



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

AUGUST 27, 2018

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

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

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

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **PUBLIC COMMENT**

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

D. **ELECTION OF OFFICER**

a. Vice Chair

E. **REGULAR ITEMS**

1. *Minutes of August 13, 2018*

Consider approval of the minutes of the August 13, 2018, Planning and Zoning Commission Regular Session.

2. *SP18-0012 – Wichita Trail Cell Tower*

Consider a request for a Site Plan to develop a telecommunication tower. The property is generally located north of Wichita Trail and east of Skillern Road.

3. *RP18-0010 – Lakeside Crossing Town Homes*

Public Hearing

Public Hearing to consider a request for a Replat to create a residential subdivision. The property is generally located east of Northwood Drive and south of Lakeside Parkway.

4. *SP18-0008 – Temple Baptist Church*

Consider a request for a Site Plan to expand an existing church with a request for additional height pursuant to Section 98-1031(d), "Additional height," of the Code of Ordinances. The property is generally located at the southeast corner of the intersection of Long Prairie Road and Northshore Boulevard.

5. *RC18-0007 – Pepper Creek Ranch*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: August 23, 2018, at 4:45 p.m., at least 72 hours prior to the scheduled time of said meeting.

Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350 .
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF AUGUST, 2018, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

Perfecto Solis	Chair
Brad Ruthrauff	Commissioner, Place 1
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Laile Neal	Commissioner, Place 2
Vacant	Commissioner, Place 3

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Cindi Price	Executive Assistant

A. CALL TO ORDER: 7:10 P.M.

B. PUBLIC COMMENT

None.

C. ELECTION OF OFFICER

[Postponed to the next P&Z meeting]

D. DIRECTOR'S REPORT

Presenter

Chuck Russell, Town Planner

E. REGULAR ITEMS

- 1. Consider approval of the minutes of the July 23, 2018, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Picardi moved to approve the July 23, 2018, minutes as written.
Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Kendrick, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Neal

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:41 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: August 27, 2018

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0012 - Wichita Trail Cell Tower) to develop a telecommunication tower. The property is generally located north of Wichita Trail and east of Skillern Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a site plan for a 95-foot-tall stealth communication tower on a 1,617-square-foot internal parcel (land lease from property owner) within an approximate 16.044 acre lot and developed with a church (St. Nicholas Episcopal Church), outside amenity areas, and surface parking. Additionally, a mausoleum permitted under Specific Use Permit No. 3 exists on site.

The property is zoned Agricultural District (A). On April 17, 2018, the Town Council approved Specific Use Permit No. 451 (SUP-451) for this use. The attached site plan depicts the 95-foot-tall, self-support tower, associated equipment cabinet, and an eight-foot-tall masonry enclosure to be constructed within the above referenced internal parcel. Access to the internal parcel will be from Skillern Road.

The site plan, landscape plan and elevations are in compliance with the approved conceptual plans provided for with SUP-451.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

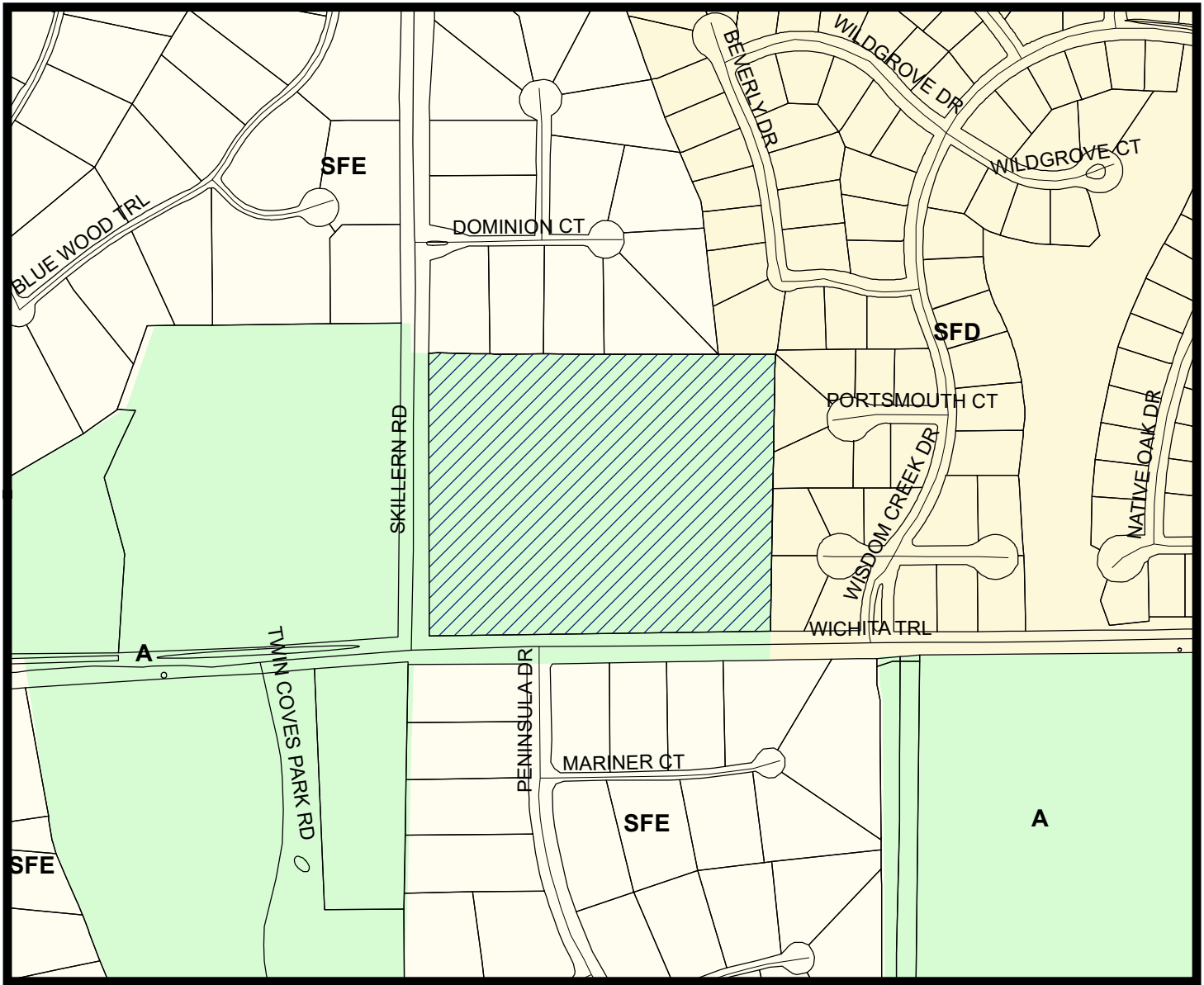
B. Site Plan Package

1. Site Plan Package



Vicinity Map

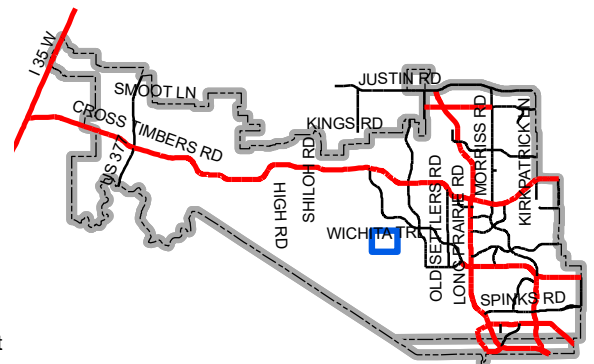
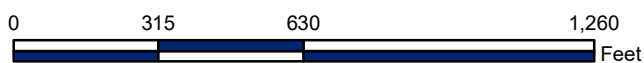
Reference Project: SP18-0012



LEGEND

- Agriculture
- Single Family Density
- Single Family Estate

— Subject Property



Map Location



Letter of Intent.

Verizon Wireless Communication Tower and Co-location

4800 Wichita Trail, St. Nicholas Church, Flower Mound, TX

Site Plan for a Communication Tower, Commercial

Verizon Wireless is requesting a site plan approval for a Communication Tower to allow the construction a stealth communication tower per the April 17, 2018 approved SUP for the site and tower. The proposed tower is to be located on the premises of St. Nicholas Episcopal Church at 4800 Wichita Trail (2700 Skillern Road). The proposed tower and associated equipment area will allow the co-location of up to three wireless providers.

The existing church site is approximately 16 acres and is zoned an A Agricultural district. The site is developed with a church and associated mausoleum. The Agricultural district allows a communication tower, commercial with an SUP. The proposed tower will be sited approximately 250 feet south of the single-family homes to the north that back up to the church and approximately 200 feet from the church/private school located across Skillern Road to the west.

The tower will be a 'stealth' tower with a cross symbol located on the top. The approved 95-foot-high stealth tower will allow the co-location of other providers. Verizon has reached out to the other providers in the area and are working with T-Mobile to locate on the tower and in the equipment area. There will still be available space on the tower and the ground for one additional provider.

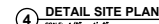
The proposed equipment yard, which will measure approximately 47 feet by 32 feet, will be surrounded by an eight foot in height masonry wall which will be faced with stone. The proposed equipment yard will have space for two additional providers with equipment pads approximately 9 feet by 18 feet. Landscaping will also be provided to soften the effect of the stone wall. With the site containing 16 acres the location can be placed such that existing trees located between the tower and the existing homes to the north can remain in place.

No exceptions are being requested from the Town Council approved SUP.

A blue ink signature of Karl A. Crawley, written in a cursive style.

Karl A Crawley, President
MASTERPLAN, Authorized Representative for Verizon Wireless

4800 WICHITA TRAIL
FLOWER MOUND, DENTON COUNTY, TEXAS 76022
(193048)



SITE DATA TABLE		
PARCEL ADDRESS		480 MICHELA TRAIL
ADDRESS SITE AREA		1617 S.F.
NET SITE AREA		1617 S.F.
ZONING		EN ADDITIONAL TOWER
CURRENT USE		CHURCH
PROPOSED ADDITIONAL USE		COMMUNICATION TOWER
LOT COVERAGE DATA		
BUILDING COVERAGE		222 S.F.
PARKING COVERAGE		286 S.F.
PREVIOUS AREA		1617 S.F.
PARKING SUMMARY		
SURFACE PARKING		
DRIVEWAY	0	0
RETAIL	0	0
OTHER	1	1
TOTAL PARKING		0
COMMUNICATION TOWER		
PLAIN HEIGHT	60'	
TOTAL SQUARE FOOTAGE	72 S.F.	

PROJECT DATA	
PROJECT INFORMATION:	
JURISDICTION:	CITY OF FLOER MOUND
CONSTRUCTION TYPE:	UNMANNED TELECOMMUNICATIONS
LATITUDE:	32° 01' 22.8116" N
LONGITUDE:	87° 06' 19.6892" W
APPLICANT:	LANDLORD:
VERIZON WIRELESS	ST. NICOLAS CHURCH
1337 SOLANA BLVD.	4889 WICHITA TRAIL
BUILDING 2, SUITE 2000	FLOER MOUND, TX, 75622
WESTLAKE, TEXAS 76262	CONTACT: FATHER MARK BERGANT
PHONE: (214) 628-0179	PHONE: (972) 238-1076

PROJECT PARTICIPANTS

ARCHITECTS' ENGINEERS ARCHICORP L.L.C. 1700 BRACKETT DALLAS, TEXAS 75211 PHONE: (214) 300-8800 FIRM NUMBER: P-13858	ELECTRICAL ENGINEER TECHNICAL ADVISORS 610 JAMES DRIVE RICHMOND, TEXAS 77406 PHONE: (713) 437-8389
CONSTRUCTION MANAGER TRACY REEVES (801) 321-0265	SURVEYOR W&B SURVEYING 4211 PENTON RD., SUITE 200 PLANO, TEXAS 75075 PHONE: (972) 781-6600
CONSTRUCTION ENGINEER TIM KELTON (214) 429-6179	

CITY APPROVAL STAMPS	
ZONING CASE NUMBER	
SP18-0012	
SITE PLAN	
TOWER R OWNER: VERIZON WIRELESS	
LEGAL DESCRIPTION	
PARENT TRACT	
OWNER: ST. MICHAEL'S CHURCH	
4000 WILKITA TRAIL	
DTCO, 118-7079	
JOHN WELT SURVEY, ABSTRACT NO. 1614	
SANTON CAD APRIL 1974	
DEAD END, YCA, GMA, PG. 791	
D.R.C.T.	



A1



2 SHRUB AND GROUND COVER PLANTING

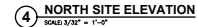
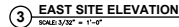


3 PLANTING SPECIFICATIONS

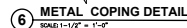


L1

4800 WICHITA TRAIL
FLOWER MOUND, DENTON COUNTY
(193048)



* AAA SAND & STONE CO.
10550 MILLER RD.
DALLAS, TX 75226
(214) 342.1794

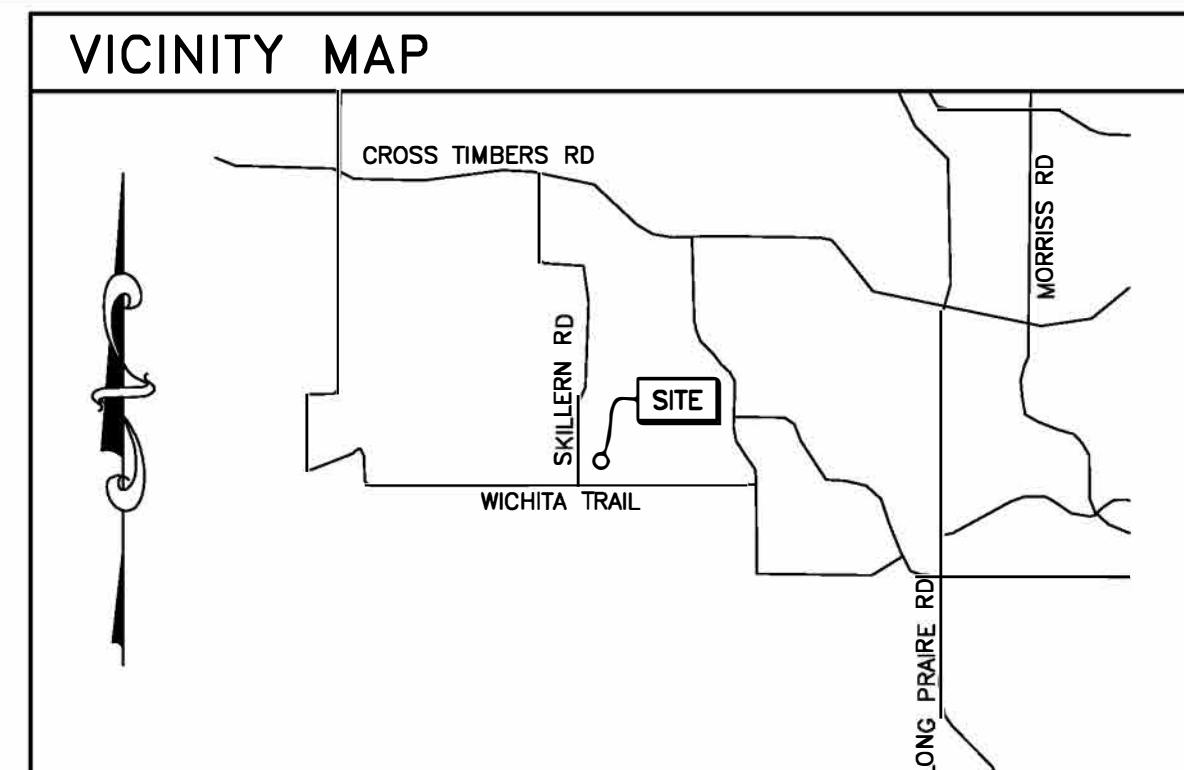
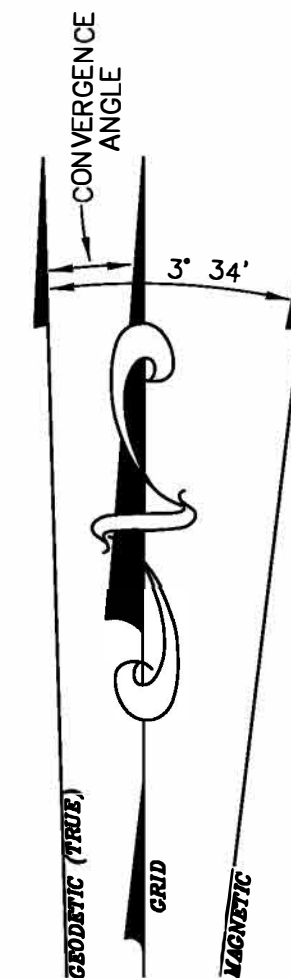
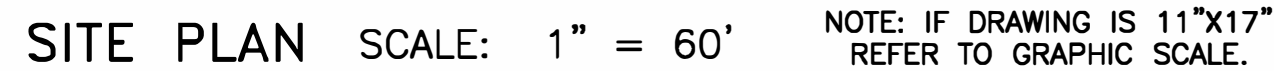


Call 847.925.4611

★ Texas 811

Know what's below.
Call before you dig.

