



## *Memorandum*

### *January 11, 2018*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

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**SUBJECT: FAIRVIEW TOWN ENTER UPDATE**

**BACKGROUND:** In accordance with the Commercial Planned Development District (CPDD) recommendations, staff will periodically update the Planning and Zoning Commission and the Town Council on recent staff approved development plans.

In December 2016, Lincoln Property Management purchased the Village of Fairview and immediately began a rebranding campaign as the Fairview Town Center. Elements of this rebranding effort included a new Master Signage Plan (approved by major warrant in January 2017) and various site revisions including the development of a central common open space and traffic circulation improvements.

Circulation improvements include the straightening of the main east/west drive through the center of the mall (complete), the creation of a new vehicular paseo (under construction), and a new driveway onto Stacy Road for Whistlestop Way, which includes an additional left-turn lane into the site (not started).

The demolition phase of the new plaza area is nearing completion. The new plaza will include an open air stage, various covered seating places, gaming areas, and multiple new lease spaces with patio dining.

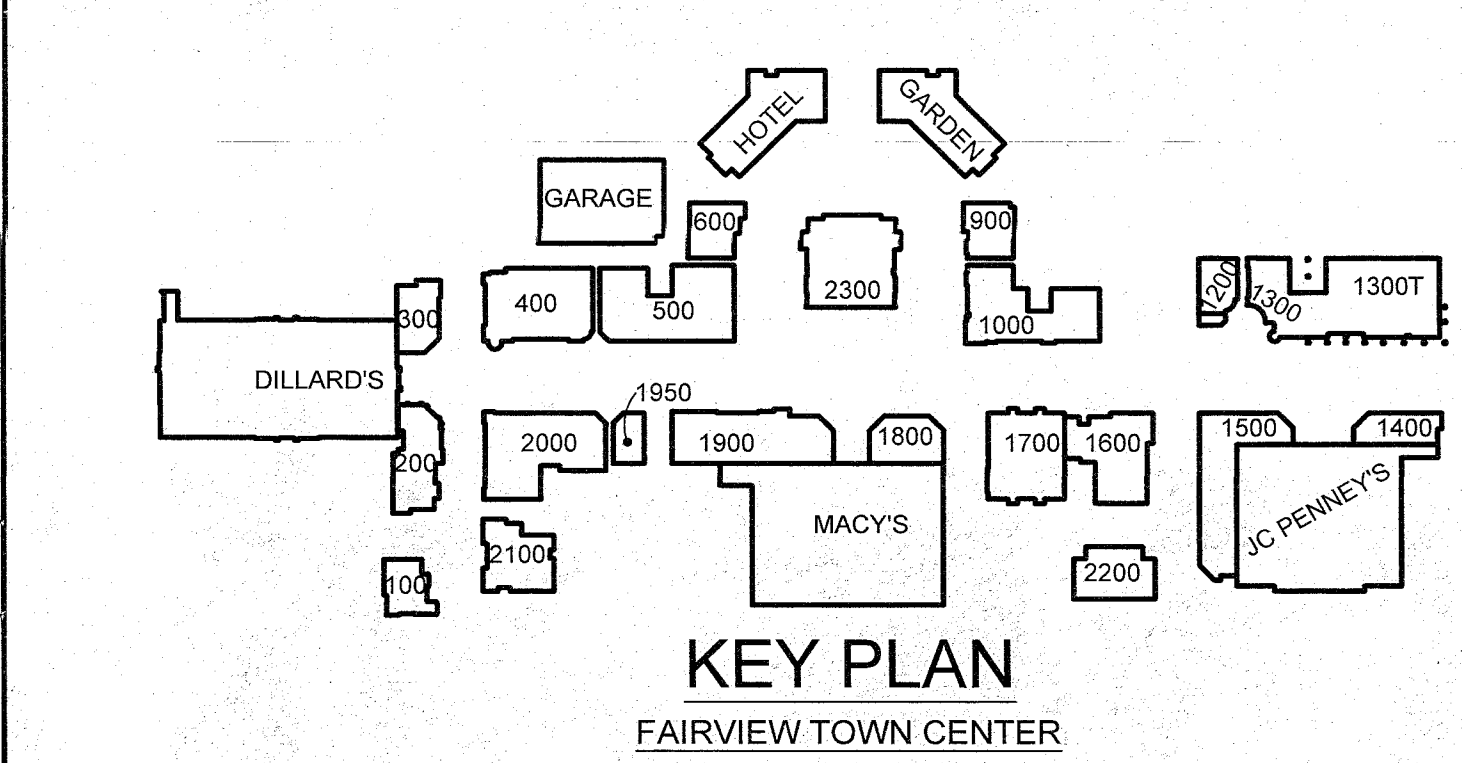
**ATTACHMENTS:**

- Development Plan





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# LEGEND

## HARDSCAPE FINISHES

EROSION AGGREGATE INTEGRAL COLOR CONCRETE - 4" SLAB ON GRADE	ROCK SALT FINISH INTEGRAL COLOR CONCRETE - 4" SLAB ON GRADE	ROCK SALT FINISH INTEGRAL COLOR CONCRETE - 4" SLAB ON GRADE	CONCRETE PAVER - ANTICLOPE PEWTER (P1)	COMPACTED DECOMPOSED GRANITE
LANDSCAPE PLANTING AREA	COMPOSITE WOOD DECKING	CONCRETE PAVER - CHARCOAL (P2 & P3)	ARTIFICIAL TURF	

10 HARVEST HILL RD.  
SUITE 136  
DALLAS, TEXAS 75230  
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www.chiomearth.com



