION OF 638.46', IS LOCATED ON THE BACK OF CURB ALONG THE SOUTH SIDE OF F.M. 1171 +/-23' NORTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.



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

OWNER/DEVELOPER
RESPONSIVE EDUCATION SOLUTIONS
1301 WATER RIDGE DR.
CITY OF LEWISVILLE
Ph. 214-395-2823
Contact: Brian Stevens

SITE PLANNING CIVIL ENGINEERING PLATTING

CONSULTANTS, LLC

LAND SURVEYING LANDSCAPE ARCHITECTURE

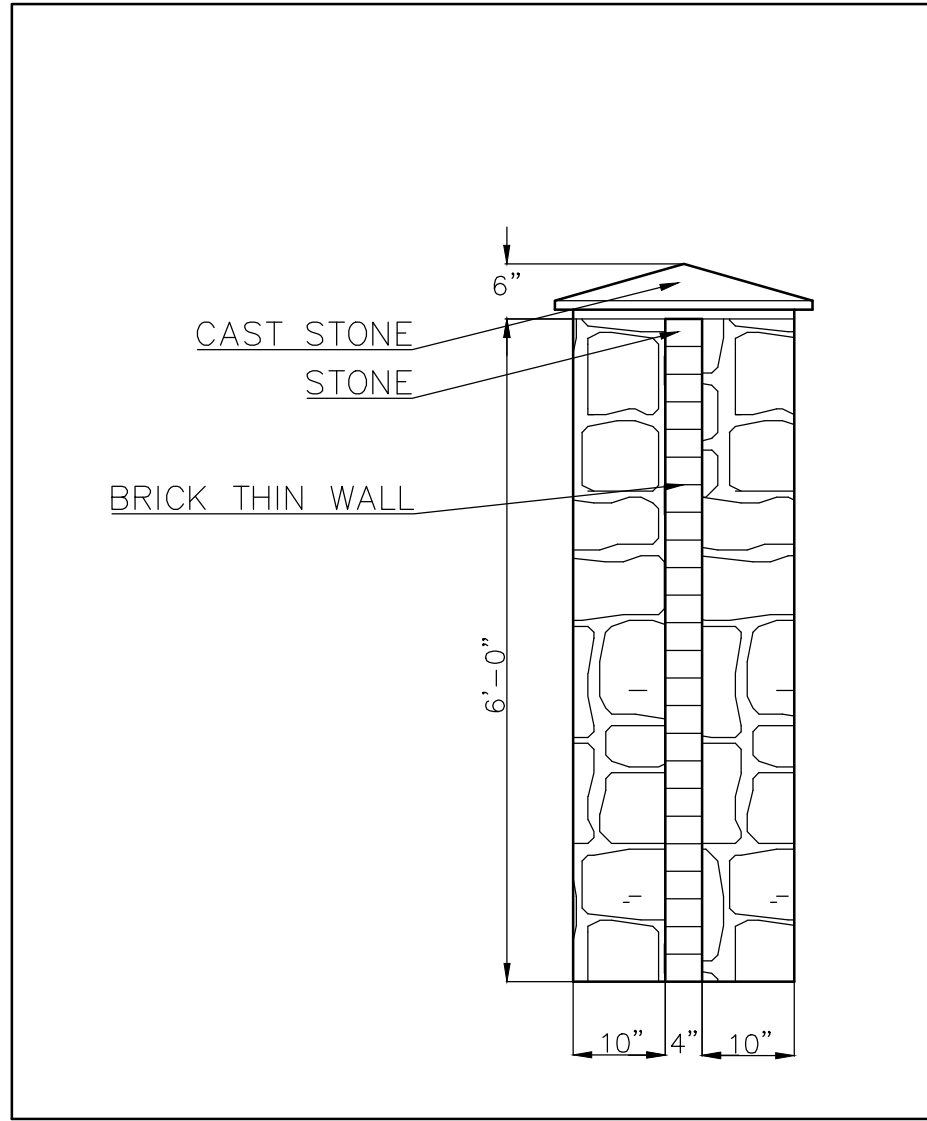
111 Hillside Drive • Lewisville, TX 76057 • P: 972-488,9712 • F: 972-488,9715
144 Old Town Road • Lewisville, TX 76057 • P: 972-488,9712 • F: 972-488,9715
TSPS Firm No. 1736 TSPS Firm No. 10047700

RES FLOWER MOUND
Lot 1, Block A
RES FLOWER MOUND
18.852 Acres
in the
W. MALONE SURVEY, ABSTRACT NO. 855
J. W. MALONE SURVEY, ABSTRACT NO. 857
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

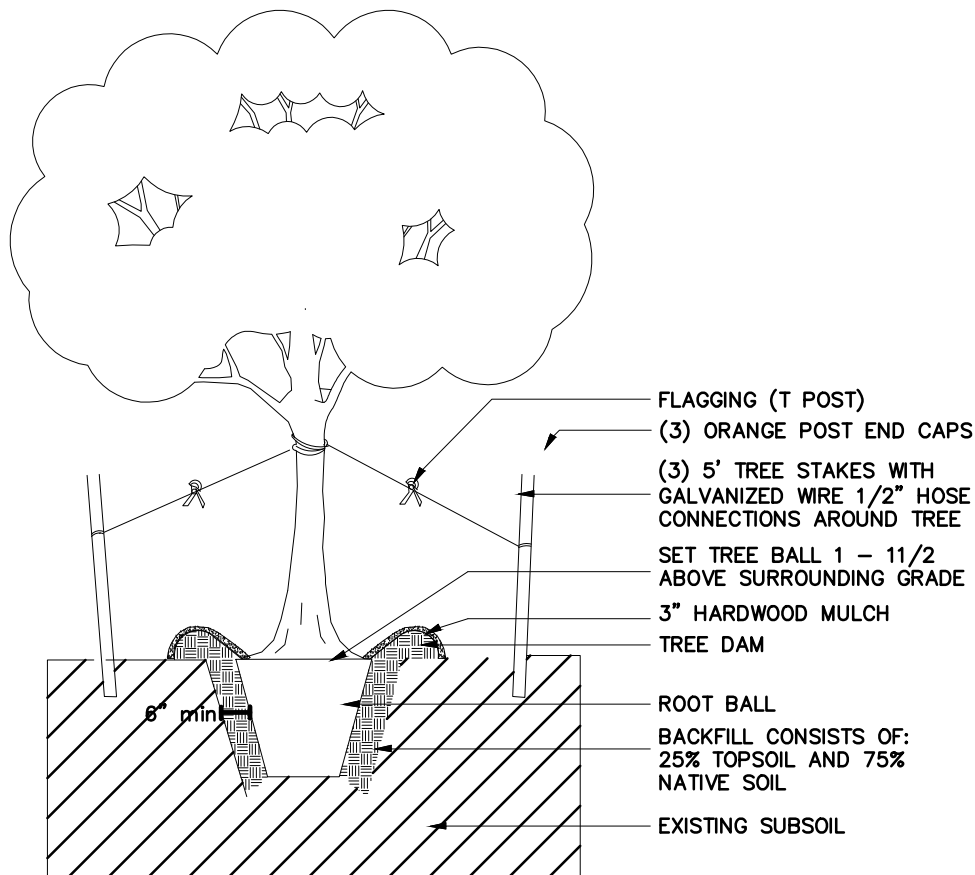
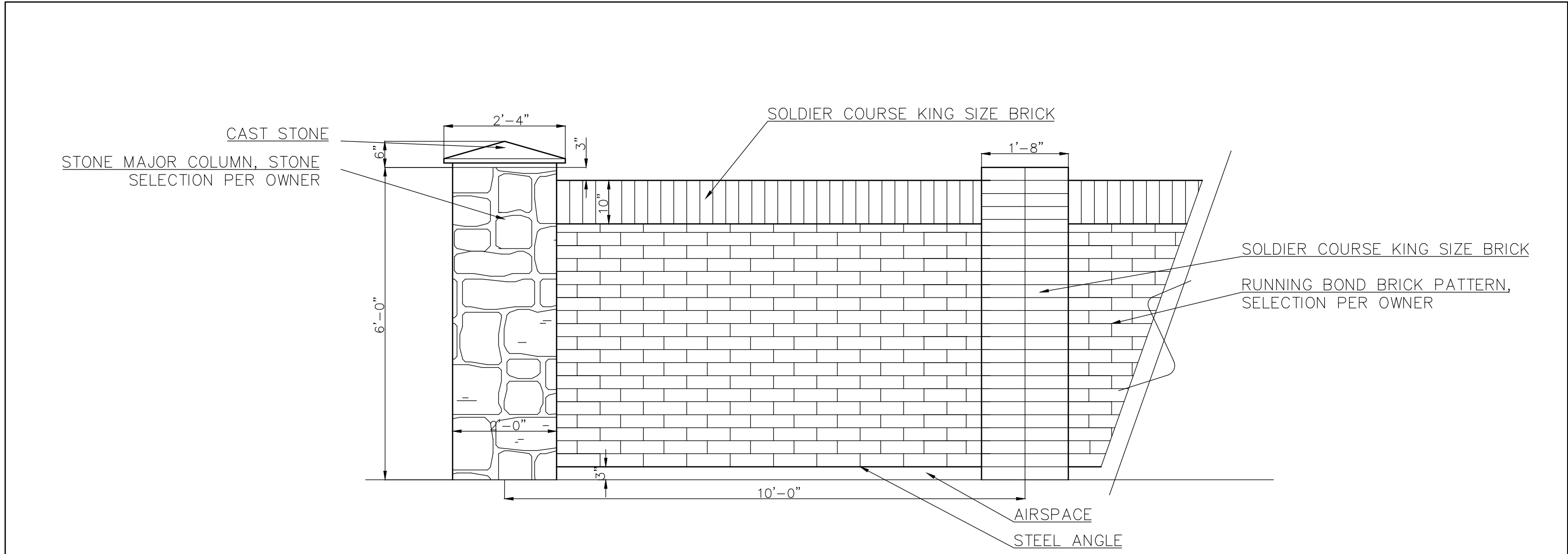
SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHIER, P.E. #69087
DATE 6/1/2017