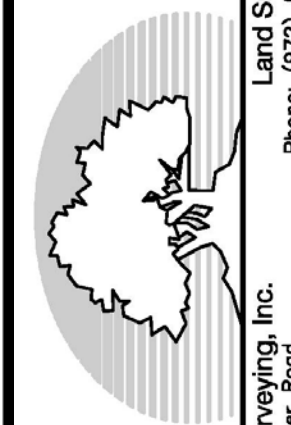




NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 25°37'52" E	49.00'	L10	S 89°55'58" W	25.33'
L2	S 64°33'39" W	33.00'	L11	N 00°48'14" E	15.00'
L3	N 25°37'52" W	49.00'	L12	N 89°55'58" E	25.10'
L4	N 64°33'39" E	33.00'	L13	S 30°48'09" E	57.02'
L5	S 64°33'39" W	33.00'	L14	S 35°13'53" W	40.44'
L6	N 25°37'52" W	25.00'	L15	S 61°12'24" W	56.12'
L7	N 64°33'39" E	24.14'	L16	N 00°48'14" E	15.16'
L8	N 09°27'41" E	8.09'	L17	N 61°12'24" E	51.78'
L9	N 30°48'09" W	57.02'	L18	S 25°37'52" E	15.02'

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	24°3'38"	56.00	12.36	24.33	24.14	N 43°14'58" W
C2	59°15'53"	80.00	45.51	82.75	79.11	N 60°26'06" W
C3	59°15'53"	95.00	54.04	98.26	93.94	S 60°26'06" E
C4	72°14'20"	41.00	29.92	51.69	48.34	S 66°55'19" E

NO.	NORTHING	EASTING	COMMON NAME	SCIENTIFIC NAME	GENERAL HEALTH	CANOPY SPREAD	STATUS
1	7057827.788	2395880.622	13" MONDEL PINE	<i>Pinus edlarica</i>	Good	14'	To Remain
2	7057831.375	2395899.642	24" POST OAK	<i>Quercus stellata</i>	Good	26'	To Remain
3	7057905.274	2395928.324	30" POST OAK	<i>Quercus stellata</i>	Good	28'	To Remain
4	7057932.53	2395863.834	28" POST OAK	<i>Quercus stellata</i>	Good	26'	To Remain
5	7057950.208	2395904.126	20" POST OAK	<i>Quercus stellata</i>	Good	25'	To Remain
6	7057935.455	2395918.542	20" POST OAK	<i>Quercus stellata</i>	Good	28'	To Remain
7	7058009.401	2395781.733	18" POST OAK	<i>Quercus stellata</i>	Good	23'	To Remain
8	7057795.74	2395815.362	5-6" LIVE OAKS	<i>Quercus virginiana</i>	Good	19'	To Remain
9	7057842.932	2395814.193	8" POST OAK	<i>Quercus stellata</i>	Good	13'	To Remain
10	7057907.207	2395908.14	25" POST OAK	<i>Quercus stellata</i>	Good	32'	To Remain
11	7057924.239	2395884.187	18" POST OAK	<i>Quercus stellata</i>	Good	18'	To Remain
12	7057913.982	2395844.989	24" POST OAK	<i>Quercus stellata</i>	Good	45'	To Remain
13	7057869.887	2395863.273	30" POST OAK	<i>Quercus stellata</i>	Good	35'	To Remain
14	7057829.962	2395821.286	4-4" TEXAS ASH	<i>Fraxinus texensis</i>	Good	11'	To Be Removed



Webb Surveying, Inc.
3401 Custer Road
Suite 139
Piano, TX 75023

Land Surveyors
Phone: (972) 599-2300
Fax: (972) 599-2302
mail@webbsurveying.com

TREE SURVEY

SITE NAME: FLOWER_MOUND_WICHITA
SITE NUMBER: 193048

FLOWER MOUND, TX 75022



DRWN	KRW
CK	KRW

NO:	DATE:	DESCRIPTION:
1	02/13/2017	DATE OF SURVEY
2	02/21/2017	ISSUED
3	04/20/2017	REVISED LEASE AREA
4	08/07/2017	REVISED LEASE AREA
5	05/23/2018	ADDED TREES
6		

TS-2



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: August 27, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0010 - Lakeside Crossing Town Homes) to create a residential subdivision. The property is generally located east of Northwood Drive and south of Lakeside Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of the replat is to create 15 single-family attached residential lots as a part of the Lakeside Crossing development. The subject property is undeveloped and contains approximately one acre of land. The property is zoned Planned Development District-153 (PD-153) with both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

The plat depicts necessary setbacks, easements and right-of-way dedication. Pedestrian access to the lots will be from Northwood Drive and vehicular (garage) access will be provided from an alley located parallel to and east of Northwood Drive.

On July 17, 2017, the Town Council approved the ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing. On February 19, 2018, the Town Council approved an amendment to PD-153 to add conceptual elevations and written standards for the townhomes. Compliance with the approved conceptual townhome elevations will be reviewed at the time of building permit application.

III. CORRESPONDENCE

Since this property is zoned single-family residential, Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property that also live within the same subdivision. At the time this report was written, staff had not received any correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

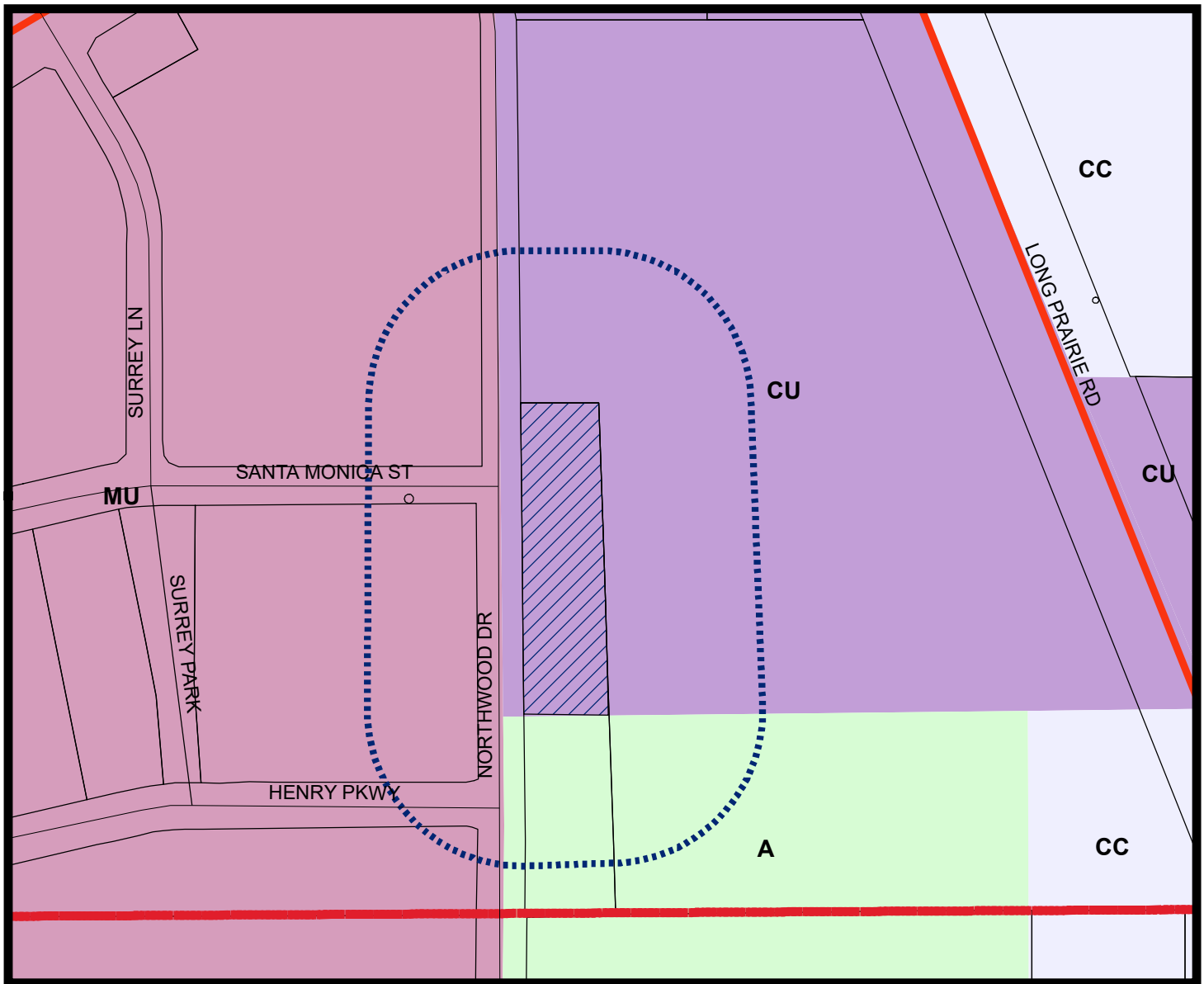
1. Vicinity Map
2. Letter of Intent

B. Application Details

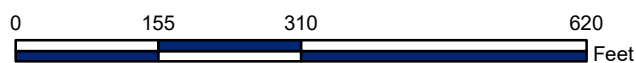
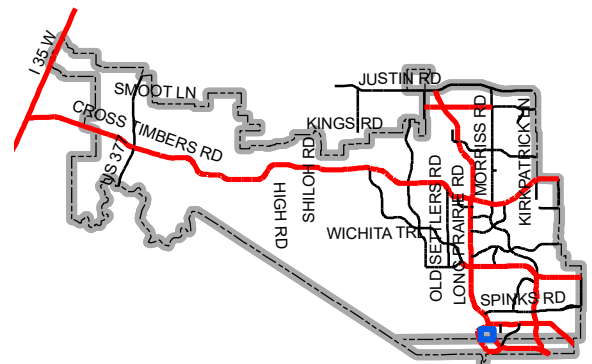
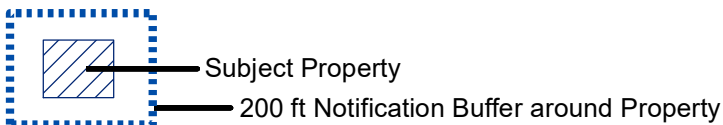
1. Replat

Vicinity Map

Reference Project: RP18-0010



LEGEND



Map Location



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

TBPE Firm No. 1798

TBPLS Firm No. 10047700

April 9, 2018

Mrs. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Crossing Town Homes – Re-Plat Application
G&A Job Number 16326B

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Re-Plat application for Lakeside Crossing town Homes.

The Lakeside Crossing Town Homes will consist of 15 residential lots, and 2 'x' lots, one for the proposed alley and one for the pocket park required by the PD. The lot being re-platted was created recently as part of the commercial property approvals.

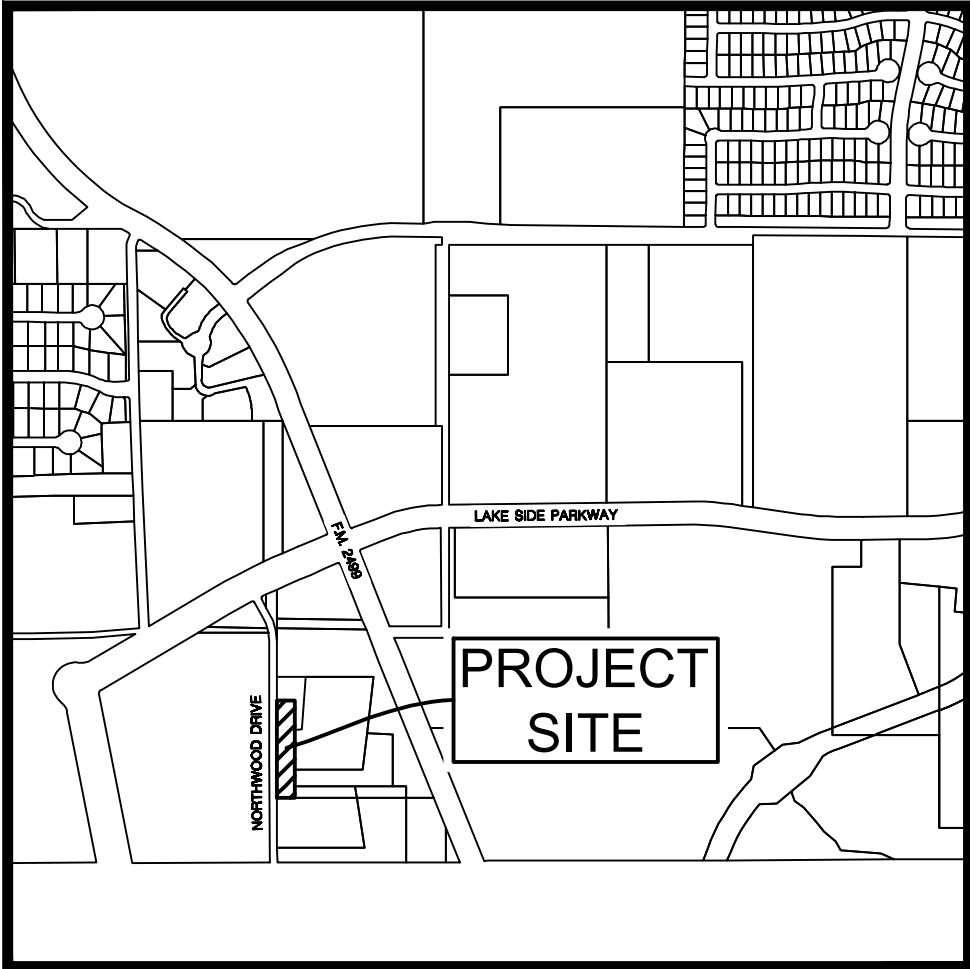
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A blue ink signature of Scott Minnis, E.I.T., written over a horizontal line.

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Troy Lewis, Newstream Commercial



VICINITY MAP SCALE 1" = 1000'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	B	2,353	0.054
2	B	1,998	0.046
3	B	1,998	0.046
4	B	1,998	0.046
5	B	1,998	0.046
6	B	1,998	0.046
7	B	1,998	0.046
8	B	1,998	0.046
9	B	2,368	0.054
10	B	2,368	0.054
11	B	1,998	0.046
12	B	1,998	0.046
13	B	1,998	0.046
14	B	1,998	0.046
15	B	2,368	0.054
16X	B	11,949	0.274
17X	B	4,098	0.094



40 0 40 80 120 Feet
SCALE: 1"=40'

NOTES:

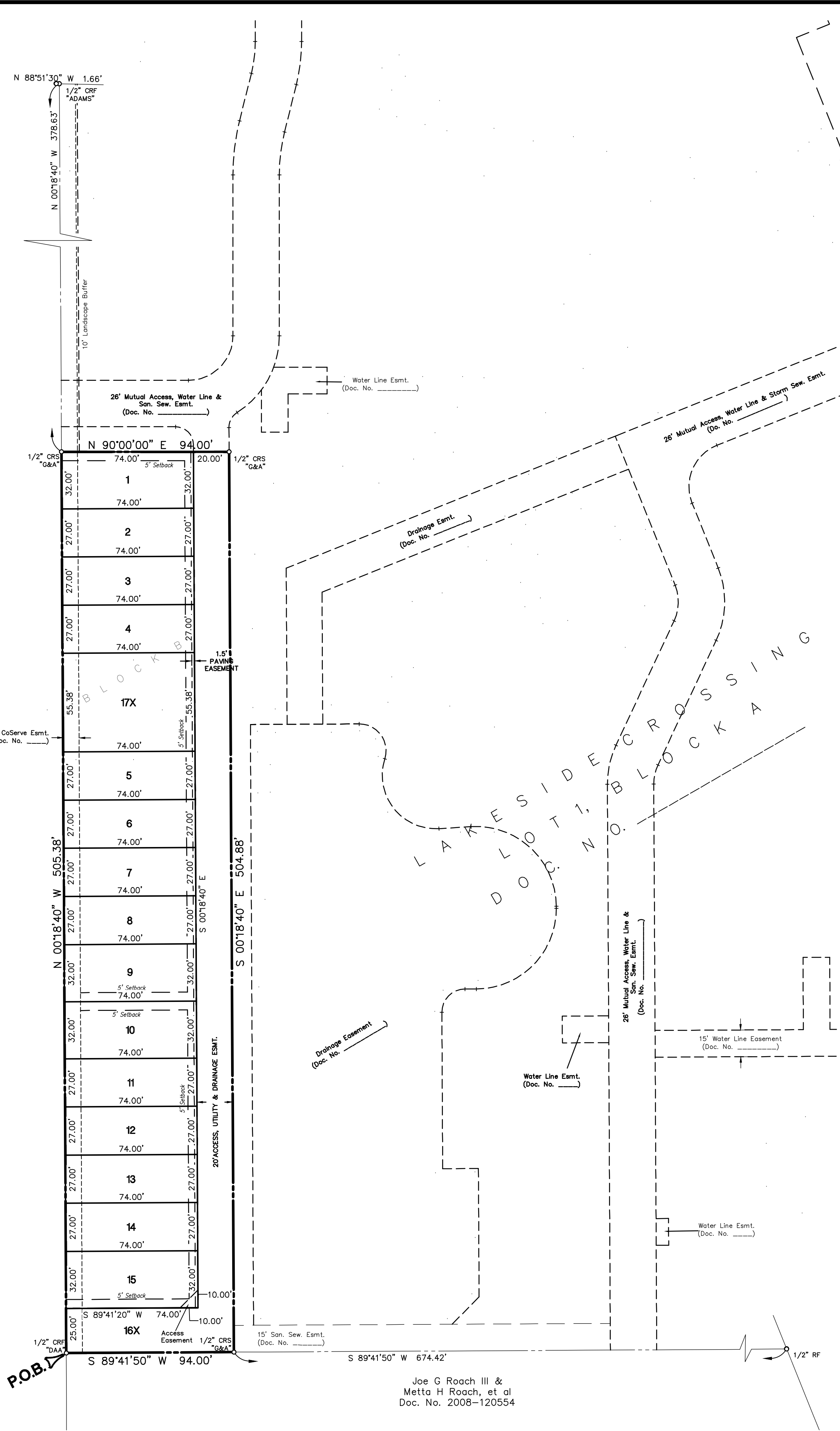
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- This development is subject to PD-153.
- Pursuant to ordinance No. 36-92 of the Town of Flower Mound, Texas a mandatory Homeowners Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping system, or their physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowner's association shall be responsible for the continuous and perpetual operation maintenance and/or supervision of the landscape systems, features or elements located in parkway common area, between screening walls or living screens adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
- All X-lots are unbuildable and shall be dedicated to and maintained by the Homeowner's Association.
- Lot 16X, Block B shall be dedicated to and maintained by the Homeowner's Association as an Access, Utility and Drainage Easement.
- Lot 17X, Block B; shall be dedicated to and maintained by the Homeowner's Association as an open space lot with Pedestrian Access, and Drainage Easements.
- Any fence constructed adjacent to and/or parallel to an open space must consist of wrought iron or tubular steel.
- Coordinates for the Southwest corner of Lakeside Crossing (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 18 & 31 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Southwest Corner (POB): N 7046407.63; E 2408428.19
Bearing and distance from the POB to Geo Point 18: N 32°16'48" E, 3551.64'
Bearing and distance from the northeast corner to Geo Point 31: N 47°37'32" E, 9311.88'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
CM	=	CONTROLLING MONUMENT
G&A	=	G&A CONSULTANTS, LLC
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT

NORTHWOOD DRIVE
(80' R.O.W. PUBLIC ROADWAY)



Joe G. Roach III &
Metta H. Roach, et al
Doc. No. 2008-120554

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Date _____, 2018

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Date _____, 2018

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. Thad Murley III, RPLS
Texas Registration No. 5802

LEGAL DESCRIPTION
1.090 Acres
J. N. Tannehill Survey, Abstract No. 1252
Town of Flower Mound
Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the J. N. Tannehill Survey, Abstract No. 1252, Town of Flower Mound, Denton County, Texas, and being part of that certain tract of land described in deed to FMCC Land, L.P., recorded in Document No. 2010-28290, Official Records, Denton County, Texas, and being all of Lot 2, Block A, Lakeside Crossing Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document No. _____, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar with cap stamped "DAA" found at the southwest corner of said Lot 2, and the northwest corner of that certain tract of land described in deed to Joe G. Roach, et al, recorded in Instrument No. 2008-120554, Official Records, Denton County, Texas and being in the east line of Northwood Drive;

THENCE N 00°18'40" W, with the east line of Northwood Drive, a distance of 505.38' to a 1/2" rebar with cap stamped "G&A CONSULTANTS" set at the northwest corner of said Lot 2;

THENCE N 90°00'00" E, with the north line of said Lot 2, a distance of 94.00' to a 1/2" rebar with cap stamped "G&A CONSULTANTS" set at the northeast corner thereof;

THENCE S 00°18'40" E, with the east line of said Lot 2, a distance of 504.88' to a 1/2" rebar with cap stamped "G&A CONSULTANTS" set at the southeast corner thereof and being in the north line of said Roach tract;

THENCE S 89°41'50" W, with the north line of said Roach tract, a distance of 94.00' to the POINT OF BEGINNING and containing approximately 1.090 acres of land.

