GARLAND

NOTICE OF MEETING
CITY OF GARLAND, TEXAS

PLAN COMMISSION
- REMOTE MEETING -
May 24, 2021 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, May 24, 2021 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_diz66d6WR5SRTWsvl6EJEw

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

877-853-5247
888-788-0099

Additionally, the meeting may be accessed by phone at the following numbers:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 918 6841 0303

For participants (online and by phone) who wish to speak on an item on the agenda, you

must use the "raise hand" feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

a. Consider approval of the Plan Commission Minutes for May 10, 2021.

2. PLATS

a. P 21-14 Higher Dimensional Fellowship Addition Final Plat

b. P 21-15 Lakeways West No. 1 Addition Replat

c. P 21-17 Hidden Oaks Final Plat

d. P 21-18 Micropac Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony

are to be presented from the podium.

3. ZONING

a. Consideration of the application of **Civil Point Engineering, Inc.,** requesting approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (District 7) (File Z 21-01 - Zoning)

b. Consideration of the application of **Civil Point Engineering, Inc.,** requesting approval of a Detail Plan for Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (District 7) (File Z 21-01 - Detail Plan)

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding priviledged and unpriviiledged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.

GARLAND

Plan Commission **1. a.**

Meeting Date: 05/24/2021

Item Title: Plan Commission Minutes for May 10, 2021

Summary:

Consider approval of the Plan Commission Minutes for May 10, 2021.

Attachments

Plan Commission Minutes for May 10, 2021

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (https://www.garlandtx.gov/721/CGTV---Government-Access-Television), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse).

The Plan Commission of the City of Garland met in regular session on Monday, May 10, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
1st Vice Chairman	Christopher Ott
2nd Vice Chairman	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Mike Rose

STAFF PRESENT

Assistant City Manager	Judson Rex
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Development Planner	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record.

MINUTES

1a. APPROVED** Consider approval of Minutes for the April 26, 2021 meeting.

This item was pulled by Commissioner Jenkins for individual consideration.

Motion was made by Commissioner Jenkins to **approve** the Minutes for the April 26, 2021 meeting as amended, seconded by Commissioner Rose. **Motion carried**: **8** Ayes, **0** Nays. Chairman Roberts did not vote due to his absence from this meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **Spiars Engineering**, requesting approval of a Specific Use Provision extension for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (District 1) (File Z 21-10 - Specific Use Provision)

Kimberly Hopkins, Development Planner, presented the staff report.

There was discussion among the Commission and Staff regarding the requested Specific Use Provision time length.

There was discussion between the Commission and staff regarding the effective date of the Specific Use Provision.

Applicant Brad Williams 2728 N. Harwood Street, Dallas, TX 75201 provided a brief overview of the request and remained available for questions.

There were no questions for this applicant.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the Specific Use Provision for a period of 25 years. Seconded by Commissioner Rose. **Motion carried: 9** Ayes, **0** Nays.

2b. APPROVED Consideration of the application of **Spiars Engineering**, requesting approval of a Plan for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (District 1) (File Z 21-10 - Plan)

Motion was made by Commissioner Dalton to **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 9** Ayes, **0** Nays.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:17 p.m.

City of Garland, TX

Approved:

_____
Chairman

Attested:

_____
Recording Secretary

GARLAND

Plan Commission **2. a.**

Meeting Date: 05/24/2021

Item Title: P 21-14 Higher Dimensional Fellowship Addition Final Plat

Summary:

P 21-14 Higher Dimensional Fellowship Addition Final Plat

Attachments

P 21-14 Higher Dimensional Fellowship Report and Attachments

Planning Report

File No: P 21-14/District 3
Agenda Item:
Meeting: Plan Commission
Date: May 24, 2021

FINAL PLAT
Higher Dimensional Fellowship

LOCATION
3233 Bobtown Road

ZONING
Agricultural (AG) District

NUMBER OF LOTS
One (1)

ACREAGE
4.238 acres

BACKGROUND
The applicant requests to establish one (1) lot for development.

STAFF RECOMMENDATION
Approval of the Final Plat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

PREPARED BY:
Kimberly Hopkins
Development Planner
Planning and Community Development
972-205-2454
khopkins@garlandtx.gov

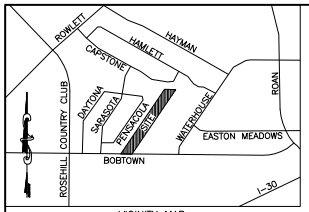
REVIEWED BY:
Will Guerin, AICP
Director of Planning

0 120 240 Feet

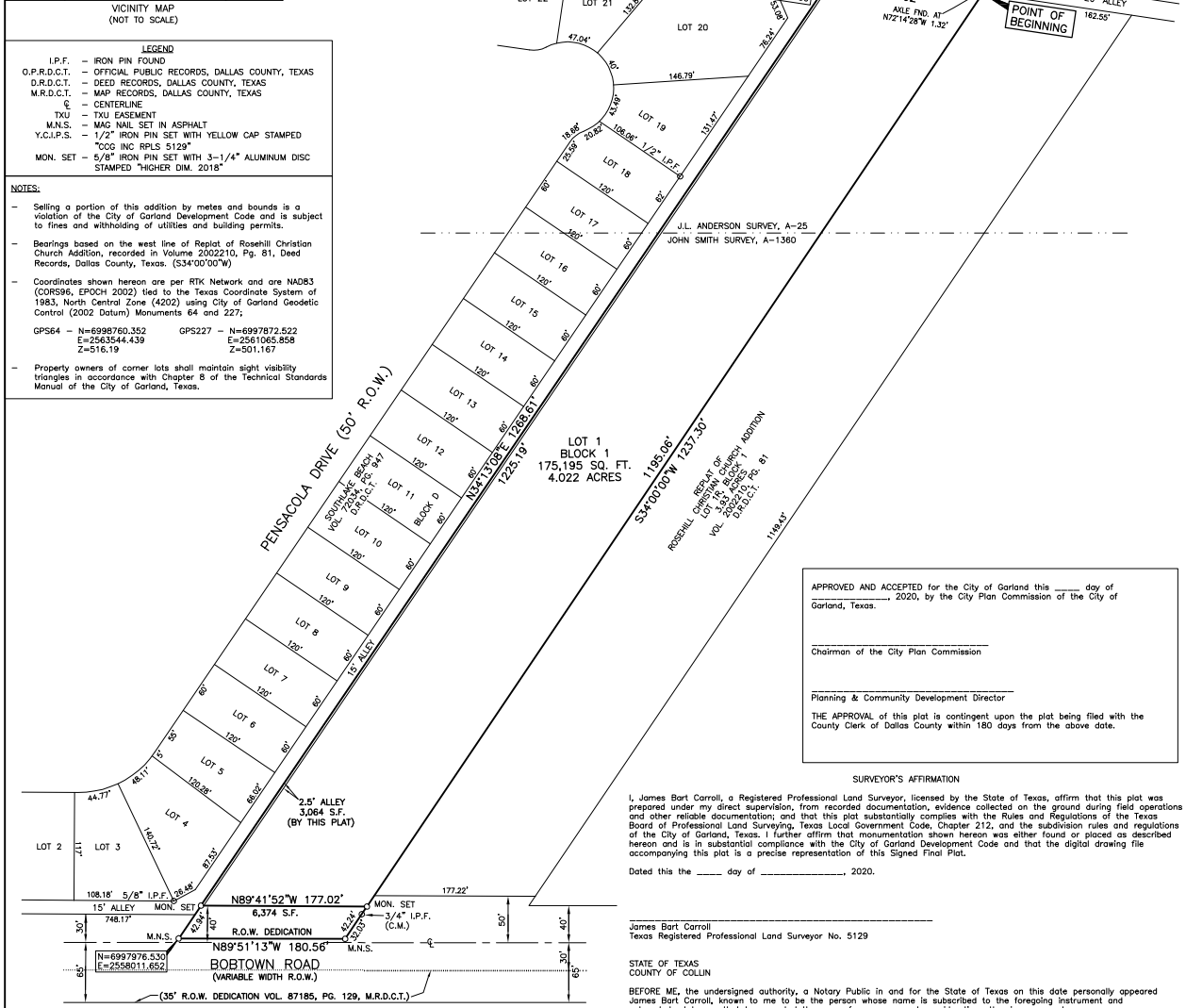
1 inch = 237 feet

Plat Map P 21-14

INDICATES AREA OF REQUEST



VICINITY MAP
(NOT TO SCALE)



LEGEND

I.P.F.	–	IRON PIN FOUND
O.P.R.D.C.T.	–	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	–	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	–	MAP RECORDS, DALLAS COUNTY, TEXAS
℄	–	CENTERLINE
TXU	–	TXU EASEMENT
M.N.S.	–	MAG NAIL SET IN ASPHALT
Y.C.I.P.S.	–	1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"
MON. SET	–	5/8" IRON PIN SET WITH 3-1/4" ALUMINUM DISC STAMPED "HIGHER DIM. 2018"

NOTES:

- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- Bearings based on the west line of Replat of Rosehill Christian Church Addition, recorded in Volume 2002210, Pg. 81, Deed Records, Dallas County, Texas. (S34°00'00"W)
- Coordinates shown hereon are per RTK Network and are NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control (2002 Datum) Monuments 64 and 227;

  GPS64 – N=6998760.352 E=2563544.439 Z=516.19
  GPS227 – N=6997872.522 E=2561065.858 Z=501.167
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter 8 of the Technical Standards Manual of the City of Garland, Texas.

APPROVED AND ACCEPTED for the City of Garland this _____ day of _____, 2020, by the City Plan Commission of the City of Garland, Texas.

_____
Chairman of the City Plan Commission

_____
Planning & Community Development Director

THE APPROVAL of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

SURVEYOR'S AFFIRMATION

I, James Bart Carroll, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

_____
Notary Public for the State of Texas
My Commission expires _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Higher Dimensional Fellowship is the owner of a tract of land situated in the J.L. Anderson Survey, Abstract No. 25 and in the John Smith Survey, Abstract No. 1360, City of Garland, Dallas County, Texas, and being the same called 4.113 acre tract of land conveyed to Higher Dimensional Fellowship by General Warranty Deed recorded in Instrument No. 201400024653, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

Beginning at a 1/2" iron pin with yellow cap stamped "CCG INC RPLS 5129" set on the southerly line of Wellington Run No. 2, an addition to the City of Garland, according to the plat thereof recorded in Volume 2001072, Page 65, Deed Records, Dallas County, Texas and for the northeast corner of said 4.113 acre tract;

Thence, South 34°00'00" West, along the easterly line of said 4.113 acre tract and the northwest line of Lot 1R, Block 1 of Replat of Rosehill Christian Church Addition, an addition to the City of Garland, according to the plat thereof recorded in Volume 2002210, Page 81, Deed Records, Dallas County, Texas, at a distance of 1205.27 feet a 3/4" iron pin found and a total distance of 1237.30 feet to a mag nail set in Bobtown Road (variable width R.O.W.) for the southeast corner of said 4.113 acre tract;

Thence, North 89°51'13" West, along the southerly line of said 4.113 acre tract, a distance of 180.56 feet to a mag nail set for the southwest corner of said 4.113 acre tract;

Thence, North 34°13'08" East, along the westerly line of said 4.113 acre tract, a distance of 1268.61 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the southerly line of Wellington Run No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 20000194, Page 56, Deed Records, Dallas County, Texas and for the northwest corner of said 4.113 acre tract;

Thence, South 81°31'28" East, along the northerly line of said 4.113 acre tract and the southerly lines of Wellington Run No. 1 and 2, at a distance of 113.00 feet a 5/8" iron pin found with yellow cap stamped "DOWDY" and continuing for a total distance of 160.79 feet to the Point of Beginning and containing 184,633 square feet or 4.238 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Higher Dimensional Fellowship, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as HIGHER DIMENSIONAL FELLOWSHIP ADDITION, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS my hand at Garland, Texas, this the _____ day of _____, 2020.

_____
Higher Dimensional Fellowship

By: _____
PRINTED NAME, TITLE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

_____
Notary Public for the State of Texas
My Commission expires _____

(COUNTY RECORDING STICKER)

The purpose of this plat is for new construction.

GRAPHIC SCALE
40 0 30 60 120
(IN FEET)
1 inch = 60 ft.

OWNER:
HIGHER DIMENSIONAL FELLOWSHIP
P.O. BOX 461322
GARLAND, TEXAS 75046

FINAL PLAT

HIGHER DIMENSIONAL FELLOWSHIP ADDITION

LOT 1, BLOCK 1

4.238 ACRES OF LAND

J.L. ANDERSON SURVEY, ABSTRACT NO. 25
JOHN SMITH SURVEY, ABSTRACT NO. 1360

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO.: 200521-1

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2435-17	1"=60'	NOVEMBER 5, 2020	CP

GARLAND

Plan Commission **2. b.**

Meeting Date: 05/24/2021

Item Title: P 21-15 Lakeways West No. 1 Addition Replat

Summary:

P 21-15 Lakeways West No. 1 Addition Replat

Attachments

P 21-15 Lakeways West No. 1 Report and Attachments

Planning Report

File No: P 21-15/District 3
Agenda Item:
Meeting: Plan Commission
Date: May 24, 2021

REPLAT
Lakeways West No. 1

LOCATION
4901 Peninsula Way

ZONING
Multi-Family (MF) District

NUMBER OF LOTS
One (1)

ACREAGE
20.142 acres

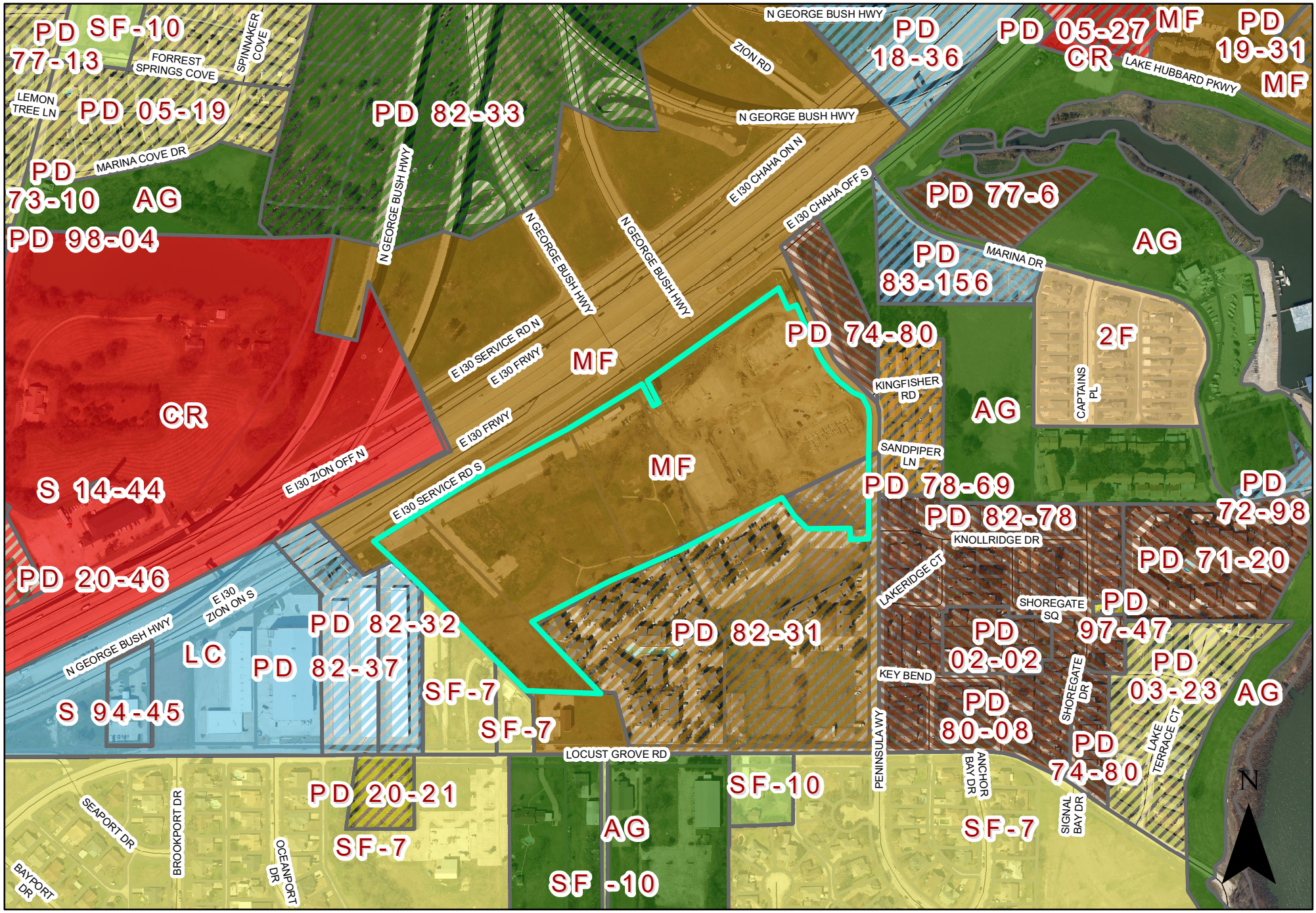
BACKGROUND
The applicant requests to establish one (1) lot for development.

STAFF RECOMMENDATION
Approval of the Replat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

PREPARED BY:
Kimberly Hopkins
Development Planner
Planning and Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

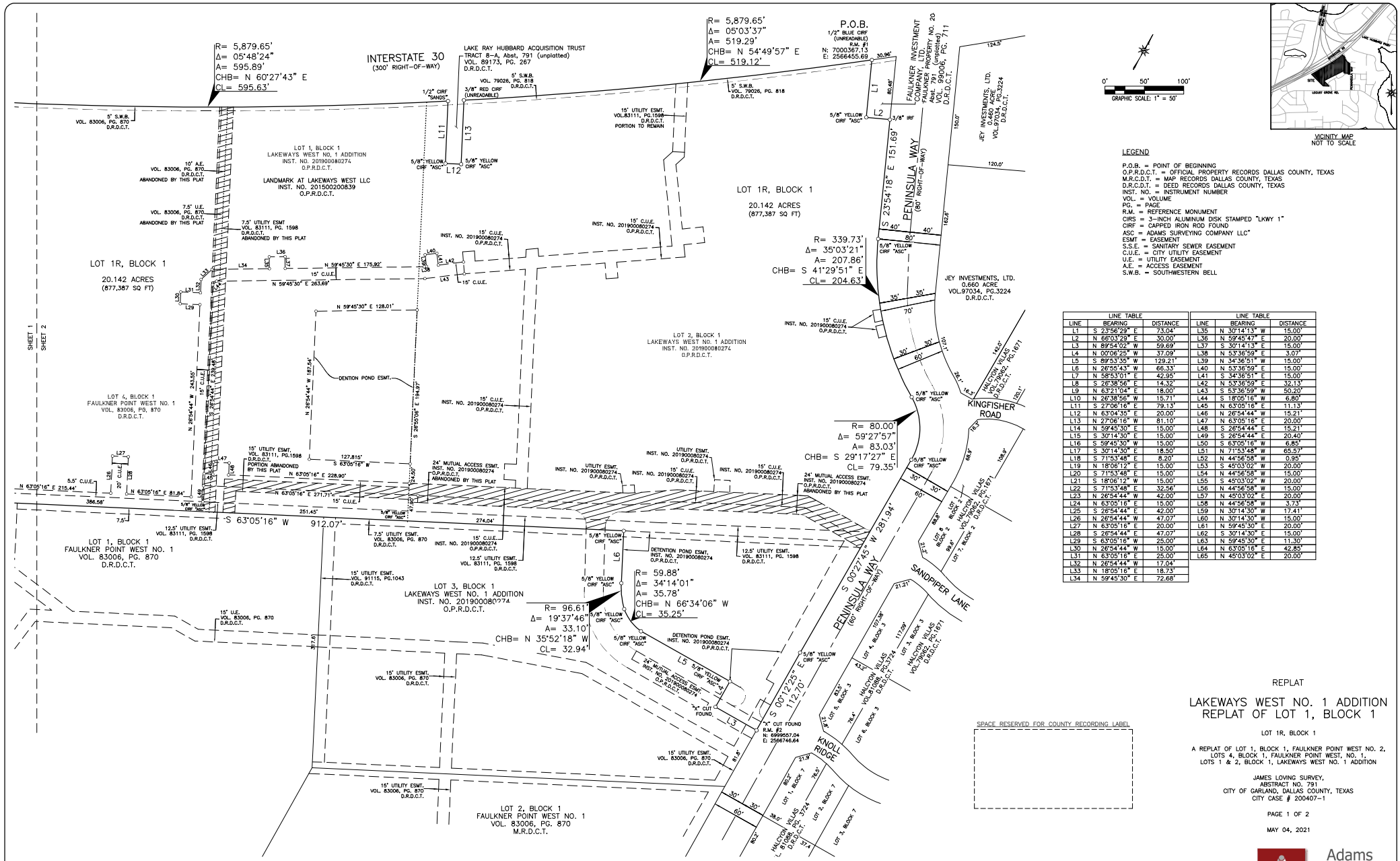


0 200 400 Feet

1 inch = 408 feet

Plat Map P 21-15

INDICATES AREA OF REQUEST



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 23°56'29" E	73.04'
L2	N 66°03'29" E	30.00'
L3	N 89°54'02" W	59.69'
L4	N 00°06'25" W	37.09'
L5	S 89°53'35" W	129.21'
L6	N 26°55'43" W	66.33'
L7	N 58°53'01" E	42.95'
L8	S 26°38'56" E	14.32'
L9	N 63°21'04" E	18.00'
L10	N 26°38'56" W	15.71'
L11	S 27°06'16" E	79.13'
L12	N 63°04'35" E	20.00'
L13	N 27°06'16" W	81.10'
L14	N 59°45'30" E	15.00'
L15	S 30°14'30" E	15.00'
L16	S 59°45'30" W	15.00'
L17	S 30°14'30" E	18.50'
L18	S 71°53'48" E	8.20'
L19	N 18°06'12" E	15.00'
L20	S 71°53'48" E	15.00'
L21	S 18°06'12" W	15.00'
L22	S 71°53'48" E	32.56'
L23	N 26°54'44" W	42.00'
L24	N 63°05'16" E	15.00'
L25	S 26°54'44" E	42.00'
L26	N 26°54'44" W	47.07'
L27	N 63°05'16" E	20.00'
L28	S 26°54'44" E	47.07'
L29	S 63°05'16" W	25.00'
L30	N 26°54'44" W	15.00'
L31	N 63°05'16" E	25.00'
L32	N 26°54'44" W	17.04'
L33	N 18°05'16" E	18.73'
L34	N 59°45'30" E	72.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N 30°14'13" W	15.00'
L36	N 59°45'47" E	20.00'
L37	S 30°14'13" E	15.00'
L38	N 53°36'59" E	3.07'
L39	N 34°36'51" W	15.00'
L40	N 53°36'59" E	15.00'
L41	S 34°36'51" E	15.00'
L42	N 53°36'59" E	32.13'
L43	S 53°36'59" W	50.20'
L44	S 18°05'16" W	6.80'
L45	N 63°05'16" E	11.13'
L46	N 26°54'44" W	15.21'
L47	N 63°05'16" E	20.00'
L48	S 26°54'44" E	15.21'
L49	S 26°54'44" E	20.40'
L50	S 63°05'16" W	6.85'
L51	N 71°53'48" W	65.57'
L52	N 44°56'58" W	0.95'
L53	S 45°03'02" W	20.00'
L54	N 44°56'58" W	15.00'
L55	S 45°03'02" W	20.00'
L56	N 44°56'58" W	15.00'
L57	N 45°03'02" E	20.00'
L58	N 44°56'58" W	3.73'
L59	N 30°14'30" W	17.41'
L60	N 30°14'30" W	15.00'
L61	N 59°45'30" E	20.00'
L62	S 30°14'30" E	15.00'
L63	N 59°45'30" E	11.30'
L64	N 63°05'16" E	42.85'
L65	N 45°03'02" E	20.00'

