

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE PURPOSES
OF CONSTRUCTION, BIDDING
OR PERMIT. THEY WERE PREPARED
BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: October 26, 2022



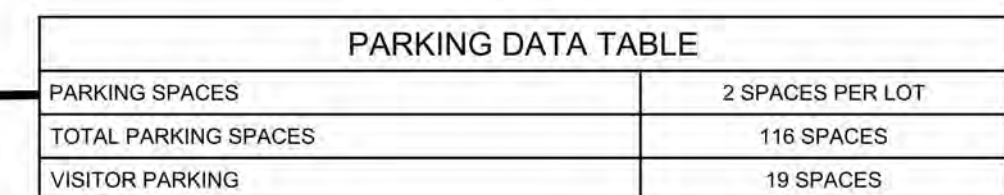
REV:	DATE:	DESCRIPTION:
------	-------	--------------



JOB NUMBER: NCL21008
ISSUE DATE: DATE

SITE PLAN

SHEET:
V2.0



50 100 FEET
SCALE: 1" = 50'

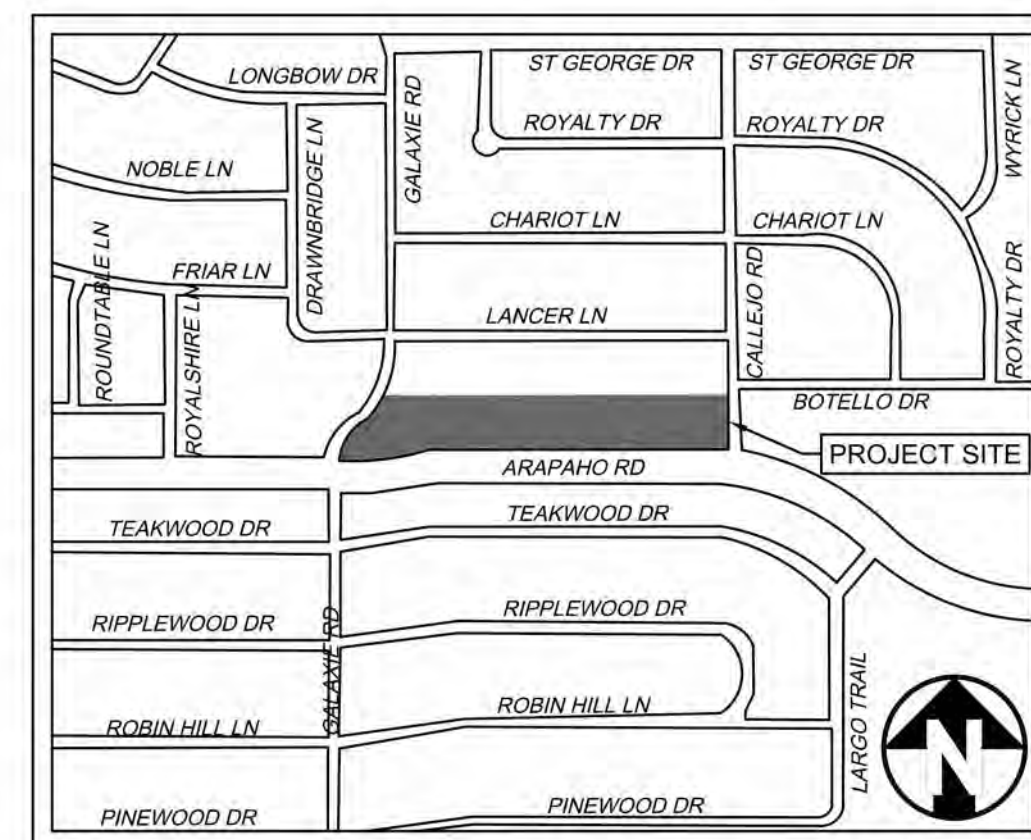
SITE PLAN
CITY PROJECT NO. SPXX-XXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/20/2022

OWNER/APPLICANT
FIRST INFRA LLC
1925 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 408-992-5558
CONTACT: BHARATH NANDIGAM

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA ARCHITECT, RLA

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS



VICINITY MAP
N.T.S.