JOHN O'BRIEN  
N O'BRIEN - ARCHITECT  
ISTRATION NO. 491

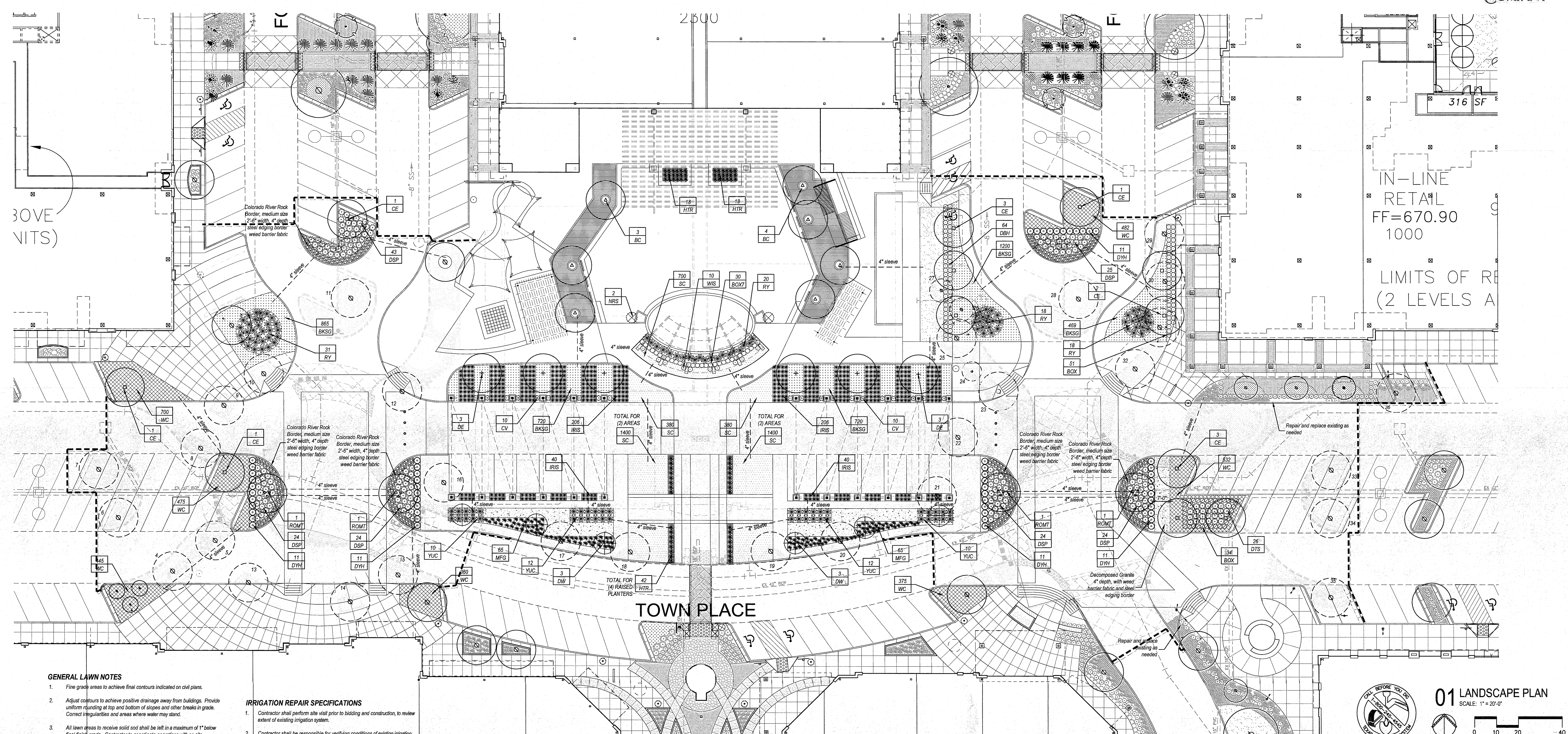
### SITE PLAN

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GENERAL LAWN NOTES

1. Fine grass areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform grading at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid soil shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black in brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey date of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures. No steel to be installed adjacent to sidewalks or curbs.
5. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

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, 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.

IRRIGATION REPAIR SPECIFICATIONS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, steering, etc.

LAWN REPAIR NOTES

1. All lawn areas damaged during construction to be repaired with solid sod and raised free of debris.
2. Adjust damaged areas 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.
3. All areas to be repaired must be planted by hand to cover area completely, leaving edges of sod are touching. Top dress joints by hand with compost to fill voids.
4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

DEMOLITION NOTES

1. Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.
2. Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.
3. Prior to demo, disconnect and cap all utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.
4. Erect necessary barricades, staking and protective measures as required.
5. Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.
6. Remove pavements, and structures to the depths of their sub-structure.
7. Leave construction area clean and ready to use by other trades.
8. Remove pavement sub-base to the depth of the base materials.
9. Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the drip-line of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.
10. Prior to beginning demolition, Contractor shall provide covering for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be repaired at the Contractor's expense.
11. Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.

PLANT LIST

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
7	BC	Bald Cypress	Taxodium distichum	8" cal.	container grown, 17" ht., 8" spread min., 6" clear trunk	
24	CE	Cedar Elm	Ulmus crassifolia	4" cal.	container grown, 10" ht. min. 8" spread min.	
7	CM	Crape Myrtle 'Dallas Red'	Lagerstroemia indica 'Dallas Red'	8" ht.	container grown, 3.5 cal., no cross caving	
6	DE	Drum Elm	Ulmus pendula 'Drum'	8" cal.	container grown, 10" ht. min. 8" spread min.	
6	DW	Desert Willow	Chilopsis linearis	8" ht.	container grown, tree form	
7	ROMT	Red Oak 'Multi-trunk'	Quercus shumardii	10" cal.	B&B 3 cane, specimen, 18" ht. min. 8" spread min.	