REPLAT

LAKEWAYS WEST NO. 1 ADDITION
REPLAT OF LOT 1, BLOCK 1

LOT 1R, BLOCK 1

A REPLAT OF LOT 1, BLOCK 1, FAULKNER POINT WEST NO. 2,
LOTS 4, BLOCK 1, FAULKNER POINT WEST, NO. 1,
LOTS 1 & 2, BLOCK 1, LAKEWAYS WEST NO. 1 ADDITION

JAMES LOVING SURVEY,
ABSTRACT NO. 791
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 200407-1

PAGE 1 OF 2

MAY 04, 2021

OWNER
LANDMARK AT LAKEWAYS WEST, LLC
400 Galleria Parkway, Suite 1450
Atlanta, Georgia 30339
Phone: (404) 660-3200

ENGINEER
ML CLARK CONSULTING, LLC
P.O. Box 170
Addison, Texas 75001
Contact: Michael L. Clark, P.E.
Phone: (214) 675-1980

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: Paul Hubert
Phone: (469) 317-0250

Adams Surveying Company, LLC
TBPELS Firm Registration No. 10177500

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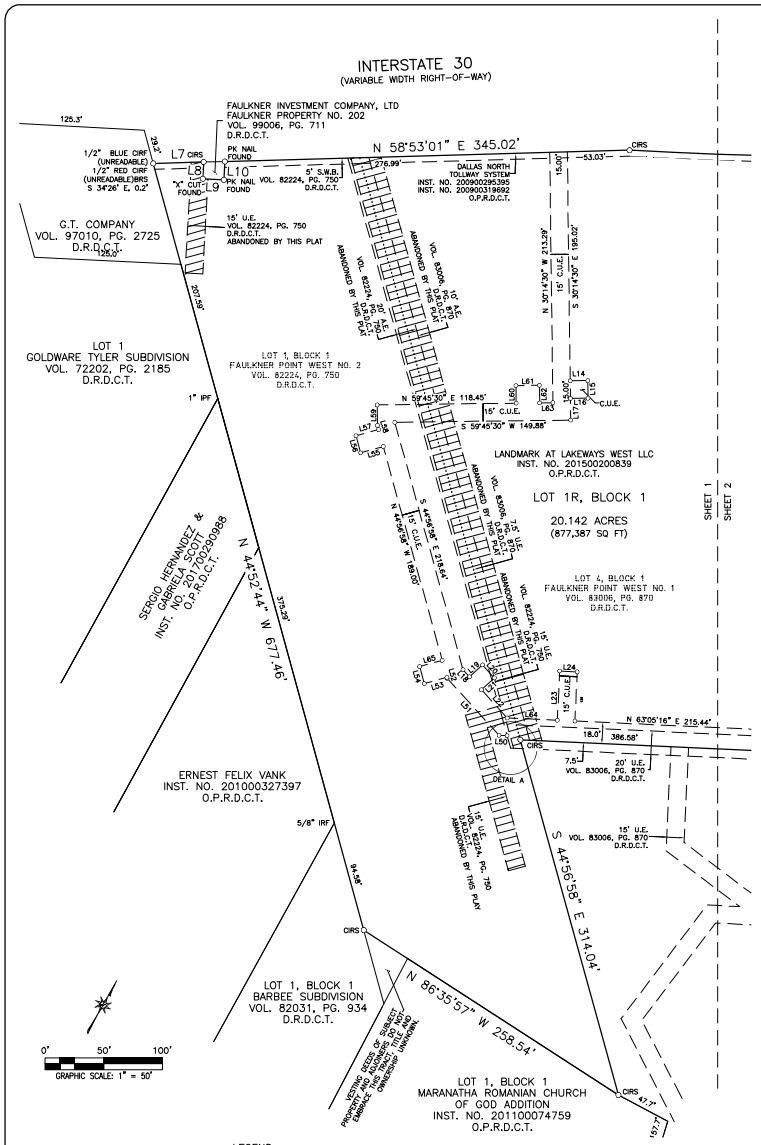
Z:\ASC Jobs\Jobs 2020\20098 Embrey Hill Ph 2\Topo JOB No. 20098



LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.D.C.T. = OFFICIAL PROPERTY RECORDS DALLAS COUNTY, TEXAS
M.R.C.D.T. = MAP RECORDS DALLAS COUNTY, TEXAS
D.R.C.D.T. = DEED RECORDS DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
R.M. = REFERENCE MONUMENT
CIRS = 3-INCH ALUMINUM DISK STAMPED "LKWY 1"
CIRF = CAPPED IRON ROD FOUND
ASC = ADAMS SURVEYING COMPANY LLC"
ESMT = EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
C.U.E. = CITY UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
S.W.B. = SOUTHWESTERN BELL

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Landmark at Lakeways West, LLC is the owner of a 20.142-acre tract of land located in the John Loving Survey, Abstract No. 791, Garland, Dallas County Texas, being all of Lot 1 and 2, Block 1, Lakeways West No. 1 Addition, an Addition to the City of Garland, Dallas County Texas as recorded in Instrument Number 20190008027 4, Official Public Records Dallas County Texas (O.P.R.D.C.T.), all of Lot 4, Block 1, Faulkner Point West No. 1 Addition, an Addition to the City of Garland, Dallas County Texas as recorded in Volume 83006, Page 870, Deed Records Dallas County Texas (D.R.D.C.T.), and all of Lot 1, Block 1, Faulkner Point West No. 2 Addition, an Addition to the City of Garland, Dallas County Texas as recorded in Volume 82224, Page 750, D.R.D.C.T., and being part of that parcel described in Special Warranty Deed to Landmark At Lakeways West LLC, as recorded in Instrument Number 201500200839, O.P.R.D.C.T., said 20.142 acres being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with blue cap (unreadable) for the northeast corner of said Lot 2, Block 1, Lakeways West No. 1 Addition, being in the south right-of-way line of Interstate Highway 30 (variable width right-of-way) and being the northwest corner of that parcel described in Special Warranty Deed to Faulkner Investment Company, LTD. as recorded in Volume 99006, Page 711, D.R.D.C.T;

THENCE South 23°56'29" East, leaving said right of way line and with the common line for said Lot 2 and said Faulkner Investment parcel, a distance of 73.04 feet to a found 5/8-inch iron rod with yellow cap marked "ADAMS SURVEYING COMPANY, LLC" (CIRF ASC)

THENCE North 66°03'29" East continuing with said common line, a distance of 30.00 feet to a 3/8-inch iron rod found for corner on the westerly right of way line for Peninsula Way (80-foot right of way);

THENCE southerly with said westerly right of way line as follows:

South 23°54'18" East, a distance of 151.69 feet to a CIRF ASC for the beginning of a tangent curve to the left;

Along the arc of said curve to the right, having a central angle of 35°03'21", a radius of 339.73 feet, an arc length of 207.86 feet, having a chord of South 41°29'51" East, 204.63 feet to a found CIRF ASC, a point of reverse curvature;

Along the arc of said curve to the left, having a central angle of 59°27'57", a radius of 80.00 feet, an arc length of 83.03 feet, having a chord of South 29°17'27" East, 79.35 feet to a CIRF ASC;

South 00°27'45" West, a distance of 281.94 feet to a CIRF ASC;

South 00°12'25" East, a distance of 112.70 feet to a found "X" in concrete for the common easterly corner for Lots 2 and 3 of said Lakeways West No. 1;

THENCE leaving said right of way line and with the common line for said Lots 2 and 3 as follows:

North 89°54'02" West, a distance of 59.69 feet to a found "X" in concrete;

North 00°06'25" West, a distance of 37.09 feet to a CIRF ASC;

South 89°53'35" West, a distance of 129.21 feet to a CIRF ASC for the beginning of a tangent curve to the right;

Along the arc of said curve to the right, having a central angle of 34°14'01", a radius of 59.88 feet, an arc length of 35.78 feet, having a chord of North 66°34'06" West, 35.25 feet to a CIRF ASC for a point of compound curvature;

Along the arc of said curve to the right, having a central angle of 19°37'46", a radius of 96.61 feet, an arc length of 33.10 feet, having a chord of North 35°52'18" West, 32.94 feet to a CIRF ASC;

North 26°54'43" West, a distance of 66.33 feet to a CIRF ASC;

South 63°05'16" West, at 274.04 feet pass a CIRF ASC for a common southerly corner of Lot 1 Block 1, and the northeasterly corner of Lot 2, Block 1, of said Lakeways West No. 1, at 525.49 feet pass a CIRF ASC for the southwest corner of said Lot 1 and the southeast corner of the aforesaid Lot 4, Block 1, Faulkner Point West No. 1, continuing for a total distance of 912.07 feet to a set 5/8-inch iron rod with aluminum cap stamped "LKWY 1" (CIRS), said point being on the northeasterly line of the aforesaid Lot 1, Block 1, Faulkner Point West No. 2;

THENCE South 44°56'58" East, a distance of 314.04 feet to a CIRS;

THENCE North 86°35'57" West, a distance of 258.54 feet to a CIRS;

THENCE North 44°52'44" West, at 96.44 feet pass a found 1-inch iron pipe, at 469.87 feet pass a found 1" iron pipe, continuing for a total distance of 677.46 feet to 1/2-inch iron rod with blue cap (unreadable) on the aforesaid southerly right of way line for Interstate Highway 30, from which a found 1/2-inch iron rod with unreadable red cap bears South 34°26' East, 0.2 feet;

THENCE North 58°53'01" East with south right-of-way line of Interstate Highway 30, a distance of 42.95 feet to a CIRS for the northwesterly corner of that parcel described in Special Warranty Deed to Faulkner Investment Company, Ltd. recorded in Volume 99006, Page 711, D.R.D.C.T.;

THENCE South 26°38'56" East with the southwesterly line of said Faulkner Investment tract, a distance of 14.32 feet to a found "X" in concrete;

THENCE North 63°21'04" East, a distance of 18.00 feet to a found PK nail for the southeasterly corner of said Faulkner Investment tract;

THENCE North 26°38'56" West, a distance of 15.71 feet to a found PK nail on the south right of way line for Interstate Highway 30;

THENCE North 58°53'01 second East with said right of way line, a distance of 345.02 feet to a CIRS for the beginning a non-tangent curve to the left;

THENCE along said non-tangent curve to the left and continuing with said right of way line, having a radius of 5,879.65 feet, a central angle of 05°32'32", an arc length of 568.47 feet and a chord of North 60°35'39" East, 568.52 feet to a found 1/2-inch iron rod with blue cap marked "SANDS" for the northwesterly corner of that parcel described as Tract 8-A described in Deed without Warranty to Lake Ray Hubbard Acquisition Trust as recorded in Volume 89173, Page 267, D.R.D.C.T.;

THENCE with the lines for said Tract 8-A as follows:

South 27°06'16" E, a distance of 79.13 feet to a CIRF ASC;

North 63°04'35" East a distance of 20.00 feet to a CIRF ASC;

N 27°06'16" West, a distance of 81.10 feet to a 3/8-inch iron rod with unreadable red cap on the southerly right of way line of Interstate Highway 30, the beginning of a tangent curve to the left;

THENCE along said curve to the left, having a radius of 5,879.65 feet, a central angle of 05°03'37", an arc length of 519.29 feet and a chord of North 54°49'57" East, 519.12 feet to the POINT OF BEGINNING and containing 20.142 acres (877,387 square feet) of land, more or less.

NOTES

1. Bearings hereon are referenced to the northern lines of subject tract as determined by found record monumentation per the plat recorded under Volume 83111, Page 1598 of the Map Records Dallas County, Texas.
2. Coordinates shown hereon are NAD (83) tied to the Texas Coordinate System of 1983, North Central Zone 4202, Geoid Model 12A, using VRS-RTK methods.
3. Reference Monument #1 is located at the northeast corner of the subject tract, also being the northwest corner of a tract of land described as Exhibit "N", Faulkner Investment Company, Ltd. as recorded in Volume 99006 Page 711, Deed Records Dallas County, Texas. Reference Monument #2 is located at the southeast corner of the subject tract, being the common easterly corner of Lots 1 and 3, Block 1, Lakeways west No. 1 Addition, an Addition to the City of Garland as recorded in Instrument No. 201900080274, Official Public Records Dallas County Texas.
4. Selling a portion of the addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
5. Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
6. The purpose for this plat is to replat existing lots for developement.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Landmark At Lakeways West, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as WORKING PLAT LAKEWAYS WEST NO. 1 ADDITION REPLAT OF LOT 1, BLOCK 1 in addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.
The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s). This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.
This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2021.

BY: _____
Paul Ahls
Vice President

STATE OF GEORGIA §

COUNTY OF COBB §

Before me, the undersigned authority, on this day personally appeared Paul Ahls, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public for and in the State of Georgia

My commission expires: _____

SURVEYOR'S STATEMENT

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 2021

_____
Paul Hubert
Texas Registered Professional Land Surveyor No. 1942

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021.

_____ _____
Notary Public for and in the State of Texas

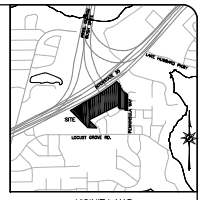
My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 2021 by the City Plan Commission of the City of Garland, Texas.

_____
Director of Planning

_____
Chairman of Plan Commission

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.



VICINITY MAP
NOT TO SCALE

REPLAT

LAKEWAYS WEST NO. 1 ADDITION
REPLAT OF LOT 1, BLOCK 1

LOT 1R, BLOCK 1

A REPLAT OF LOT 1, BLOCK 1, FAULKNER POINT WEST NO. 2, LOTS 4, BLOCK 1, FAULKNER POINT WEST, NO. 1, LOTS 1 & 2, BLOCK 1, LAKEWAYS WEST NO. 1 ADDITION

JAMES LOVING SURVEY,
ABSTRACT NO. 791
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 200407-1

PAGE 2 OF 2

MAY 04, 2021

OWNER
LANDMARK AT LAKEWAYS WEST, LLC
400 Galleria Parkway, Suite 1450
Atlanta, Georgia 30339
Phone: (404) 660-3200

ENGINEER
ML CLARK CONSULTING, LLC
P.O. Box 170
Addison, Texas 75001
Contact: Michael L. Clark, P.E.
Phone: (214) 675-1980

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 256
Richardson, Texas 75080.
Contact: Paul Hubert
Phone: (469) 317-0250

Adams Surveying Company, LLC
TBPELS Firm Registration No. 10177500

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GARLAND

Plan Commission **2. c.**

Meeting Date: 05/24/2021

Item Title: P 21-17 Hidden Oaks Final Plat

Summary:

P 21-17 Hidden Oaks Final Plat

Attachments

P 21-17 Hidden Oaks Report and Attachments

Planning Report

File No: P 20-17/District 1
Agenda Item:
Meeting: Plan Commission
Date: May 24, 2021

FINAL PLAT
Hidden Oaks

LOCATION
2845 Crist Road

ZONING
Planned Development (PD) District 19-29 for Single-Family Use

NUMBER OF LOTS
Seventy-three (73) Lots:

- Sixty-seven (67) residential dwelling unit lots
- Six (6) HOA lots

ACREAGE
14.25 acres

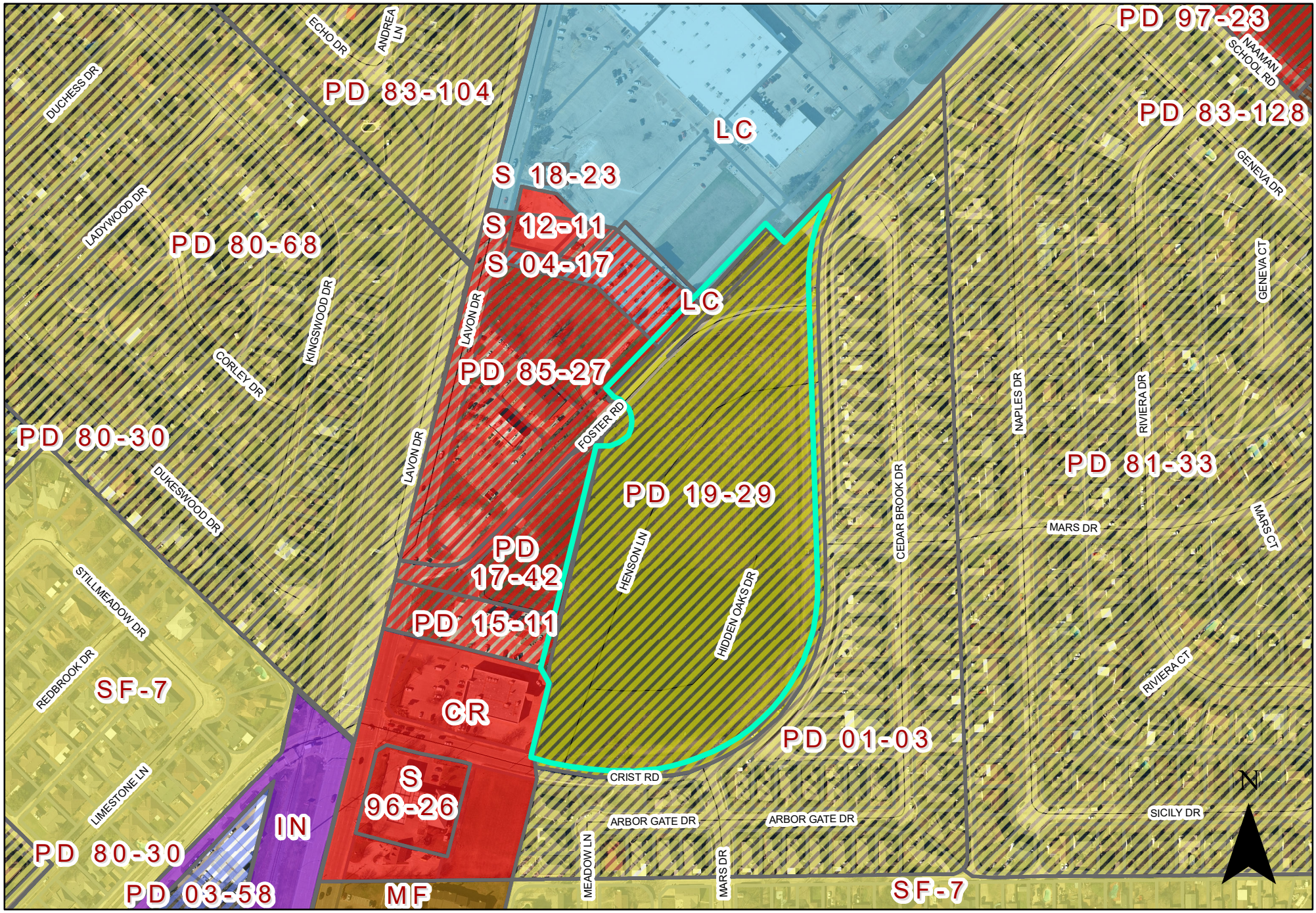
BACKGROUND
The applicant requests approval of a final plat. The proposed final plat is comprised of sixty-seven (67) single-family lots and six (6) HOA lots. The preliminary plat was approved on May, 11, 2020.