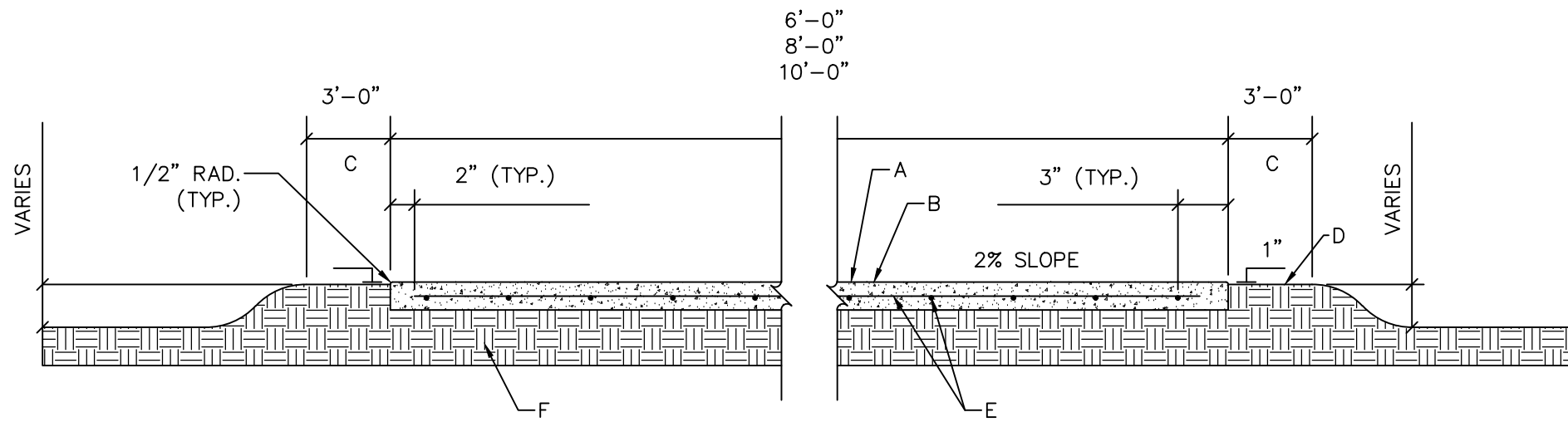
Drawn By: AM
Date: 1/17/2017
Scale: 1"=60'
Revisions:
04/11/2017
05/09/2017
05/31/2017
06/01/2017



1 WALL DETAIL
SCALE: NOT TO SCALE



2 TREE STAKING DETAIL
SCALE: NOT TO SCALE



CONCRETE TRAIL SECTION

GENERAL NOTES:

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

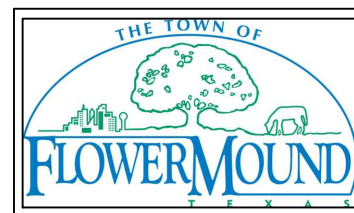
CONSTRUCTION NOTES:

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

DOWELED EXPANSION JOINTS

GENERAL NOTES:

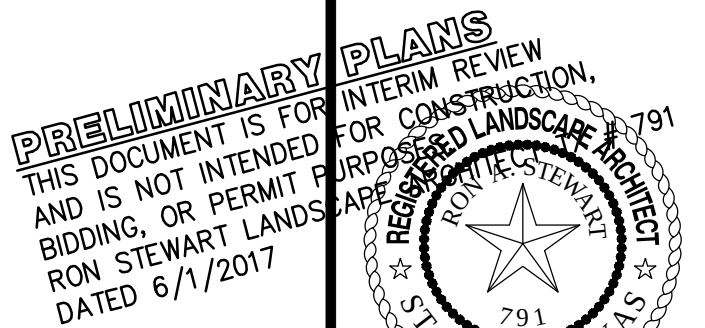
- LOCATE DOWELED EXPANSION JOINTS ON:
 - 30' CENTERS (MAX) FOR 6' TRAIL
 - 40' CENTERS (MAX) FOR 8' TRAIL
 - 50' CENTERS (MAX) FOR 10' TRAIL
- USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
 - 4 PER JOINT FOR 6' TRAIL @ 1'-6" O.C. WITH CAP.
 - 5 PER JOINT FOR 8' TRAIL @ 1'-6" O.C. WITH CAP.
 - 6 PER JOINT FOR 10' TRAIL @ 1'-6" O.C. WITH CAP.
- INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
6'-0", 8'-0", 10'-0" WIDE
MULTI-USE CONCRETE TRAIL
NOT TO SCALE

DATE: OCT 2009
SHEET 1 OF 3
SHEET: P-1

3 TRAIL DETAIL
SCALE: NOT TO SCALE



Drawn By: RLS
Date: 1/17/2017
Scale: 1"=40'
Revisions:
5/4/2017
05/09/2017
05/31/2017
06/01/2017