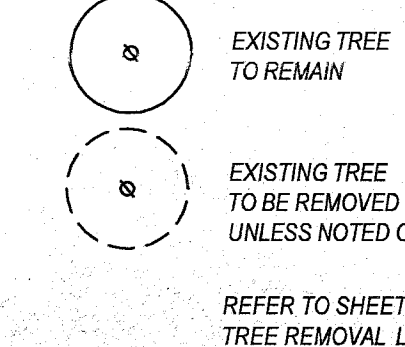
SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
171	BOX	Bonwood 'Green Beauty'	Buxus macrophyllum	5 gal.	container, full plant specimen	
30	BOX	Bonwood 'Green Beauty'	Buxus macrophyllum	7 gal.	container, full plant specimen	
64	DBH	Dwarf Burford Holly	Ilex cornuta 'Burford nany'	5 gal.	container, full plant specimen	
236	DSP	Dwarf Spirea 'Super Gold'	Spiraea x 'Super Gold'	5 gal.	container, full plant specimen	
104	DTS	Dwarf Texas Sage 'Ranger'	Leucophyllum sp. 'Ranger'	5 gal.	container, full plant specimen	
88	DTH	Dwarf Yucca 'Holly Sticks'	Yucca complanata 'Holly Sticks'	7 gal.	container, full plant specimen	
40	HNG	Dwarf Hensley Grass	Pennisetum sp. 'Dwarf Hensley'	5 gal.	container, full plant specimen	
78	HTR	Horseshoe Reed	Equisetum hyemale	5 gal.	container, full plant specimen	
422	IRS	Ironweed	Deloselinia laevifolia	5 gal.	container, full plant specimen	
130	MFG	Mexican Feather Grass	Nassella tenuifolia	3 gal.	container, full plant specimen	
2	NRG	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	8" ht.	container, full plant specimen	
87	RY	Red Yucca	Hesperaloe parviflora	5 gal.	container, full plant specimen	
44	YUC	Yucca 'Color Guard'	Yucca fasciata 'Color Guard'	5 gal.	container, full plant specimen	

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3974	BKSG	Berkley Sedge	Carex divisa	8" pots	container, full top of container, 12" o.c.
20	CV	Cross Vine	Parthenocissus quinquefolia	10 gal.	container, (6) 48" runners min.
1340	WYC	Wintersberger	Euphorbia fortunei 'colossal'	4" pots	container, (5) 12" runners min., 8" o.c.
10	WIS	Wintersberger	Wisteria floribunda 'Royal Purple'	10 gal.	container, (6) 60" runners min.
4280	SC	Seasand Color	Cynodon dactylon	4" pots	solid sod, refer to notes container, full plant 8" o.c. selection at time of install

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

EXISTING TREE LEGEND



REFER TO SHEET L1.01 FOR TREE REMOVAL LIST

TREE REMOVAL LEGEND

AE	ALLIE ELM
BC	BALD CYPRESS
CE	CEDAR ELM
CM	CRAPPE MYRTLE
LO	LIVE OAK
MAG	MAGNOLIA
RO	RED OAK

TREE REMOVAL / TRANSPLANT LIST

TREE #	TYPE	SIZE: caliper	REMOVE / TRANSPLANT	REMARKS
1	CE	8"	REMOVE	
2	CE	5"	REMOVE	
3	CE	4"	REMOVE	
4	CE	4"	REMOVE	
5	BC	6"	REMOVE	
6	CE	5"	REMOVE	
7	CE	6"	REMOVE	
8	BC	6"	REMOVE	
9	BC	6"	REMOVE	
10	BC	5"	REMOVE	
11	LO	8"	REMOVE	
12	BC	5"	REMOVE	
13	BC	4"	REMOVE	
14	BC	5"	REMOVE	
15	BC	5"	REMOVE	
16	BC	5"	REMOVE	
17	CM	1"	REMOVE	
18	CM	1.5"	REMOVE	
19	CM	1.5"	REMOVE	
20	CM	2"	REMOVE	
21	BC	4"	REMOVE	
22	BC	4"	REMOVE	
23	BC	4"	REMOVE	
24	CM	2"	REMOVE	
25	AE	4"	REMOVE	
26	CM	1.5"	REMOVE	
27	CM	2"	REMOVE	
28	BC	4"	REMOVE	
29	BC	4"	REMOVE	
30	BC	4"	REMOVE	
31	BC	4"	REMOVE	
32	BC	4"	REMOVE	
33	CE	5"	REMOVE	
34	CE	4"	REMOVE	
35	BC	6"	REMOVE	
36	BC	8"	REMOVE	