STAFF RECOMMENDATION
Approval of the final plat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

PREPARED BY:
Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

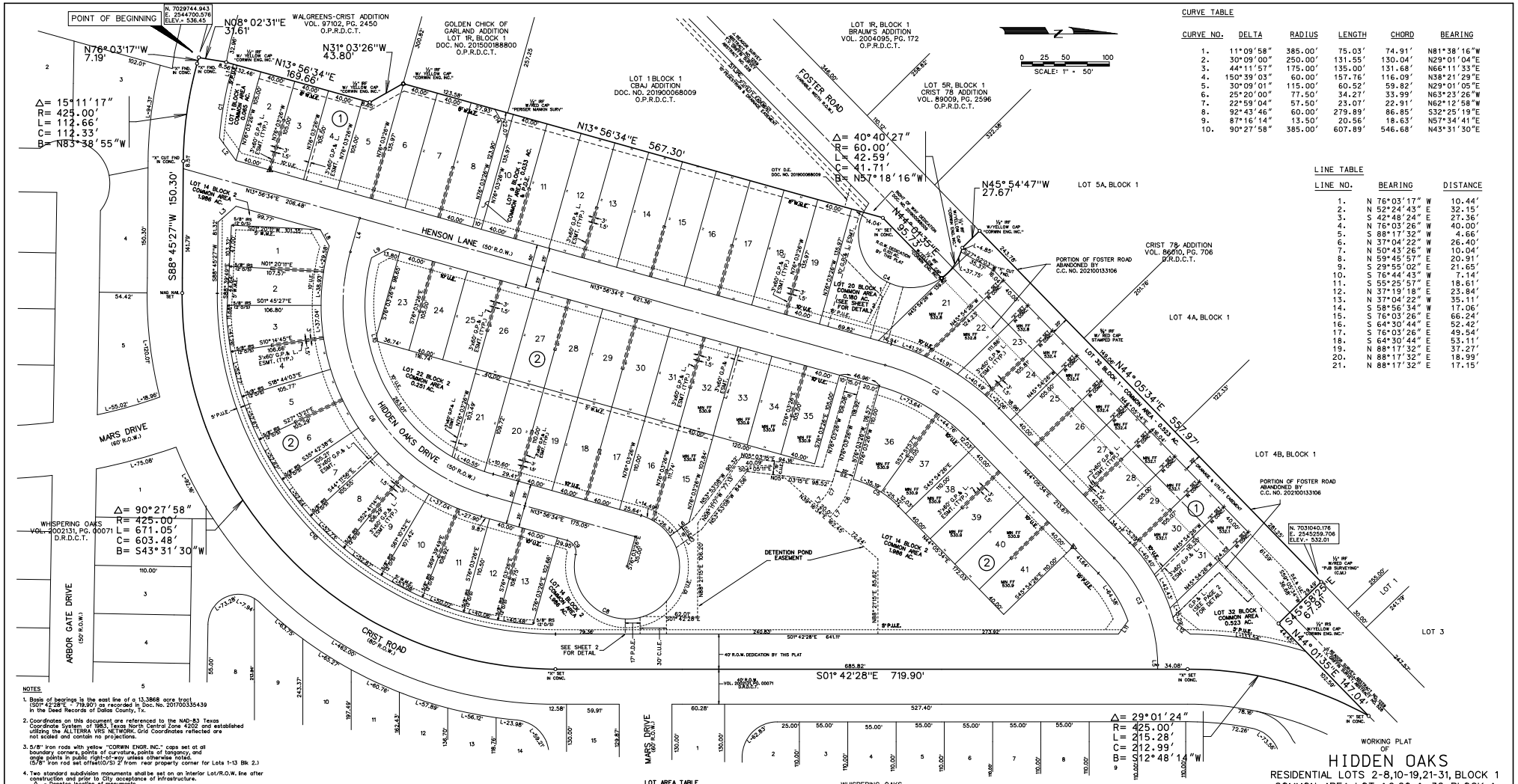


0 150 300 Feet

1 inch = 300 feet

Plat Map P 21-17

INDICATES AREA OF REQUEST



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	11°09'58"	385.00'	75.03'	74.91'	N81°38'16"W
2.	30°09'00"	250.00'	131.55'	130.04'	N29°01'04"E
3.	44°11'57"	175.00'	135.00'	131.68'	N66°11'33"E
4.	150°39'03"	60.00'	157.76'	116.09'	N38°21'29"E
5.	30°09'01"	115.00'	60.52'	59.82'	N29°01'05"E
6.	25°20'00"	77.50'	34.27'	33.99'	N63°23'26"W
7.	22°59'04"	57.50'	23.07'	22.91'	N62°12'58"W
8.	92°43'46"	60.00'	279.89'	86.85'	S32°25'19"E
9.	87°16'14"	13.50'	20.56'	18.63'	N57°34'41"E
10.	90°27'58"	385.00'	607.89'	546.68'	N43°31'30"E

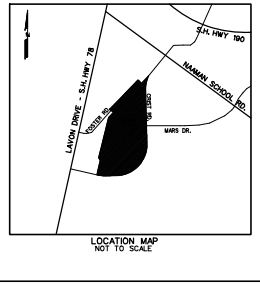
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 76°03'17" W	10.44'
2.	N 52°24'43" E	32.15'
3.	S 42°48'24" E	27.36'
4.	N 76°03'26" W	40.00'
5.	S 88°17'32" W	4.66'
6.	N 37°04'22" W	26.40'
7.	N 50°43'26" W	10.04'
8.	N 59°45'57" E	20.91'
9.	S 29°55'02" E	21.65'
10.	S 76°44'43" W	7.14'
11.	S 55°25'57" E	18.61'
12.	N 37°19'18" E	23.84'
13.	N 37°04'22" W	35.11'
14.	S 58°56'34" W	17.06'
15.	S 76°03'26" E	66.24'
16.	S 64°30'44" E	52.42'
17.	S 76°03'26" E	49.54'
18.	S 64°30'44" E	53.11'
19.	N 88°17'32" E	37.27'
20.	N 88°17'32" E	18.99'
21.	N 88°17'32" E	17.15'

NOTES

1. Basis of bearings is the east line of a 13.3868 acre tract (S01° 42'28"E - 719.90') as recorded in Doc. No. 2017003354 39 in the Deed Records of Dallas County, Tx.
2. Coordinates on this document are referenced to the NAD-83 Texas Coordinate System, of 1983, Texas North Central Zone 4202 and established utilizing the ALLTERRA VRS NETWORK. Grid Coordinates reflected are not scaled and contain no projections.
3. 5/8" Iron rods with yellow "CORWIN ENGR. INC." caps set at all boundary corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted. (5/8" Iron rod set offset10/53) 2' from rear property corner for Lots 1-13 Blk 2.)
4. Two standard subdivision monuments shall be set on an interior Lot/R.O.W. line after construction and prior to City acceptance of infrastructure. △ - Denotes location of monuments
5. Block corners shall have a min. 2" metallic cap attached to a metal pipe or rod and imprinted with inscriptions per City standards.
6. LEGEND
   C.U.E. - City Utility Easement
   U.E. - Utility Easement.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   P.D.E. - Private Drainage Easement
   S.S.E.- Sanitary Sewer Easement
   P.U.E. - Pedestrian and Utility Easement
   P.E. - Pedestrian Easement
   W.M.E. - Wall Maintenance Easement
   MIN FF - Minimum Finished Floor Elevation
   D.R.D.C.T. - Deed Records Dallas County, Texas
   O.P.R.D.C.T. - Official Public Records Dallas County, Texas
   G.P.&L. - Garland Power & Light Easement
7. All common areas, open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
8. Maintenance of Detention Pond shall conform to the Operation and Maintenance Manual approved by the City of Garland.
9. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
10. Any and all maintenance of HOA open space, common areas, HOA lots, private easements, screen walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.
11. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
12. Property owners of corners lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.

CORWIN JOB #19058



LOCATION MAP
NOT TO SCALE

LOT AREA TABLE

Block	Lot	Area (sf)	Area (ac.)
1	1*	2830.164	0.065
1	2	4200.000	0.096
1	3	4200.000	0.096
1	4	4200.000	0.096
1	5	4665.474	0.107
1	6	5464.758	0.125
1	7	5438.828	0.125
1	8	5366.096	0.123
1	9*	1432.457	0.033
1	16	5438.827	0.125
1	11	5438.828	0.125
1	12	5438.828	0.125
1	13	5438.828	0.125
1	14	5438.828	0.125
1	15	5438.828	0.125
1	16	5438.828	0.125
1	17	5438.828	0.125
1	18	5438.828	0.125
1	19	5438.828	0.125
1	20	7828.682	0.180
1	21	6636.436	0.152
1	22	4699.611	0.108
1	23	4333.223	0.099
1	24	4205.650	0.097
1	25	4200.000	0.096

Block	Lot	Area (sf)	Area (ac)
1	26	4200.000	1.096
1	27	4200.000	1.096
1	28	4200.000	1.096
1	29	4200.123	1.096
1	30	4277.967	1.098
1	31	4654.140	1.107
1	32*	23008.884	1.528
2	1	5102.965	1.117
2	2	4451.478	1.102
2	3	4811.393	1.111
2	4	4767.868	1.109
2	5	4734.338	1.109
2	6	4716.857	1.108
2	7	4723.678	1.108
2	8	4752.023	1.109
2	9	4801.466	1.110
2	10	4871.253	1.112
2	11	4816.787	1.111
2	12	4399.307	1.101
2	13	4243.004	1.097
2	14	86516.864	1.986
2	15	4603.039	1.106
2	16	4408.287	1.101
2	17	4400.000	1.101

Block	Lot	Area (sf)	Area (ac)
2	18	4400.000	0.101
2	19	4400.000	0.101
2	20	4399.008	0.101
2	21	4292.008	0.099
2	32*	10949.361	0.251
2	23	4189.648	0.096
2	24	4200.000	0.096
2	25	4200.000	0.096
2	26	4200.000	0.096
2	27	4200.000	0.096
2	28	4200.000	0.096
2	29	4200.000	0.096
2	30	4200.000	0.096
2	31	4200.000	0.096
2	32	4200.000	0.096
2	33	4200.000	0.096
2	34	4200.000	0.096
2	35	4200.000	0.096
2	36	5985.615	0.137
2	37	5177.614	0.119
2	38	4400.000	0.101
2	39	4400.000	0.101
2	40	4400.000	0.101
2	41	4400.000	0.101

* indicates common area lots

CITY OF GARLAND BENCHMARKS:

1. CITY OF GARLAND GPS MONUMENT #61. 2" BRASS DISK STAMPED 61, LOCATED ON THE EAST SIDE OF STATE HIGHWAY 78 (LAVON DRIVE) APPROX. 33' NORTH OF THE BRIDGE OVER PRESIDENT GEORGE BUSH TOLLWAY (STATE HIGHWAY 190). MAPSCO 19-B.
   ELEV. = 525.92
2. CITY OF GARLAND GPS MONUMENT #19. 2" BRASS DISK STAMPED 19 LOCATED IN MEDIAN ON NORTH SIDE OF BUCKINGHAM ROAD APPROXIMATELY 200' EAST OF NORTHLAKE DRIVE. MAPSCO 19-A.
   ELEV. = 529.02

ON-SITE BENCHMARK:

"X" CUT ON TOP OF CURB INLET ON SOUTH SIDE OF CRIST ROAD APPROX. 235' WEST OF MARS DRIVE.
ELEV.=532.63

WHISPERING OAKS
VOL. 2002131, PG. 00071
D.R.D.C.T.

SPACE RESERVED FOR COUNTY RECORDING LABEL

TOTAL RESIDENTIAL LOTS 67
TOTAL ACRES 14.255

SHEET 1 OF 2

WORKING PLAT OF

HIDDEN OAKS

RESIDENTIAL LOTS 2-8,10-19,21-31, BLOCK 1
COMMON AREA LOT 1,9,20 & 32, BLOCK 1
RESIDENTIAL LOTS 1-13,15-21,23-41, BLOCK 2
COMMON AREA LOT 14 & 22, BLOCK 2
SITUATED IN THE
THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528
J. REAGOR SURVEY ABSTRACT NO. 1259
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 190903-2

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM NO. 10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATER, STE. 100
COPPELL, TEXAS 75019
972-462-3409

APRIL 2021 SCALE 1" = 50'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PULTE HOMES OF TEXAS, L.P., is the owner of a tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528 and J. Reagor Survey, Abstract No. 1259, in the City of Garland, Dallas County, Texas, being all of a 13.3868 acre tract, as recorded in Doc. No. 201900337029 in the Official Public Records of Dallas County, Texas and being all of the portion of right of Way of Foster Road (formerly Crist and County Road 596) abandoned and described in Deed Without Warranty And Abandonment Of Right-Of-Way recorded in Doc. No. 202100133106 in Official Public Records, Dallas County, Texas, being more particularly described as follows:

BEGINNING, at an "X" in concrete found at the most westerly northwest corner of Whispering Oaks, an addition to the City of Garland, Texas, as described in Volume 2002131, Page 00071, in the Deed Records of Dallas County, Texas, same being the southwest corner of said 13.3868 acre tract and in the east line of Lot 1, Block A, Walgreens - Crist Addition, an addition to the City of Garland, Texas recorded in Volume 97102, Page 02450 of said Deed Records;

THENCE, North 08° 02'31" East, with the west line of said 13.3868 acre tract and the east line of said Walgreens - Crist Addition, for a distance of 31.61 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc." at the southeast corner of Lot 1 Block A of said Walgreens-Crist Addition;

THENCE, North 13° 56'34" East, continuing with the west line of said 13.3868 and the east line of said Lot 1, Block A of Walgreens-Crist Addition, for a distance of 169.66 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 31° 03'26" West, continuing with said east and west lines, for a distance of 43.80 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc." at the northeast corner of said Walgreens-Crist Addition and being the southeast corner of Golden Chick of Garland Replat, an addition to the City of Garland, Texas as described in Doc. No. 201500188800, in said Official Public Records;

THENCE, North 13° 56'34" East, continuing with said west line and the east line of said Golden Chick, at 123.58 feet passing a 1/2 inch iron rod found with a red cap stamped "Peiser&Mankin Surv" at the northeast corner of said Golden Chick of Garland and the southeast corner of CBAJ Addition, an addition to the City of Garland, as described in Doc. No. 201900068009 in said Official Public Records, and continuing for a total distance of 567.30 feet, to "X" cut set being the apparent southeast line of said Foster Road (Formerly Crist Road and County Road 596) and being the northerly corner of said CBAJ Addition;

THENCE, North 44° 01'35" East, with the northwest line of said 13.3868 acre tract, for a distance of 95.73 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly east corner of said portion of Foster Road right of way Abandonment, and being on a non-tangent curve to the left, having a radius of 60.00 feet, and a central angle of 40° 40'27";

THENCE, with the west line of said portion of Foster Road right of way Abandonment and continuing with said curve to the left, for an arc distance of 42.59 feet (Chord Bearing North 57° 18'16" West - 41.71 feet), to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 45° 54'47" West, continuing with said west line, for a distance of 27.67 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly west corner of said portion of Foster Road right of way Abandonment, being in the southeast line of Crist 78 Addition, an addition to the City of Garland, Texas recorded in Volume 86010, Page 706, in said Deed Records;

THENCE, North 44° 05'34" East, with the northwest line of said portion of Foster Road right of way Abandonment and being the southeast line of said Crist 78 Addition, for a distance of 557.97 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the northwest corner of said Right of way Abandonment Foster Road;

THENCE, South 45° 58'25" East, with the northeast line of said portion of Foster Road right of way Abandonment, for a distance of 67.91 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the most northerly east corner of said portion of Foster Road right of way Abandonment and being in the northwest line of said 13.3868 acre tract;

THENCE, North 44° 01'35" East, with the northwest line of said 13.3868 acre tract, for a distance of 147.04 feet, to an "X" set in concrete at the most northerly corner of said 13.3868 acre tract and being in a northwest line of said Whispering Oaks, also being on a non-tangent curve to the left, having a radius of 425.00 feet, and a central angle of 29° 01'24";

THENCE, with an easterly line of said 13.3868 acre tract and the northwest line of said Whispering Oaks and with said curve to the left for an arc distance of 215.28 feet (Chord Bearing South 12° 48'14" West - 212.99 feet), to an "X" set in concrete;

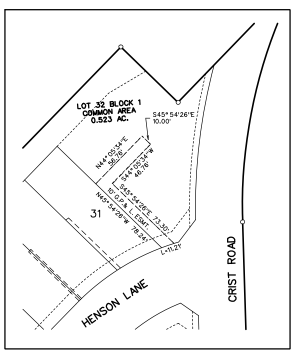
THENCE, South 01° 42'28" East, continuing with said west and east lines, for a distance of 719.90 feet, to an "X" set in concrete at the point of curvature of a curve to the right, having a radius of 425.00 feet, and a central angle of 90° 27'58";

THENCE, continuing with said lines and with said curve to the right for an arc distance of 671.05 feet (Chord Bearing South 43° 31'30" West - 603.48 feet), to a mag nail set at the point of tangency;

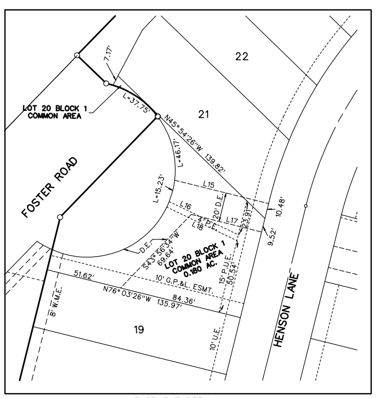
THENCE, South 88° 45'27" West, continuing with said lines, for a distance of 150.30 feet, to an "X" cut found in concrete at the point of curvature of a curve to the right, having a radius of 425.00 feet, and a central angle of 15° 11'17";

THENCE, continuing with said lines and with said curve to the right, for an arc distance of 112.66 feet (Chord Bearing North 83° 38'55" West - 112.33 feet), to an "X" found in concrete at the point of tangency;

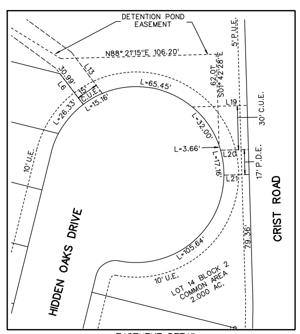
THENCE, North 76° 03'17" West, continuing with said lines, for a distance of 7.19 feet, to the POINT OF BEGINNING and containing 14.255 acres or 620,934.27 square feet of land.



G.P. & L. EASEMENT
LOT 32 BLOCK 1
SCALE 1"=50'



EASEMENT DETAIL
LOT 20 BLOCK 1
SCALE 1"=40'



EASEMENT DETAIL
LOT 14 BLOCK 2
SCALE 1"=40'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That PULTE HOMES OF TEXAS, L.P., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **HIDDEN OAKS** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any public easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pickup, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area (Lot 14 Block 2) designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

This plat approved subject to all applicate ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the__________day of__________2021.

PULTE HOMES OF TEXAS, L.P.

____

Clint D. Vincent
Division Vice President of Land Development

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared CLINT D. VINCENT known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this__________day of__________, 2021.

____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, WARREN L. CORWIN, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this signed Final Plat.

Dated this the__________ day of__________2021.

____
Warren L. Corwin
Texas Registered Professional Land Surveyor No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the______day of__________, 2021.

____
Notary Public in and for the State of Texas

Approved and accepted for the City of Garland this_____day of__________2021, by the City Plan Commission of the City of Garland, Texas.

____
Chairman of the Plan Commission

____
Director of Planning Department

The approval of the plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from above date.

SPACE RESERVED FOR COUNTY RECORDING LABEL

WORKING PLAT
OF
HIDDEN OAKS
RESIDENTIAL LOTS 2-8,10-19,21-31, BLOCK 1
COMMON AREA LOT 1,9,20 & 32, BLOCK 1
RESIDENTIAL LOTS 1-13,15-21,23-41, BLOCK 2
COMMON AREA LOT 14 & 22, BLOCK 2
SITUATED IN THE
THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528
J. REAGOR SURVEY ABSTRACT NO. 1259
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 190903-2

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM NO. 10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATER, STE. 100
COPPELL, TEXAS 75019
972-462-3409

APRIL 2021

GARLAND

Plan Commission **2. d.**

Meeting Date: 05/24/2021

Item Title: P 21-18 Micropac Addition Final Plat

Summary:

P 21-18 Micropac Addition Final Plat

Attachments

P 21-18 Micropac Addition Report and Attachments

Planning Report

File No: P 21-18/District 1
Agenda Item:
Meeting: Plan Commission
Date: May 24, 2021

FINAL PLAT
Micropac Addition

LOCATION
1655 State Highway 66

ZONING
Industrial (IN) District

NUMBER OF LOTS
One (1) Lot

ACREAGE
9.217 acres

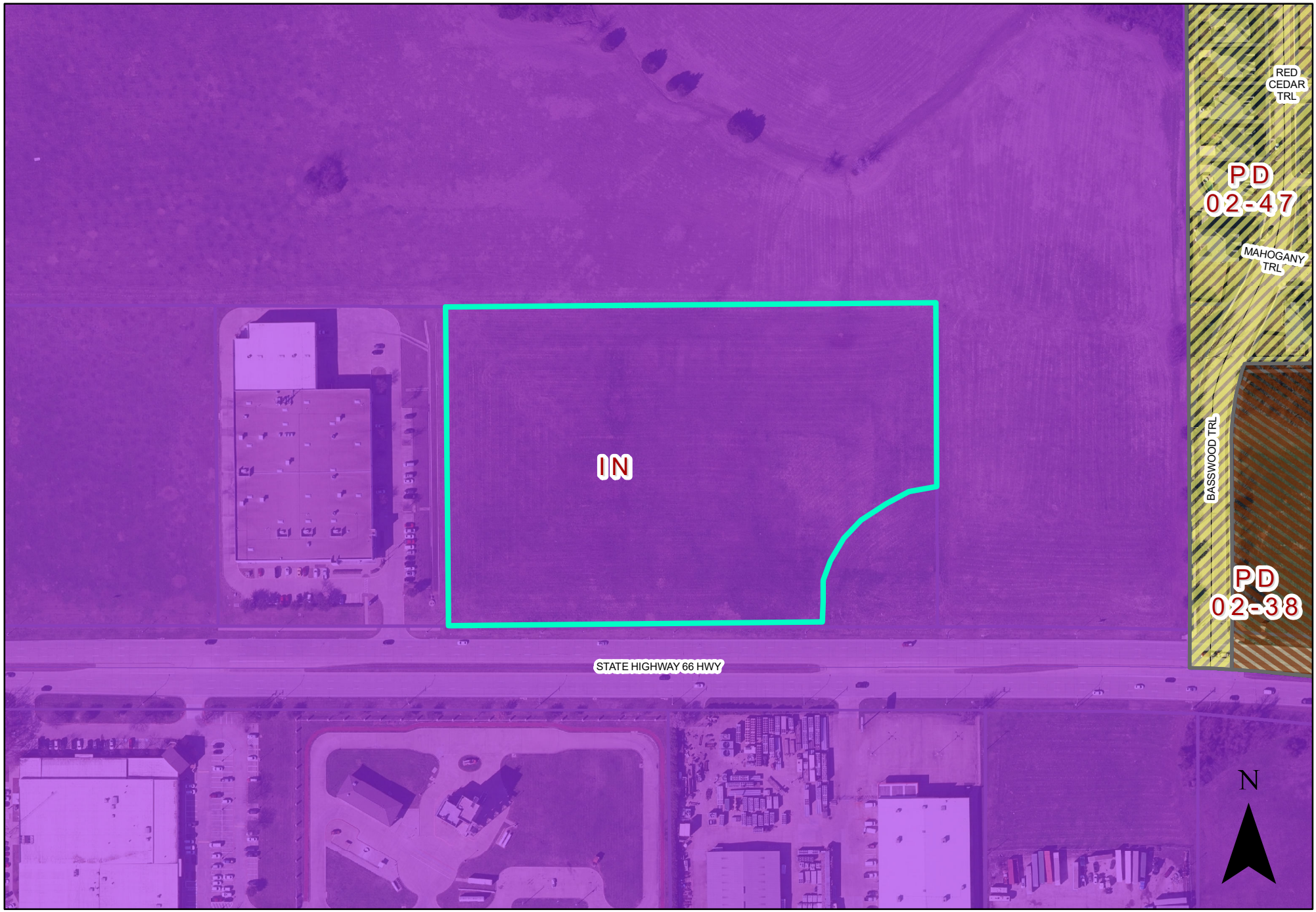
BACKGROUND
The applicant requests approval of a final plat. The purpose of this plat is to create one (1) lot and dedicate easements for a light manufacturing building.