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

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

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

WITNESS MY HAND this _____ day of _____, 2018.

Troy Lewis, Newstream Commercial

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public State of Texas

My commission expires the _____ day of _____, _____

RECORD PLAT
Being a Replat of
LAKESEDIE CROSSING TOWN HOMES
Lots 1-15, 16X & 17X, Block B
1.090 Acres
Being a Replat of Lakeside Crossing Addition
Lot 2, Block B
in the
J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

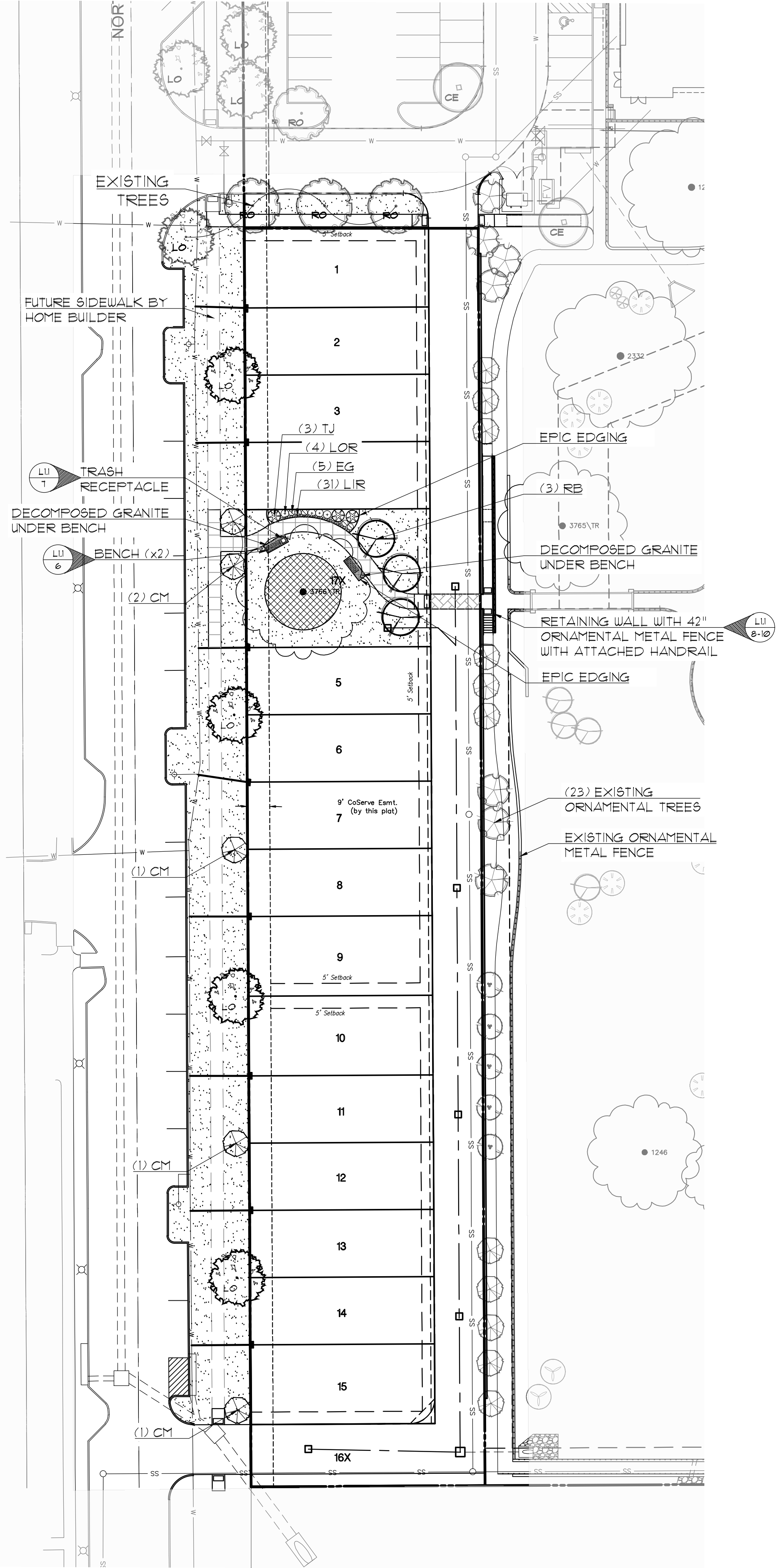


SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

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

DRAWN BY: SW DATE: 04/02/2018 SCALE: 1"=40' JOB. No. 16326B

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S OAK STREET, SUITE 280
ROANOKE, TX 76262
Ph: 817-602-0587
Contact MR. TROY LEWIS



LANDSCAPE NOTES:

Town of Flower Mound

1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

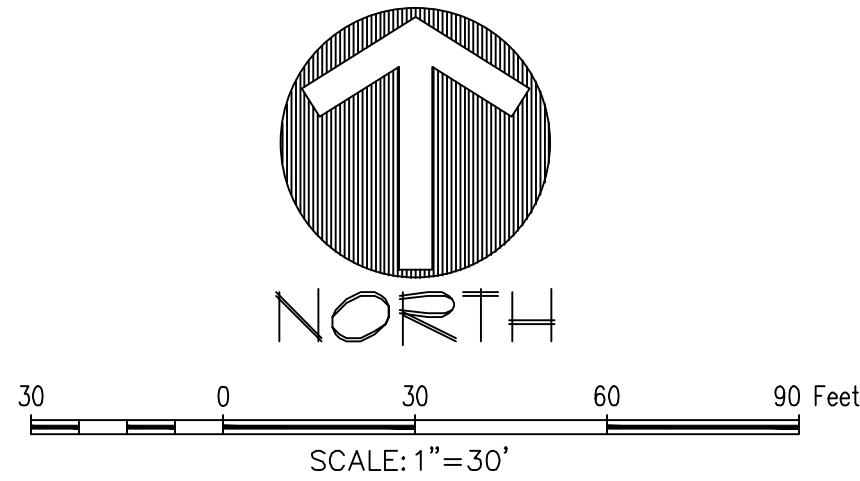
PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	HIGHRISE LIVE OAK	Quercus virginiana 'Highrise'	3"	10'-12'	Per Plan	Single Trunk
3	RED BUD	Cercis canadensis	20gal.	3'-4'	Per Plan	Multi Trunk
5	CRAFEMYRTLE	Lagerstroemia indica 'Tuscarora'	20gal.	3'-4'	Per Plan	Multi Trunk, pink
3	TAYLOR JUNIPER	Juniperus virginiana 'Taylor'	20gal.	3'-4'	Per Plan	Full
4	LOROPETALUM	Loropetalum chinensis	3gal.	24"	4'-0"	Full
5	EDWARD GOUCHER ABELIA	Abelia 'Edward Goucher'	3gal.	24"	3'-0"	Full
31	LIRIOPE	Liriope muscari	4" pot	6"	12" o.c.	Full

NOTES:

EXISTING ORNAMENTAL TREES AND ORNAMENTAL METAL FENCE TO BE INSTALLED AND MAINTAINED BY LAKESIDE COMMERCIAL DEVELOPMENT.

TOWNHOME LANDSCAPE AREA MAINTENANCE DETERMINED BY HOA DOCUMENTS.



LEGEND

	(LO) HIGHRISE LIVE OAK <i>Quercus virginiana 'Highrise'</i>
	(RB) RED BUD <i>Cercis canadensis</i>
	(CM) CRAFEMYRTLE <i>Lagerstroemia indica</i>
	(TJ) TAYLOR JUNIPER <i>Juniperus virginiana 'Taylor'</i>
	(LOR) LOROPETALUM <i>Loropetalum chinensis</i>
	(EG) EDWARD GOUCHER ABELIA <i>Abelia x 'Edward Goucher'</i>
	(LIR) LIRIOPE <i>Liriope muscari</i>
	BERMUDA SOD
	BARK MULCH

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700

GA

LAKESIDE CROSSING TOWNHOMES
Lot 2, Block A
LAKESIDE CROSSING
1070 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 6/22/2018

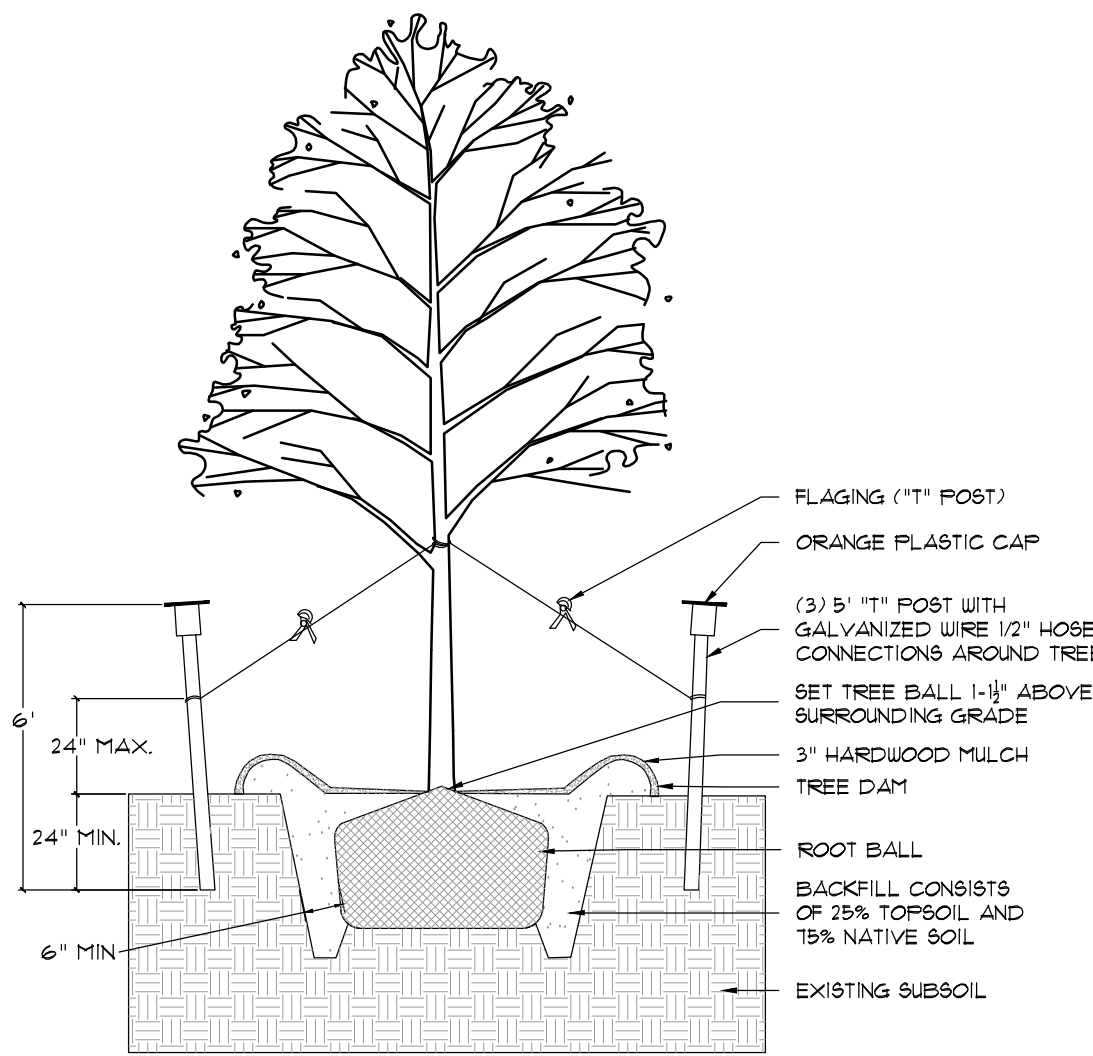


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Date: 04/09/2018
Scale: 1"=30'
Revisions:
05/10/2018
06/22/2018

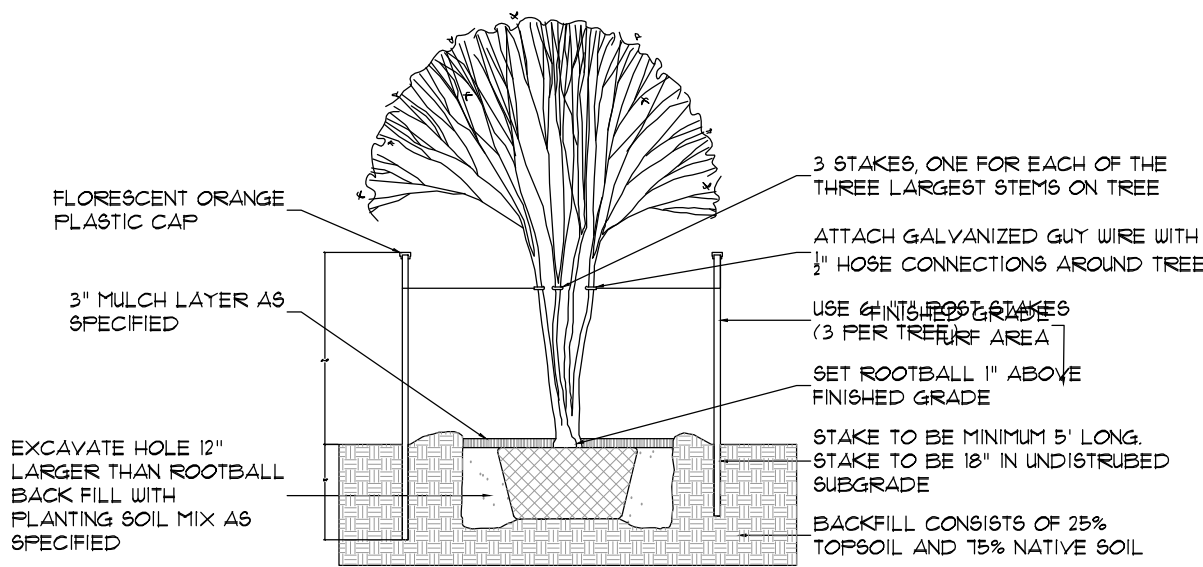
16326B

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0587
Contact: MR. TROY LEWIS

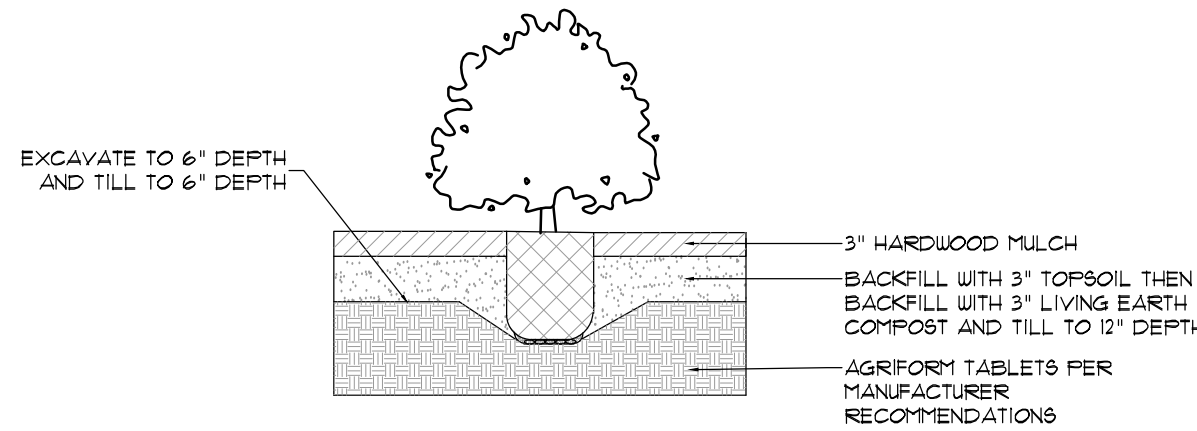
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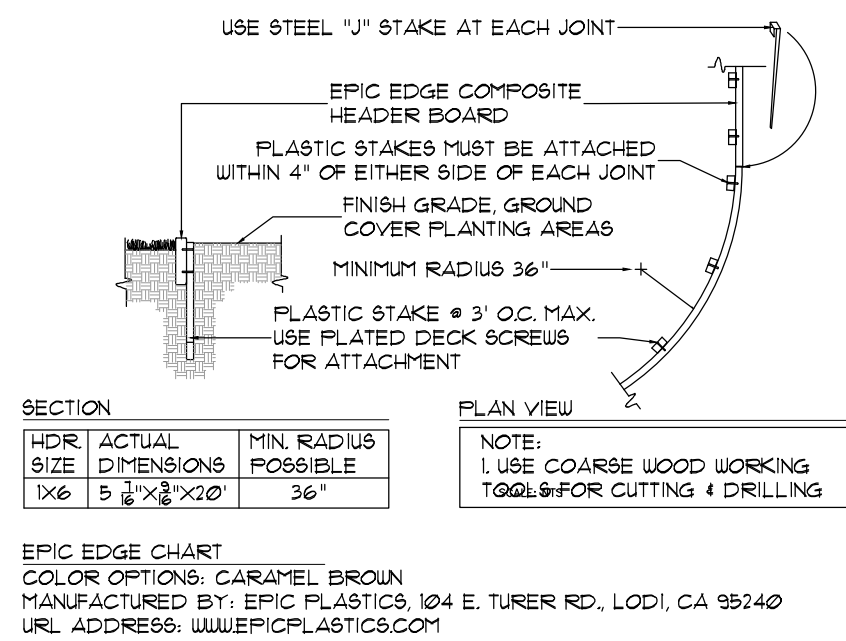
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1/4\"/>