TREE REMOVAL / TRANSPLANT LIST

TREE #	TYPE	SIZE: caliper	REMOVE / TRANSPLANT	REMARKS
37	LO	6"	REMOVE	
38	LO	7"	REMOVE	
39	BC	4"	REMOVE	
40	BC	4"	REMOVE	
41	RO	5"	REMOVE	
42	RO	5"	REMOVE	
43	BC	4"	REMOVE	
44	BC	5"	REMOVE	
45	BC	5"	REMOVE	
46	LO	5"	REMOVE	
47	CM	1"	REMOVE	
48	CM	1.5"	REMOVE	
49	LO	6"	REMOVE	
50	CM	1"	REMOVE	
51	CM	1"	REMOVE	
52	LO	6"	REMOVE	
53	MAG	3"	REMOVE	
54	MAG	3"	REMOVE	
55	CM	1"	REMOVE	
56	CM	1.5"	REMOVE	
57	CM	1"	REMOVE	
58	CM	1"	REMOVE	
59	MAG	3"	REMOVE	
60	MAG	3"	REMOVE	
61	CM	1"	REMOVE	
62	CM	1.5"	REMOVE	
63	CM	1"	REMOVE	
64	AE	3"	REMOVE	
65	AE	4"	REMOVE	
66	AE	3.5"	REMOVE	
67	BC	3"	REMOVE	
68	BC	3"	REMOVE	
69	CM	1"	REMOVE	
70	CM	1.5"	REMOVE	
71	CM	1"	REMOVE	
72	CM	1.5"	REMOVE	
73	CM	1"	REMOVE	

TOTAL NUMBER OF TREE TRANSPLANTS:

(0)

TOTAL NUMBER OF TREES REMOVED:

(79)

TOTAL NUMBER OF INCHES REMOVED:

279'