STAFF RECOMMENDATION
Approval of the final plat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

PREPARED BY:
Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

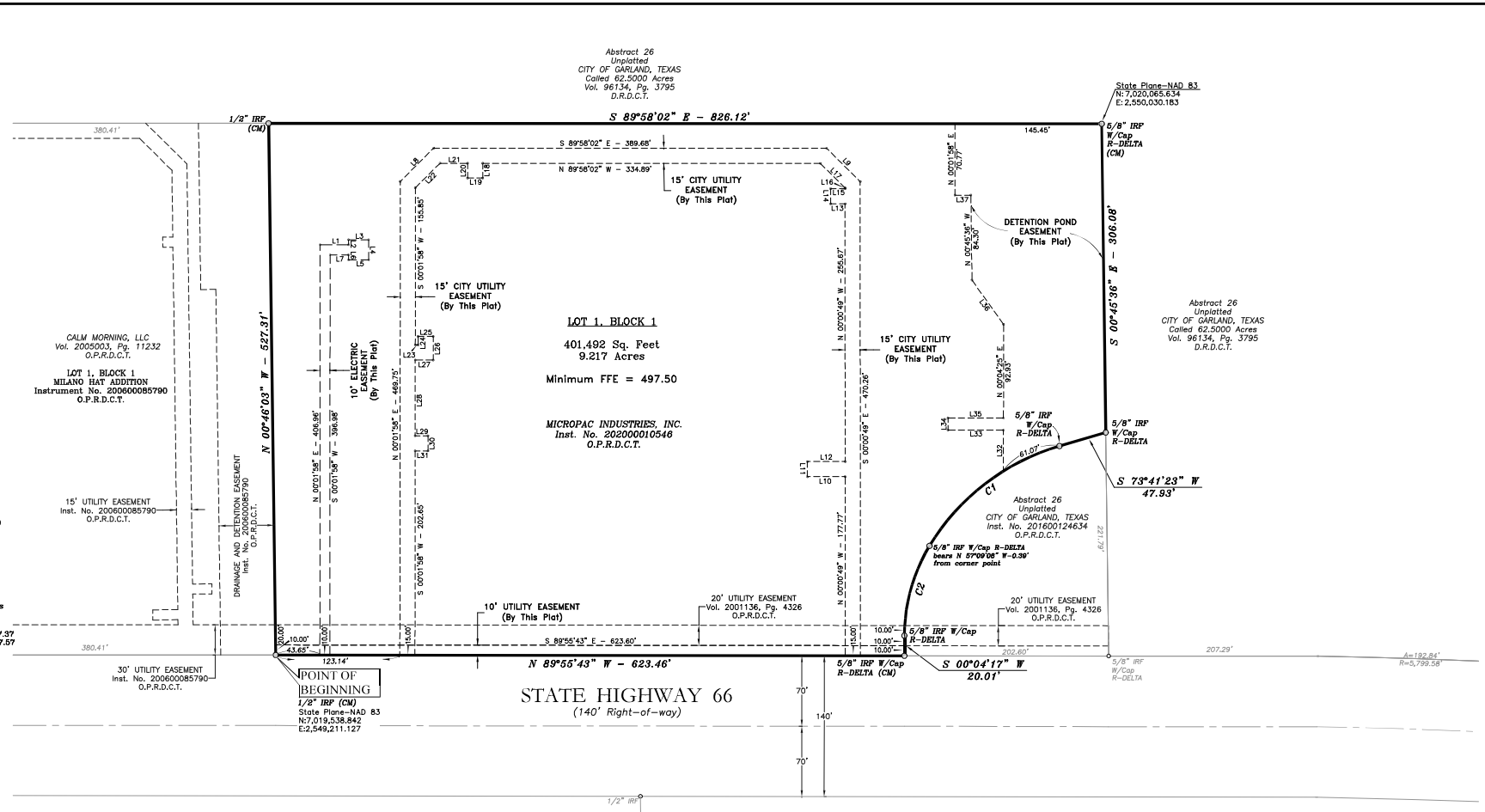


0 100 200 Feet

1 inch = 208 feet

Plat Map P 21-18

INDICATES AREA OF REQUEST



GENERAL NOTES:

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

2. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.

3. Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.

4. The Purpose of this Plat is to prepare this un-platted property as an addition to the City of Garland and future development.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

FINISH FLOOR ELEVATION NOTE:

The designed minimum Finish Floor Elevation (FFE) is 497.50 feet. As per the City of Garland's requirements, the minimum FFE must be a minimumof 1 foot the 100 year WSE of the Emergency Spillway elevation of 496.47 feet.

REFERENCE BEARING:

Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments No. 31 and 123

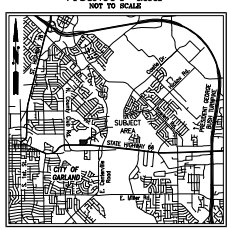
GPS-31 - N: 7,018,344.58 E: 2,550,402.80 Z: 497.97

GPS-123 - N: 7,018,797.37 E: 2,551,757.57 Z: 480.83

LEGEND

- PROPERTY CORNER
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE

VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas, County, Texas
IRF = Iron Rod Found
IRS = 1/2" Iron Rod Set with red plastic cap stamped "RPLS 4701" (Unless otherwise noted)
W/Cap = With Stamped Plastic Cap
RPLS = Registered Professional Land Surveyor
CM = Controlling Monument

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	42°30'08"	224.00'	166.16'	S 52°26'20" W	162.38'
C2	31°07'04"	172.39'	93.63'	S 15°37'47" W	92.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	28.30'
L2	N 00°00'00" W	5.00'
L3	N 90°00'00" E	20.00'
L4	S 00°00'00" E	20.00'
L5	N 90°00'00" W	20.00'
L6	N 00°00'00" W	5.00'
L7	N 90°00'00" W	18.30'
L8	N 45°01'58" E	46.93'
L9	S 45°15'44" E	46.88'
L10	S 89°59'11" W	37.51'
L11	N 00°00'49" W	15.00'
L12	N 89°59'11" E	37.51'
L13	S 89°59'11" W	14.44'
L14	N 00°00'49" W	15.00'
L15	N 89°59'11" E	14.44'
L16	N 00°00'49" W	0.74'
L17	N 45°15'44" W	34.46'
L18	S 00°01'58" W	14.69'
L19	N 89°58'02" W	15.00'
L20	N 00°01'58" E	14.69'
L21	N 89°58'02" W	27.41'
L22	S 45°01'58" W	34.51'
L23	S 89°58'02" E	2.86'
L24	N 00°01'58" E	8.50'
L25	S 89°58'02" E	15.00'
L26	S 00°01'58" W	23.50'
L27	N 89°58'02" W	17.86'
L28	S 00°01'58" W	75.08'
L29	S 89°58'02" E	12.60'
L30	S 00°00'49" W	15.00'
L31	N 89°58'02" W	12.61'
L32	N 00°04'25" E	40.63'
L33	N 89°55'35" W	54.95'
L34	N 00°04'25" E	12.00'
L35	S 89°55'35" E	54.95'
L36	N 35°30'43" W	53.87'
L37	S 90°00'00" W	15.77'

OWNER: LOT 1, BLOCK 1
MICROPAC INDUSTRIES, INC.
905 E. Walnut St.
Garland, TX 75040
972-272-3571
Contact: Mark King

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Contact: Lawrence H. Ringley

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT

MICROPAC ADDITION

LOT 1, BLOCK 1

Being a
9.217 Acre Tract
situated in the
John L. Anderson Survey, Abstract No. 26
City of Garland, Dallas County, Texas

CITY CASE NO. 200924-1

RINGLEY & ASSOCIATES, INC.
SURVEYING · MAPPING · PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark King	01/05/20	1" = 50'	19081	19081-PP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS, MICROPAC INDUSTRIES, INC. is the owner of that certain tract of land situated in the City of Garland, in the John L. Anderson Survey, Abstract No. 26 of Dallas County, Texas and being all of that certain called 9.217 acre tract of land described in a Correction Deed Without Warranty, recorded in Instrument No. 202000010546, Official Public Records, Dallas, County, Texas (O.P.R.D.C.T.) and said tract of land being a part of that certain called 10.000 acre tract of land described in a deed to the City of Garland, Texas, recorded in Instrument No. 201600124634, O.P.R.D.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the north right-of-way line of State Highway 66 for the southwest corner of the above described Micropac tract and same being the southeast corner of Lot 1, Block 1 of Milano Hat Addition, an addition to the City of Garland, according to the plat thereof, recorded in Instrument No. 200600085790, O.P.R.D.C.T.;

THENCE: North 00 deg. 46 min. 03 sec. West, departing from said State Highway 66, along the common line of said Micropac tract and said Milano Hat Addition, a distance of 527.31 feet to a 1/2 inch iron rod found for the northwest corner of said Micropac tract and the northeast corner of said Lot 1, Block 1 of Milano Hat Addition and same being on the northern south line of that certain called 62.5000 acre tract of land described in a deed to the City of Garland, Texas, recorded in Volume 96134, Page 3795, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: South 89 deg. 58 min. 02 sec. East, along the common line of said Micropac tract and said 62.5000 acre tract, a distance of 826.12 feet to a 5/8 inch iron rod, topped with an orange plastic cap, stamped 'R-Delta Engineers', found for the northeast corner of said Micropac tract and same being an inside ell corner of said 62.5000 acre City of Garland tract;

THENCE: South 00 deg. 45 min. 36 sec. East, continuing along the common line of said Micropac tract and said 62.5000 acre tract, a distance of 306.08 feet to a 5/8 inch iron rod, topped with an orange plastic cap, stamped 'R-Delta Engineers', found for the easterly southeast corner of said Micropac tract and same being the northern corner of that remaining parcel of the above described 10.000 acre City of Garland tract of land;

THENCE: South 73 deg. 41 min. 23 sec. West, departing from said 62.5000 acre City of Garland tract, along the southeasterly line of said Micropac tract and the northerly line of said City of Garland parcel, a distance of 47.93 feet to a 5/8 inch iron rod, topped with an orange plastic cap, stamped 'R-Delta Engineers', found for corner at the beginning of a curve to the left, having a radius of 224.00 feet, a central angle of 42 deg. 30 min. 08 sec. and a chord that bears South 52 deg. 26 min. 20 sec. West - 162.35 feet;

THENCE: Continuing along the common line of said Micropac tract and City of Garland parcel and with said curve to the left, an arc distance of 166.15 feet to a point for corner from which a 5/8 inch iron rod found, topped with a orange plastic cap, stamped 'R-Delta Engineers', bears North 57 deg. 09 min. 08 sec. West - 0.39 feet and said point being the beginning of a compound curve to the left, having a radius of 172.39 feet, a central angle of 31 deg. 07 min. 04 sec. and a chord that bears South 15 deg. 37 min. 47 sec. West - 92.48 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 93.63 feet to a 5/8 inch iron rod, topped with an orange plastic cap, stamped 'R-Delta Engineers', found for corner at the end of said curve;

THENCE: South 00 deg. 04 min. 17 sec. West, continuing along said common line, a distance of 20.01 feet 5/8 inch iron rod, topped with an orange plastic cap, stamped 'R-Delta Engineers', found for the southerly southeast corner of said Micropac tract, on the south line of said 10.000 acre City of Garland tract and the north right-of-way line of the above mentioned State Highway 66;

THENCE: North 89 deg. 55 min. 43 sec. West, along the common line of said Micropac tract and State Highway 66, a distance of 623.46 feet to the POINT OF BEGINNING and containing 401,492 square feet or 9.217 acres of land.

SURVEYOR'S AFFIRMATION

I, LAWRENCE H. RINGLEY, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2021

_____
LAWRENCE H. RINGLEY, R.P.L.S.
Texas Registered Professional Land Surveyor No. 4701

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ , day of _____, 2021

_____
Notary Public for and in the State of Texas

My commission expires: _____.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That MICROPAC INDUSTRIES, INC., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as MICROPAC ADDITION, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention retention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2021

BY: MICROPAC INDUSTRIES, INC.

_____
MARK KING
CEO

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared MARK KING, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____ . 2021

_____
Notary Public for and in the State of Texas

My commission expires:_____.

Approved and accepted for the City of Garland this _____ day of _____ , 20_____ , by the City Plan Commission of the City of Garland, Texas.

_____
Chairman of the City Plan Commission

_____
Director of Planning Dept.

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT

MICROPAC ADDITION

LOT 1, BLOCK 1
Being a
9.217 Acre Tract
situated in the
John L. Anderson Survey, Abstract No. 26
City of Garland, Dallas County, Texas

CITY CASE NO. 200924-1

OWNER: LOT 1, BLOCK 1
MICROPAC INDUSTRIES, INC.
905 E. Walnut St.
Garland, TX 75040
972-272-3571
Contact: Mark King

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Contact: Lawrence H. Ringley

RINGLEY & ASSOCIATES, INC.
SURVEYING · MAPPING · PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Steel	01/21/2021	N.T.S.	19081	19081-FP.DWG	2 of 2

GARLAND

Plan Commission **3. a.**

Meeting Date: 05/24/2021

Item Title: Z 21-01 Civil Point Engineering, Inc. - Zoning (District 7)

Summary:

Consideration of the application of **Civil Point Engineering, Inc.,** requesting approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (District 7) (File Z 21-01 - Zoning)

Attachments

Z 21-01 Civil Point Engineering, Inc. Report and Attachments (Zoning)

Z 21-01 Civil Point Engineering, Inc. Responses

Planning Report

File No: Z 21-01/District 7
Agenda Item:
Meeting: Plan Commission
Date: May 24, 2021

REQUEST
Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

LOCATION
2055 Arapaho Road

APPLICANT
Civil Point Engineers, Inc.

OWNER
Spring Creek Senior Living, LLC.

BACKGROUND
The subject property is currently unimproved. In 2017, the City Council approved Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use on 34.5 acres. The applicant would like to amend Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use. However, the proposed request is an entirely different site layout (Exhibit C) and approximately eleven (11) acres out of the 34.5 acres will be developed.

SITE DATA
The overall site consists of approximately 34.5 acres with 666.93 lineal feet of frontage along Arapaho Road. However, the area that will be developed with this request is only eleven (11) acres. The site plan (Exhibit C) shows two (2) access points from Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) 17-52 for Multi-Family Use. More specifically, the current approved Detail Plan is for Elder Care- Independent Living and Elder Care- Assisted Living Use.

CONSIDERATIONS

1. Development and Site Plan
   The applicant requests the development of a 125,641 square-foot single building for Elder Care- Independent Living and Assisted Living that is designed to function as multiple buildings on an unimproved property. It features one-story Assisted Living oriented around outdoor living spaces and a two-story Independent Living building featuring a central courtyard with a swimming pool.

   The applicant intends to develop eleven (11) acres of the total site at this time. There are no plans for the remainder of the tract at this time; any future development will require Detail Plan approval. The site plan (Exhibit C) shows three (3) courtyards that can be used by all residents. The courtyards consist of various amenities such as water feature, festoon lighting, benches, barbeque grill, pergola, and pool furniture.

This proposed building is designed for use by the entire campus. The main entrance, conveniently located with access from the porte cochere, and between various neighborhoods is an approximately 3,497 square-foot clubhouse. Additionally, the proposed trail around the building will connect to the existing trail system.

Comparison Table:

Standards	**PD 17-52**	**Proposed (Z 21-01)**
Land Use	Multi-Family-Independent Living and Assisted Living	Multi-Family-Independent Living and Assisted Living
Acreage	34.5 acres	Total area of request: 34.5 acres Land area to be developed: 11 acres
Density	11.5 dwelling units per acre	For the full 34.5 acres: 3.48 dwelling units per acre For the 11 acres being developed: 10.9 dwelling units per acre
Number of Units	Total: 400 Assisted Living: 110 Independent Living: 290	Total: 120 Assisted Living: 46 Independent Living: 74
Building Height	55 feet	36 feet
Parking	337 spaces	92 spaces

2. <u>Parking</u>

   The GDC requires ninety (90) parking spaces for this proposal. The site layout shows a total of ninety-two (92) parking spaces. Additionally, the proposal satisfies the covered parking requirement.

3. <u>Building Height</u>

   The maximum height allowed for a multi-family development is fifty-five (55) feet per Planned Development (PD) District 17-52 and the applicant requests the maximum height to be thirty-six (36) feet.

4. <u>Density</u>

   The maximum density required per Planned Development (PD) District 17-52 is 11.5 dwelling units per acre. The applicant requests the density at 3.48 dwelling units per acre for both Assisted Living and Independent Living, complying with the density requirement.

5. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,497 square-foot clubhouse at the entrance.

- **Swimming Pool**: Planned Development (PD) 17-52 states that one (1) swimming pool having a minimum of one thousand (1,000) square feet of surface water must be provided for the senior living development. The applicant proposes a swimming pool with one thousand (1,000) square feet of surface water in the Independent Living courtyard.

- **Common Area**: The GDC requires indoor common or recreational areas must be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. Per the calculation, a total of 12,000 square feet of common area is required and the applicant proposes 14,333 square feet.

  The site plan (Exhibit C) shows multiple indoor amenities such as a salon, spa, chapel and theater, arts and crafts room, dining room, conference room, mindful studio, and fitness room, laundry room and multiple gathering spaces.

6. Building Placement

The GDC has special standards for Elder Care- Independent and Assistant Living. More specifically, buildings exceeding thirty feet in height that abut a residential district must be set back from the residential district line a minimum of 1.25 times the height of the highest point on the building above grade. The maximum height is thirty-six (36) feet. Therefore, the minimum setback from the southeast property must be forty-five (45) feet. The site plan (Exhibit C) conforms to this standard and all other setback requirements.

7. Dwelling unit/mix

Independent Living Facility:

The GDC requires the average minimum dwelling unit size for independent living facilities to be six hundred (600) square feet. One-bedroom units must have a minimum dwelling unit size of four hundred seventy-five (475) square feet. Two-bedroom units must have a minimum dwelling unit size of seven hundred twenty-five (725) square feet. No dwelling unit may contain more than two bedrooms. The applicant will conform with the above requirement. Additionally, the applicant requests to add five (5) studio units for the Independent Living Facility. The GDC does not have any regulations for studio units.

Average minimum dwelling unit size.	
Required:	600 square feet
Proposed:	676 square feet
Total number Independent Living units:	74 units

Minimum dwelling unit size.

Required one- bedroom:	475 square feet
Proposed:	575 to 710 square feet
Number of units:	59 units
Required two-bedroom:	725 square feet
Proposed:	898 square feet and 997 square feet
Number of units:	10 units
Required studio units:	None
Proposed:	380 square feet and 461 square feet
Number of units:	5 units

Assisted Living Facility:

The GDC requires assisted living facilities to have dwelling units a minimum of two hundred (200) square feet. The applicant will conform to the dwelling size.

Minimum dwelling unit size.

Required:	200 square feet
Proposed:	338 to 467 square feet
Number of units:	46 units

8. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) will complies with the applicable screening and landscaping standard.

Perimeter fencing and landscaping is required along the property lines and access points to a senior living facility. The proposed perimeter fencing is placed around the developed area of the property, near the buildings, trails and amenity area. The trail system required of the larger community of the Planned Development established in 2015 extends through that area of the property with access to the northeast. The proposed perimeter fencing will wrap around the trail to the northwest of the development. Additionally, the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations:

Development Standards	**Required**	**Proposed**	**Analysis**
Independent Living-Studio Dwelling Units	Not available	Total units: 5 Dwelling size: 380 and 461 square feet	The GDC has regulations for 1-bedroom and 2-bedroom units, but not for studio units. The applicant requests to allow smaller studio units as a part of this development.
Perimeter screening	Per Section 2.52 (12)(f)(ii), perimeter fencing and landscaping is required along property lines and access points to a senior living facility.	The site plan (Exhibit C) shows the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.	The applicant contends the fence along the frontage will block visibility and have a negative impact on the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre.

The proposed development is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District and it is currently unimproved. Agriculture (AG) District zoning may include development of large estate lots, open spaces, or farming activities. The properties to the east are zoned Planned Development (PD) District 16-13 and Planned Development (PD) District 20-37 for Multi-Family uses. There are

two (2) apartment complexes. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and developed with single-family homes. The property to the west is zoned Agricultural (AG) District; this property is undeveloped.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

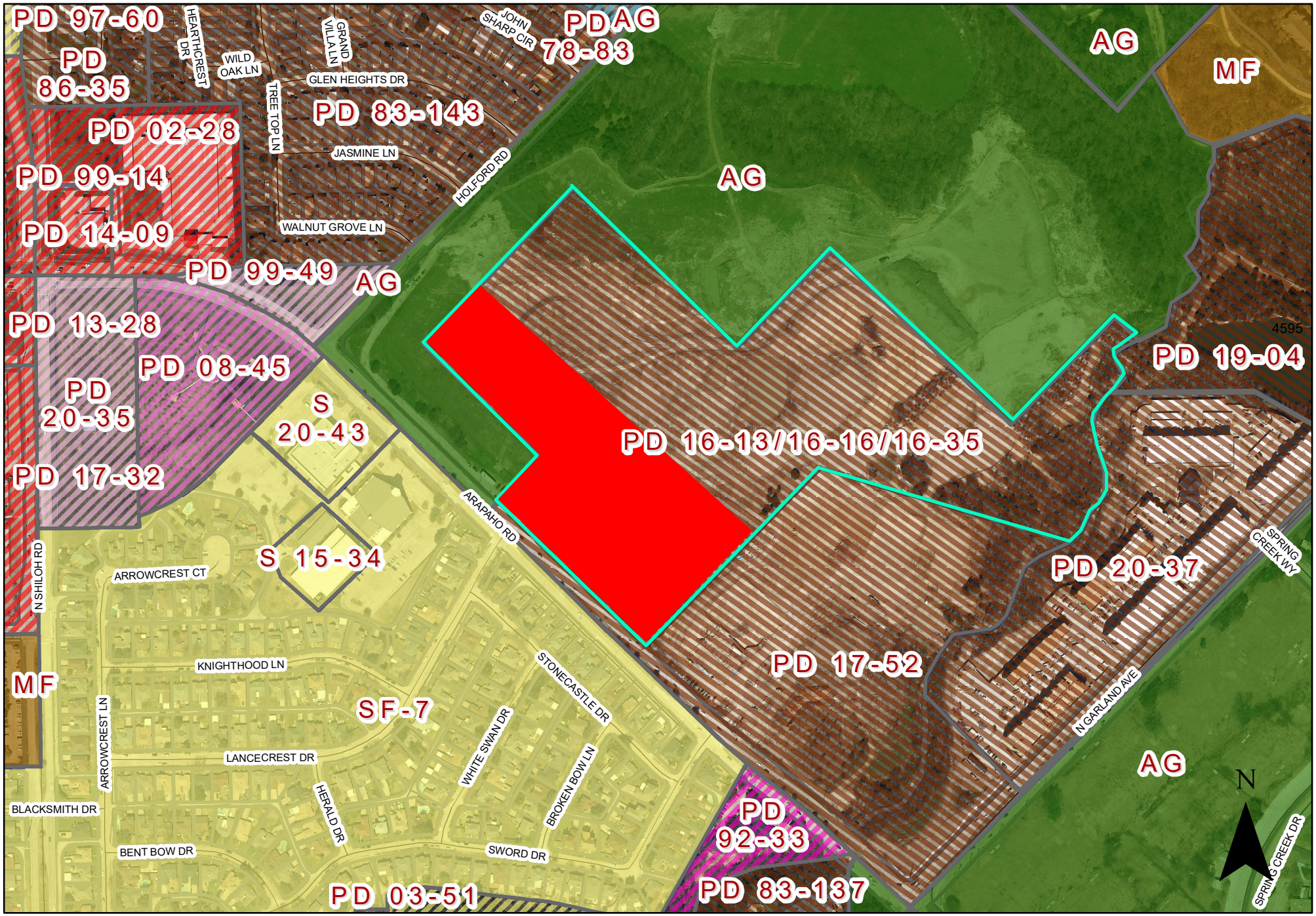
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Detail Plan
iv. Photos

CITY COUNCIL DATE: June 22, 2021

PREPARED BY:
Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 275 550 Feet
1 inch = 403 feet

Zoning Map Z 21-01

SUBJECT SITE

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-01

2055 Arapaho Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve an Elder Care-Assisted Living and Elder Care-Independent Living development.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Multi-Family (MF) District and Special Standards of the Elder Care Living Facilities and Elder Care- Assisted Living as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 17-52 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future Development on the subject property shall require Detail Plan approval.