SITE PLAN DATA TABLE

EXISTING ZONING	SF-A
PROPOSED ZONING	PD
BUILDING TYPE	ATTACHED TOWNHOME
TOTAL AREA OF SITE	212,005 SF / 4.87 AC
FLOOR AREA RATIO	25.6% / 0.256-1
TOTAL BUILDING COVERAGE	54,440 SF
OFF-STREET PARKING SPACES (GUEST PARKING)	20 SPACES
NET RESIDENTIAL DENSITY	11.9 UNITS / AC
MIN LOT SIZE	1,500SF
MIN LOT DEPTH	60'
MIN LOT WIDTH	25'
MAX BUILDING HEIGHT	36'-0" (3 STORY)
OPEN SPACE PROVIDED (SF%)	25,000 SF / 11.7%
MINIMUM YARD SETBACKS	
FRONT:	10' (20' GARAGE SETBACK)
REAR:	5'
SIDE:	0' & 5'
NUMBER OF TOWNHOME LOTS	58
NUMBER OF HOA LOTS	3
TREE REQUIREMENTS:	1 TREE PER EVERY 2,500 SF
FINISHED FLOOR ELEVATION TO BE BUILT 1 FT ABOVE TOP OF CURB	
PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS	
PARKING PAVING WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA AND A LICENSED AGREEMENT WILL REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION	

PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS
PARKING PAVING WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA AND A LICENSED AGREEMENT WILL REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION

TYPICAL CROSS SECTION
n.t.s

LANCER LN

ARAPAHO ROAD
100' WIDTH R.O.W. VOL. 98146, PG. 13,
P.R.D.C.T

FILENAME: V2.0 SITE PLAN_PCF2.dwg
 FULL PATH: K:\Jobs\WCL21008_GarlandTownHome\Drawings\Preliminary Engineering\Drawings\Preliminary Engineering\V2.0 SITE PLAN_PCF2

1

2

3

4

5



1 FRONT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

BUILDINGS 1 & 8 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,200	70
BRICK	1,262	24
GLAZING	1,426	6
TOTAL	3,888	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,420	42
BRICK	1,388	40
GLAZING	608	18
TOTAL	3,416	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,007	72
BRICK	310	22
GLAZING	80	6
TOTAL	1,397	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	987	70
BRICK	330	24
GLAZING	80	6
TOTAL	1,397	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT 1, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 2019021501000070)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/20/2022

OWNER/APPLICANT
FIRST INFRA LLC
1025 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 409-992-5559
CONTACT: BHARATH NANDIGAM

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA ARCHITECT, RLA

ENGINEER
KORMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4060
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPFA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-694-1867
CONTACT: JACK BARTON, RPLS

TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007



JO ABAYA
214 662 5307
jabaya@tls.com

TERRY SULLIVAN
214 533 8959
tsullivan@tls.com

NOT FOR
CONSTRUCTION

ARAPAHO TOWNHOMES

ARAPAHO ROAD

ARAPAHO ROAD, GARLAND, TEXAS 75044

FIRST INFRA LLC

REVISIONS

TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT

Buildings 1 & 8 Elevations

PROJECT No.

Project Number

PROJECT DESCRIPTION

DESIGNED BY:

jabaya

DRAWN BY:

jabaya

DATE ISSUED:

01.04.2023

SHEET No.