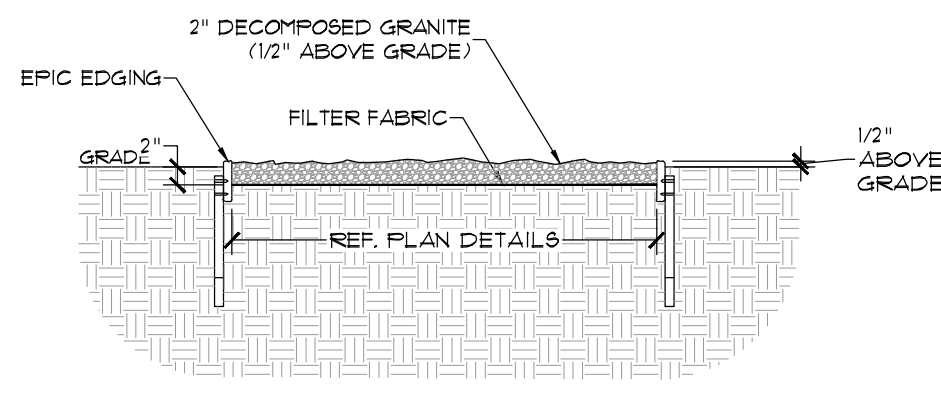
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1/4\"/>



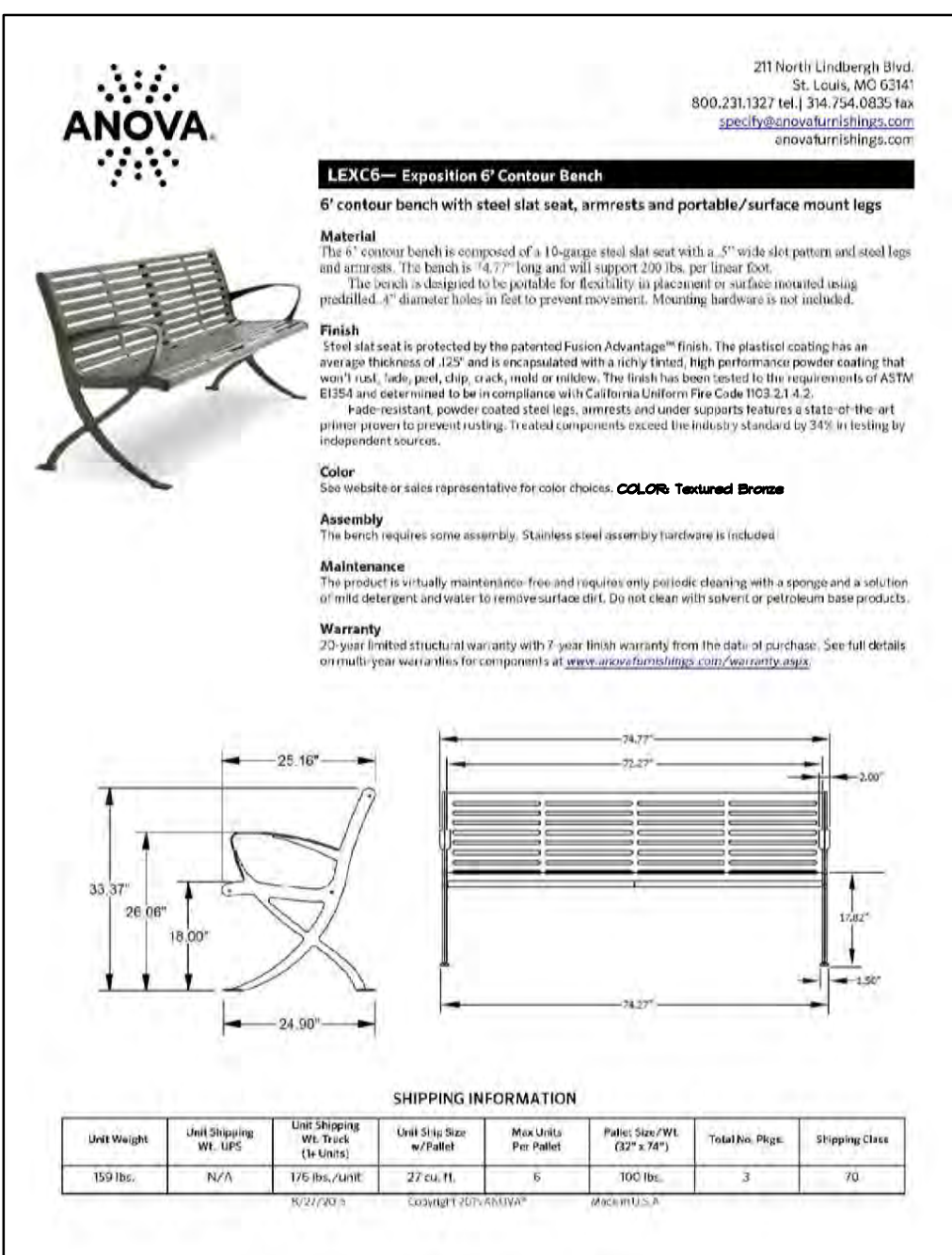
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1/2\"/>



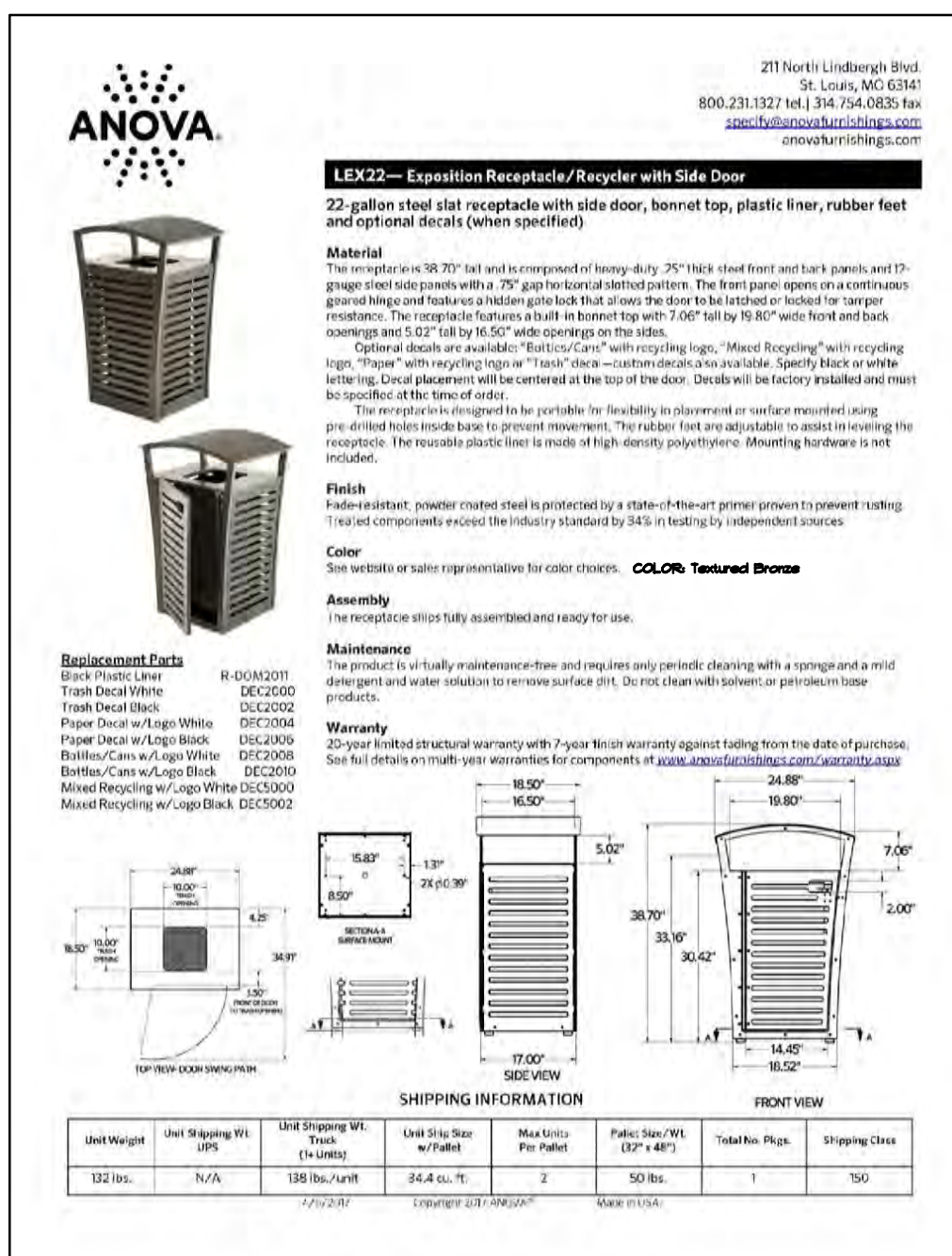
4. EPIC EDGE COMPOSITE HEADER BOARD
NTS



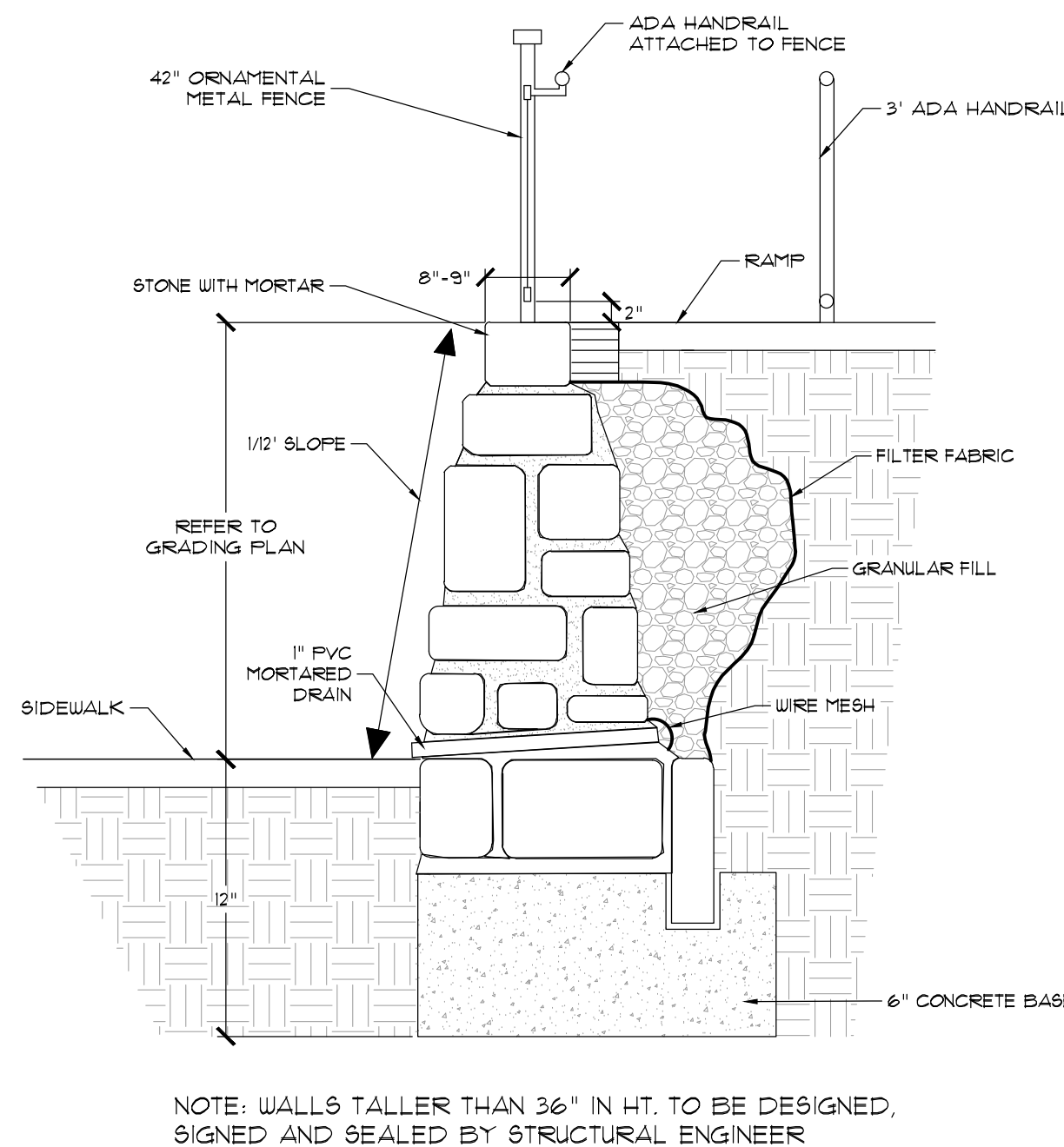
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3/4\"/>



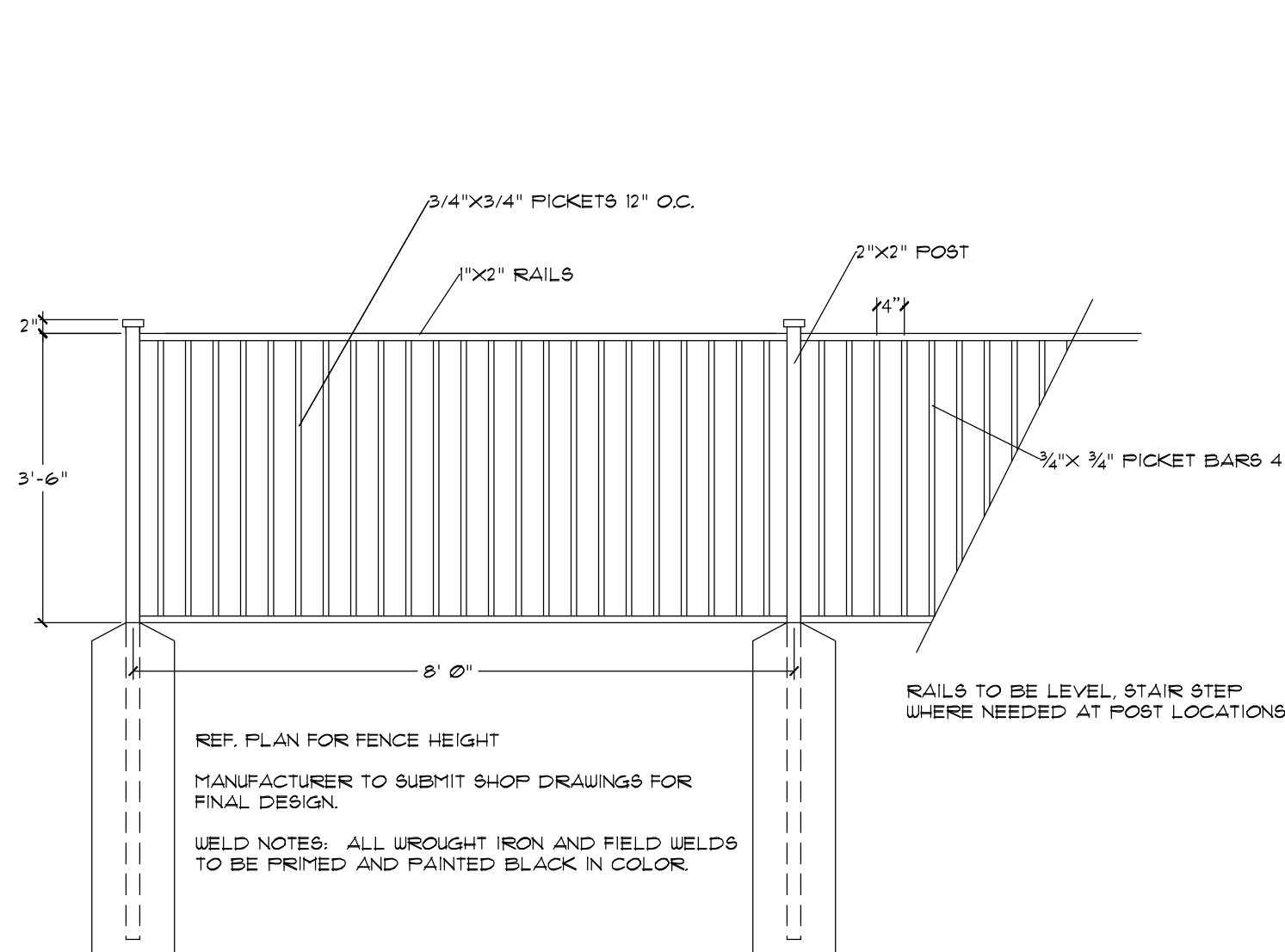
6. PEDESTRIAN BENCH DETAIL
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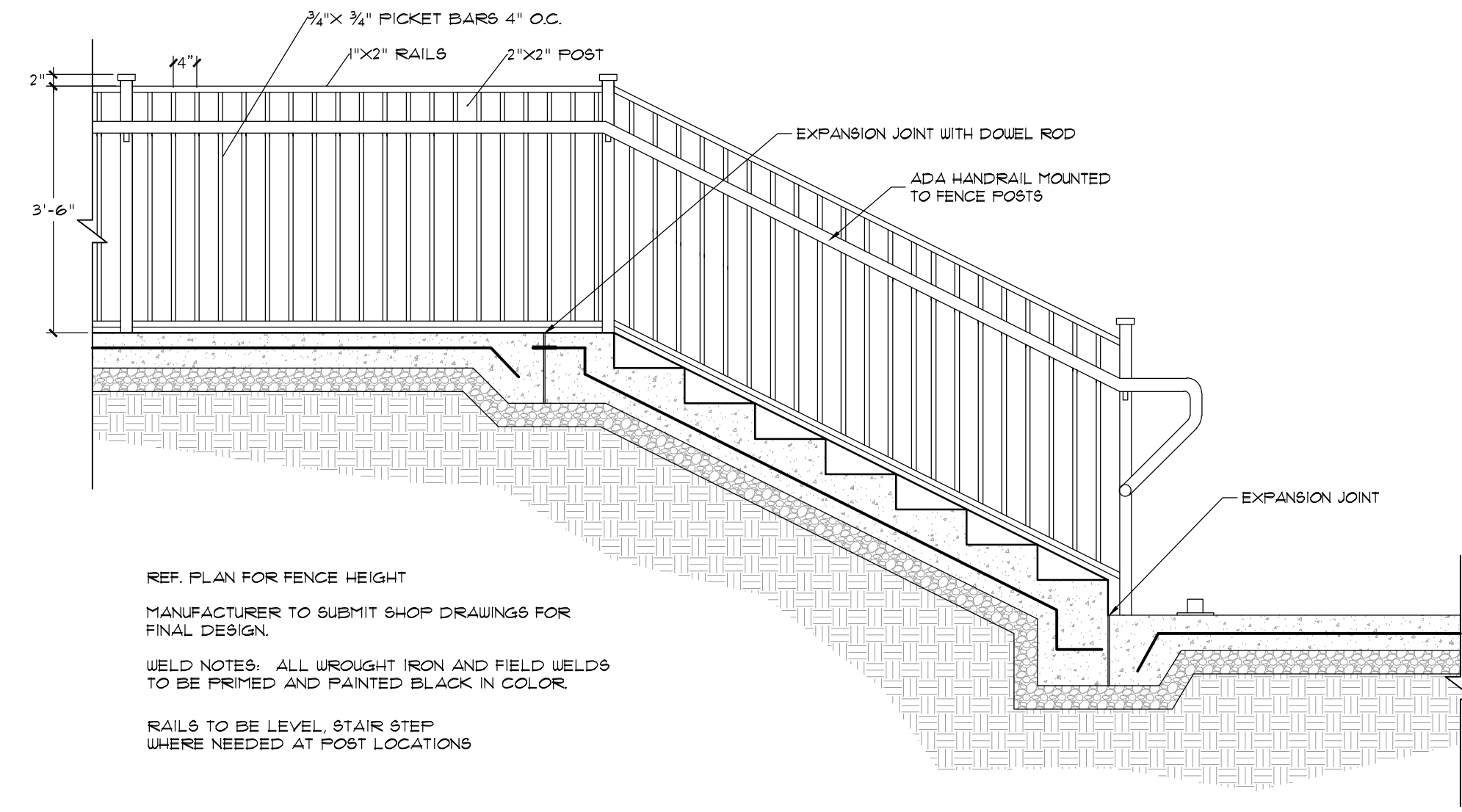
7. TRASH RECEPTACLE DETAIL
SCALE: NTS