16248

OWNER/DEVELOPER
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CITY OF LEWISVILLE
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Contact: Brian Stevens

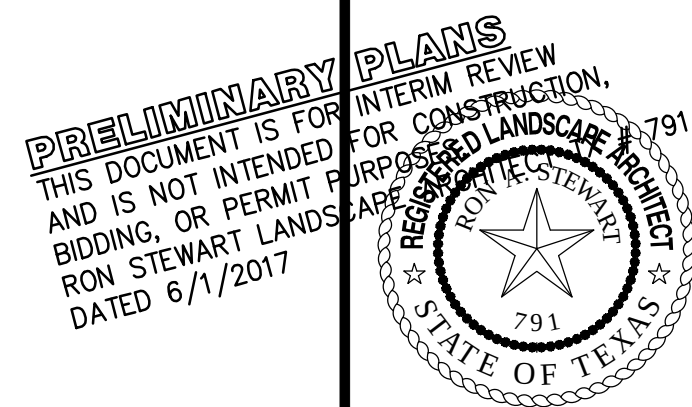
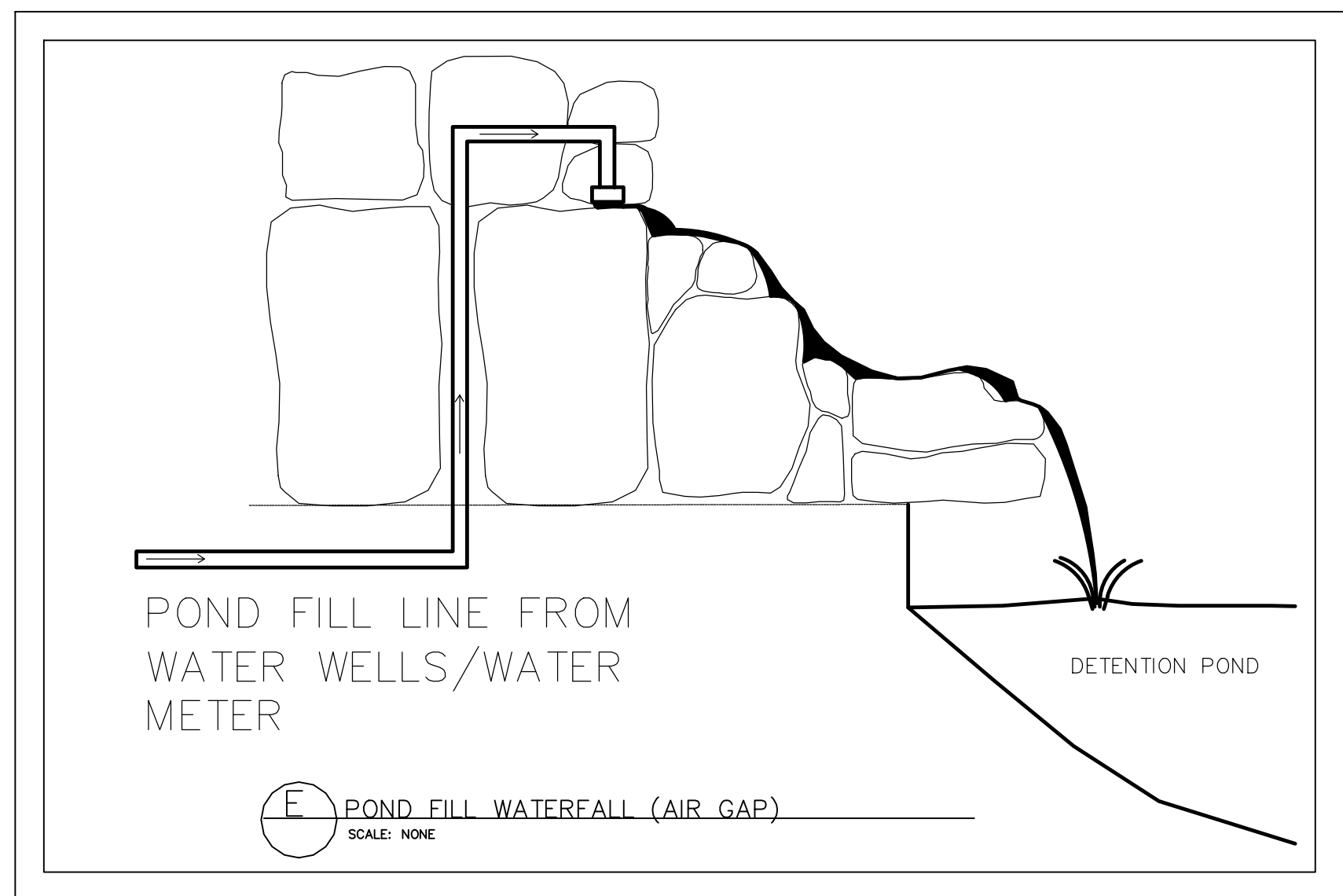
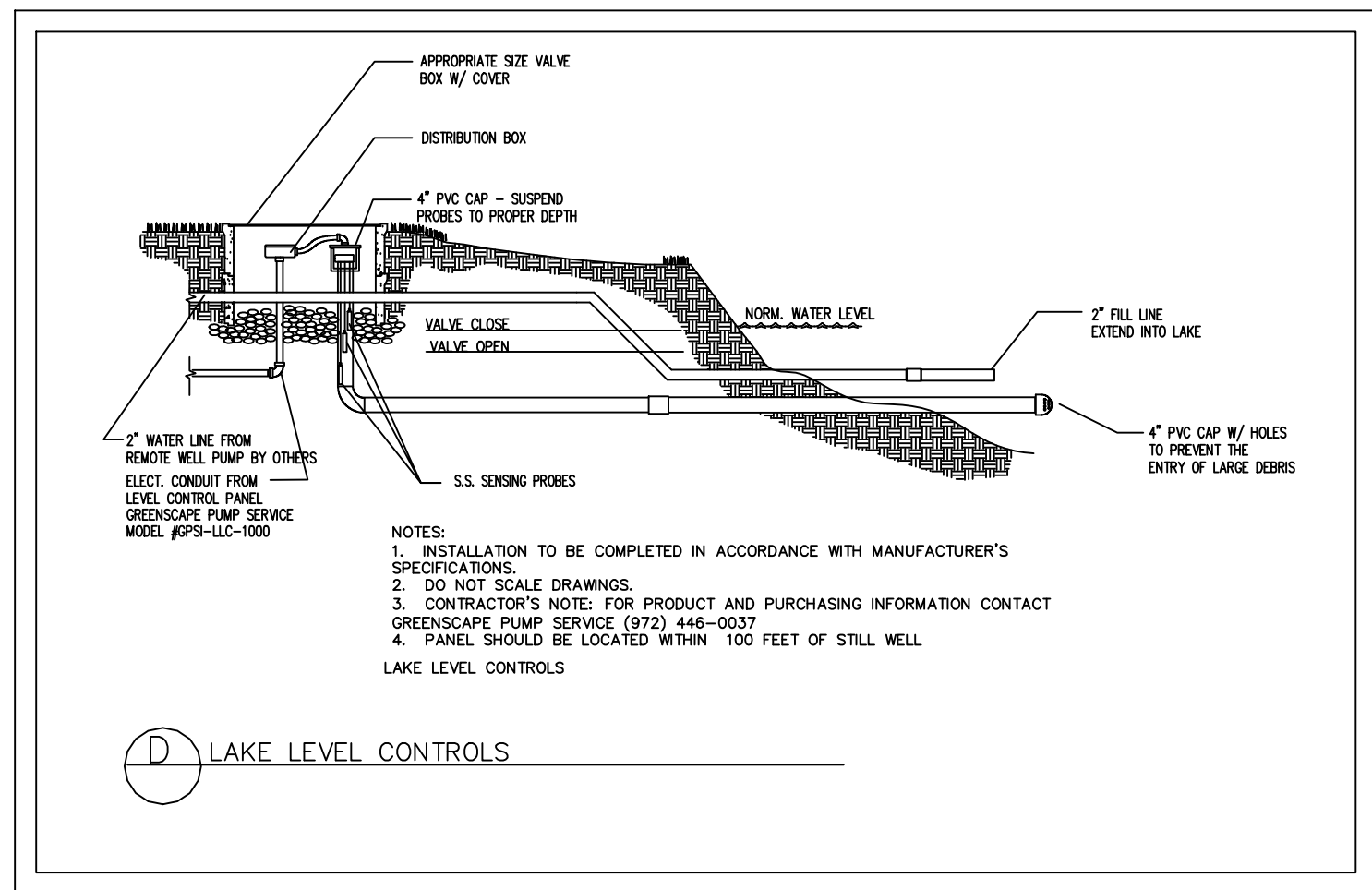
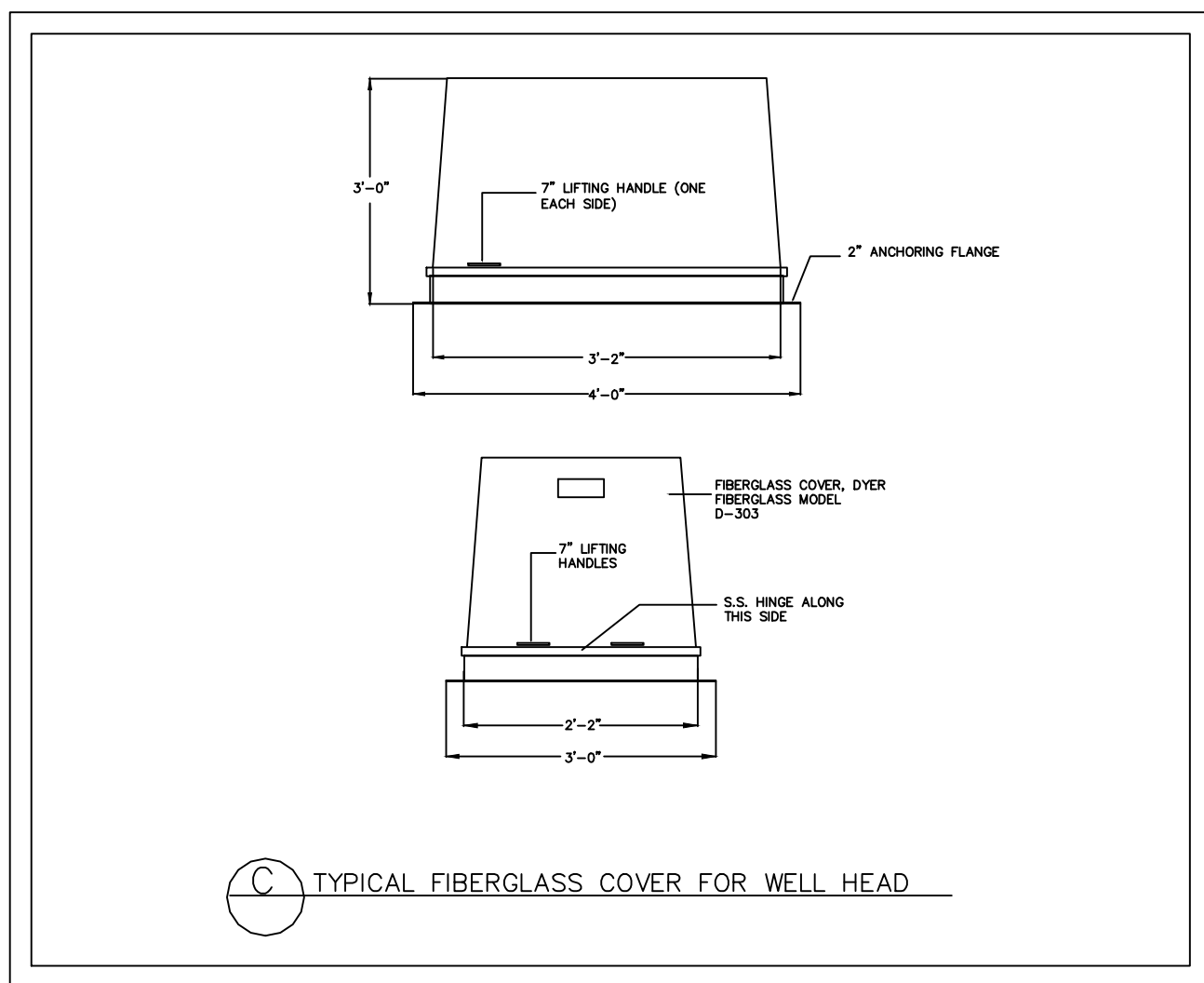