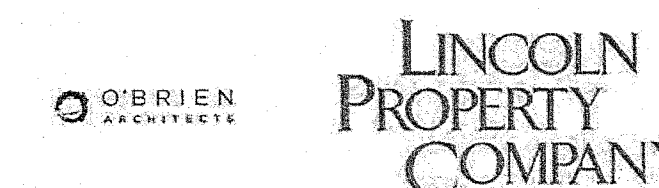
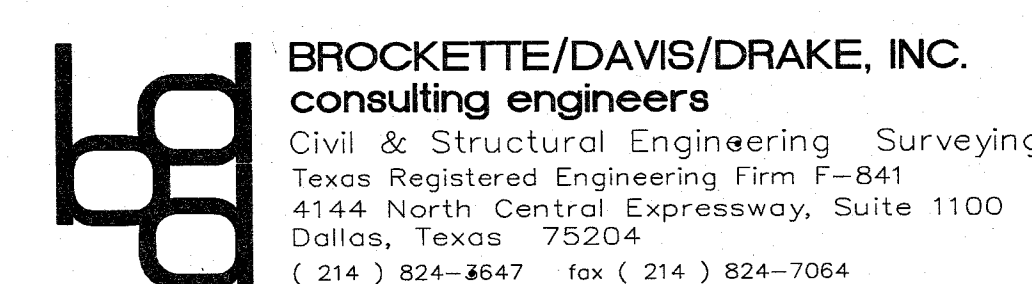
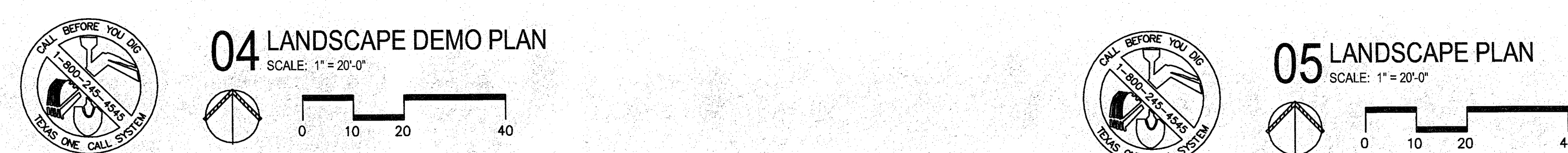
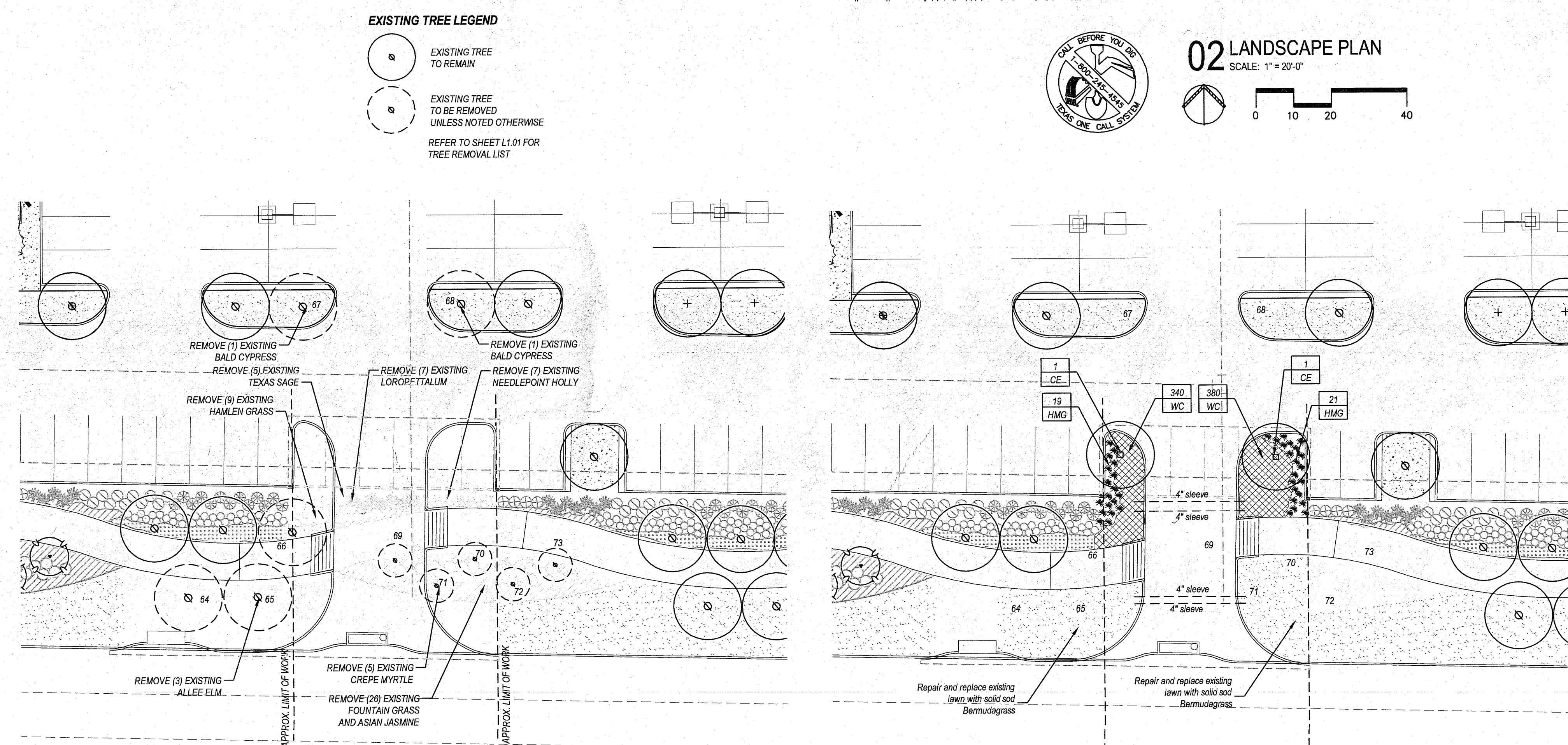
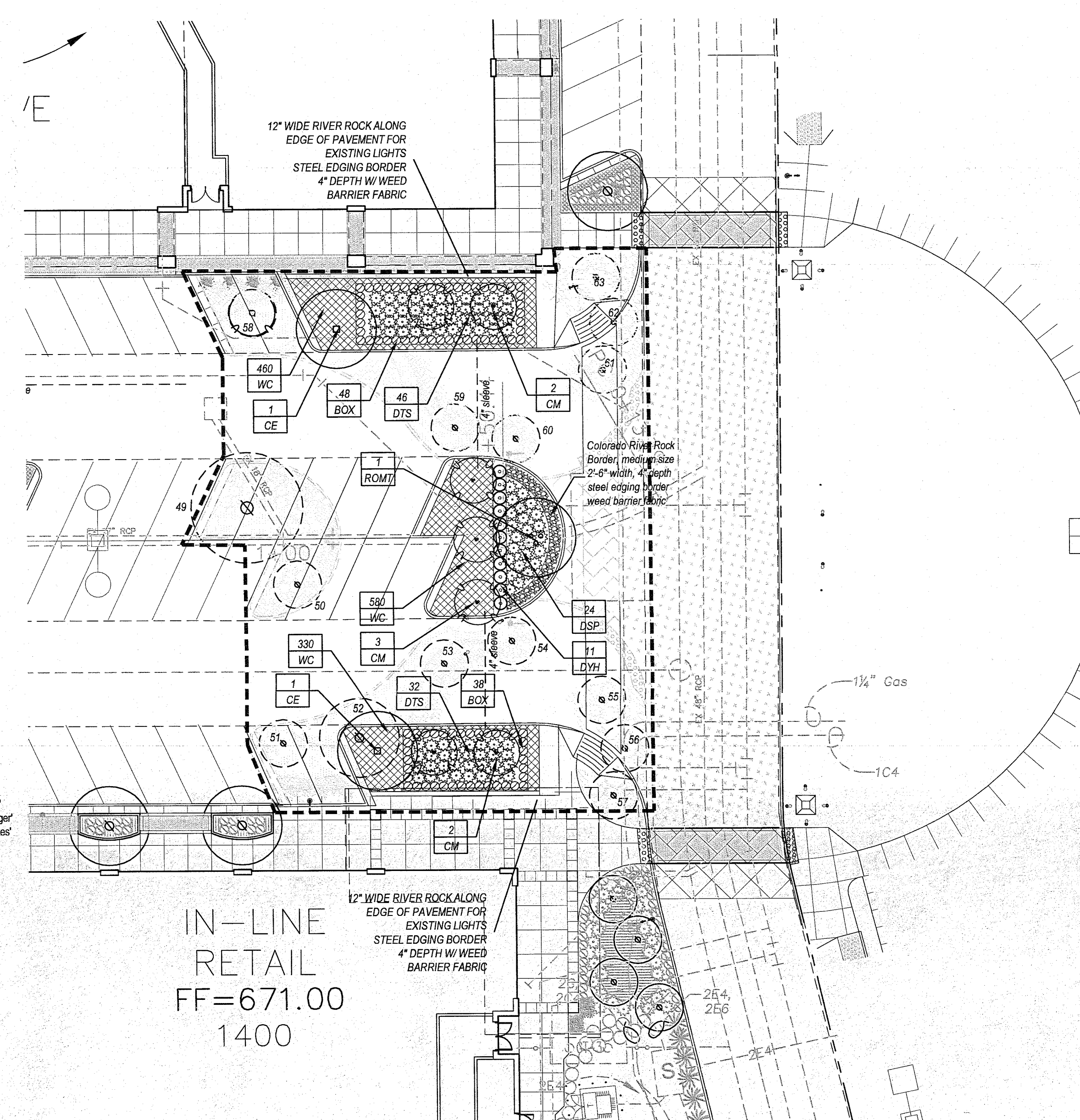