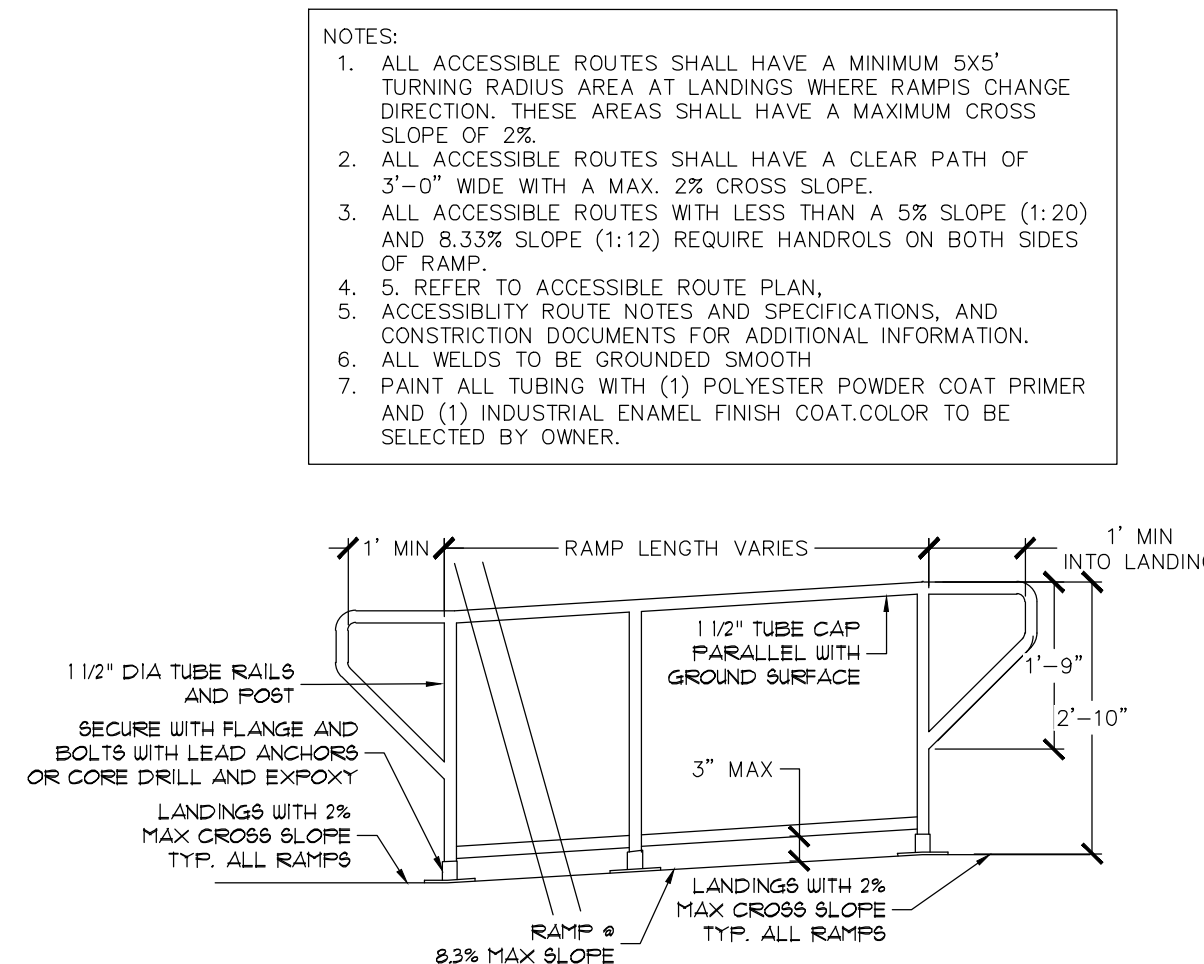
8. FENCE & ADA RAILING ON RETAINING WALL
1/2\"/>



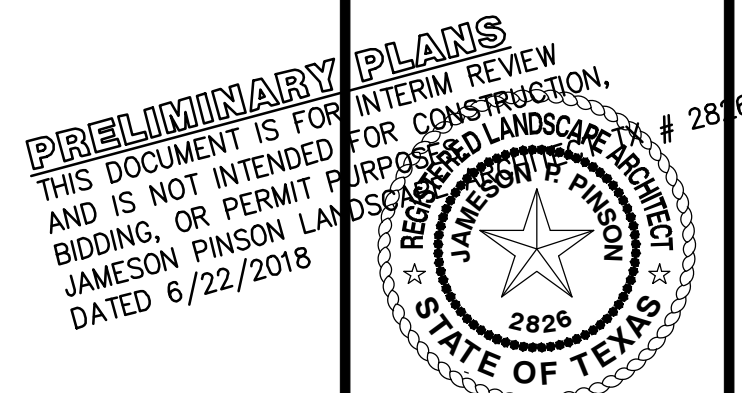
9. 42\"/>



10. STAIR SECTION CUT
1/2\"/>



11. ADA HANDRAIL
1/2\"/>



Drawn By: --
Date: 04/09/2018
Scale: #####
Revisions:
05/10/2018
06/22/2018

16326B

L1.1

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0587
Contact: MR. TROY LEWIS



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: August 27, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP18-0008 - Temple Baptist Church) to expand an existing church with a request for additional height pursuant to Section 98-1031(d), "Additional height," of the Code of Ordinances. The property is generally located at the southeast corner of the intersection of Long Prairie Road and Northshore Boulevard.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is a waiver request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval for the expansion of the existing Temple Baptist Church. The subject property contains 19.16 acres and is zoned Planned Development District No. 60 (PD-60) with Single-Family District-10 (SF-10) and Single-Family District-15 (SF-15) uses.

On December 10, 2001, the Planning and Zoning Commission approved a site plan (SP26-01) for a two-story, 67,000-square-foot building for the Temple Baptist Church. The site plan information noted that the two-story building would have 38,000 square feet on the first floor and 28,200 square on the second floor with a sanctuary consisting of 635 seats.

On August 12, 2002, the Planning and Zoning Commission approved an amended site plan (SP14-02) that allowed for the previously-approved site plan to be divided into two phases, Phase 1A consisting of approximately 57,000 square foot building and Phase 1B consisting of the remaining 10,000 square feet and additional parking. Also, the number of seats in the sanctuary was increased to 684. A waiver to allow additional height was approved by the Planning and Zoning Commission. The 10,000-square-foot expansion contemplated at that time was not constructed.

On June 4, 2012, the Town Council approved Specific Use Permit No. 404 (SUP-404) to permit a day care center within the existing Church building.

The applicant is proposing to add 15,494 square feet to the west side of the existing building. The proposed expansion will include a new gymnasium, classrooms, locker rooms and a kitchen. The ultimate build out, after all phases of construction are completed, will be 72,494 square feet.

Primary access to the site will be from Northshore Boulevard to the north. The proposal also includes expansion of onsite parking for the facility. At full capacity, the church will require 304 parking spaces on a Sunday to serve Sunday services and Sunday school/Bible study. The site plan depicts 306 spaces which is within the allowable 20% deviation. As required by the Town's parking code, a parking study is required for development proposing 250 parking spaces or more. The applicant has provided a parking study to demonstrate the parking needs during weekdays as well as during Sunday services.

The landscape plan depicts required number of buffer trees along Long Prairie Road, parking lot trees and street yard trees. The building materials and architecture meet the architectural standards outlined in the Urban Design Plan and match the existing building. The existing building and the proposed expansion will be painted in a brown and beige color.

On August 8, 2018, staff approved an amended plat to abandon, relocate, and add easements to facilitate the proposed expansion.

Exception to Sec. 98-1031, Maximum Height

The maximum permitted height within the SF-15 and SF-10 zoning district is 35 feet measured to highest point of the flat roof surface. The calculation of building height shall exclude chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height. The proposed ornamental features measure 47.8 feet, that is, two feet eight inches (2.8 feet) over the permitted height. The height of the ornamental features is consistent with the existing ornamental features. Additional height above that permitted by district regulations may be granted by the Planning and Zoning Commission at the time of site plan approval.

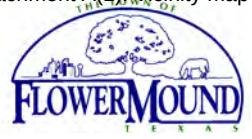
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study

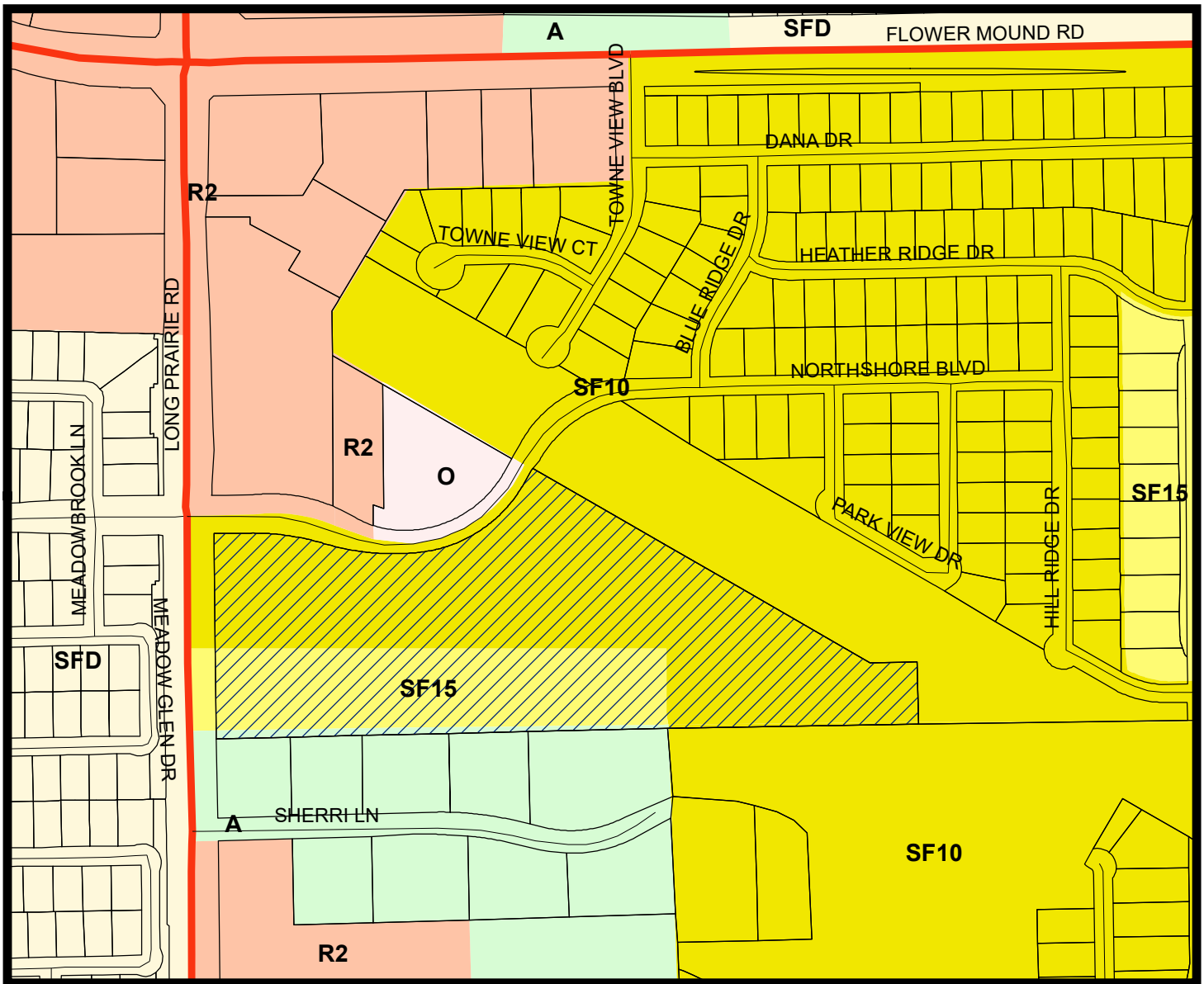
B. Application Details

1. Site Plan Package



Vicinity Map

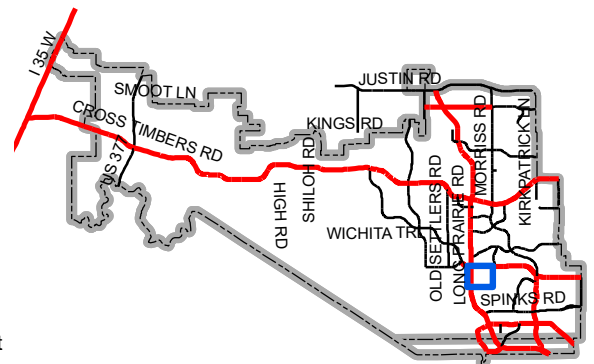
Reference Project: SP18-0008



LEGEND

- Agriculture
- Office
- Retail 2
- Single Family 10
- Single Family Density

Subject Property



Map Location



July 16, 2018

Mrs. Poornima Kashyap
Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Temple Baptist Church – Site Plan and Amended Plat Application
G&A Job Number 17418**

Dear Mrs. Kashyap:

Please accept this letter, on behalf of Temple Baptist Church, as an explanation of the proposed applications. We are submitting, for review and approval, a Site Plan and Amended Plat Application for an addition to the west side of the existing building at the Temple Baptist Church campus. The property is approximately 19.163 acres and is located at the southeast corner of the intersection of FM 2499 and Northshore Boulevard.

The project will consist of a 15,494 SF addition to the west side of the existing building and 141 additional parking spaces. The site currently has 234 spaces and this addition will remove 69 existing spaces. The addition adds 141 spaces which results in 306 total spaces. Please refer to the parking study included with this application for a further breakdown of the parking requirements. The proposed building will include a new gymnasium, classrooms, locker rooms, and a kitchen.

The property is currently zoned SF10 and SF15 and the current zoning allows for the proposed use. The project is planned to be completed in one phase.

We are requesting a waiver to the max building height in SF-10. SF-10 allows for a max height of three stories or 35 feet. We are requesting that the max height of 47'-8" be allowed for the proposed addition. This height matches the two existing buildings max height.

The purpose for the amended record plat is to abandon/modify water line easement per the relocation of the existing water line.

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

Sincerely,

Josh Barton, P.E.

cc. Mr. R. Von Beougher, P.E.
Dr. Richard Wallace

Z:\2017\17418\PDFs & Submittals\FP & Const. Plans\2018.05.30 2nd Submittal\2018.07.16 LOI - Site Plan.docx



Temple Baptist Church

Parking Study

Summary:

Temple Baptist Church is a 9.163 acre site generally located southeast of FM 2499 and Northshore Blvd. The site is currently zoned as PD-60 with SF-10 and SF-15 uses.