V. **Specific Conditions:**

A. Permitted Uses: Only an Elder Care – Independent Living Facility and Elder Care – Assisted Living Facility shall be permitted on the subject property.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height shall be thirty-six (36) feet.

EXHIBIT B

D. Dwelling Units: A maximum of 120 dwelling units shall be permitted. Additionally, five (5) dwelling units for the Elder Care- Independent Living are allowed to be studio units. The dwelling sizes for the Elder Care-Independent Living studio units shall be 380 square feet and 461 square feet. The remaining dwelling sizes shall be in accordance with the Garland Development Code.

E. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

G. Trails: The proposed six (6)-foot trail alignment as shown on Exhibit C and Exhibit D shall be constructed and completed with this development.

H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

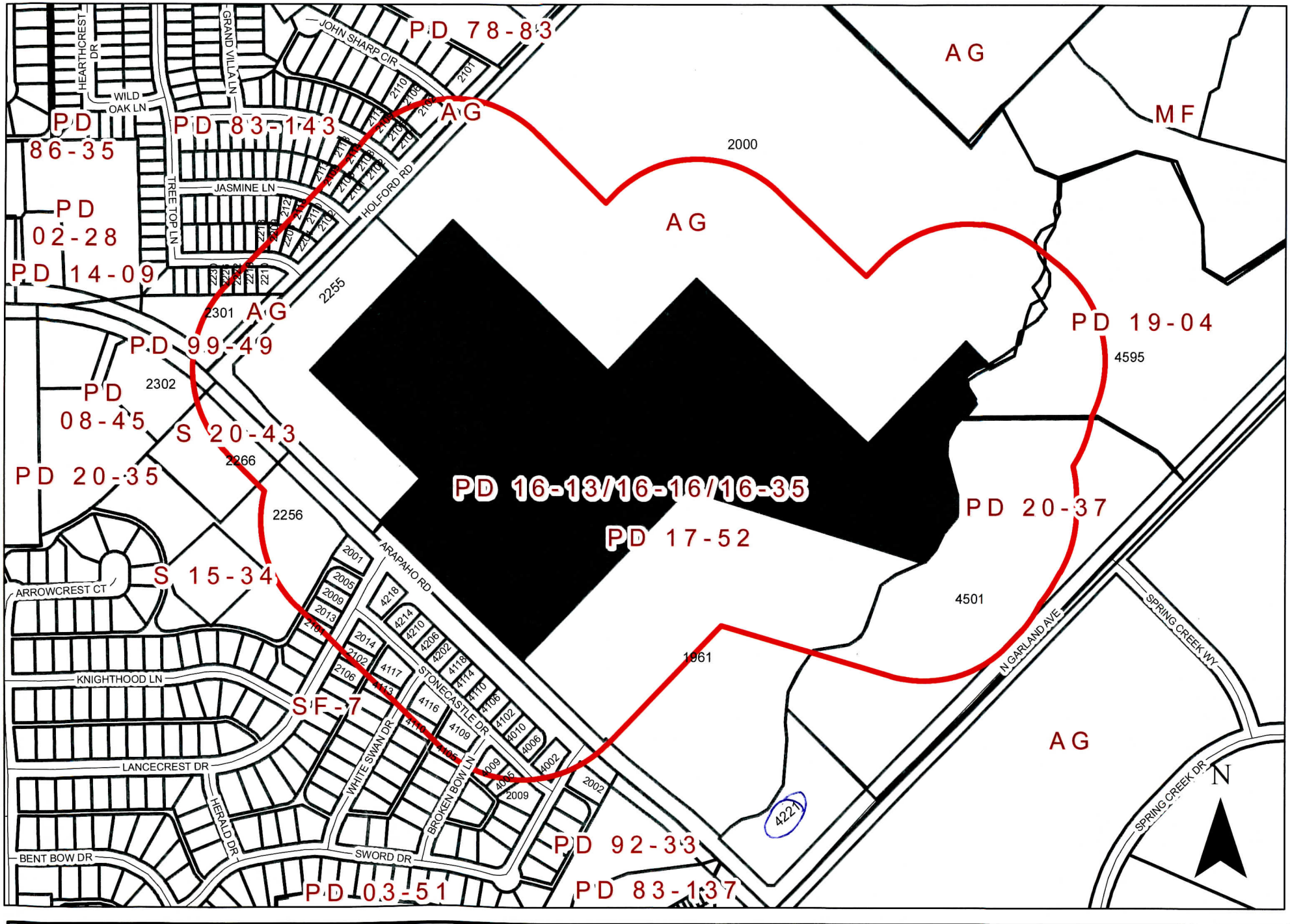
Z 21-01

View of the subject property from Arapaho Road

Looking south of the subject property from Arapaho Road

Looking east of the subject property from Arapaho Road

Looking west of the subject property



0 280 560 Feet
1 inch = 417 feet

Zoning Map Z 21-01

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2055 Arapaho Road

Comment Form
Case Z 21-01

Z 21-01 Civil Point Engineers, Inc. The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living. This site is located at 2055 Arapaho Road. (District 7)

Z 21-01 Civil Point Engineers, Inc. El solicitante propone un total de 120 unidades de vivienda para la vida independiente y la vida asistida. Esta solicitud es una enmienda al diseño del sitio previamente aprobado para la vida independiente y asistida. Este sitio está ubicado en 2055 Arapaho Road. (Distrito 7)

Z 21-01 Civil Point Engineers, Inc. Người nộp đơn đề xuất tổng cộng 120 căn hộ cho Sống độc lập và Sống có trợ giúp. Yêu cầu này là một sửa đổi đối với bố cục trang web đã được phê duyệt trước đó cho Sống độc lập và có hỗ trợ. Trang web này nằm ở 2055 Arapaho Road. (Quận 7) (xem bản đồ bao gồm)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

- [x] For / A Favor / Đúng
- [ ] Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Michael Holigan - Manager

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

4221 W. Garland Ave.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

5/18/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

GARLAND

Plan Commission **3. b.**

Meeting Date: 05/24/2021

Item Title: Z 21-01 Civil Point Engineering, Inc. - Detail Plan (District 7)

Summary:

Consideration of the application of **Civil Point Engineering, Inc.,** requesting approval of a Detail Plan for Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (District 7) (File Z 21-01 - Detail Plan)

Attachments

Z 21-01 Civil Point Engineering, Inc. Report and Attachments (Detail Plan)

Z 21-01 Civil Point Engineering, Inc. Responses

Planning Report

File No: Z 21-01/District 7
Agenda Item:
Meeting: Plan Commission
Date: May 24, 2021

REQUEST
Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

LOCATION
2055 Arapaho Road

APPLICANT
Civil Point Engineers, Inc.

OWNER
Spring Creek Senior Living, LLC.

BACKGROUND
The subject property is currently unimproved. In 2017, the City Council approved Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use on 34.5 acres. The applicant would like to amend Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use. However, the proposed request is an entirely different site layout (Exhibit C) and approximately eleven (11) acres out of the 34.5 acres will be developed.

SITE DATA
The overall site consists of approximately 34.5 acres with 666.93 lineal feet of frontage along Arapaho Road. However, the area that will be developed with this request is only eleven (11) acres. The site plan (Exhibit C) shows two (2) access points from Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) 17-52 for Multi-Family Use. More specifically, the current approved Detail Plan is for Elder Care- Independent Living and Elder Care- Assisted Living Use.

CONSIDERATIONS

1. Development and Site Plan
   The applicant requests the development of a 125,641 square-foot single building for Elder Care- Independent Living and Assisted Living that is designed to function as multiple buildings on an unimproved property. It features one-story Assisted Living oriented around outdoor living spaces and a two-story Independent Living building featuring a central courtyard with a swimming pool.

   The applicant intends to develop eleven (11) acres of the total site at this time. There are no plans for the remainder of the tract at this time; any future development will require Detail Plan approval. The site plan (Exhibit C) shows three (3) courtyards that can be used by all residents. The courtyards consist of various amenities such as water feature, festoon lighting, benches, barbeque grill, pergola, and pool furniture.

This proposed building is designed for use by the entire campus. The main entrance, conveniently located with access from the porte cochere, and between various neighborhoods is an approximately 3,497 square-foot clubhouse. Additionally, the proposed trail around the building will connect to the existing trail system.

Comparison Table:

Standards	**PD 17-52**	**Proposed (Z 21-01)**
Land Use	Multi-Family-Independent Living and Assisted Living	Multi-Family-Independent Living and Assisted Living
Acreage	34.5 acres	Total area of request: 34.5 acres Land area to be developed: 11 acres
Density	11.5 dwelling units per acre	For the full 34.5 acres: 3.48 dwelling units per acre For the 11 acres being developed: 10.9 dwelling units per acre
Number of Units	Total: 400 Assisted Living: 110 Independent Living: 290	Total: 120 Assisted Living: 46 Independent Living: 74
Building Height	55 feet	36 feet
Parking	337 spaces	92 spaces

2. <u>Parking</u>

   The GDC requires ninety (90) parking spaces for this proposal. The site layout shows a total of ninety-two (92) parking spaces. Additionally, the proposal satisfies the covered parking requirement.

3. <u>Building Height</u>

   The maximum height allowed for a multi-family development is fifty-five (55) feet per Planned Development (PD) District 17-52 and the applicant requests the maximum height to be thirty-six (36) feet.

4. <u>Density</u>

   The maximum density required per Planned Development (PD) District 17-52 is 11.5 dwelling units per acre. The applicant requests the density at 3.48 dwelling units per acre for both Assisted Living and Independent Living, complying with the density requirement.

5. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,497 square-foot clubhouse at the entrance.

- **Swimming Pool**: Planned Development (PD) 17-52 states that one (1) swimming pool having a minimum of one thousand (1,000) square feet of surface water must be provided for the senior living development. The applicant proposes a swimming pool with one thousand (1,000) square feet of surface water in the Independent Living courtyard.

- **Common Area**: The GDC requires indoor common or recreational areas must be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. Per the calculation, a total of 12,000 square feet of common area is required and the applicant proposes 14,333 square feet.

  The site plan (Exhibit C) shows multiple indoor amenities such as a salon, spa, chapel and theater, arts and crafts room, dining room, conference room, mindful studio, and fitness room, laundry room and multiple gathering spaces.

6. Building Placement

The GDC has special standards for Elder Care- Independent and Assistant Living. More specifically, buildings exceeding thirty feet in height that abut a residential district must be set back from the residential district line a minimum of 1.25 times the height of the highest point on the building above grade. The maximum height is thirty-six (36) feet. Therefore, the minimum setback from the southeast property must be forty-five (45) feet. The site plan (Exhibit C) conforms to this standard and all other setback requirements.

7. Dwelling unit/mix

Independent Living Facility:

The GDC requires the average minimum dwelling unit size for independent living facilities to be six hundred (600) square feet. One-bedroom units must have a minimum dwelling unit size of four hundred seventy-five (475) square feet. Two-bedroom units must have a minimum dwelling unit size of seven hundred twenty-five (725) square feet. No dwelling unit may contain more than two bedrooms. The applicant will conform with the above requirement. Additionally, the applicant requests to add five (5) studio units for the Independent Living Facility. The GDC does not have any regulations for studio units.

Average minimum dwelling unit size.	
Required:	600 square feet
Proposed:	676 square feet
Total number Independent Living units:	74 units

Minimum dwelling unit size.

Required one- bedroom:	475 square feet
Proposed:	575 to 710 square feet
Number of units:	59 units
Required two-bedroom:	725 square feet
Proposed:	898 square feet and 997 square feet
Number of units:	10 units
Required studio units:	None
Proposed:	380 square feet and 461 square feet
Number of units:	5 units

Assisted Living Facility:

The GDC requires assisted living facilities to have dwelling units a minimum of two hundred (200) square feet. The applicant will conform to the dwelling size.

Minimum dwelling unit size.

Required:	200 square feet
Proposed:	338 to 467 square feet
Number of units:	46 units

8. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) will complies with the applicable screening and landscaping standard.

Perimeter fencing and landscaping is required along the property lines and access points to a senior living facility. The proposed perimeter fencing is placed around the developed area of the property, near the buildings, trails and amenity area. The trail system required of the larger community of the Planned Development established in 2015 extends through that area of the property with access to the northeast. The proposed perimeter fencing will wrap around the trail to the northwest of the development. Additionally, the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations:

Development Standards	**Required**	**Proposed**	**Analysis**
Independent Living-Studio Dwelling Units	Not available	Total units: 5 Dwelling size: 380 and 461 square feet	The GDC has regulations for 1-bedroom and 2-bedroom units, but not for studio units. The applicant requests to allow smaller studio units as a part of this development.
Perimeter screening	Per Section 2.52 (12)(f)(ii), perimeter fencing and landscaping is required along property lines and access points to a senior living facility.	The site plan (Exhibit C) shows the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.	The applicant contends the fence along the frontage will block visibility and have a negative impact on the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre.

The proposed development is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District and it is currently unimproved. Agriculture (AG) District zoning may include development of large estate lots, open spaces, or farming activities. The properties to the east are zoned Planned Development (PD) District 16-13 and Planned Development (PD) District 20-37 for Multi-Family uses. There are

two (2) apartment complexes. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and developed with single-family homes. The property to the west is zoned Agricultural (AG) District; this property is undeveloped.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

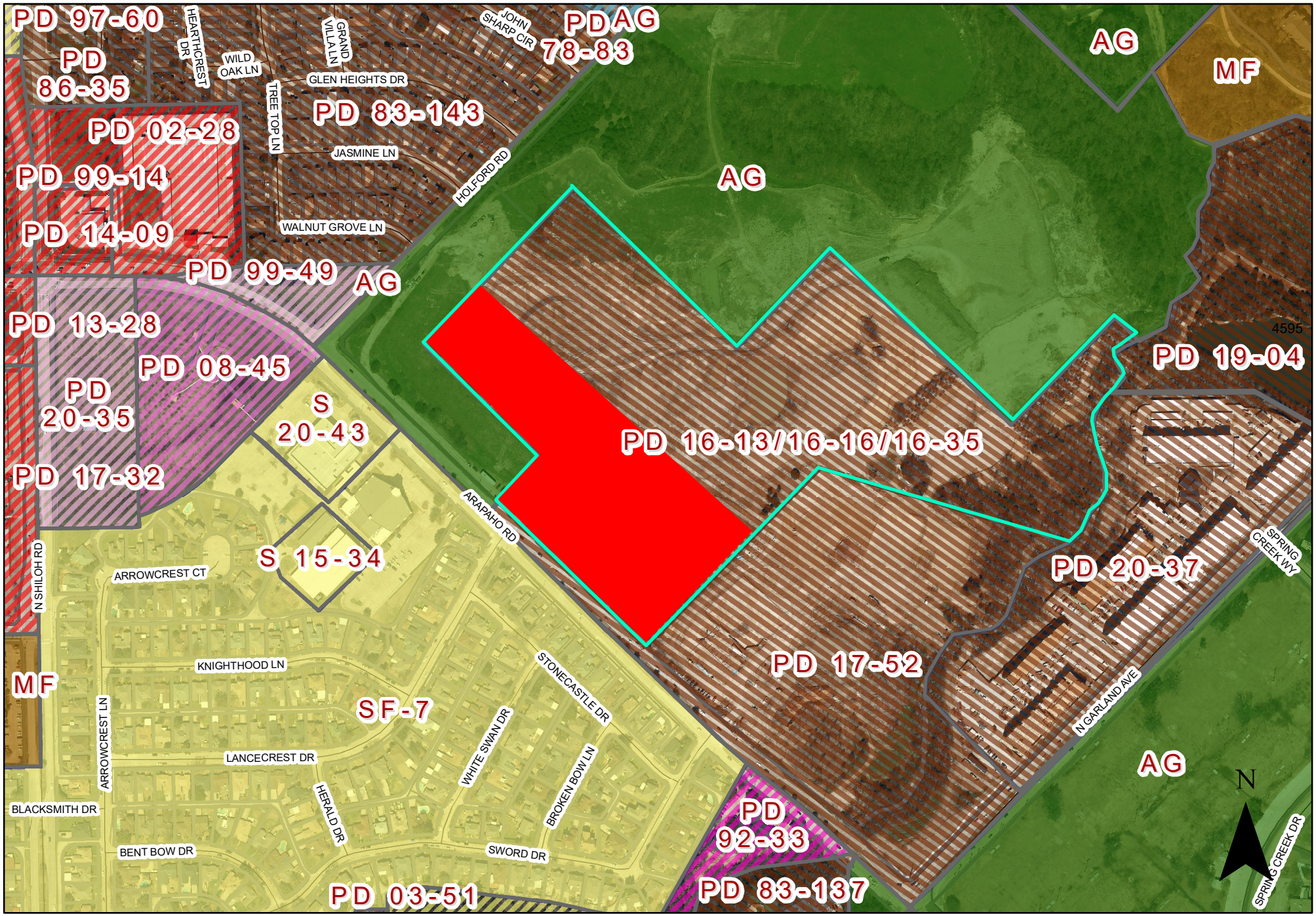
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Detail Plan
iv. Photos

CITY COUNCIL DATE: June 22, 2021

PREPARED BY:
Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



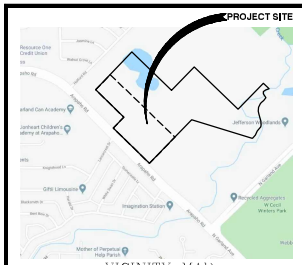
0 275 550 Feet
1 inch = 403 feet

Zoning Map Z 21-01

SUBJECT SITE

INDICATES AREA OF REQUEST

EXHIBIT C



VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY TABLE	
TOTAL AREA OF SITE	34.5 ACRES (1,502,562 SF)
AREA TO BE DEVELOPED (INCLUDES PROP TRAIL)	11.0 ACRES (478,165 SF)
PROPOSED USE	SENIOR LIVING INDEPENDENT & ASSISTED
TOTAL FLOOR AREA RATIO	27.23% (60% MAX)
TOTAL OPEN SPACE	1,263,418 SF (84.1%)
TOTAL IMPERVIOUS AREA	239144 SF (15.9%)
TOTAL BUILDING COVERAGE	88,841 SF (5.9%)
TOTAL BUILDING AREA	88,841 SF (5.9%)
BUILDING HEIGHT	36' (PERMITTED 55')
# OF STORIES	2
UNIT DENSITY (ALL UNITS COMBINED / TOTAL AREA)	3.48 UNITS / ACRE

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	90 SPACES
INDEPENDENT LIVING (74 UNITS)	74 SPACES
ASSISTED LIVING (46 UNITS)	16 SPACES
TOTAL PARKING PROVIDED	92 SPACES
COVERED SPACES PROVIDED	37 SPACES
SURFACE SPACES PROVIDED	55 SPACES
HANDICAP PARKING PROVIDED	4 SPACES (INCL. 2 VAN)
COVERED SPACES HANDICAP	1 SPACE (INCL. 1 VAN)
SURFACE HANDICAP PROVIDED	3 SPACES (INCL. 1 VAN)

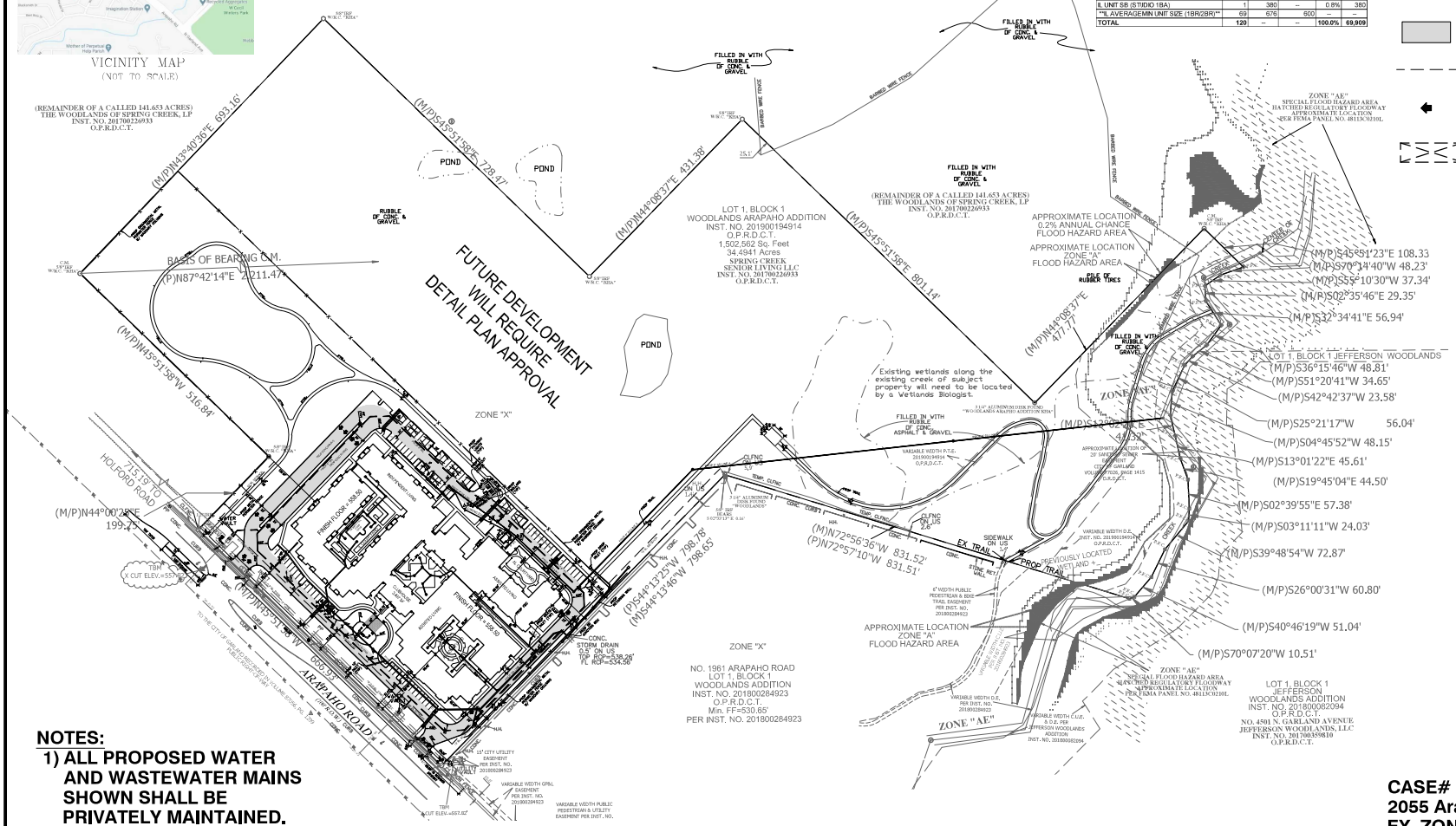
BUILDING SUMMARY TABLE		
BUILDING TYPE	TOTAL GROSS AREA	FINISHED FLOOR ELEVATION
IL	67,702	558.50
AL	31,534	558.50
BUSINESS	9,490	558.50
COMMON AREAS	14,333	558.50
STORAGE/UTILITY	2,582	558.50
TOTAL	**125,641**	