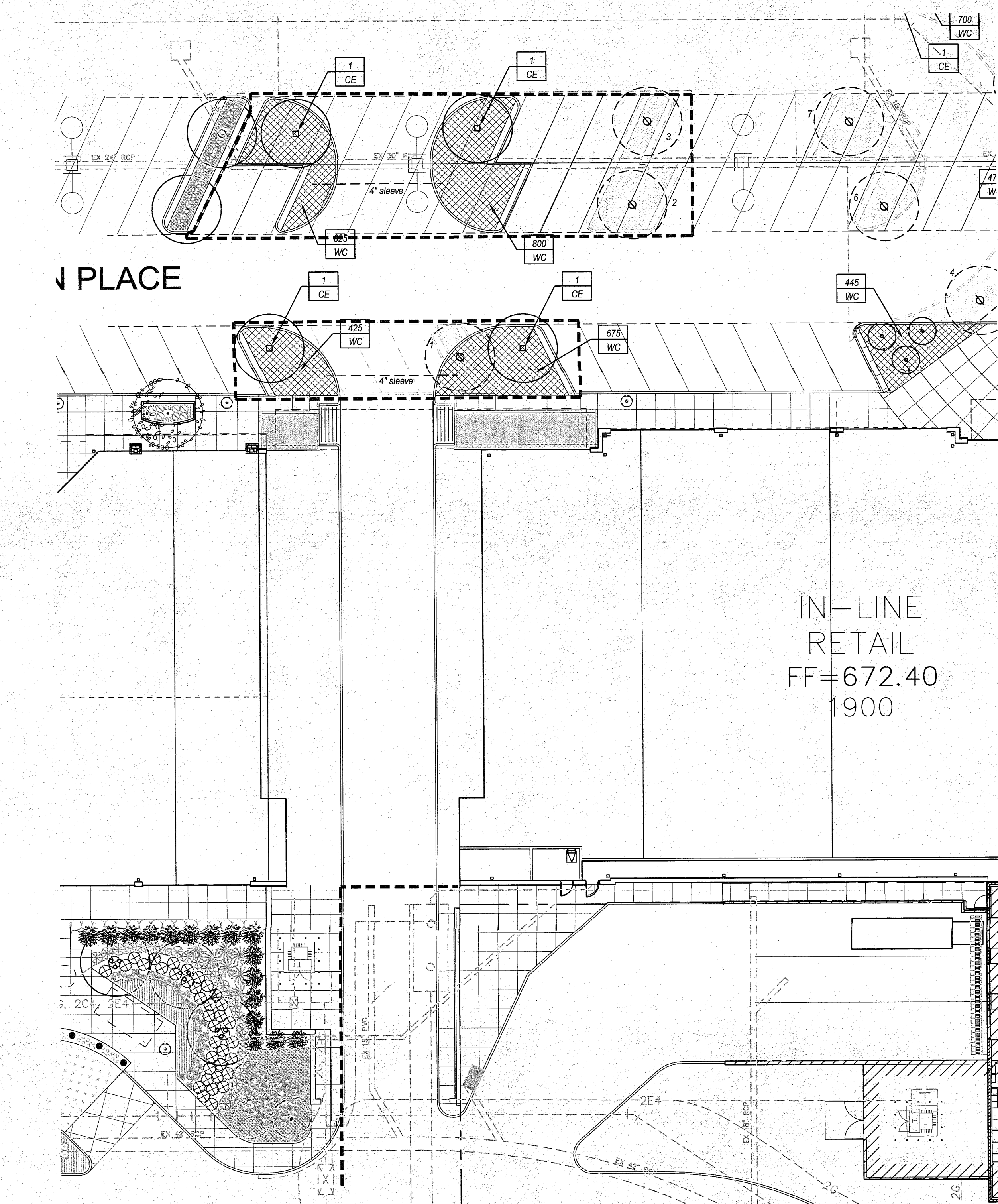
TOTAL NUMBER OF NEW TREES:

(57)

TOTAL NUMBER OF NEW TREE INCHES:

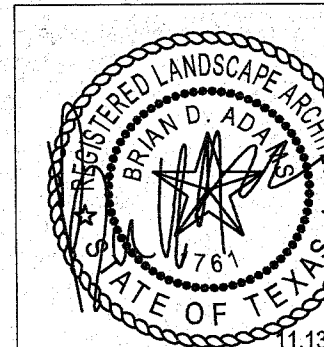
264'





**smr**  
landscape architects, inc.

FAIRVIEW TOWN CENTER  
329 TOWN PLACE  
FAIRVIEW, TEXAS 75069



Issue For:

☐ Design Development

☐ Progress

☒ Bidding

☒ Permit

☐ Construction

☐

Original Issue Date:  
21 JUNE 2017

1	CITY COMMENTS: 1
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## LANDSCAPE PLAN

Drawn By:	BDA
Checked By:	BDA
Current Date:	13 NOV 2017
Drawing #	

L1.02