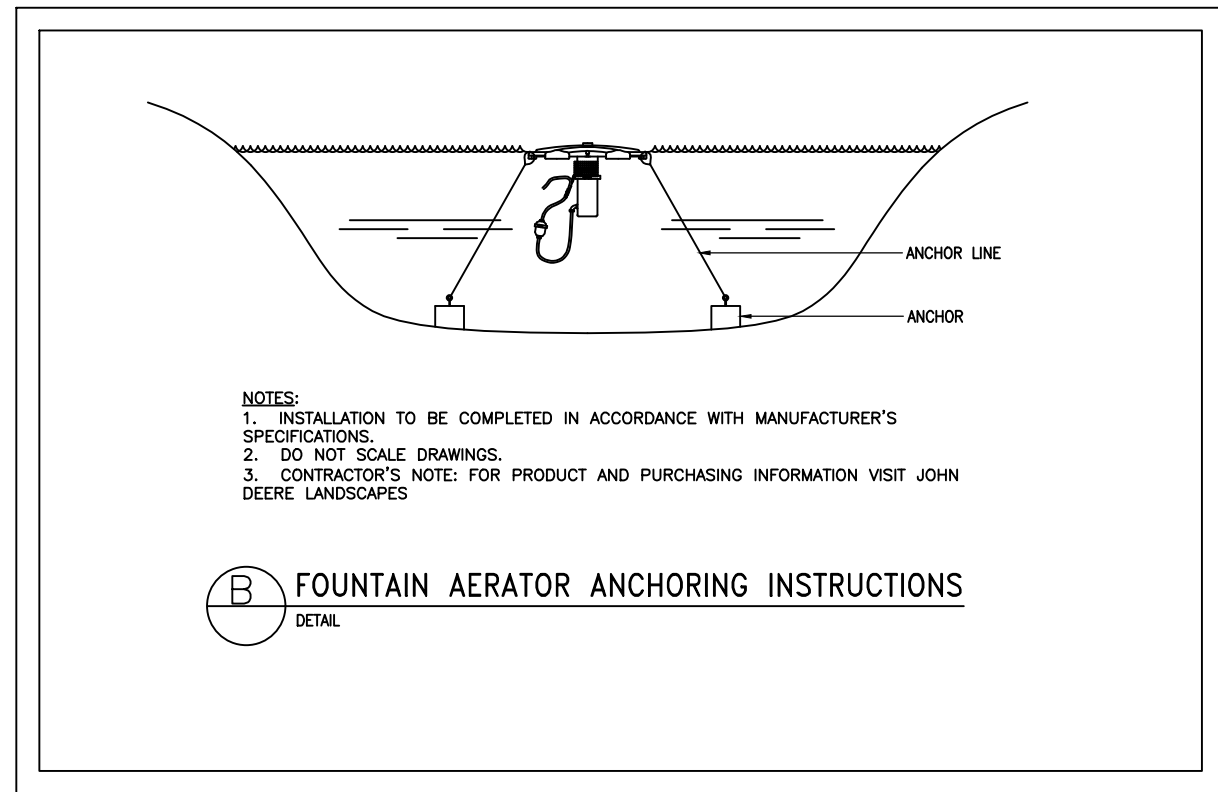
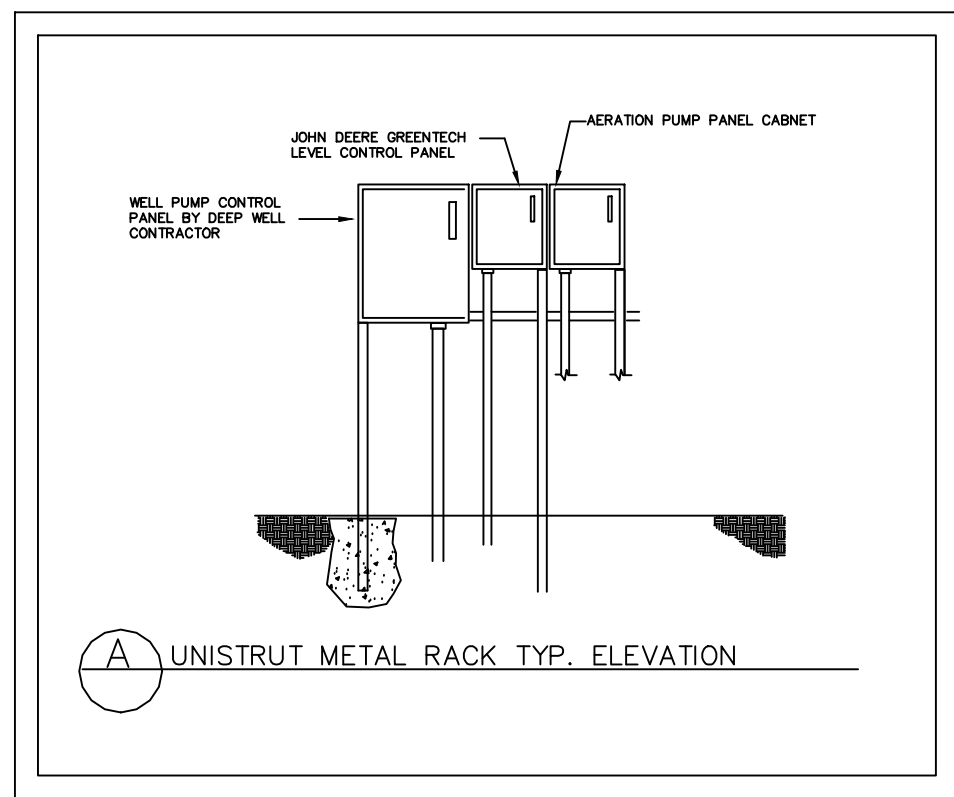
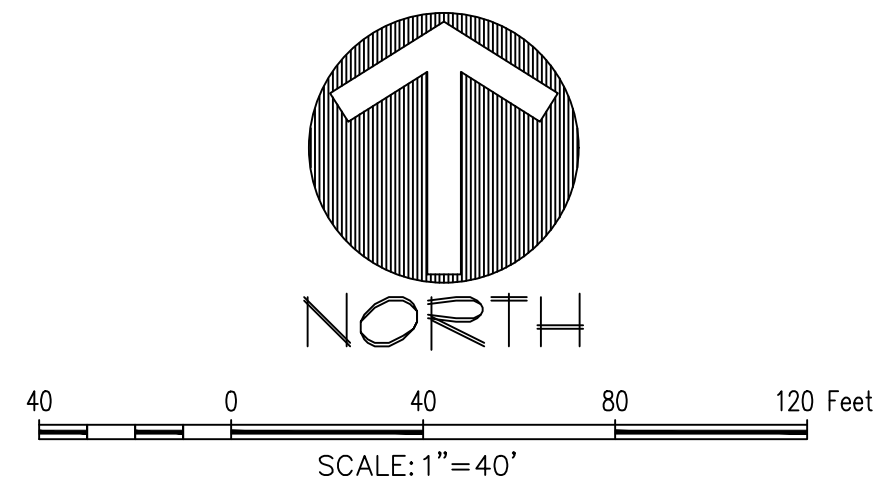
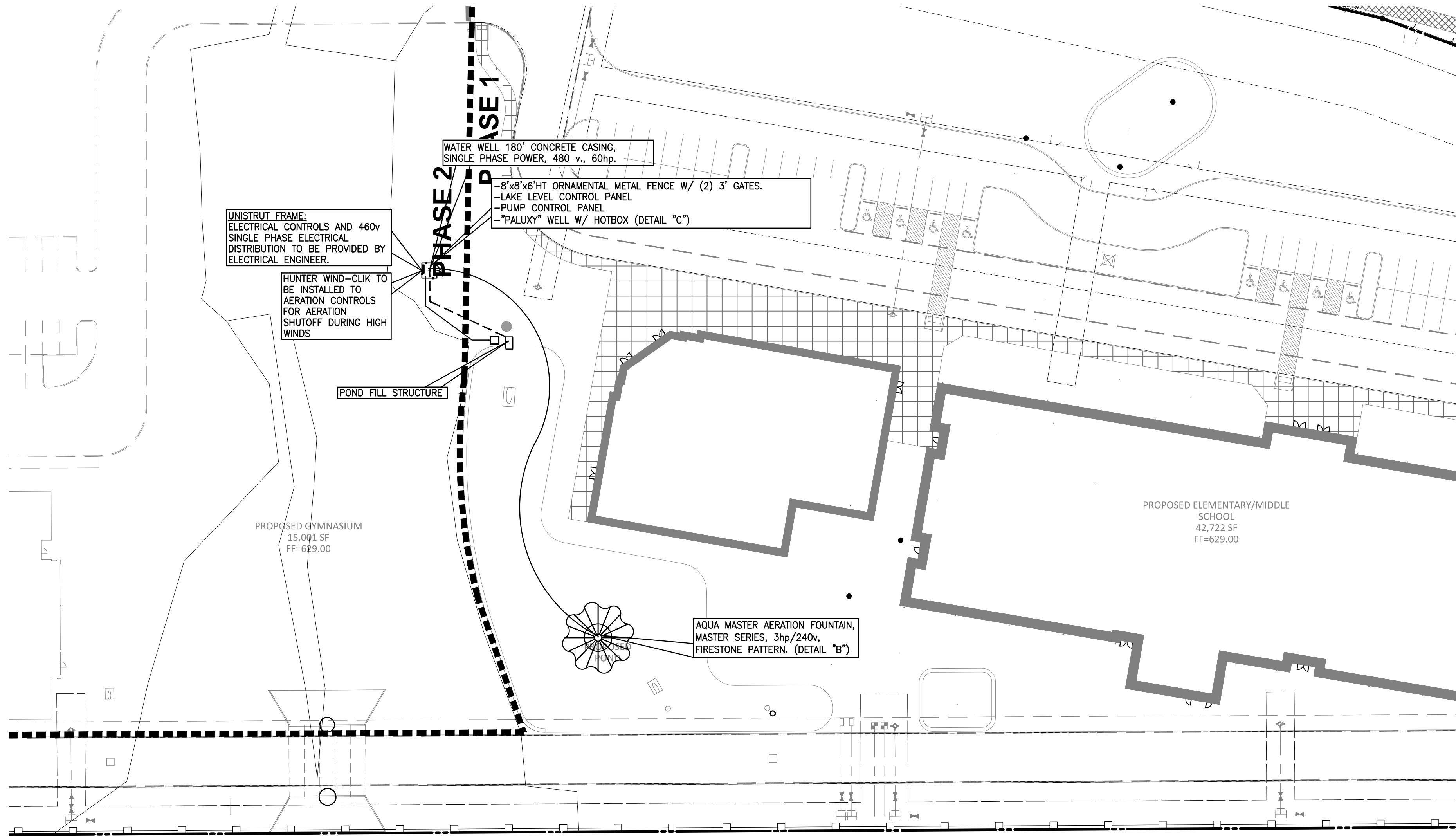
L1.3