UNIT SCHEDULE					
UNIT TYPE	COUNT	SF / UNIT	MIN AREA (SF)	%	TOTAL GROSS
AL UNIT 1A (1BR 1BA)	4	467	200	3.3%	1,868
AL UNIT 1B (1BR 1BA)	19	507	200	15.8%	9,633
AL UNIT 2A (2 BR 2BA)	4	776	200	3.3%	3,104
AL UNIT 5A (MC) (STUDIO 1BA)	3	362	200	2.5%	1,086
AL UNIT SP-A (MC) (STUDIO 1BA)	3	327	200	2.5%	981
AL UNIT SP-A1 (MC) (STUDIO 1BA)	1	337	200	0.8%	337
AL UNIT SP-B (STUDIO 1BA)	12	338	200	10.0%	4,056
IL UNIT 1A (1BR 1BA)	4	575	475	3.3%	2,300
IL UNIT 1A.1 (1BR 1BA)	1	560	475	0.8%	560
IL UNIT 1B (1BR 1BA)	6	611	475	5.0%	3,666
IL UNIT 1C (1BR 1BA)	40	621	475	33.3%	24,840
IL UNIT 1BD (1IR 1BA)	8	710	475	6.7%	5,680
IL UNIT 2A (2BR 2BA)	6	997	775	5.0%	5,982
IL UNIT 2B (2 BR 2 BA)	4	898	775	3.3%	3,592
IL UNIT SA (STUDIO 1BA)	4	461	--	3.3%	1,844
IL UNIT SB (STUDIO 1BA)	1	380	--	0.8%	380
IL AVERAGEMIN UNIT SIZE (1BR/2BR)	69	676	600	---	---
TOTAL	**120**	--	--	**100.0%**	**69,909**

SCALE: 1" = 100'

LEGEND

- FIRELANE
- EXPANSION JOINT
- TRAFFIC FLOW DIRECTION
- COVERED PARKING



NOTES:

1) ALL PROPOSED WATER AND WASTEWATER MAINS SHOWN SHALL BE PRIVATELY MAINTAINED.
2) 6' TRAIL TO BE PRIVATELY MAINTAINED

CASE# 200402-2
2055 Arapaho Road
EX. ZONING - PD 17-52

OWNER
SPRING CREEK SENIOR LIVING LLC
JEFF MCKENNEY
14114 N DALLAS PKWY, STE 240
DALLAS, TX 75254
214-729-5755
JEFF@JAMPRE.COM

9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723
CIVIL POINT ENGINEERS

PROJECT NAME:
THE PRESERVE AT SPRING CREEK
GARLAND, TX

SHEET TITLE:
OVERALL SITE PLAN

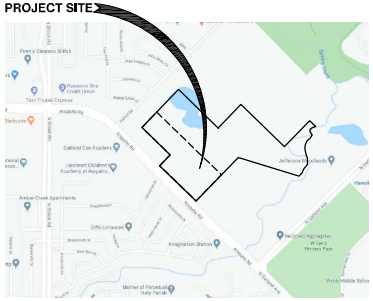
PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE	5-7-21
SCALE	1" = 100'
SHEET	3
OF	17

EXHIBIT C

PROJECT SITE



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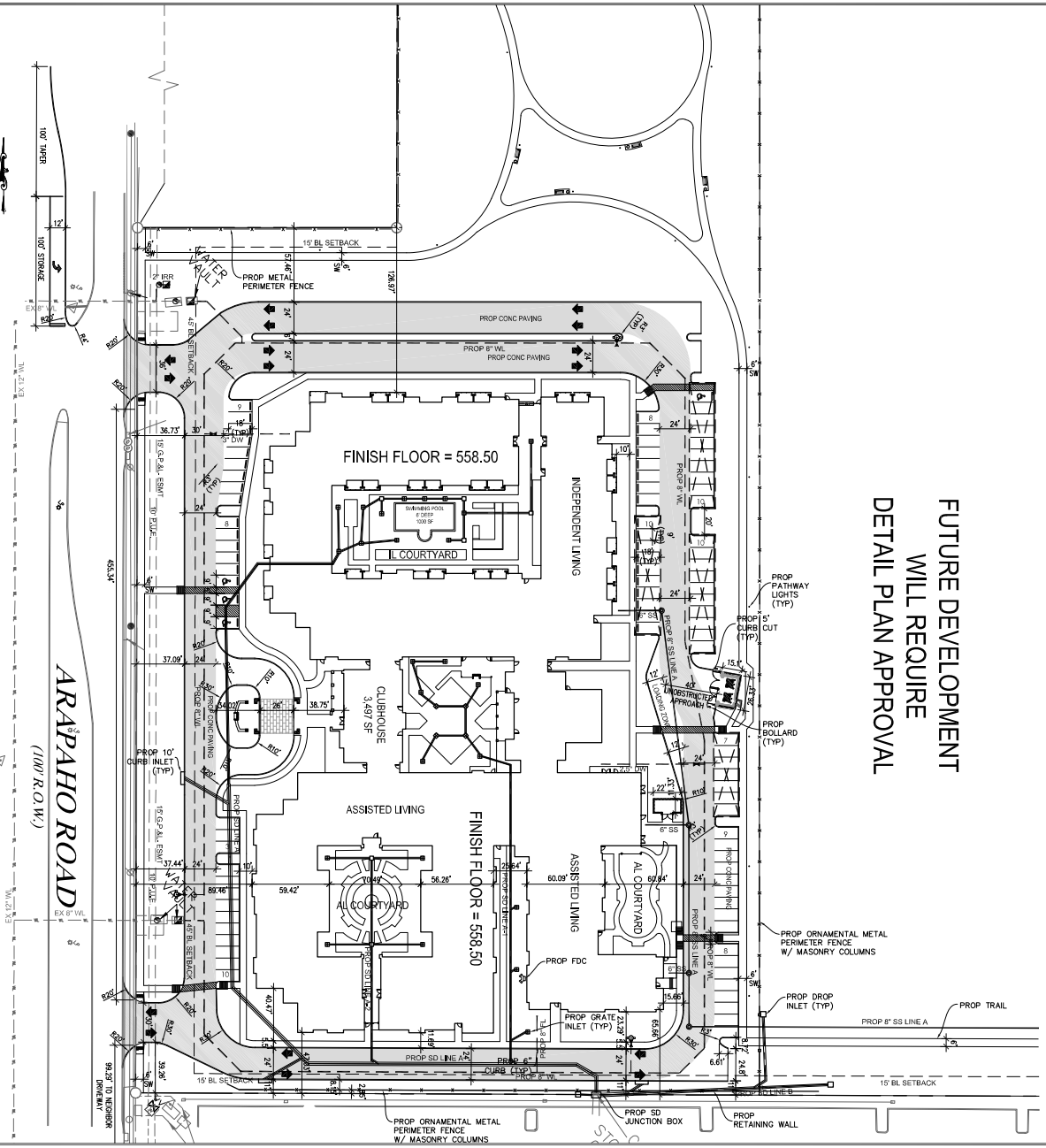

FUTURE DEVELOPMENT
WILL REQUIRE
DETAIL PLAN APPROVAL

SCALE: 1" = 40'

LEGEND

- FIRELANE
- EXPANSION JOINT
- TRAFFIC FLOW DIRECTION
- COVERED PARKING

CASE# 200402-2
2055 Arapaho Road
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PROJECT NAME: THE PRESERVE AT SPRING CREEK
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SHEET TITLE: SITE PLAN

PRELIMINARY
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JOHN H BEZNER
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DATE	5-7-21
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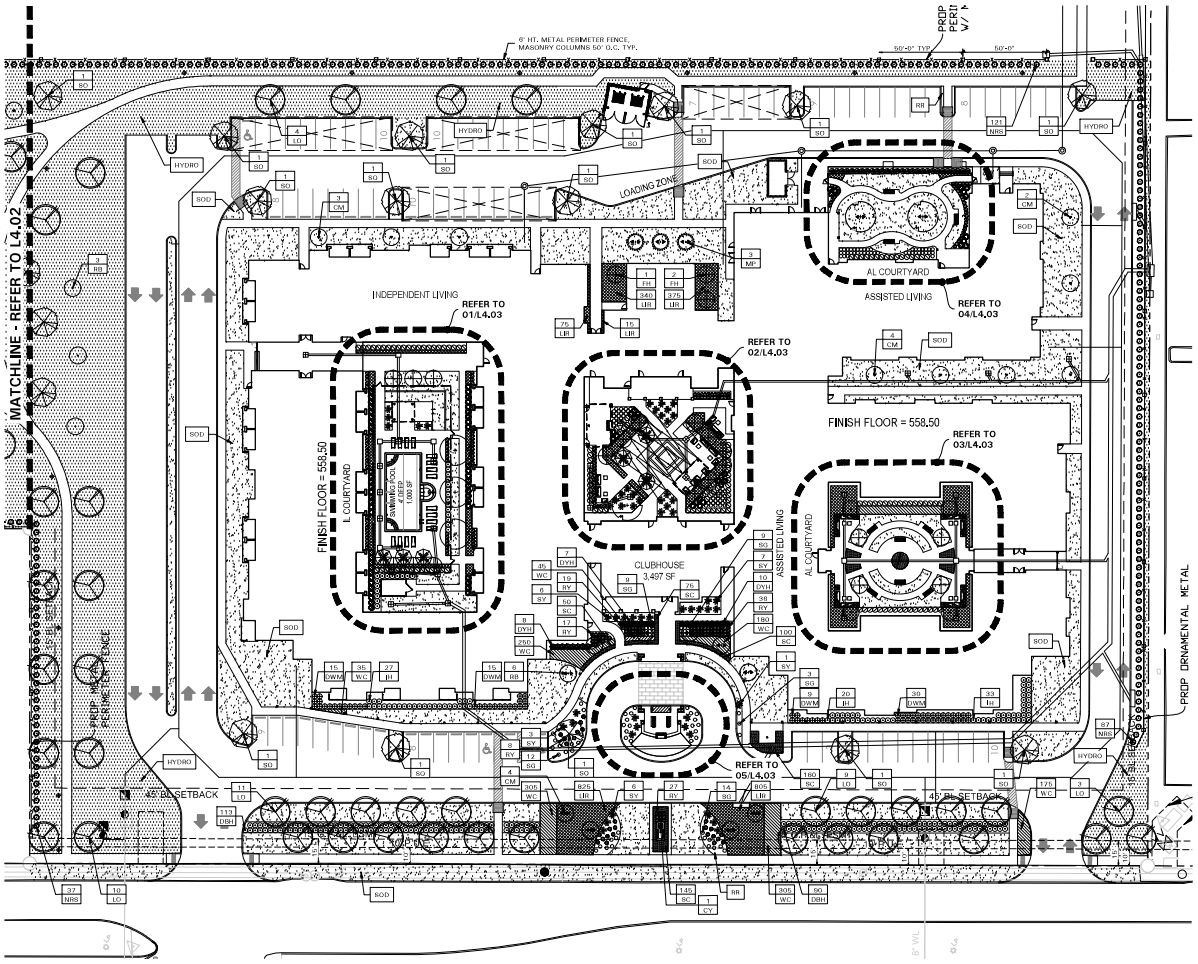
EXHIBIT D



VICINITY MAP
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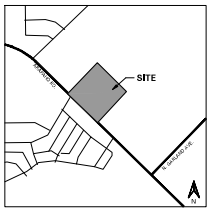


PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
BOX	Winter Green Boxwood
CM	Crape Myrtle 'Natchez'
CY	Color Guard Yucca
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
DYH	Dwarf Yaupon Holly
FH	Foster's Holly
HL	'Skyline' Honey Locust
IH	Indian Hawthorne 'Clara'
LIR	Liriope 'Big Blue
LO	Live Oak
MP	Mexican Plum
NO	Nuttall Oak
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
RB	Oklahoma Redbud
RS	Double Play Red Spirea
RV	River Birch 'Duro Heat'
RY	Red Yucca
SC	Seasonal Color
SG	Salvia Greggii 'red'
SO	Shumard Red Oak
SY	Soft Leaf Yucca
WC	Wintercreeper
HYDRO	Common Bermudagrass
W/ TEMP	w/ Temporary Irrigation
SOD-1	Common Bermudagrass
RR	Colorado' River Rock

REFER TO L4.02 FOR PLANT LIST

LANDSCAPE TABULATIONS
THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA (Senior Living)
1. A min. 40% landscape area for senior living and related developments.

Total Site: 346,116 s.f.

Required	Provided
138,447 s.f. (40%)	138,953 s.f. (40%)

LANDSCAPE BUFFERS
1. 15' landscape buffer adjacent to thoroughfare Type A through D.
2. One (1) tree and seven (7) shrubs per 30 L.f. in buffer areas adjacent to thoroughfare Type AA through D.
3. 75% max. turf in landscape buffer areas.

Arapaho Road Road: 667 L.f.
Area: 3,721 s.f.

Required	Provided
15' landscape buffer	15' landscape buffer
(22) trees, 3" cal.	(22) trees, 3" cal.
(156) shrubs	(237) shrubs
7,503 s.f. max turf (75%)	2,644 s.f. (71%)

PARKING AREA LANDSCAPING
1. 5% of parking area covered in living landscape.
2. One (1) large canopy tree within 85 feet of all parking spaces.
3. One (1) large canopy tree per 10 spaces.
4. Screen parking with a continuous row of shrubs.

Parking Area: 16,190 s.f.
Parking spaces: 92

Required	Provided
810 s.f. (5%)	1,298 s.f. (8%)
(9) trees, 3" cal.	(9) trees, 3" cal.

*All parking spaces are within 85 feet of a large canopy tree

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY WITHOUT AN APPROVED REAL PROPERTY AGREEMENT OR LICENSE AGREEMENT AS APPLICABLE.

OWNER
SPRING CREEK SENIOR LIVING, LLC
GREG RODERICK
14114 N. DALLAS PARKWAY
DALLAS, TX 75234
(903) 819-3452

APPLICANT
CIVIL POINT ENGINEERS, INC.
JOHN H BEZNER, PE
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
(972) 554-1100

SCALE: 1" = 30'-0"
0 15 30 60

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

5/06/21

The Preserve at Spring Creek

Garland, Texas

CASE NUMBER
200915-2

Project Number:	20125
Issue Date:	01.07.2021
Drawn By:	KAH
Checked By:	KAH

Revisions

No:	Date:	Detail
1.	2/10/21	City Comments
2.	3/31/21	City Comments
3.	4/27/21	City Comments
4.	5/06/21	City Comments

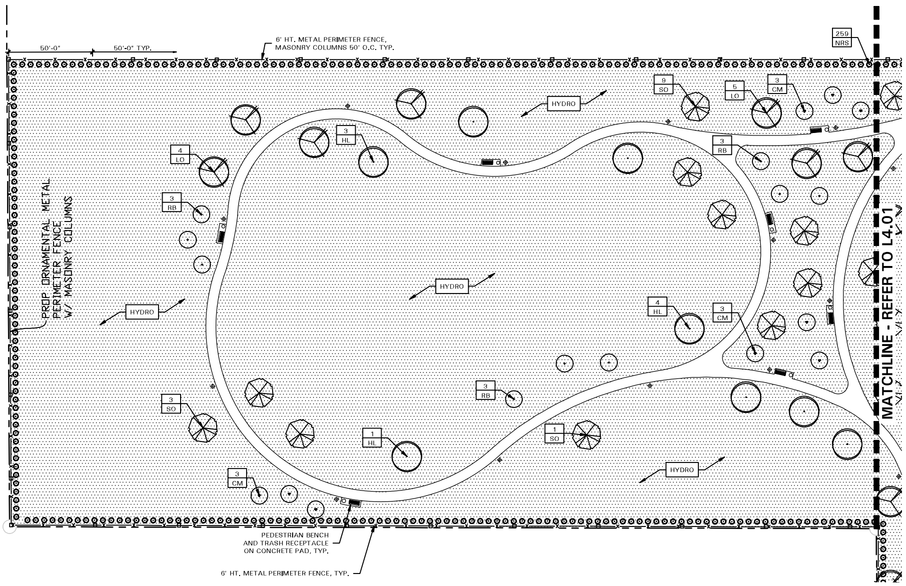
Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L4.01

EXHIBIT D



VICINITY MAP
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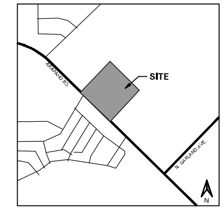


BELLE FIRMA

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

The Preserve at Spring Creek

Garland, Texas

LANDSCAPE NOTES

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

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

HYDROMULCH NOTES

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

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING THE FOLLOWING GUIDELINES.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES. DO NOT 'BALL' OR 'SHEAR' TREES; HEDGES SHALL BE AVOIDED.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD AND ORNAMENTAL TREES BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES AND 8'-0" HEIGHT ABOVE GRADE FOR ORNAMENTAL TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	22	15 gal.	container grown, 3-5 trunk, no cross canes, 6' ht., 4' spread, matching
FH	*Ilex x attenuata 'Fosteri'*	Foster's Holly	22	15 gal.	container grown, tree form, 8' ht., 3' spread, matching
HL	*Gleditsia triacanthos 'Skyline'*	'Skyline' Honey Locust	8	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	46	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
MP	*Prunus mexicana*	Mexican Plum	3	15 gal.	container grown, 6' ht. min., 5' spread, 5' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	22	15 gal.	container grown, 6' ht., 4' spread min.
RV	*Betula nigra 'Dura Heat'*	River Birch 'Dura Heat'	6	65 gal.	container grown, 12' ht., 5' spread min., 3 trunks, 5' branching ht.
SO	*Quercus shumardii*	Shumard Red Oak	28	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	137	3 gal.	container full, 24" spread, 36" o.c.
BOX	*Buxus microphylla 'Winter Green'*	Winter Green Boxwood	137	1 gal.	container full, 24" spread, 24" o.c.
CY	*Yucca filamentosa 'Color Guard'*	Color Guard Yucca	15	3 gal.	container full
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	217	5 gal.	container full, 24" spread, 36" o.c.
DWM	*Myrica pusilla*	Dwarf Wax Myrtle	69	5 gal.	container full, 20" spread, 36" o.c.
DYH	*Ilex vomitoria 'Nana'*	Dwarf Yaupon Holly	25	5 gal.	container full, 20" spread, 36" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	94	5 gal.	container full, 20" spread, 36" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	5,025	4" pots	container full top of container, 12" o.c.
NPH	*Ilex cornuta 'Needlepoint'*	Needlepoint Holly	28	5 gal.	container full, 24" spread, 36" o.c.
NRS	*Ilex spp. 'Nellie R. Stevens'*	Nellie R. Stevens Holly	504	7 gal.	container full to base, 36" ht., 60" o.c.
RS	*Spiraea japonica 'SMNSJMFR'*	Double Play Red Spirea	80	5 gal.	container full, 20" spread, 36" o.c.
RY	*Hesperaloe parvifolia*	Red Yucca	107	3 gal.	container full
SC		Seasonal Color	1,080	4" pots	container full, 12" o.c., selection by Owner
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	149	1 gal.	container full, 20" spread
SY	*Yucca recurvifolia*	Softleaf Yucca	56	5 gal.	container full
WC	*Euonymus fortunei 'Coloratus'*	Wintercreeper	1,595	4" pots	container (3) 12" runners min., 12" o.c.
HYDRO W/ TEMP	*Cynodon dactylon*	Common Bermudagrass w/ Temporary Irrigation			hydromulch, refer to notes temporary irrigaiton until 100% establishment
SOD-1	*Cynodon dactylon*	Common Bermudagrass			solid sod, refer to notes
	MISCELLANEOUS				
RR		Colorado' River Rock			2" - 4" dia., 4" depth

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY WITHOUT AN APPROVED REAL PROPERTY AGREEMENT OR LICENSE AGREEMENT AS APPLICABLE.