A-402

BUILDING PERMIT COMMENT

NOT FOR CONSTRUCTION



1 FRONT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

BUILDINGS 2 & 4 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,194	26
BRICK	1,310	29
GLAZING	2,082	45
TOTAL	4,586	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,880	40
BRICK	1,846	40
GLAZING	930	20
TOTAL	4,656	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,282	81
BRICK	220	14
GLAZING	80	5
TOTAL	1,582	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,282	81
BRICK	220	14
GLAZING	80	5
TOTAL	1,582	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN CITY PROJECT NO. SPXX-XXXX ARAPAHO TOWNHOME 4.87 ACRES LOT X, BLOCK X SURVEY ADDITION NAME (INST. NO. 20160215010000070) CITY OF GARLAND, DALLAS COUNTY, TEXAS PREPARATION DATE: 05/20/2022	
OWNER/APPLICANT FIRST INFRA LLC 1625 E BELTLINE ROAD CARROLLTON, TEXAS 75006 PH: 409-982-0559 CONTACT: BHARATH NANDIGAM	LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT COMPANY LANDSCAPE ADDRESS LANDSCAPE ADDRESS PH: LANDSCAPE PHONE NUMBER CONTACT: LA ARCHITECT, RLA
ENGINEER KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEVILLE, TX 76034 PH: 817-488-4900 CONTACT: JOHN GARDNER, PE	SURVEYOR BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEVILLE, TX 76034 PH: 817-894-1927 CONTACT: JACK BARTON, RPLS

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT
Buildings 2 & 4 Elevations

Project No.
Project Number
PROJECT DESCRIPTION

DESIGNED BY :
jabaya
DATE ISSUED :
01.04.2023

SHEET No.
A-403
BUILDING PERMIT COMMENT

D
C
B
A



BUILDINGS 3, 5 & 7 ELEVATIONS

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,451	28
BRICK	1,610	30
GLAZING	2,184	42
TOTAL	5,245	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	2,050	44
BRICK	1,820	39
GLAZING	786	17
TOTAL	4,656	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	985	65
BRICK	450	30
GLAZING	76	5
TOTAL	1,511	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	985	65
BRICK	450	30
GLAZING	76	5
TOTAL	1,511	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 2018021501000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/29/2022

OWNER/APPLICANT
FIRST INFRA LLC
1825 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 409-692-5559
CONTACT: BHARATH NANDIGAM

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA ARCHITECT, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 78034
PH: 517-488-4900
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 78034
PH: 517-584-1267
CONTACT: JACK BARTON, RPLS

TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007

JO ABAYA
214.662.5307
jabaya@tls.com

TERRY SULLIVAN
214.533.8959
tsullivan@tls.com

NOT FOR
CONSTRUCTION

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
FIRST INFRA LLC

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		
SHEET CONTENT		
Buildings 3, 5 & 7 Elevations		
Project No.		
Project Number		
Project Description		
DESIGNED BY:		DRAWN BY:
jabaya		jabaya
DATE ISSUED:		
01.04.2023		
SHEET No.		
A-404		
BUILDING PERMIT COMMENT		

NOT FOR CONSTRUCTION

D
C
B
A



1 FRONT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"

4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

BUILDINGS 10 ELEVATION

FRONT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,276	29
BRICK	1,310	30
GLAZING	1,802	41
TOTAL	4,388	100

REAR ELEVATION	SQ. FT.	PERCENT
STUCCO	1,456	44
BRICK	1,150	35
GLAZING	680	21
TOTAL	3,286	100

RIGHT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,059	75
BRICK	270	19
GLAZING	80	6
TOTAL	1,409	100

LEFT ELEVATION	SQ. FT.	PERCENT
STUCCO	1,059	75
BRICK	270	19
GLAZING	80	6
TOTAL	1,409	100

ARCHITECTURAL ELEMENTS:

1. ROOF GABLES WITH WINDOWS
2. SPLIT GARAGE DOORS
3. ROOF PITCHES OF 12:12

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/29/2022

OWNER/APPLICANT
FIRST INFRA LLC
1925 E BELTLINE ROAD
CARROLLTON, TEXAS 75006
PH: 409-992-5555
CONTACT: BHARATH NANDIGAM

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
CONTACT: LA ARCHITECT, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-498-4900
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-584-1927
CONTACT: JACK BARTON, RPLS



① TOWNHOME CROSS-SECTION
3/16" - 1'0"



TLS
ARCHITECT LLC
1615 BARCLAY DRIVE
CARROLLTON, TEXAS 75007

JO ABAYA
214 682 0307
icabaya@live.com

NOT FOR
CONSTRUCTION

ARAPAHO TOWNHOMES
ARAPAHO ROAD
ARAPAHO ROAD, GARLAND, TEXAS 75044
-
FIRST INFRA LLC

REVISIONS		
TAG	REVISION DATE	REVISION DESCRIPTION
1	0000-00-00	DESCRIPTION
2		
3		

SHEET CONTENT

Townhome Cross Section

PROJECT No.