RES FLOWER MOUND
Lot 1, Block A
RES FLOWER MOUND
18.852 Acres
in the
W. MALONE SURVEY, ABSTRACT NO. 855
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
11 Hillside Drive - Lewisville, TX 75057 - P: 972-468-9712 - F: 972-468-9715
144 Old Ironsides Lane - Carrollton, TX 75006 - P: 972-468-9712 - F: 972-468-9715
TBE Firm No. 1798 TBE Firm No. 10947700

RES FLOWER MOUND



Drawn By: RLS
Date: 1/17/2017
Scale: 1"=40'
Revisions:
04/11/2017
05/09/2017
05/31/2017
06/01/2017

OWNER/DEVELOPER
RESPONSIVE EDUCATION SOLUTIONS
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W. MALONE SURVEY, ABSTRACT NO. 855
TOWN OF FLOWER MOUND
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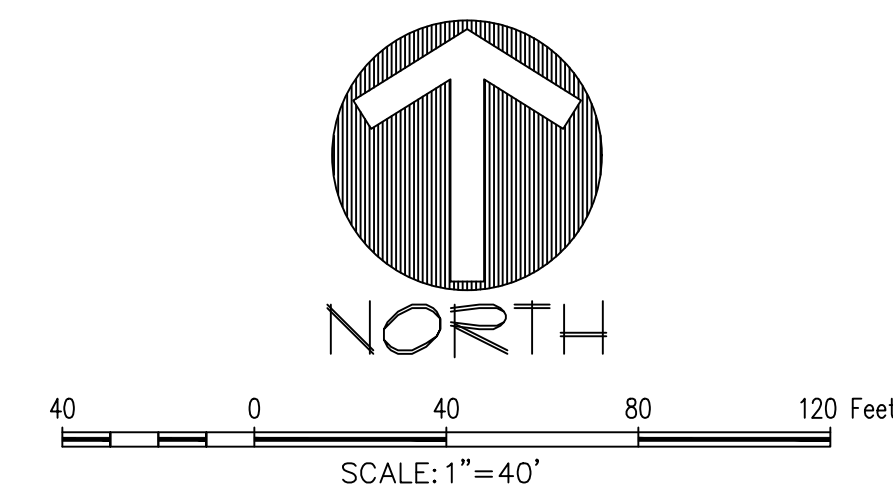
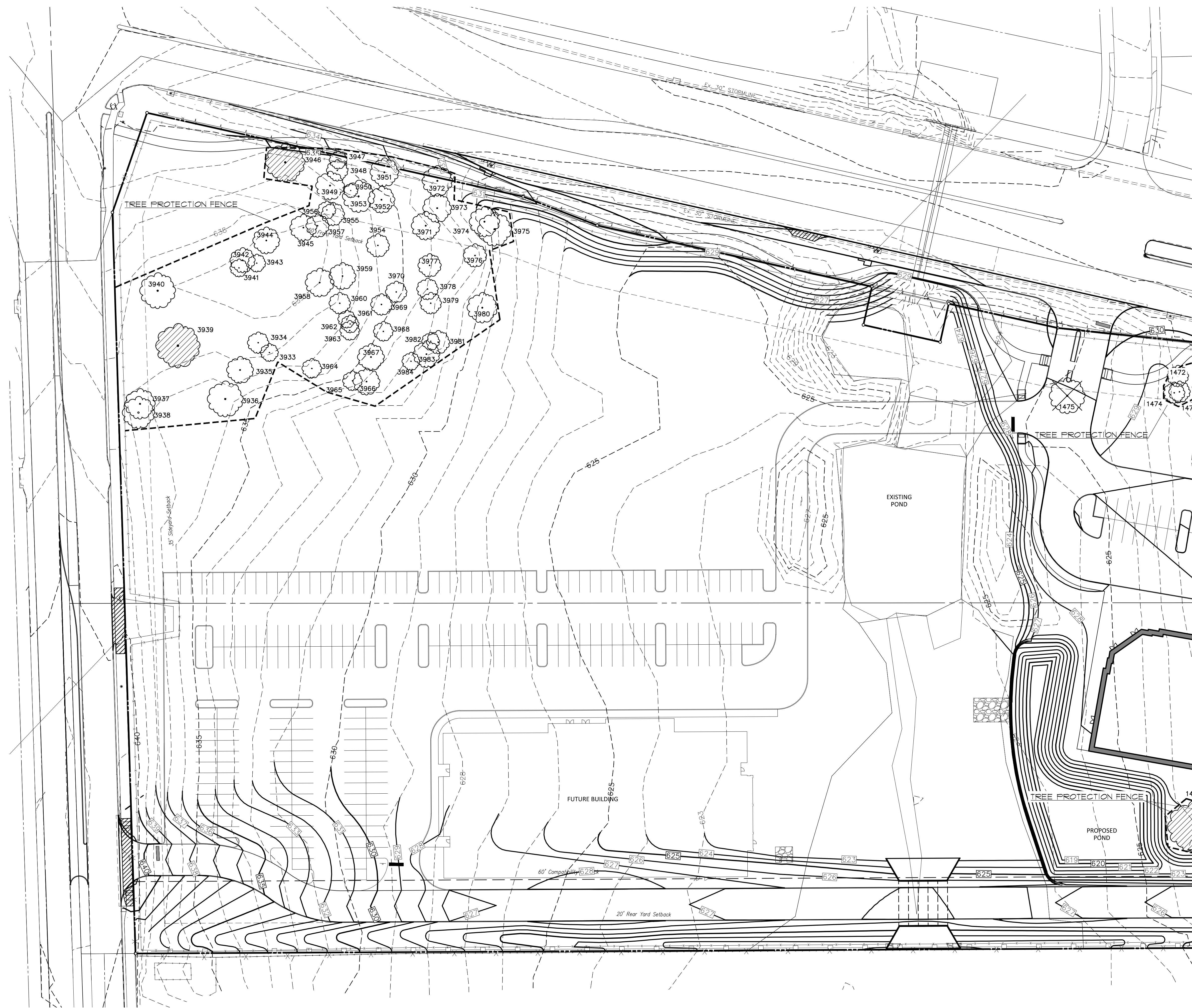
POND AND FOUNTAIN PLAN