OWNER
SPRING CREEK SENIOR LIVING, LLC
GREG RODERICK
14114 N. DALLAS PARKWAY
DALLAS, TX. 75254
(503) 819-3452

APPLICANT
CIVIL POINT ENGINEERS, INC.
JOHN H BEZNER, PE
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
(972) 554-1100

N

SCALE: 1" = 30'-0"
0 15 30 60

CASE NUMBER
200915-2

Project Number:	20125
Issue Date:	01.07.2021
Drawn By:	KAH
Checked By:	KAH

Revisions

No:	Date:	Detail:
1.	2/10/21	City Comments
2.	3/31/21	City Comments
3.	4/27/21	City Comments
4.	5/06/21	City Comments

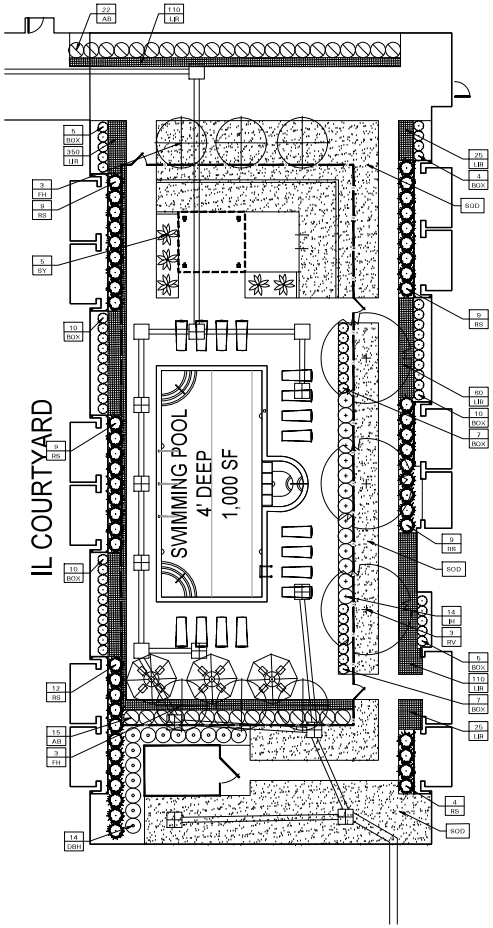
Sheet Title:

LANDSCAPE PLAN

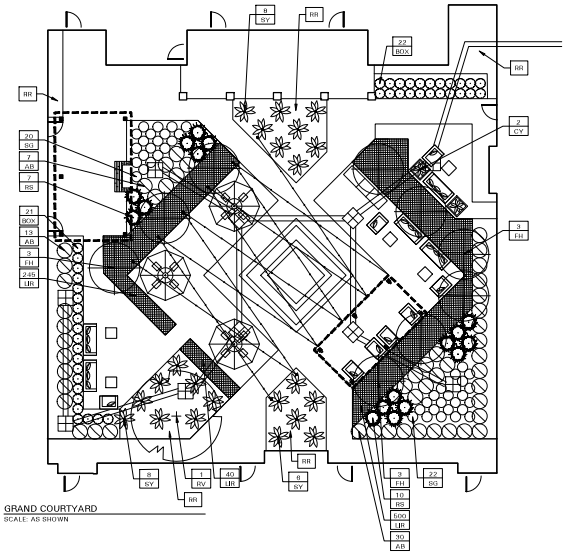
Sheet Number:

L4.02

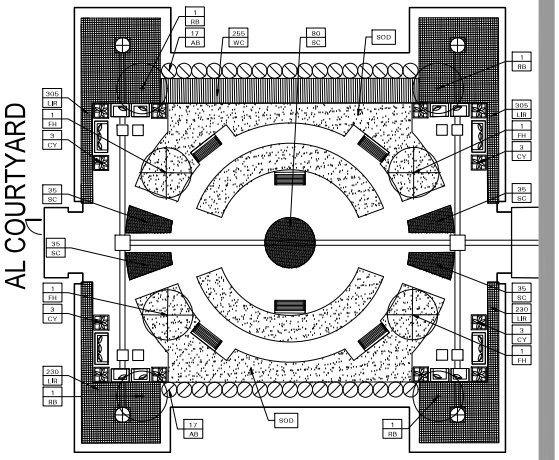
EXHIBIT D



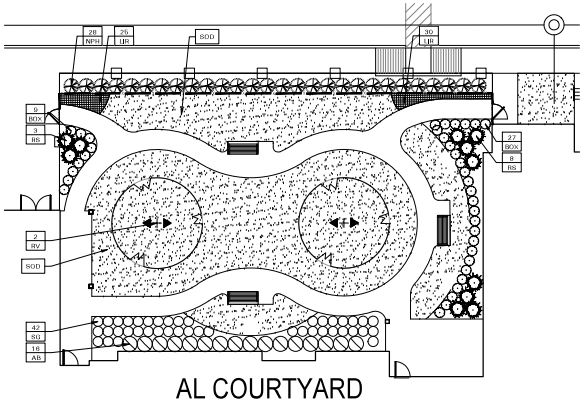
01 INDEPENDENT LIVING COURTYARD
SCALE: AS SHOWN



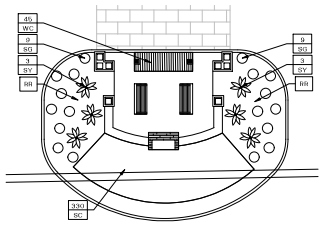
02 GRAND COURTYARD
SCALE: AS SHOWN



03 ASSISTED LIVING COURTYARD
SCALE: AS SHOWN



04 SPECIALIZED ASSISTED LIVING COURTYARD
SCALE: AS SHOWN



05 PORTE COCHERE
SCALE: AS SHOWN

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
BOX	Winter Green Boxwood
CM	Crape Myrtle 'Natchez'
CY	Color Guard Yucca
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
DYH	Dwarf Yaupon Holly
FH	Foster's Holly
HL	"Skyline" Honey Locust
IH	Indian Hawthorne 'Clara'
LIR	Liriope 'Big Blue'
LO	Live Oak
MP	Mexican Plum
NO	Nuttall Oak
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
RB	Oklahoma Redbud
RS	Double Play Red Spirea
RV	River Birch 'Dura Heat'
RY	Red Yucca
SC	Seasonal Color
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
SY	Soft Leaf Yucca
WC	Wintercreeper
HYDRO	Common Bermudagrass
W/ TEMP	w/ Temporary Irrigation
SOD-1	Common Bermudagrass
RR	Colorado' River Rock

REFER TO L4.02 FOR PLANT LIST

OWNER
SPRING CREEK SENIOR LIVING, LLC
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SCALE: 1" = 10'-0"
0 5 10 20

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.565.7192 office

5/06/21

The Preserve at Spring Creek

Garland, Texas

CASE NUMBER
200915-2

Project Number:	20125
Issue Date:	01.07.2021
Drawn By:	KAH
Checked By:	KAH

Revisions

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Sheet Title:
LANDSCAPE ENLARGEMENT PLAN

Sheet Number:
L4.03

EXHIBIT D

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

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

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

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

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

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

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

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

3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

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

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

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

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

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

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

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

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

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

6. Remove rejected plant material immediately from job site.

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

PART 2 - PRODUCTS

2.1 PLANTS

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

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

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

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

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

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

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent

3. Organic matter shall be 3%-10% of total dry weight.

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

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

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

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

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

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

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

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

2.3 MISCELLANEOUS MATERIALS

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

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

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

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0464 or approved equal.

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

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

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

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

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅔ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

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

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be ½" maximum height above final finished grade.

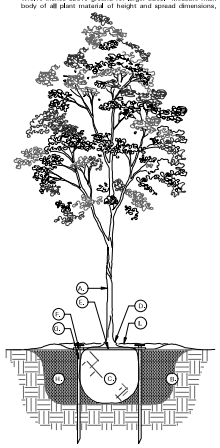
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

5. Do not install steel edging along sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

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

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

C. ROOT BALL: REMOVE TOP ⅔ BURLAP AND ANY OTHER FOREIGN OBJECT. CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

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

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

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

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

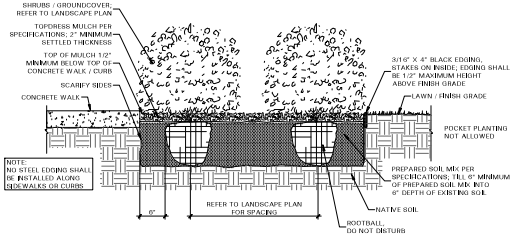
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tolex
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

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

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



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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6/06/21

The Preserve at Spring Creek
Garland, Texas

CASE NUMBER
200915-2

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Checked By:	KAH

Revisions

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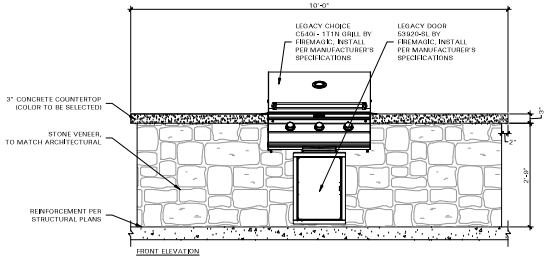
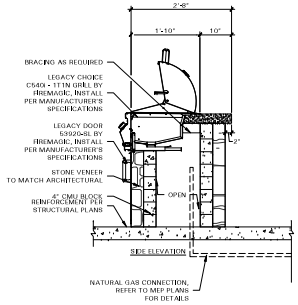
4.	5/06/21	City Comments

Sheet Title:
LANDSCAPE SPECIFICATIONS AND DETAILS

Sheet Number:
L4.04



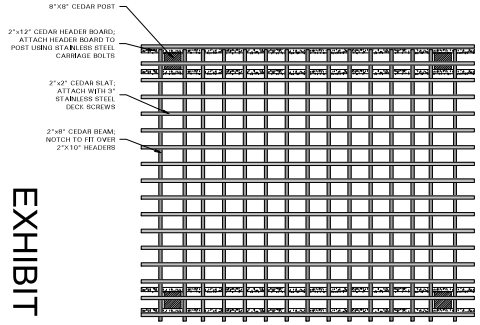


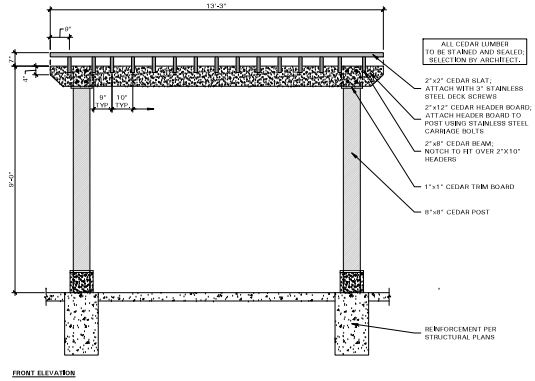
GRILL STATION NOTES

1. CONTRACTOR TO PROVIDE 4" WIDE CMU CORE TO SUPPORT VENEER
2. CONTRACTOR TO VENT GRILL AS PER MANUFACTURERS SPECIFICATION.
3. CONTRACTOR TO PRESENT OWNER WITH VARIOUS OPTIONS REGARDING GRILL, INCLUDING, ALL SAFETY FEATURES, TIMERS, IGNITERS, EMERGENCY CUT OFF VALVES, INSTRUCTIONAL SIGNAGE, ETC.
4. GRILL AND ENCLOSURE SHALL MEET THE CONSUMER PRODUCTS SAFETY STANDARDS AND HEARTH, PATIO, AND BARBEQUE ASSOCIATION GUIDELINES FOR CONSTRUCTION AND USE.
5. REFER TO OWNERS MANUAL FOR ADDITIONAL INSTALLATION AND SAFETY INFORMATION.
6. GRILL CONTROLS SHALL NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
7. CONTRACTOR SHALL PROVIDE GAS SERVICE FOR GRILL. REFER TO MEP PLANS FOR CONNECTION.

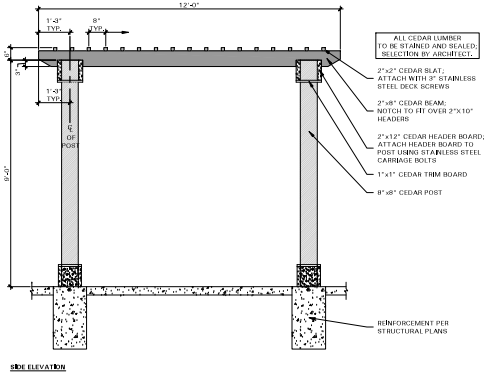
01 GRILLING STATION
SCALE: 3/4" = 1'-0"

EXHIBIT D





02 PERGOLA 'A'
SCALE: 1/2" = 1'-0"



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5/06/21

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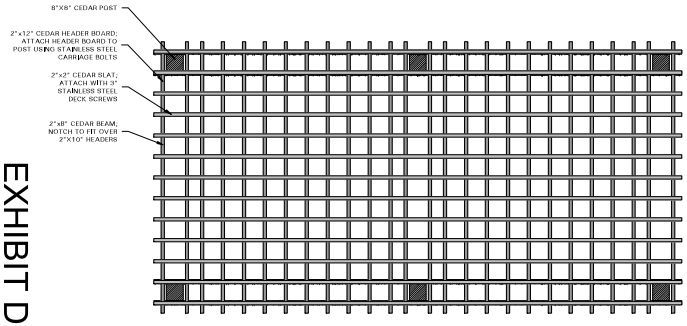
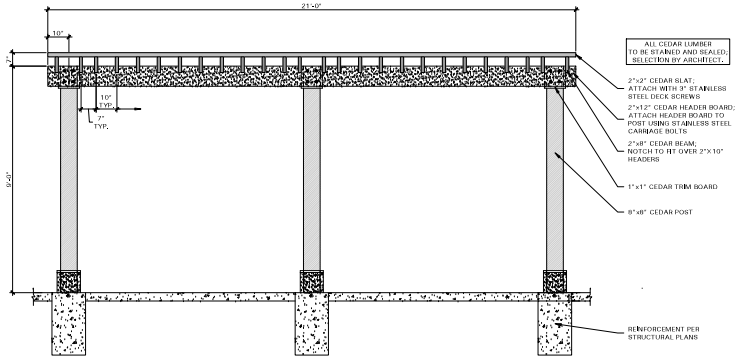
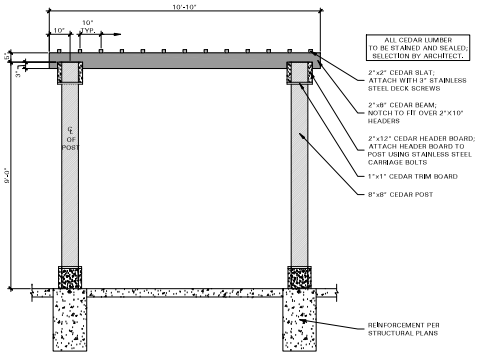
EXHIBIT D



PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION

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

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The Preserve at Spring Creek

Garland, Texas

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DETAILS

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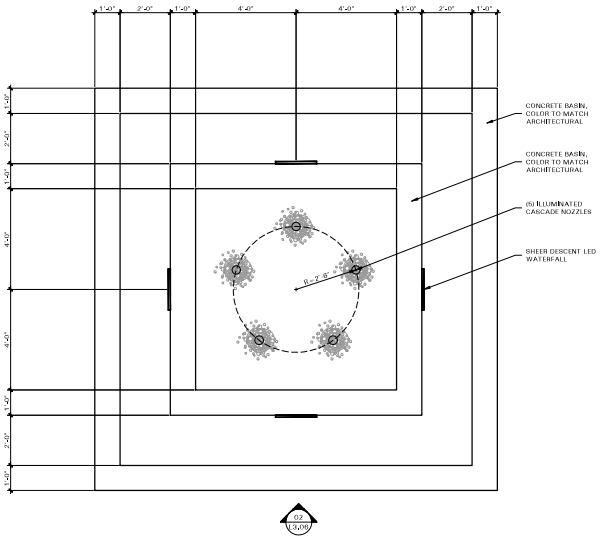
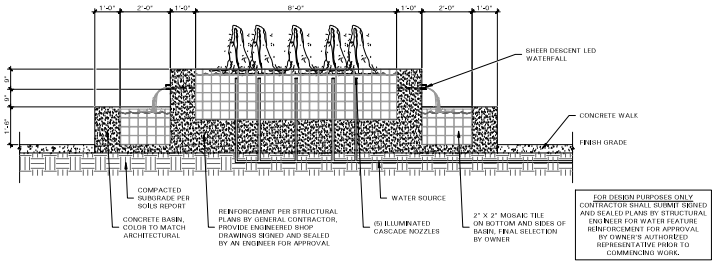
L3.04

EXHIBIT D



01 WATER FEATURE PLAN
SCALE: 1/2" = 1'-0"



02 WATER FEATURE SECTION
SCALE: 1/2" = 1'-0"

BELLE FIRMA

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6/06/21

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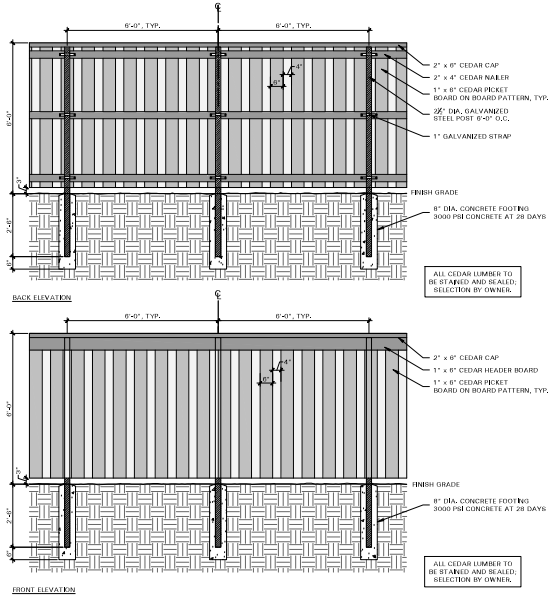
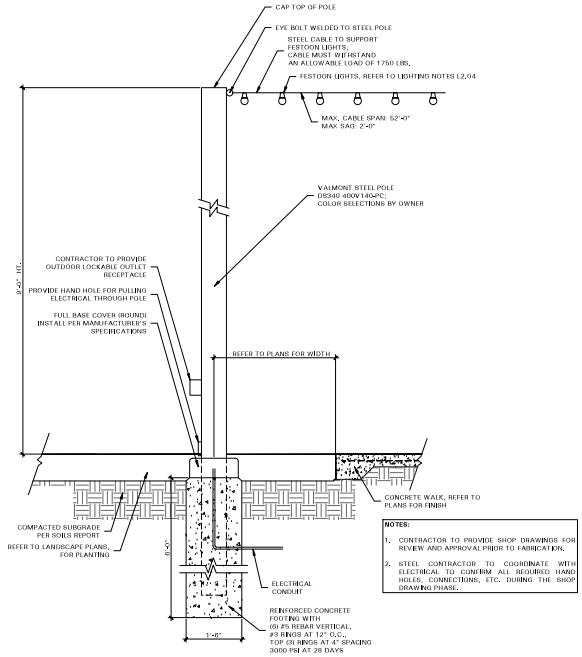


01 WOOD FENCE
SCALE: 1/2" = 1'-0"



NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. STEEL CONTRACTOR TO COORDINATE WITH ELECTRICAL TO CONFIRM ALL REQUIRED HAND HOLES, CONNECTIONS, ETC. DURING THE SHOP DRAWING PHASE.

02 FESTOON LIGHTS
SCALE: 3/4" = 1'-0"

EXHIBIT D

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6/06/21

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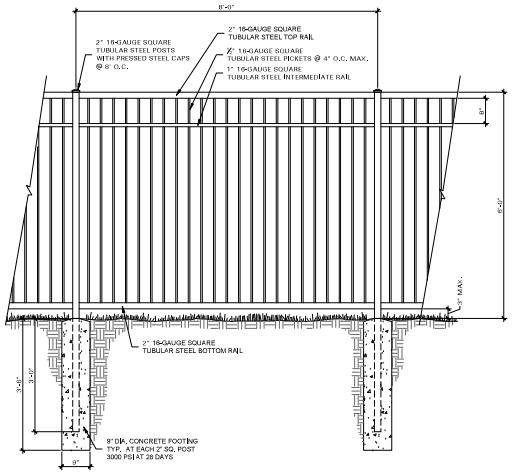
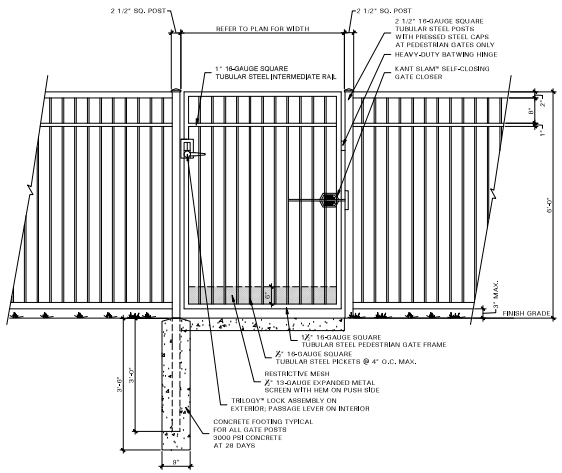
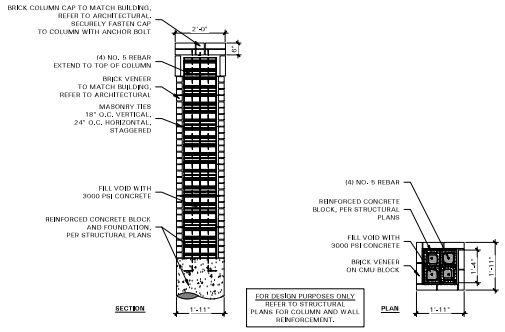
EXHIBIT D



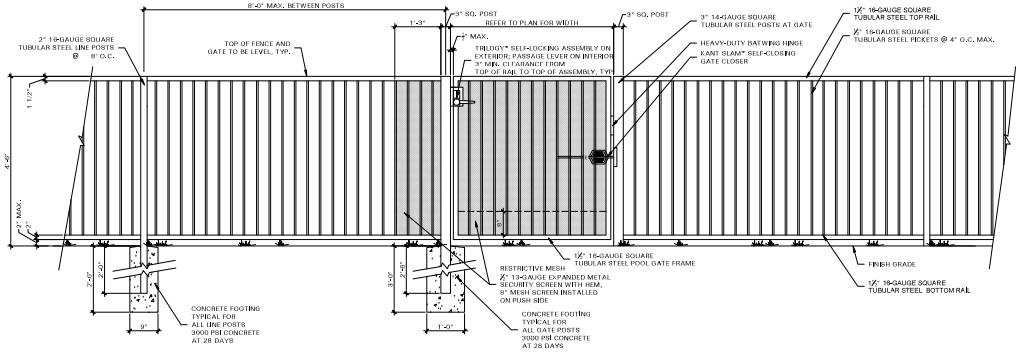
01 METAL PERIMETER FENCE
SCALE: 3/4" = 1'-0"



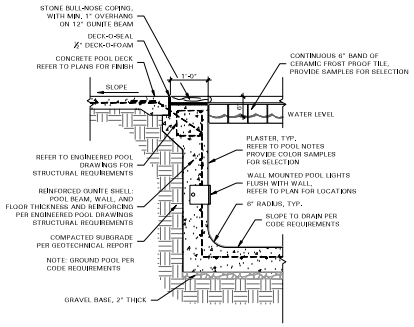
02 METAL PEDESTRIAN GATE
SCALE: 3/4" = 1'-0"



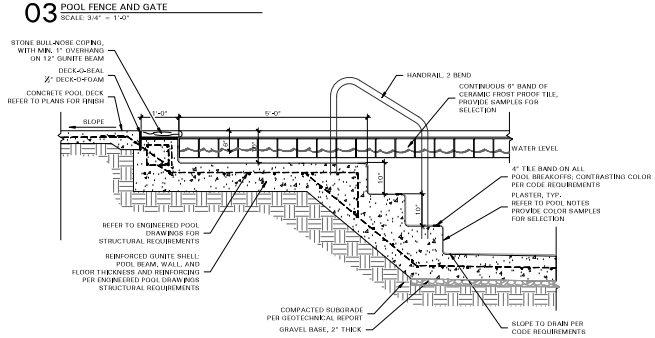
07 MASONRY FENCE COLUMN
SCALE: 1/2" = 1'-0"



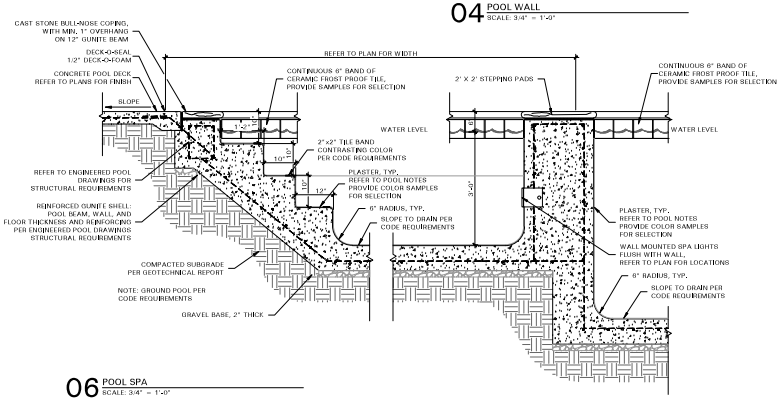
03 POOL FENCE AND GATE
SCALE: 3/4" = 1'-0"



04 POOL WALL
SCALE: 3/4" = 1'-0"



05 POOL STEPS
SCALE: 3/4" = 1'-0"



06 POOL SPA
SCALE: 3/4" = 1'-0"

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5/06/21

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DETAILS

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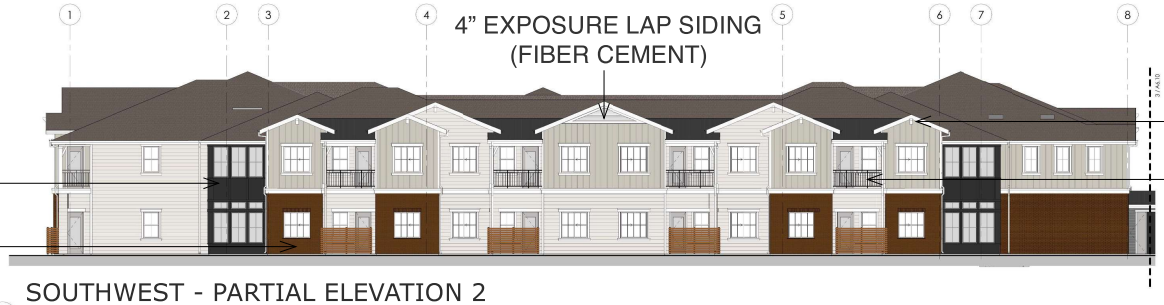
L3.01

EXHIBIT E



5 SOUTHWEST - PARTIAL ELEVATION 2

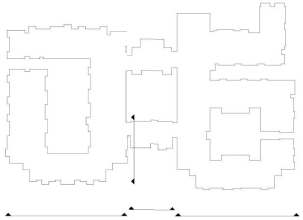
4 PARTIAL ELEVATION - SOUTHEAST AT ENTRY

3 SOUTHWEST ELEVATION - ENTRY ELEVATION

2 SOUTHWEST - PARTIAL ELEVATION 1

1 OVERALL SOUTHWEST ELEVATION

KEY PLAN



SCHEMATIC ELEVATIONS | SOUTHWEST

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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5905 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

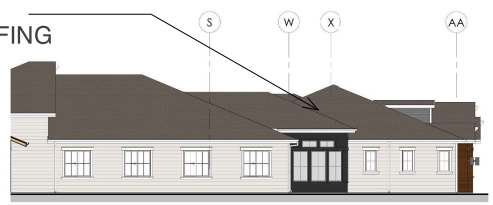
A3.1

This rendering is an artist's interpretation of the building. The actual building and site may vary.