Base Code Parking Requirements:

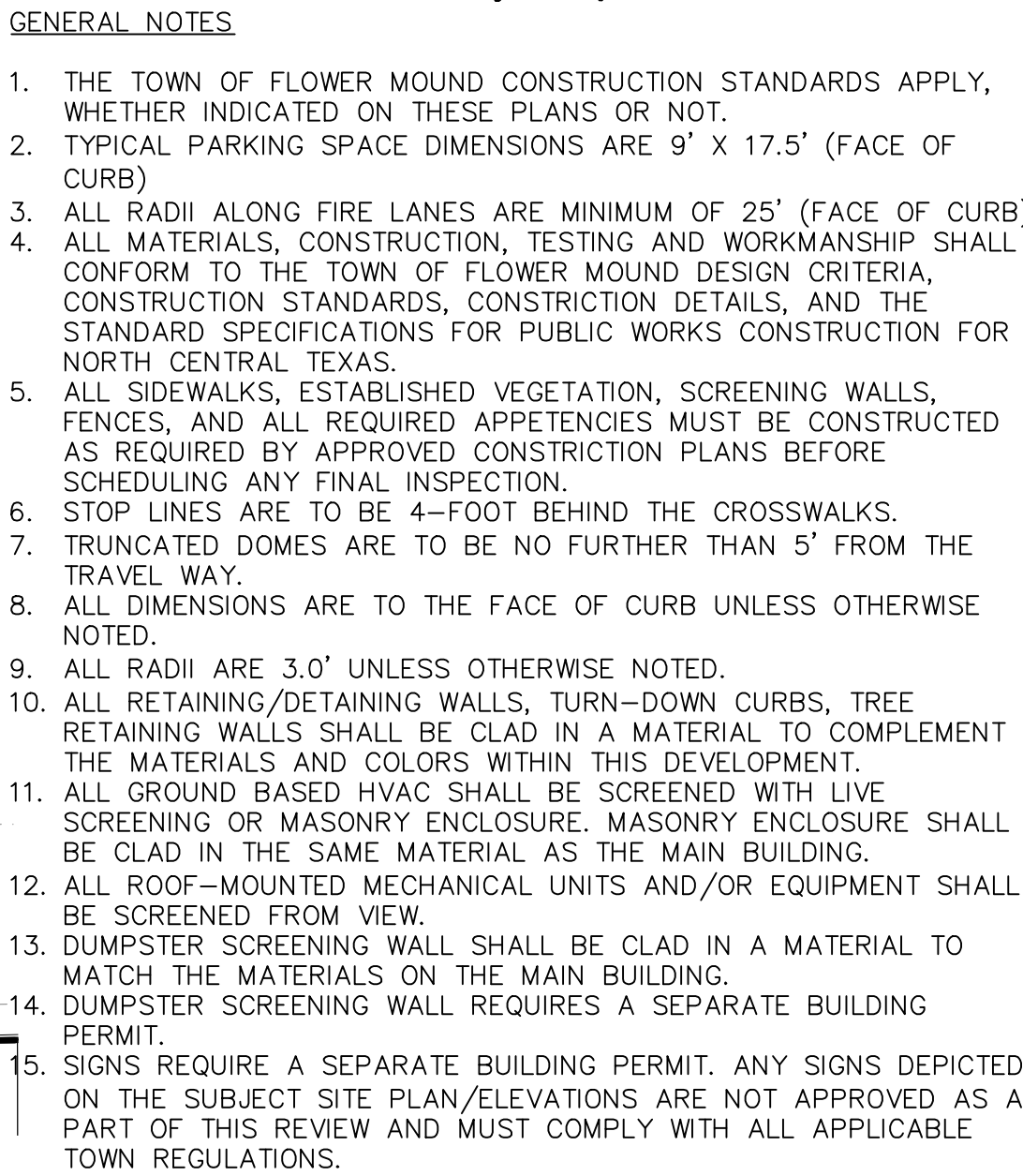
The Town of Flower Mound requires 1 space per ever 3 seats in the main sanctuary. The existing building has sanctuary seating for 684 people, therefore the required amount of parking spaces needed is 228. There is also Sunday school and will need at least half of the required spaces as the worship service. There are currently 234 parking spaces on the site and 69 of those parking spaces are being removed for a proposed classroom/gymnasium building. We are planning on constructing 141 new parking spaces bringing the total to 306 spaces, 8 of those spaces are to be designated as accessible parking spaces. The extra parking spaces are being constructed as they are needed during peak use and to eliminate parking along Northshore Boulevard.

The table below represents a breakdown of the parking needs for Temple Baptist Church.

Church Services	Parking Requirements	# of Spaces
Church Worship Services (Two different services being held on Sunday Mornings)	1:3 seats	228 (for both church services)
Sunday School	1/3 of Sanctuary Service	76
Daycare	1:4 persons accommodated	43
School (elementary or secondary)	1:per classroom plus 1 space per 3 seats in gym or assembly	112
Office	1 space per 300 sq.ft.	5
Gymnasium	10 spaces, plus 1 space per 200 sq.ft. over 2,000 sq.ft.	70

Conclusion:

As illustrated in the table above, Temple Baptist Church provides several different services for the community. In the peak scenario (such as Easter, Mother's Day, Anniversary Sunday, etc.), if the main sanctuary is full (228 parking required) for the early service, and one third of the second service is attending Sunday School/Bible Study (76), then the peak parking need would be $228+76=304$ spaces, which is very close to the number of provided parking spaces (306).



REQUIRED PARKING TABLE		
CHURCH SERVICES	PARKING REQUIREMENTS	# OF SPACES
CHURCH WORSHIP	1:3 SEATS	228
DAYCARE	1:4 PERSONS ACCOMMODATED	43
SUNDAY SCHOOL	N/A	114
SCHOOL (ELEMENTARY OR SECONDARY)	1:PER CLASSROOM PLUS 1 SPACE PER 3 SEATS IN GYM OR ASSEMBLY	112
OFFICE	1 SPACE PER 300 SQ.FT	5
GYMNASIUM	10 SPACES, PLUS 1 SPACE PER 200 SQ. FT. OVER 2,000 SQ. FT.	70

MASTER PLAN FEATURES	
LAND USE PLAN	PD-60, SF-10, SF-15
URBAN DESIGN PLAN	NONE
PARKS AND TRAILS	4' MULTI-PURPOSE TRAIL INSTALLED ON THE EAST SIDE OF LONG PRAIRIE ROAD AND SOUTH SIDE OF NORTHSORE BLVD.
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD- MAJOR ARTERIAL WITH 100 FT OF ROW NORTHSORE BLVD - MAJOR ARTERIAL WITH 100 FT OF ROW
WATER PLAN	LONG PRAIRIE DISTRICT, 12 IN. WATERLINE ALONG WEST SIDE OF FM 2499
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 8 IN SANITARY SEWER LINE ON THE SOUTH SIDE OF NORTHSORE BLVD.

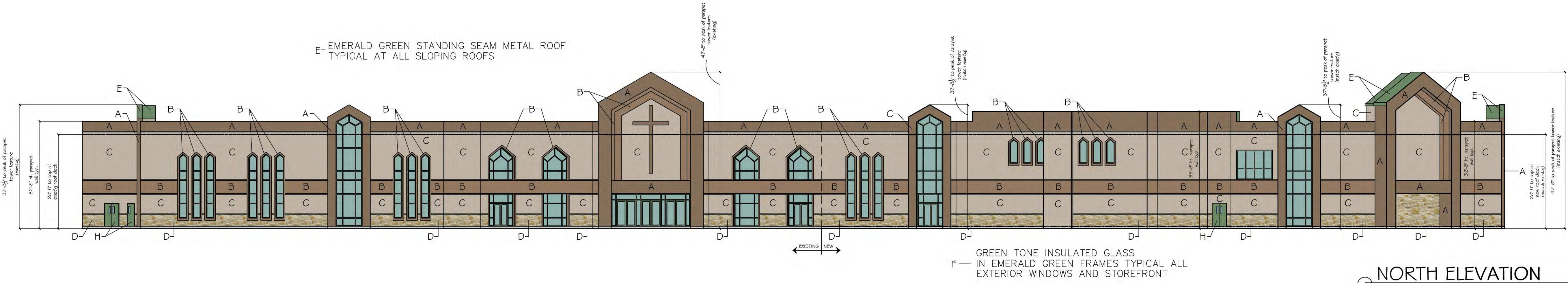
**OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTHSORE BLVD
FLOWER MOUND, TX, 75028
Ph. (972) 874-8700
Contact: DAVE BIRKEY**

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
JOSHUA M. BARTON,
P.E. #129227
DATE 8/10/2018

Drawn By: HH
Date: 04/30/2018
Scale: 1"=50'
Revisions:
07/16/2018
8/10/2018

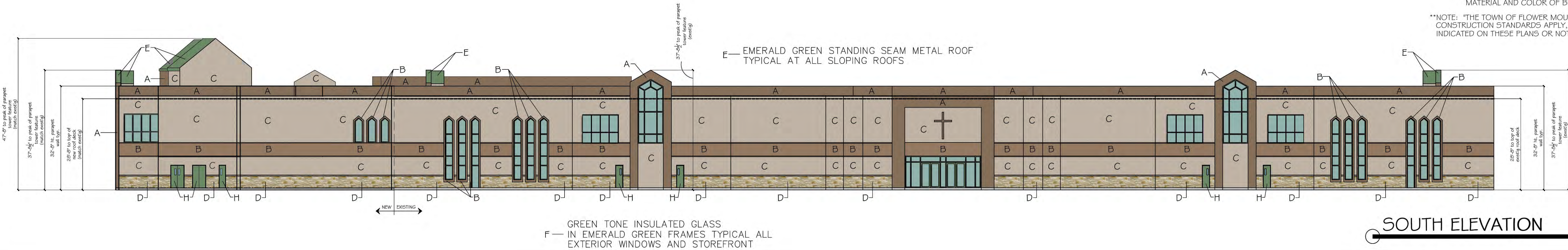
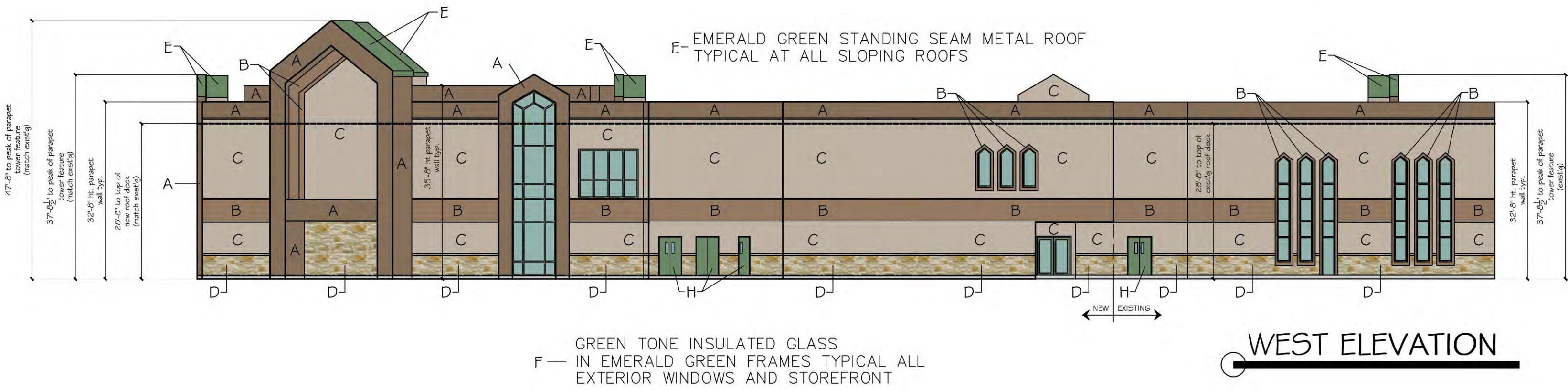
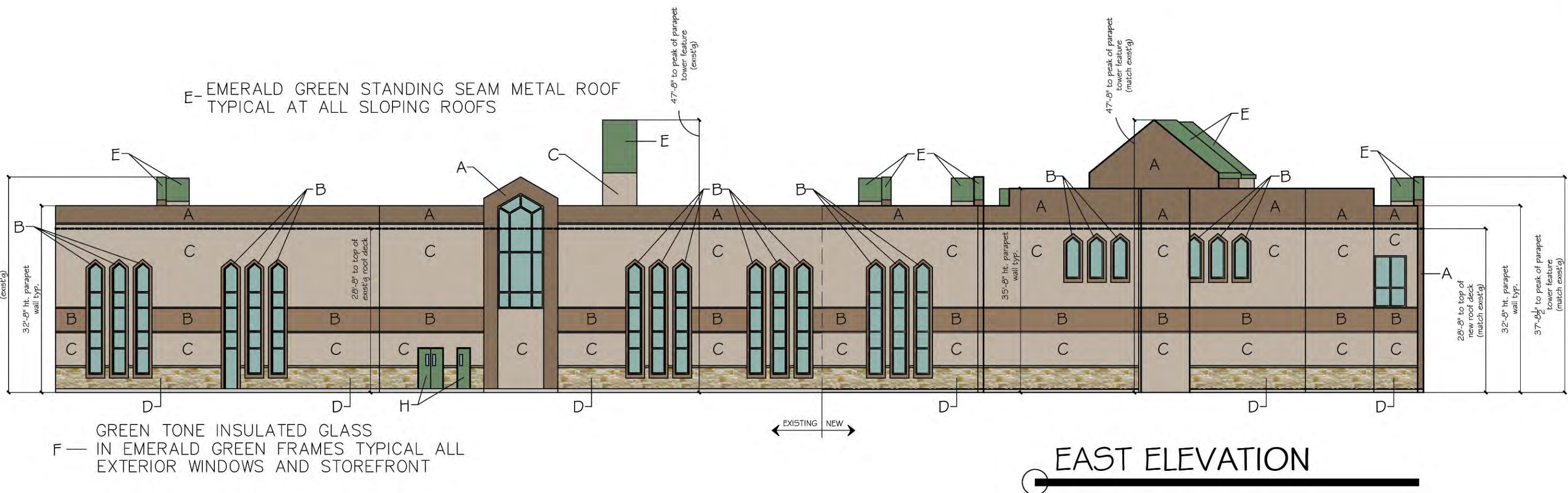
17418

C4



MATERIAL TABULATION CHART

	North (Front)	East (Right)	South (Rear)	West (Left)
1. Total Facade S.F.	14,839 s.f.	7,890 s.f.	14,321 s.f.	7,933 s.f.
2. Facade S.F. (exclusive of doors and windows)	12,459 s.f.	6,972 s.f.	12,591 s.f.	7,060 s.f.
3. Doors and Windows S.F.	2,380 s.f.	918 s.f.	1,730 s.f.	873 s.f.
4. Primary Masonry Totals (Min. 80%)	100% of 2	100% of 2	100% of 2	100% of 2
Concrete Tilt-wall s.f. (as applicable)	11,255 s.f. # 90% of 2	6,426 s.f. # 92% of 2	12,277 s.f. # 98% of 2	6635 s.f. # 94% of 2
Stone s.f. (as applicable)	1,204 s.f. # 10% of 2	546 s.f. and 8% of 2	314 s.f. # 2% of 2	425 s.f. and 6% of 2
5. Secondary Masonry Totals (Max. 20%)	N.A.	N.A.	N.A.	N.A.



EXTERIOR MATERIALS LEGEND	
	CONCRETE PANEL WALL (TEA CHEST) - A
	CONCRETE PANEL WALL (PORTABELLA) - B
	CONCRETE PANEL WALL (BALANCED BEIGE) - C
	STONE AS SELECTED (LT. BROWN) - D
	METAL ROOFING EMERALD GREEN - E
	WINDOW FRAMES EMERALD GREEN - F
	ENTRY DOOR FRAMES EMERALD GREEN - G
	ENTRY DOORS EMERALD GREEN - H

- MATERIALS**
- TILT-WALL
CONCRETE PANEL WALLS A: SWG103-TEA CHEST
CONCRETE PANEL WALLS B: SWG102-PORTABELLA
CONCRETE PANEL WALLS C: SW7037-BALANCED BEIGE
 - STONE
MATCH EXISTING CULTURED STONE: LT. BROWN/BEIGE
 - METAL ROOFING
MATCH EXISTING METAL ROOFING: EMERALD GREEN
 - WINDOW FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
 - ENTRY DOOR & FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
- CONSTRUCTION**
- III-B SPRINKLERED
- OCCUPANCY / USE**
- A3- ASSEMBLY (ACCESSORY TO PRIMARY)

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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

CLAUSE

DATE: APRIL 17, 2018

DRAWN BY: S.P. C.R.