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 76057 • P: 972-686-9712 • F: 972-686-9715
144 Old Town Square • Carrollton, TX 75006 • P: 972-442-4241 • F: 972-442-4241
TBBE Firm No. 1788 TBBE Firm No. 10847700

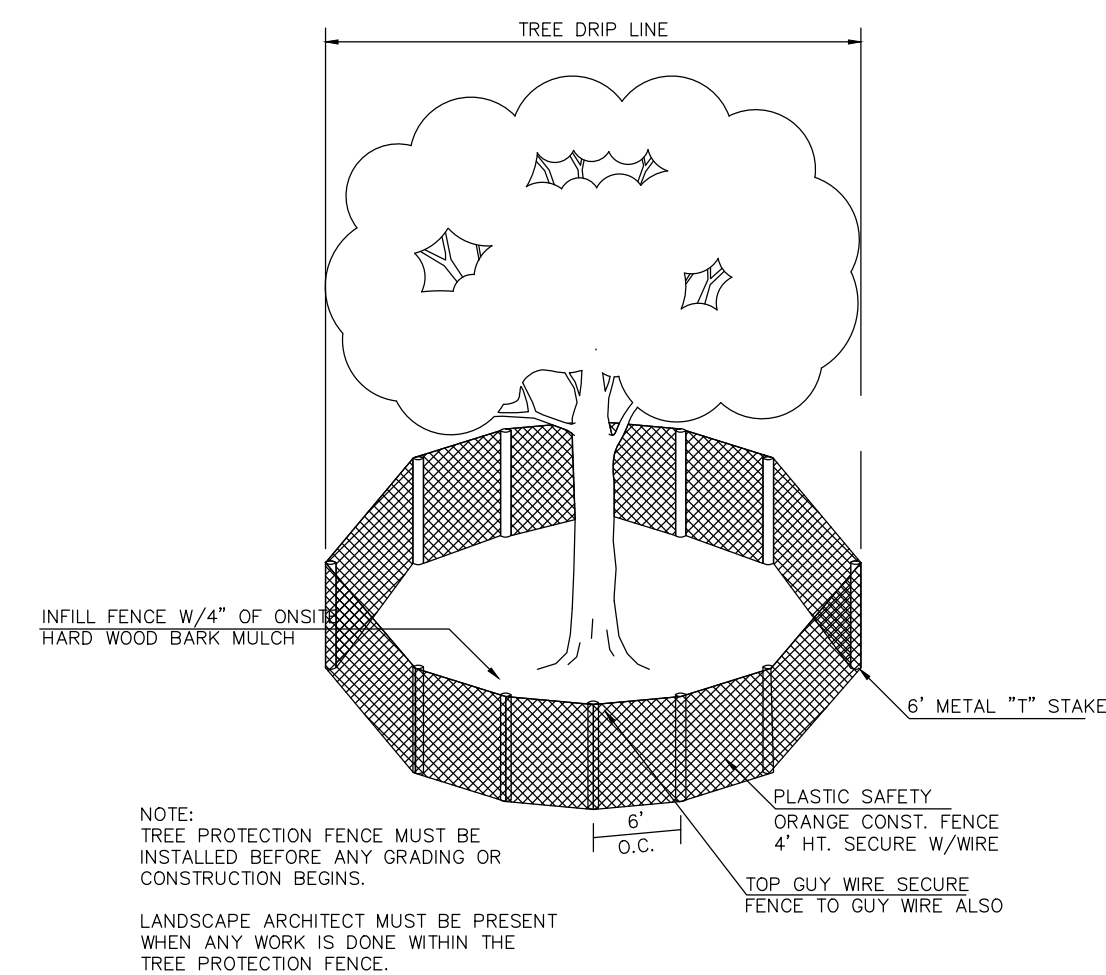
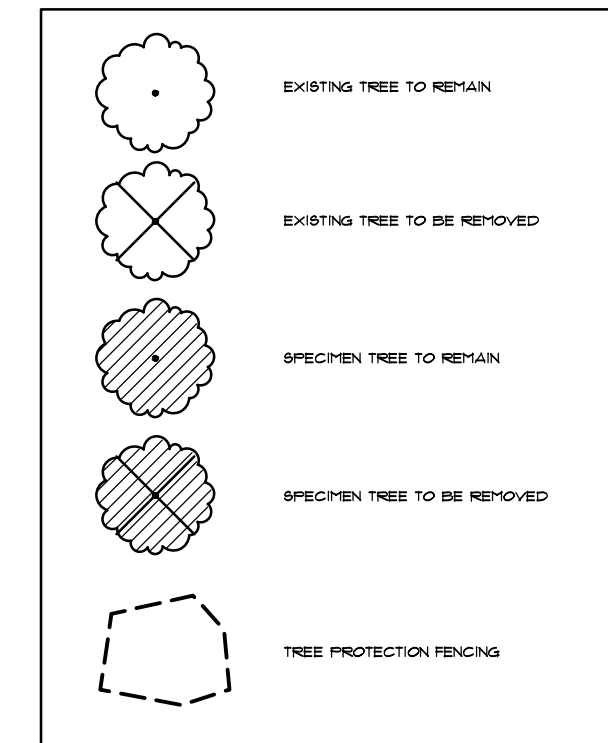
RES FLOWER MOUND