SOUTHEAST - PARTIAL ELEVATION 1

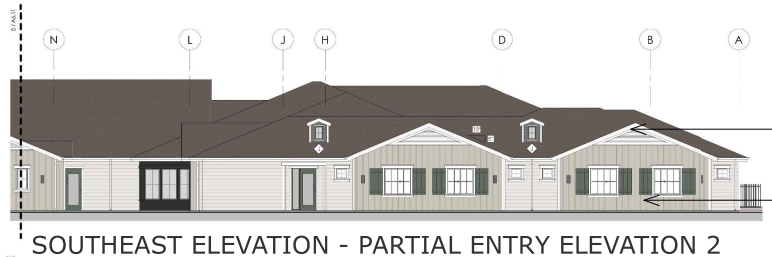
5

COMPOSITION
SHINGLE ROOFING



PARTIAL ELEVATION - NW AT ENTRY

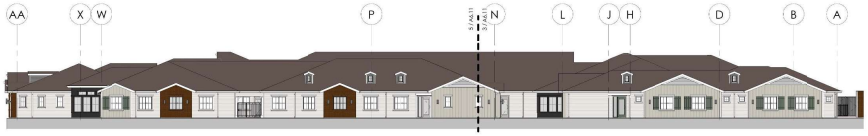
4



SOUTHEAST ELEVATION - PARTIAL ENTRY ELEVATION 2

3

EXHIBIT E



SOUTHEAST ELEVATION OVERALL

2

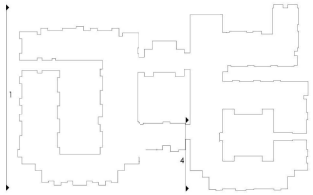
WOOD
CORBEL

BRICK VENEER

NORTHWEST ELEVATION

1

KEY PLAN



SCHEMATIC ELEVATIONS | SOUTHEAST

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.3

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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JEFFREY DEMURE + ASSOCIATES
ARCHITECTS PLANNERS

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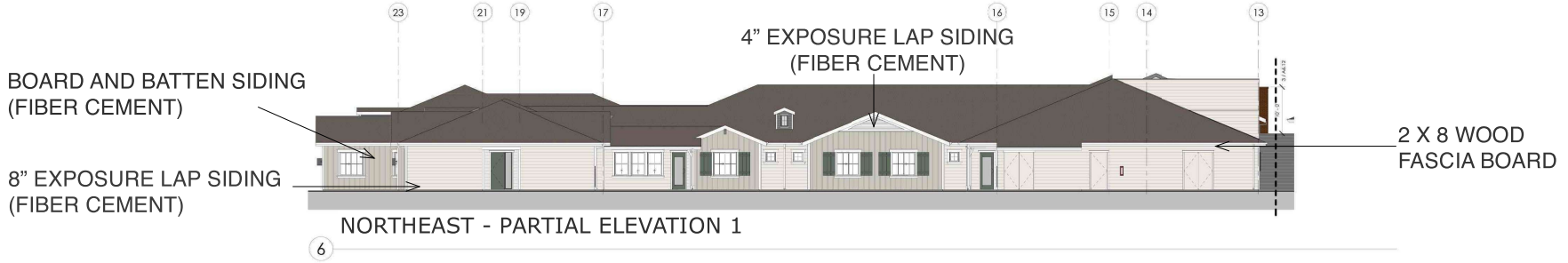
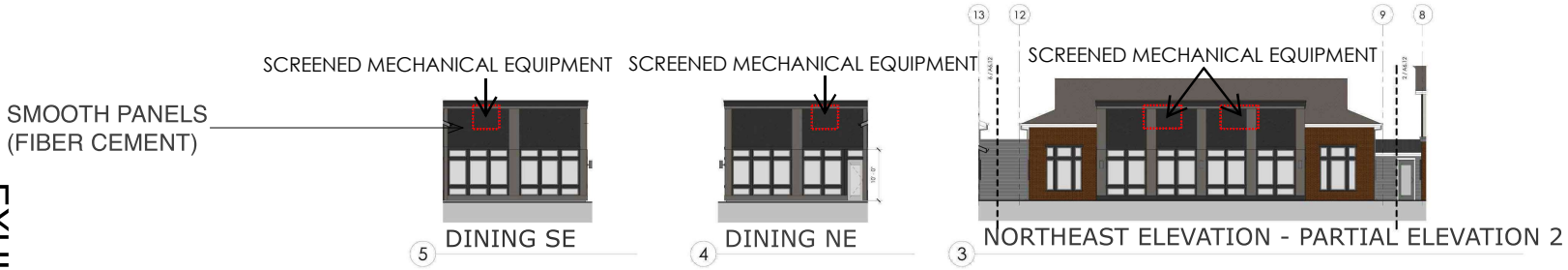
EXHIBIT E



NORTHEAST - PARTIAL ELEVATION 1

6



5 DINING SE

4 DINING NE

3 NORTHEAST ELEVATION - PARTIAL ELEVATION 2

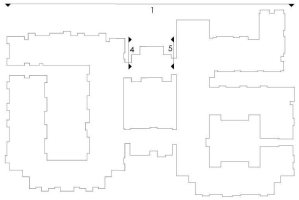
NORTHEAST ELEVATION - PARTIAL ELEVATION 3

2

NORTHEAST ELEVATION OVERALL

1

KEY PLAN



SCHEMATIC ELEVATIONS | NORTHEAST

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.5

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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ARCHITECTS PLANNERS

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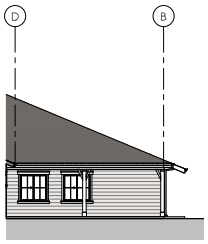
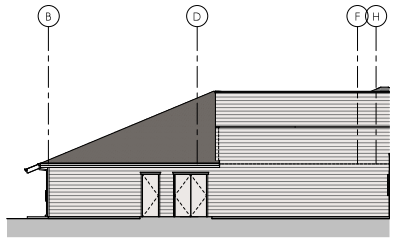
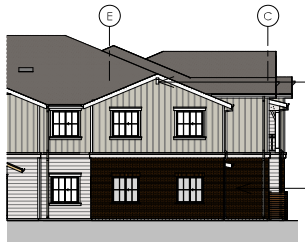
EXHIBIT E



BACK OF HOUSE WALKWAY
7



BACK OF HOUSE
6

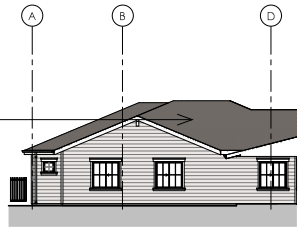


WOOD CORBEL

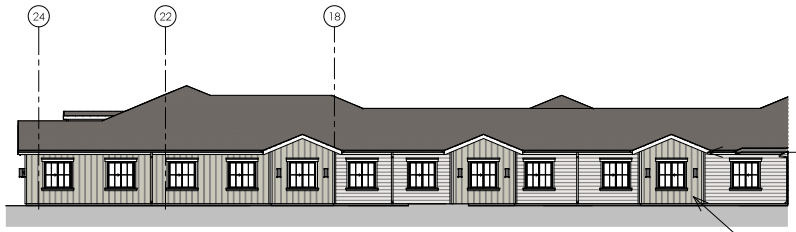
BRICK VENEER

SIDE ELEVATION AT NORTH EAST SIDE
5

COMPOSITION
SHINGLE ROOFING



SPECIAL CARE WING NW
4

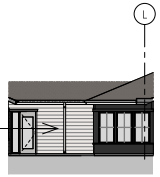


NORTHEAST ELEVATION AT AL WING
3

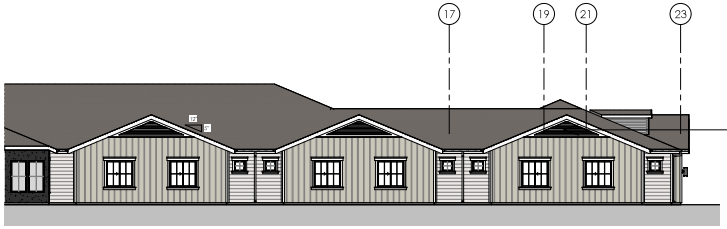
2 X 8 WOOD
FASCIA BOARD

BOARD AND BATTEN SIDING
(FIBER CEMENT)

8" EXPOSURE LAP SIDING
(FIBER CEMENT)



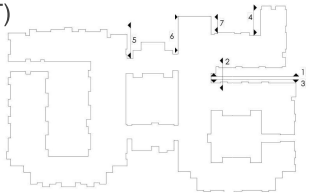
NORTHWEST ELEVATION
2



SOUTHWEST ELEVATION SPECIAL CARE WING
1

4" EXPOSURE
LAP SIDING
(FIBER CEMENT)

KEY PLAN



SCHEMATIC ELEVATIONS | SPECIAL CARE & AL

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.7

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EXHIBIT E

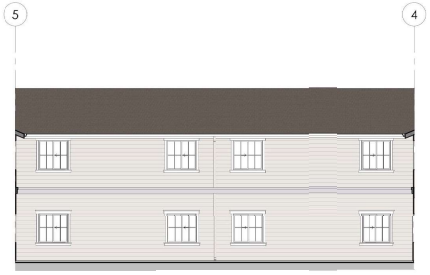
BOARD AND BATTEN SIDING (FIBER CEMENT)

8" EXPOSURE LAP SIDING (FIBER CEMENT)

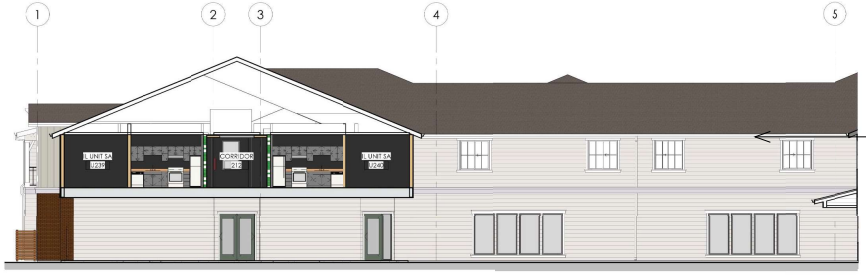
WOOD CORBEL

DECORATIVE METAL RAILING

4 IL COURTYARD - NORTHWEST



3 IL COURTYARD - NORTHWEST



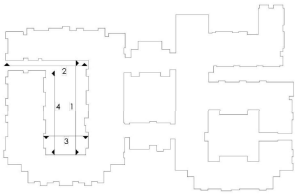
2 X 8 WOOD FASCIA BOARD

2 IL COURTYARD - NORTHEAST

COMPOSITION SHINGLE ROOFING

1 IL COURTYARD - SOUTHEAST

KEY PLAN



SCHEMATIC ELEVATIONS | IL COURTYARD

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.9

SPRING CREEK SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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EXHIBIT E

4" EXPOSURE LAP SIDING
(FIBER CEMENT)

5 AL COURTYARD NORTHEAST ELEVATION

DECORATIVE
LOUVER VENT

BRICK VENEER

1 CENTRAL COURTYARD NORTHEAST ELEVATION

COMPOSITION
SHINGLE ROOFING

6 AL COURTYARD SOUTHEAST ELEVATION

8" EXPOSURE LAP SIDING
(FIBER CEMENT)

2 CENTRAL COURTYARD SOUTHEAST ELEVATION

7 AL COURTYARD SOUTHWEST ELEVATION

2 X 8 WOOD
FASCIA BOARD

3 CENTRAL COURTYARD SOUTHWEST ELEVATION

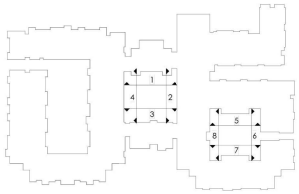
WOOD CORBEL

8 AL COURTYARD NORTHWEST ELEVATION

BOARD AND
BATTEN SIDING
(FIBER CEMENT)

4 CENTRAL COURTYARD NORTHWEST ELEVATION

KEY PLAN



SCHEMATIC ELEVATIONS | AL & CENTRAL COURTYARD

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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ARCHITECTS PLANNERS

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.11

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EXHIBIT E

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

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RENDERING | PORTE COCHERE

JEFFREY DEMURE + ASSOCIATES
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DATE: 05.06.2021

A8.1

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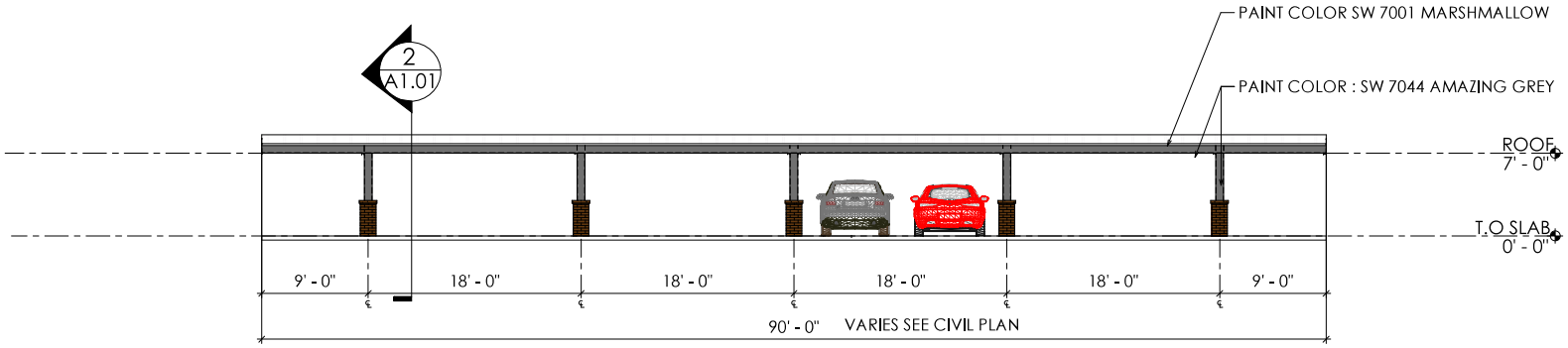
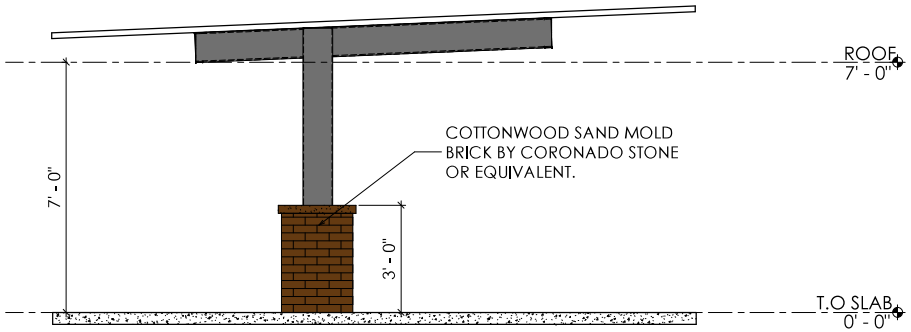
NOTE: SEE CIVIL PLAN FOR CARPORT SIZE AND LOCATIONS



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXHIBIT E



2 SECTION 1
Scale: 3/4" = 1'-0"

CARPORT EXHIBIT DETAILS

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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DATE: 05.06.2021

A6.2

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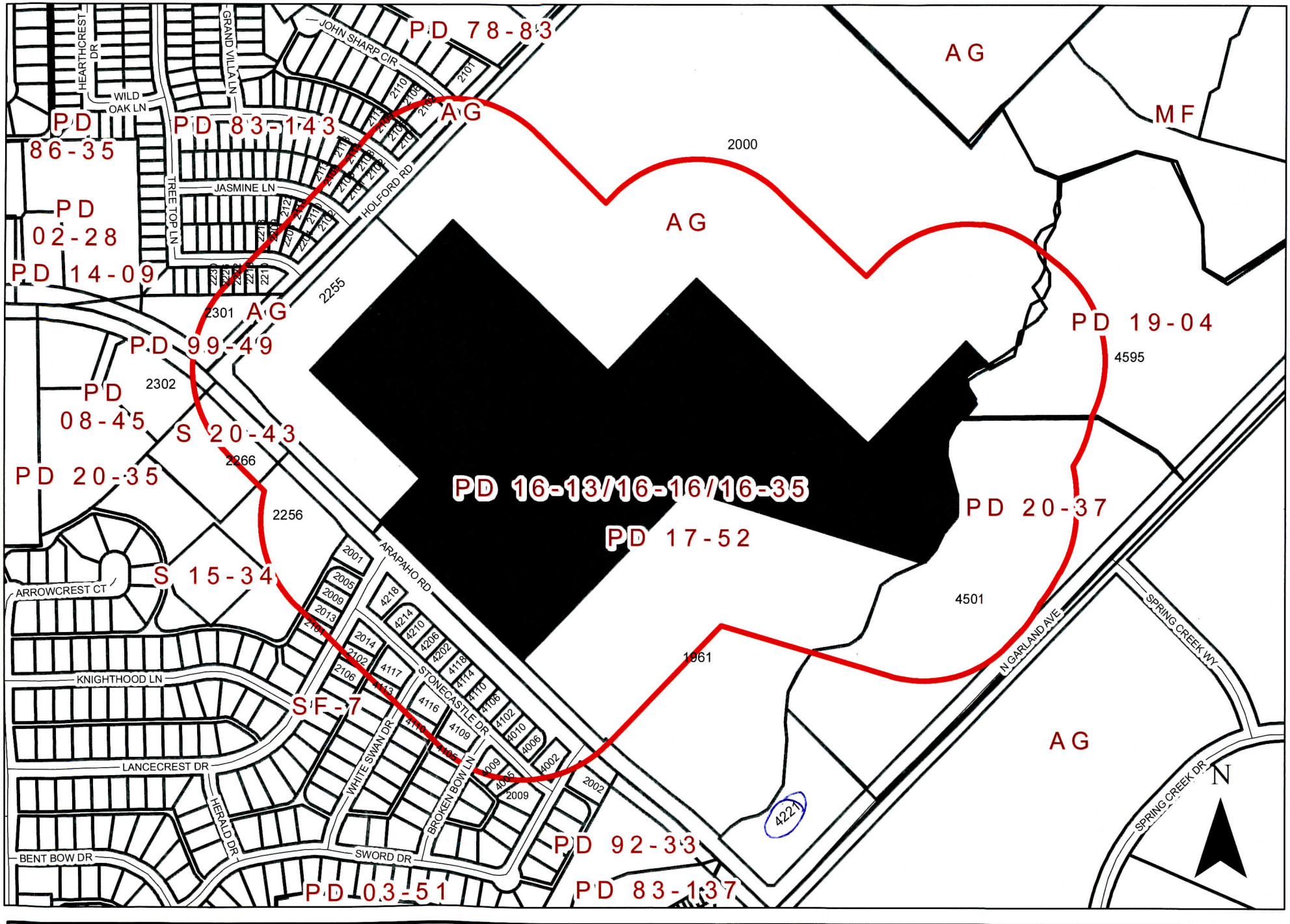
Z 21-01

View of the subject property from Arapaho Road

Looking south of the subject property from Arapaho Road

Looking east of the subject property from Arapaho Road

Looking west of the subject property



0 280 560 Feet
1 inch = 417 feet

Zoning Map Z 21-01

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2055 Arapaho Road

Comment Form
Case Z 21-01

Z 21-01 Civil Point Engineers, Inc. The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living. This site is located at 2055 Arapaho Road. (District 7)

Z 21-01 Civil Point Engineers, Inc. El solicitante propone un total de 120 unidades de vivienda para la vida independiente y la vida asistida. Esta solicitud es una enmienda al diseño del sitio previamente aprobado para la vida independiente y asistida. Este sitio está ubicado en 2055 Arapaho Road. (Distrito 7)

Z 21-01 Civil Point Engineers, Inc. Người nộp đơn đề xuất tổng cộng 120 căn hộ cho Sống độc lập và Sống có trợ giúp. Yêu cầu này là một sửa đổi đối với bố cục trang web đã được phê duyệt trước đó cho Sống độc lập và có hỗ trợ. Trang web này nằm ở 2055 Arapaho Road. (Quận 7) (xem bản đồ bao gồm)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

- [x] For / A Favor / Đúng
- [ ] Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Michael Holigan - Manager

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

4221 W. Garland Ave.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

5/18/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)