Project Number

PROJECT DESCRIPTION

DESIGNED BY : jcabaya	DRAWN BY : jcabaya
DATE ISSUED : 01.04.2023	

SHEET No. **A-500**

NOT FOR CONSTRUCTION

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARAPAHO TOWNHOME
4.87 ACRES
LOT X, BLOCK X
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF GARLAND, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 05/20/2022

<p><u>OWNER/APPLICANT</u></p> <p>FIRST INFRA LLC 1925 E. LITTLERIDGE AVE CARROLLTON, TEXAS 75008 PH: 408-902-5558 CONTACT: BHARATH NANDIGAM</p>	<p><u>LANDSCAPE ARCHITECT</u></p> <p>LANDSCAPE ARCHITECT COMPANY LANDSCAPE ARCHITECT LANDSCAPE ADDRESS PH: LANDSCAPE PHONE NUMBER CONTACT: LA ARCHITECT, RLA</p>
<p><u>ENGINEER</u></p> <p>KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYSVILLE, TX 78034 PH: 817-498-4000 CONTACT: JOHN GARDNER, PE</p>	<p><u>SURVEYOR</u></p> <p>BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYSVILLE, TX 78034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS</p>



CITY OF
GARLAND PLANNING
DEPARTMENT
P.O. BOX 469002
GARLAND, TX
75046-9002

TECHNICAL REVIEW MEETING

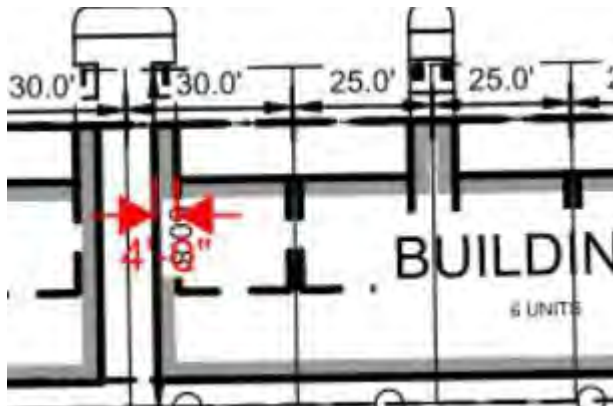
COMMENT SHEET

12/22/2022

FILE NO: Z 22-65
CASE NO: 210928-1
ADDRESS: 2801 and 2901 Arapaho Rd
REQUEST: Planned Development and Detail Plan for Townhomes
APPLICANT: Kirkman Engineering

COMMENTS:

- 1) Repeat Comment: Site Plan- Re-check the side-yard and rear-yard setback measurements. . Minimum rear setback should be five feet and side-yard setback not adjacent to street is five feet. Side setback appears to be 4-ft.



- 2) Site Plan- Review the parking calculation. The parking ratio for townhouses is 2 enclosed per dwelling unit and one (1) guest parking for every four (4) parking spaces.
The site plan data table shows a total of 116 parking spaces which does not add up correctly.
- 3) Site Plan- Provide lot numbers for each unit.
- 4) Landscape Plan- Clarify if the wood privacy fence is along the north of the property is for each unit or a continuous wood fence is proposed along the alley.
If so, what type of wood fence?
Applicant's response: A cedar wood fence.

Staff's response: Is the cedar wood a backyard fence or is the intent to screen the development? If the intent is to screen then please provide elevations.

- 5) Landscape Plan- At least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees.

It appears that all the townhouse lots are ornamental trees which does not meet GDC requirement. Either the landscape plan will have to comply or a deviation has to be requested in the narrative. Specify what is the hardship and why the deviation is needed.