16248

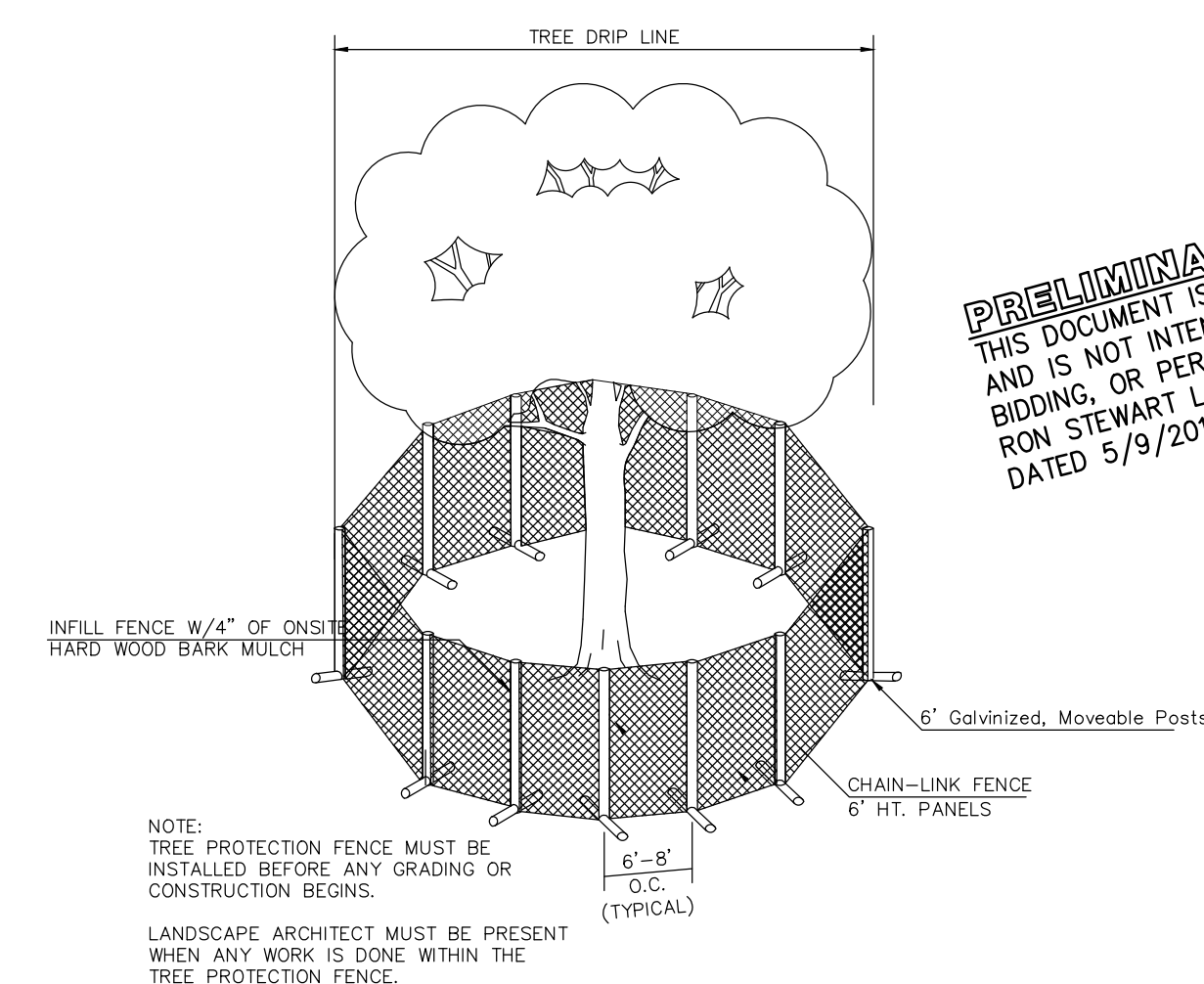
L1.3



LEGEND



TREE PROTECTION
(Non-specimen)

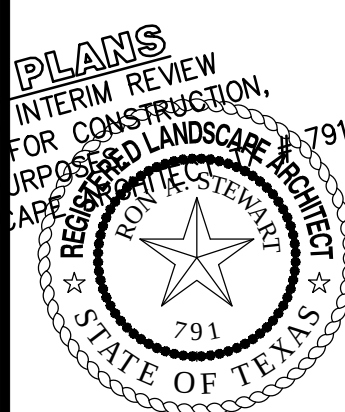


TREE PROTECTION
(Specimen)

OWNER/DEVELOPER
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CITY OF LEWISVILLE
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RES FLOWER MOUND
Lot 1, Block A
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in the
W. MALONE SURVEY, ABSTRACT NO. 88
TOWN OF FLOWERMOUND
DENTON COUNTY, TEXAS

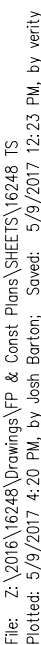
TREE SURVEY



Drawn By: RLS
Date: 1/17/2017
Scale: 1"=40'
Revisions:
4/11/2017
5/09/2017

16248

(L2.0



QUALITY ASSURANCE

- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
- 2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS

- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- 2) IPZ: In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.

C. PRODUCTS

- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.

D. DEFINITIONS

- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
- 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
- 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
- TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE - CONSTRUCTION TREE PRUNING

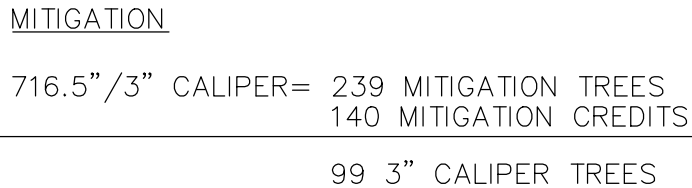
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
- 2) All trees within the project area shall be pruned to:
 - i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
 - ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
- 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
- 4) No more than 20 percent of live foliage shall be removed from any tree.
- 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
- 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
- 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
- 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
- 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION

- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
- 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the project. Fences will define the tree protection zone for each tree or group of trees.
- 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6" T stakes and orange web fence material.
- 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
- 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be turned or bored under the tree. Trench as "airgud" with Air Spade (registered trademark) or similar technology are the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
- 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
- 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
- 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

TREE #	DIAMETER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	HEALTH	REMARKS	MIT. INCHES	MIT. CREDIT	LS CREDIT
1	1442A	15	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	15		
2	1442B	13.5	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	13.5		
3	1443	17	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	17		
4	1444A	19	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	19		
5	1444B	6.5	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	6.5		
6	1445	24	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	Specimen	48	
7	1446	23.5	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	Specimen	47	
8	1448	17	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		17	
9	1449	15	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		15	
10	1450A	8	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		8	
11	1450B	13	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		13	
12	1450C	15.5	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		15.5	
13	1451	18	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		18	
14	1452	21	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		21	
15	1453A	15	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		15	
16	1453B	19.5	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		19.5	
17	1453C	23.5	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	Specimen	47	
18	1454	12	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		12	
19	1455	26	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	Specimen	52	
20	1456	23	POST OAK	Quercus stellata	Yes	Yes	HEALTHY	Specimen	46	
21	1457	16	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		16	
22	1458	13	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		13	
23	1459	13	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		13	
24	1460A	25	POST OAK	Quercus stellata	Yes	Yes	BORERS	Specimen	50	
25	1460B	25	POST OAK	Quercus stellata	Yes	Yes	BORERS	Specimen	50	
26	1461	20	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		20	
27	1462	29	POST OAK	Quercus stellata	Yes	No	HEALTHY	Specimen		6
28	1463	15	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		15	
29	1464	19	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		19	
30	1465	21	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		21	
31	1466	22.5	POST OAK	Quercus stellata	Yes	No	HEALTHY	Specimen		6
32	1467A	14.5	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		14.5	
33	1467B	20	POST OAK	Quercus stellata	Yes	Yes	HEALTHY		20	
34	1468	27	POST OAK	Quercus stellata	Yes	No	HEALTHY	Specimen		6
35	1469	16	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
36	1470	12	BLACKJACK OAK	Quercus marilandica	Yes	No	HEALTHY			2
37	1471	12	POST OAK	Quercus stellata	Yes	No	HEALTHY			2
38	1472A	15	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
39	1472B	16.5	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
40	1472C	18	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
41	1473A	17.5	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
42	1473B	19	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
43	1474A	12.5	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
44	1474B	18	POST OAK	Quercus stellata	Yes	No	HEALTHY			4
45	1475	20	AMERICAN ELM	Ulmus americana	Yes	Yes	HALF DEAD		0	
46	3933	10	POST OAK	Quercus stellata	Yes	No	HEALTHY		2	
47	3934	12	POST OAK	Quercus stellata	Yes	No	HEALTHY		2	
48	3935	15	POST OAK	Quercus stellata	Yes	No	HEALTHY		4	
49	3936	20	POST OAK	Quercus stellata	Yes	No	HEALTHY		4	
50	3936	18	POST OAK	Quercus stellata						



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G&A

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CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE**

111 Hillside Drive • Lewisville, TX 75057 • P. 972.436.9712 • F. 972.436.9715
401 Old Town Blvd. North, Ste. 2 • Argyle, TX 76228 • F. 940.240.1012 • F. 940.240.1028
TBLPS Firm No. 10047700
TBPE Firm No. 1798

RES FLOWER MOUND

L2.1

OWNER/DEVELOPER
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 CITY OF LEWISVILLE
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 Contact: Brian Stevens

Attachment B(2): Circulation Plan