- 6) Label all easements on the landscape plan. Clearly label the detention pond as well.
- 7) Landscape Plan- It appears that some of the canopy trees in the common area have to be relocated due to the detention pond. Staff recommends to move them closer to the playground area and between Building 8 and 9. Keep in mind at least one tree is required for every two thousand five hundred square feet of townhouse common areas not covered by a building or other impervious amenity. At least fifty percent of the required trees must be large canopy trees (that is, a minimum three-inch caliper upon planting). The remainder of the required trees may be small ornamental trees.
- 8) Repeat Comment: Building Elevations- Each unit must have a minimum of three (3) architectural elements. Show and label the architectural elements for each unit. Refer to Section 4.84 of the GDC.
- i. Multiple pane windows featuring either divided light or simulated divided light;
 - ii. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
 - iii. Gable(s) with window(s);
 - iv. Dormer(s);
 - v. Bay windows with a minimum projection of twenty-four inches;
 - vi. Minimum 8:12 roof pitch;
 - vii. Split garage doors with a separate door for each vehicle bay; or
 - viii. Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet

Applicant's response: The following architectural elements have been added to address the comment above:

- Roof bracket
- Roof trim dentil
- Barn light
- Back-plated aluminum house number
- Gray metal awning
- Gable roof with window

Staff's response: Most of these architectural elements are not from the GDC. Either comply with the architectural elements or request a deviation in the narrative and clarify why you are not able to meet the GDC requirement.

Applicant's Response to Garland Planning Department comments on 12/22/2022:

The architectural elements used for Arapaho Townhomes are as follows:

1. Roof gables with windows
2. Roof pitches of 12:12
3. Split garage doors with a separate door for each vehicle bay (used in all units)

For the units that lack *all* the approved architecture elements listed above (e.g., "Roof gables with windows" or roof pitches greater than 8:12), they do employ elements that strive to keep within the City's vision of "aesthetically pleasing" building facades. Use of trims and dentils on parapet walls, roof brackets, metal awnings, barn lights, etc. all work towards promoting the *elevation uniqueness* for each unit that the City requires.

Given the size and scope of the units (3 stories), the buildings they comprise (150' x 46'), and the City's 40' height limitation (which makes it difficult to employ either 6:12 or 8:12 roof slopes) and desire for elevation diversity, we request a deviation from the narrative that requires each unit to have a combination of three approved architecture elements listed in 4.84 of the GDC for reasons stated above.

Submit the requested information above and the following by Wednesday (December 28, 2022) between 8:00 A.M to 12:00 P.M. (NOON) :

- Technical response sheet addressing all the comments above. The technical response sheet can be provided in a Microsoft Word document.
- Provide PDF plans of all sheets in both 24 X 36 inch size vectored (all plan sheets) and 8 ½ x 11 inch size non-vectored (all plan sheets)
- Revised narrative with all deviations listed
- E-mail a PDF copy of revised plans indicated above to Tracy Allmendinger at TAllmend@garlandtx.gov and Nabiha Ahmed at nahmed@garlandtx.gov and Matthew Wolverton at MWolverton@garlandtx.gov
- To properly fit into the electronic Plan Commission agenda, we need 8 ½ x 11 PDF of the revised plans but make sure it is NOT a scanned copy; otherwise, it will not be legible in the Agendas. If it is not 8 ½ x 11, and not legible, it will not be accepted and your case can be delayed.

Special Note: I will not be in the office from December 23rd-January 2nd. Resubmittal should be emailed to Matthew Wolverton.

ZONING SIGNS: The City of Garland now requires applicants to prepare and post the sign zoning signs on the subject property after notification letters are mailed out. Staff recommends the applicants to prepare the signs in advance. Please contact Planning staff for further instructions.

2022 Development Schedule:

<http://garlandtx.gov/DocumentCenter/View/11172/2022-Development-Schedule-PDF>

CITY OF
GARLAND PLANNING
DEPARTMENT
P.O. BOX 469002
GARLAND, TX
75046-9002

Department: Planning

Contact Person: Nabiha

Ahmed Phone Number:

972.205.2453