REVISIONS:

△ △ △

CROSS TIMBERS ARCHITECTS

4315 WINDSOR CENTRE TRAIL, SUITE # 200
FLOWER MOUND, TEXAS 75026
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

**GYMNASIUM ADDITION FOR
TEMPLE BAPTIST CHURCH**

2501 NORTHSORE

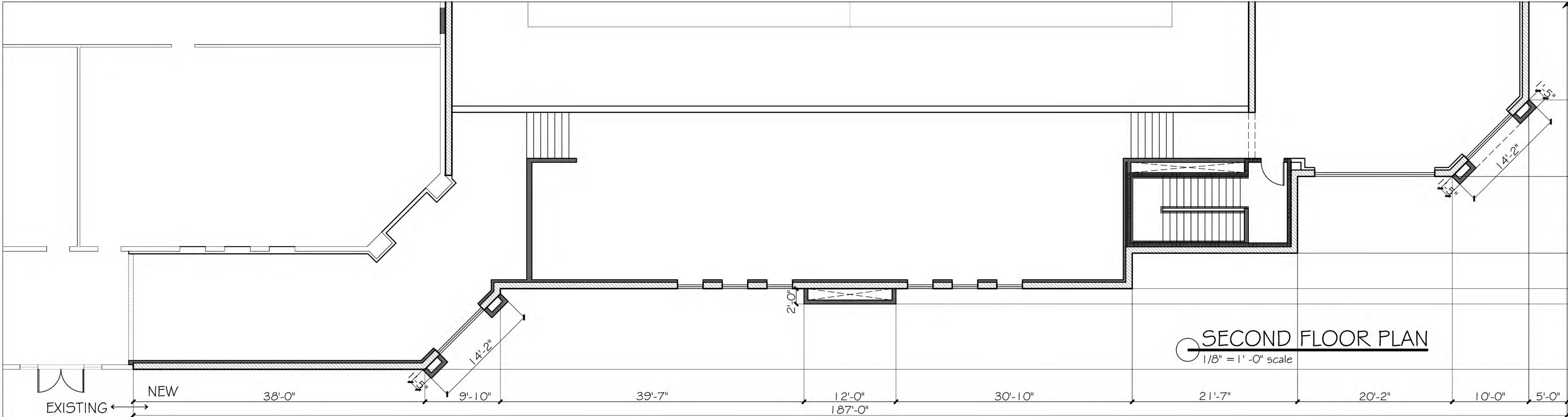
FLOWER MOUND, TEXAS

JOB #

18-001

SHEET

P&Z



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

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

MATERIALS

- TILT-WALL
CONCRETE PANEL WALLS A: 5W6103-TEA CHEST
CONCRETE PANEL WALLS B: 5W6102-PORTELLA
CONCRETE PANEL WALLS C: 5W7037-BALANCED BEIGE
- STONE
MATCH EXISTING CULTURED STONE: LT. BROWN/BEIGE
- METAL ROOFING
MATCH EXISTING METAL ROOFING: EMERALD GREEN
- WINDOW FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
- ENTRY DOOR # FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN

CONSTRUCTION

III-B SPRINKLERED

OCCUPANCY / USE

A3- ASSEMBLY (ACCESSORY TO PRIMARY)

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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

CROSS TIMBERS ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

DATE: MARCH 3, 2018
DRAWN BY: S.P.
REVISIONS:

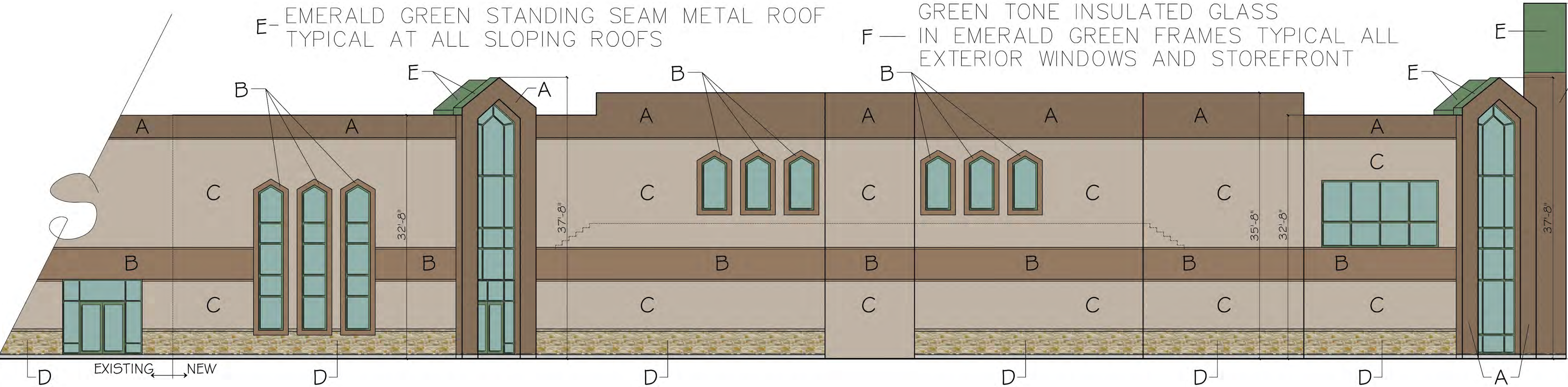
1	
2	
3	

CROSS TIMBERS ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

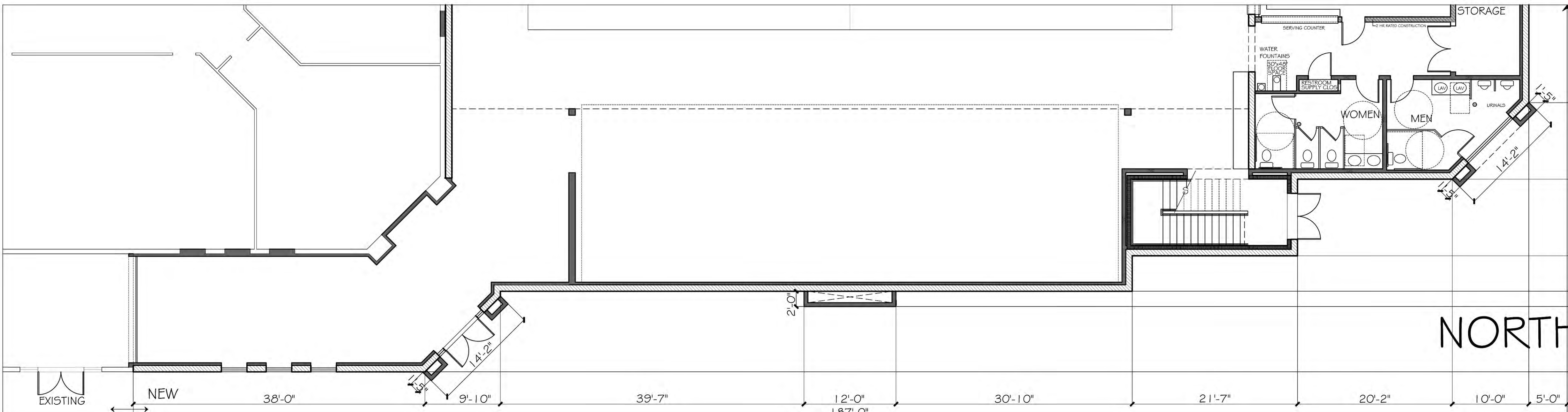
**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:
GYMNASIUM ADDITION FOR
TEMPLE BAPTIST CHURCH
2501 NORTHSORE
FLOWER MOUND, TEXAS

REVISD 8-10-18
JOB # 18-001
SHEET P&Z NORTH



LINE OF UPPER ROOF DECK
LINE OF ROOF DECK, TYP.
LINE OF SECOND FLOOR ABV BLEACHERS
LINE OF SECOND FLOOR, TYP.
LINE OF FIRST FLOOR

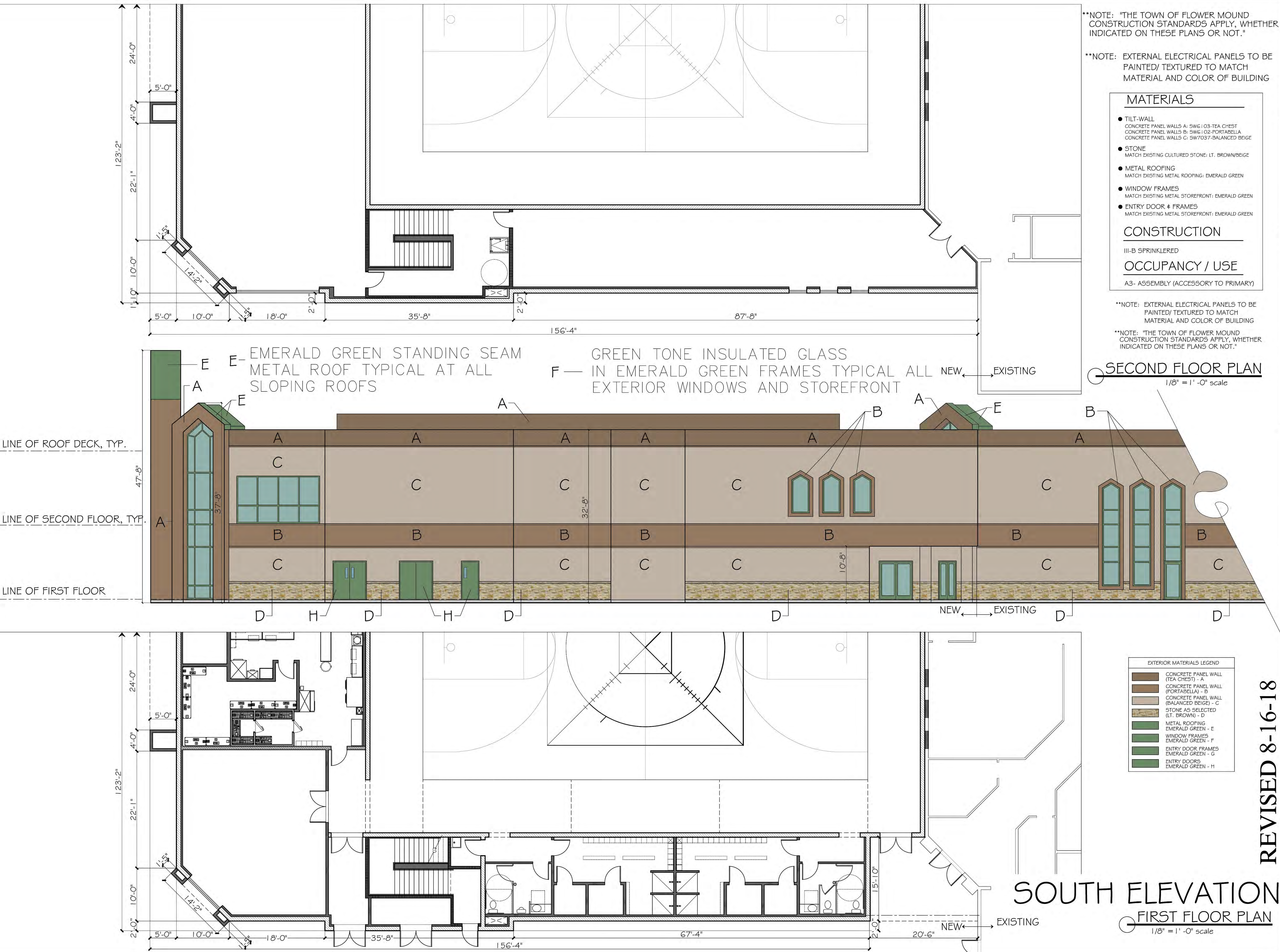


- EXTERIOR MATERIALS LEGEND
- CONCRETE PANEL WALL (TEA CHEST) - A
 - CONCRETE PANEL WALL (PORTELLA) - B
 - CONCRETE PANEL WALL (BALANCED BEIGE) - C
 - STONE AS SELECTED (LT. BROWN) - D
 - METAL ROOFING EMERALD GREEN - E
 - WINDOW FRAMES EMERALD GREEN - F
 - ENTRY DOOR FRAMES EMERALD GREEN - G
 - ENTRY DOORS EMERALD GREEN - H

NORTH ELEVATION

FIRST FLOOR PLAN

1/8" = 1' - 0" scale



Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with applicable codes, and that the plans incorporate site conditions. Only a qualified designer, architect, or structural engineer is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects and shall not be reproduced without written permission.

DATE: MARCH 3, 2018
DRAWN BY: S.P.
REVISIONS:

1	2	3
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CROSS TIMBERS ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
GYMNASIUM ADDITION FOR
TEMPLE BAPTIST CHURCH
2501 NORTHSORE
FLOWER MOUND, TEXAS

JOB #
18-001
SHEET
P & Z
SOUTH

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

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

MATERIALS

- TILT-WALL
CONCRETE PANEL WALLS A: SWG103-TEA CHEST
CONCRETE PANEL WALLS B: SWG102-FORTABELLA
CONCRETE PANEL WALLS C: SWG037-BALANCED BEIGE
- STONE
MATCH EXISTING CULTURED STONE: LT. BROWN/BEIGE
- METAL ROOFING
MATCH EXISTING METAL ROOFING: EMERALD GREEN
- WINDOW FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
- ENTRY DOOR & FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN

CONSTRUCTION

III-B SPRINKLERED

OCCUPANCY / USE

A3- ASSEMBLY (ACCESSORY TO PRIMARY)

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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

SECOND FLOOR PLAN

1/8" = 1' -0" scale

EXTERIOR MATERIALS LEGEND	
	CONCRETE PANEL WALL (TEA CHEST) - A
	CONCRETE PANEL WALL (FORTABELLA) - B
	CONCRETE PANEL WALL (BALANCED BEIGE) - C
	STONE AS SELECTED (LT. BROWN) - D
	METAL ROOFING EMERALD GREEN - E
	WINDOW FRAMES EMERALD GREEN - F
	ENTRY DOOR FRAMES EMERALD GREEN - G
	ENTRY DOORS EMERALD GREEN - H

E- EMERALD GREEN STANDING SEAM METAL ROOF TYPICAL AT ALL SLOPING ROOFS

F- GREEN TONE INSULATED GLASS IN EMERALD GREEN FRAMES TYPICAL ALL EXTERIOR WINDOWS AND STOREFRONT

LINE OF UPPER ROOF DECK
LINE OF SECOND FLOOR ABV BLEACHERS
LINE OF FIRST FLOOR

LINE OF ROOF DECK, TYP.
LINE OF SECOND FLOOR, TYP.
LINE OF FIRST FLOOR

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
GYMNASIUM ADDITION FOR
TEMPLE BAPTIST CHURCH
2501 NORTHSORE
FLOWER MOUND, TEXAS

JOB #
18-001

SHEET
P&Z
WEST

REVISED 8-16-18

WEST ELEVATION

FIRST FLOOR PLAN

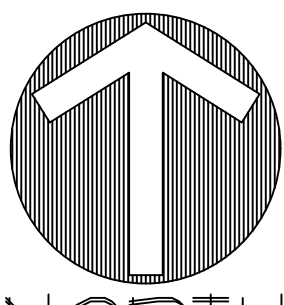
1/8" = 1' -0" scale

A CUSTOM PROJECT FOR:

GYMNASIUM ADDITION FOR
TEMPLE BAPTIST CHURCH
2501 NORTHSORE
FLOWER MOUND, TEXAS

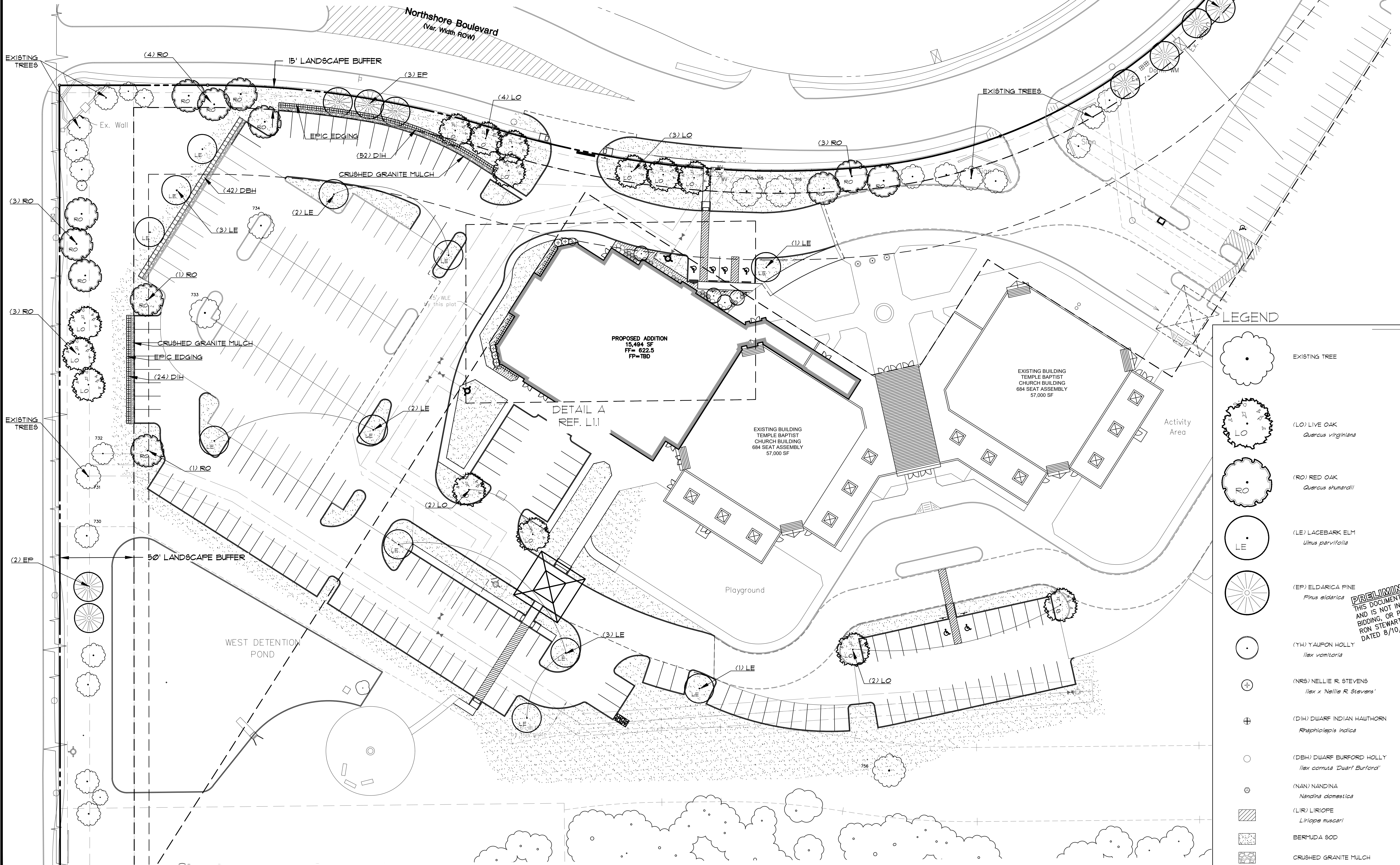
JOB #
18-001

SHEET
P&Z
WEST



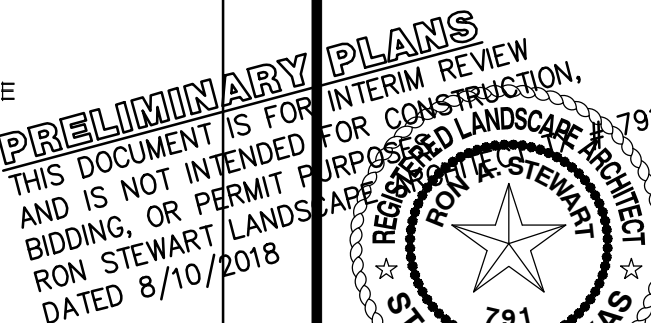
30 0 30 60 90 Feet
SCALE: 1"=30'

OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTSHORE BLVD
FLOWER MOUND, TX, 76028
Ph. (972) 874-8700
Contact: DAVE BIRKEY

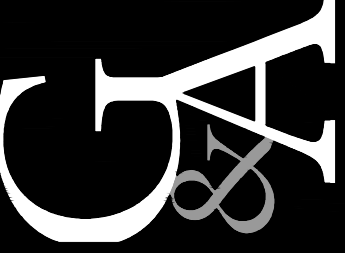


LEGEND

	EXISTING TREE
	(LO) LIVE OAK <i>Quercus virginiana</i>
	(RO) RED OAK <i>Quercus shumardii</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>
	(EP) ELDERICA PINE <i>Pinus eldarica</i>
	(YH) YAUPON HOLLY <i>Ilex vomitoria</i>
	(NRS) NELLIE R. STEVENS <i>Ilex x Nellie R. Stevens</i>
	(DIH) DWARF INDIAN HAWTHORN <i>Rhaphiolepis indica</i>
	(DBH) DWARF BURFORD HOLLY <i>Ilex cornuta 'Dwarf Burford'</i>
	(NAN) NANDINA <i>Nandina domestica</i>
	(LIR) LIRIOPE <i>Liriope muscari</i>
	BERMUDA SOD
	CRUSHED GRANITE MULCH



SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700



TEMPLE BAPTIST CHURCH
Lot RA, Block A
TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION
in the
ZONED PD-80
JOHN WHITE SURVEY SURVEY ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By: VC
Date: 04/30/2018
Scale: 1"=30'
Revisions:
07/18/2018
8/10/2018

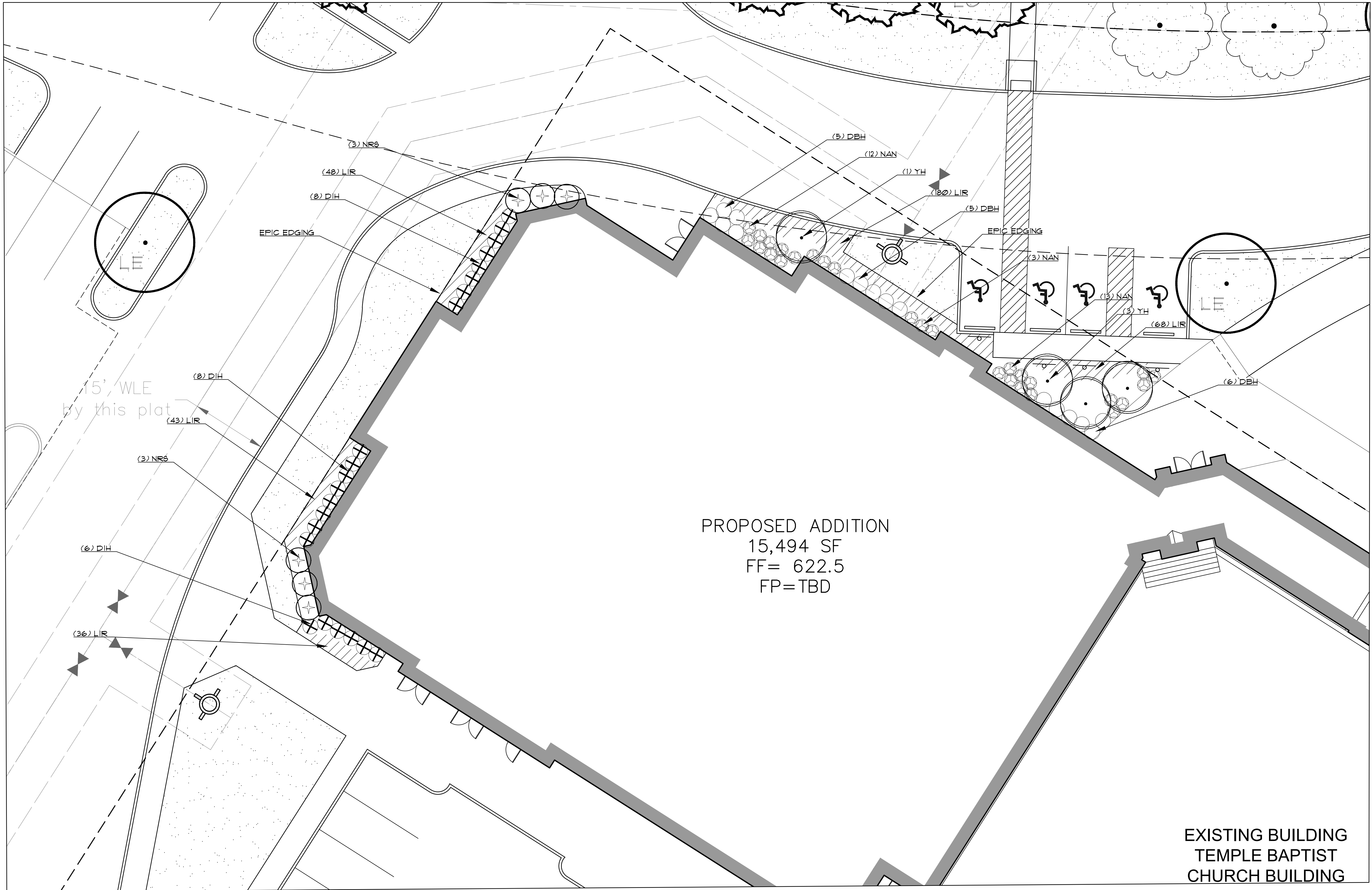
17418

L1.0



OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTHSORE BLVD
FLOWER MOUND, TX, 76028
Ph. (972) 874-8700
Contact: DAVE BIRKEY

10 0 10 20 30 Feet
SCALE: 1"=10'



PROPOSED ADDITION
15,494 SF
FF= 622.5
FP=TBD

LEGEND

	EXISTING TREE
	(LO) LIVE OAK <i>Quercus virginiana</i>
	(RO) RED OAK <i>Quercus shumardii</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>
	(EP) ELДАРICA PINE <i>Pinus eldarica</i>
	(YH) YAUPOH HOLLY <i>Ilex vomitoria</i>
	(NRS) NELLIE R. STEVENS <i>Ilex x 'Nellie R. Stevens'</i>
	(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>
	(DBH) DWARF BURFORD HOLLY <i>Ilex cornuta 'Dwarf Burford'</i>
	(NAN) NANDINA <i>Nandina domestica</i>
	(LIR) LIRIOPE <i>Liriope muscari</i>
	BERMUDA SOD
	CRUSHED GRANITE MULCH

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 8/10/2018

Drawn By: VC
Date: 04/30/2018
Scale: 1"=10'
Revisions:
07/18/2018
8/10/2018

17418

L1.1

TEMPLE BAPTIST CHURCH
Lot RA, Block A
TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION
in the
ZONED PD-80
JOHN WHITE SURVEY, ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

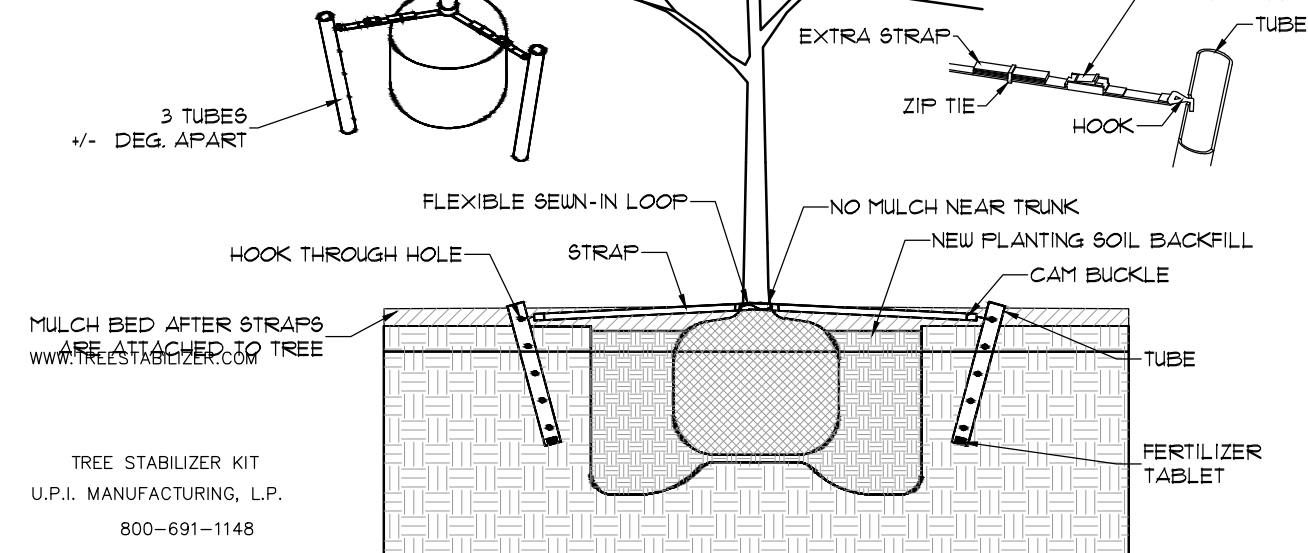
SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700



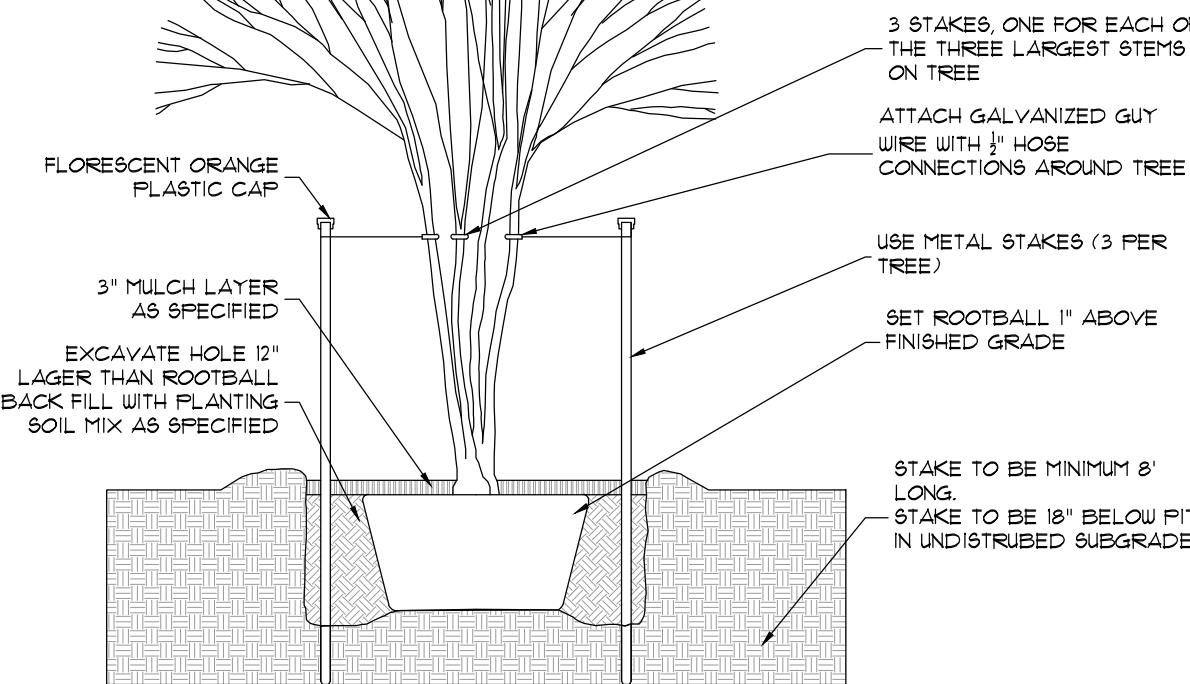
TEMPLE BAPTIST CHURCH

SPECIFICATIONS:

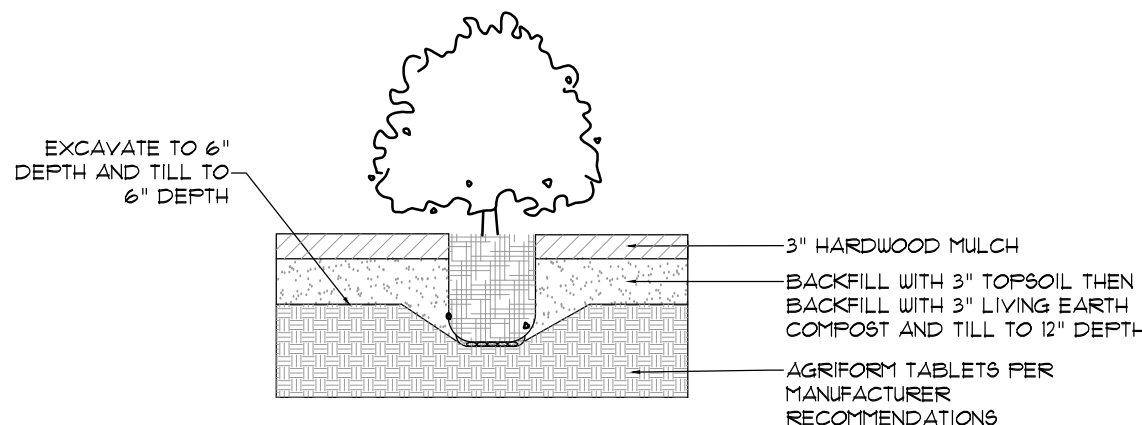
- TSK 20
3- 20" PERFORATED SCH. 40 PVC TUBES
3- 6" HARNESSES WITH SEWN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS
- TSK 36
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6" HARNESSES WITH SEWN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



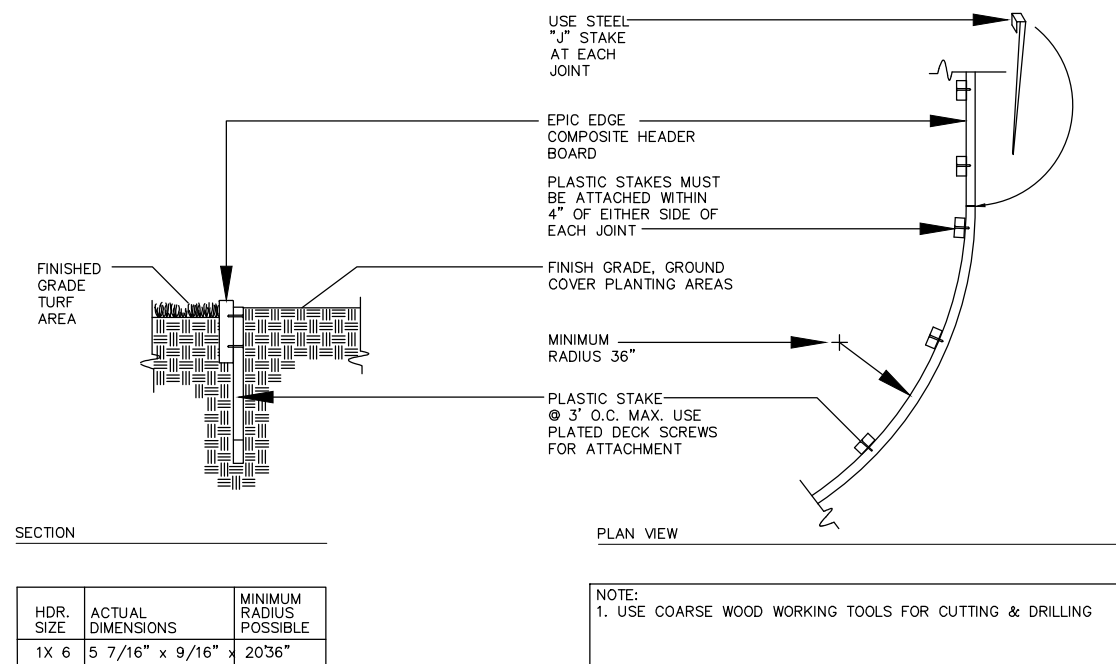
1. TREE STAKING
NOT TO SCALE



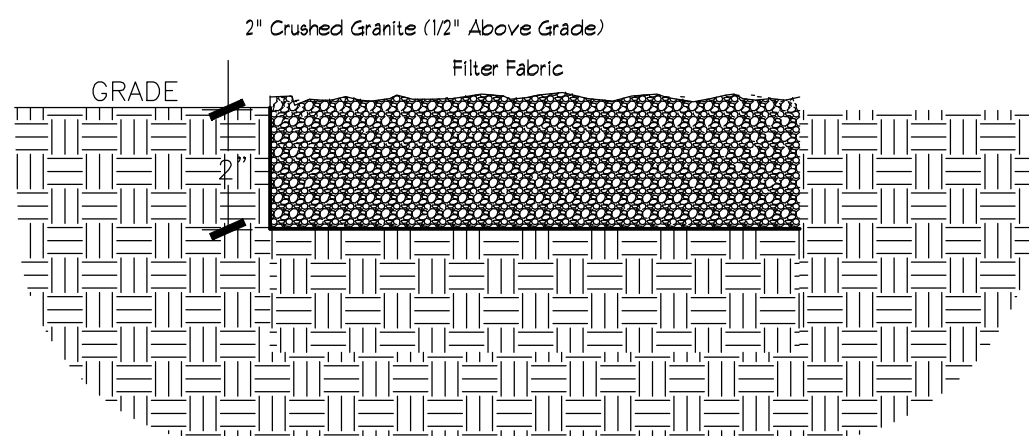
2. ORNAMENTAL TREE STAKING
NOT TO SCALE



3. SHRUB DETAIL
NOT TO SCALE



4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



5. CRUSHED GRANITE MULCH
NOT TO SCALE

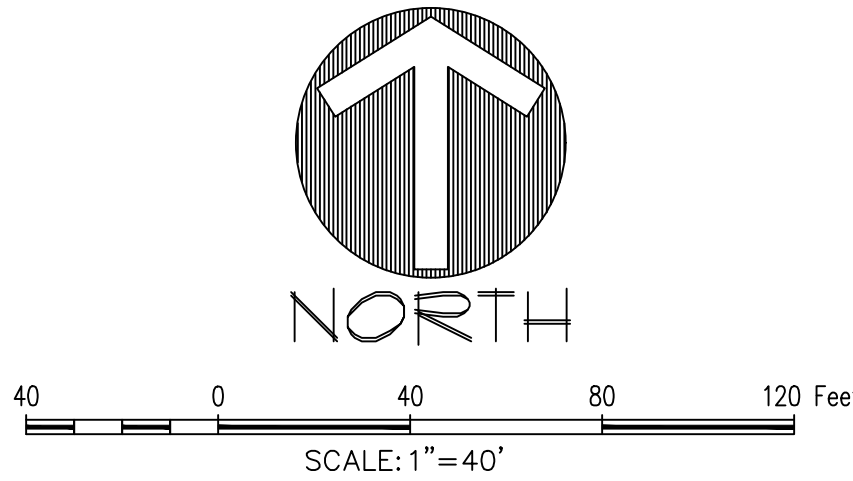
LANDSCAPE NOTES:

Town of Flower Mound

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
- All landscape to be 100% irrigated. All irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
- Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
14	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
12	RED OAK	Quercus shumardii	3"	10'-12'	Per Plan	Single Trunk
12	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
11	ELДАРICA PINE	Pinus eldarica	3"	10'-12'	Per Plan	Single Trunk
4	YAUФON HOLLY	Ilex vomitoria	30gal.	5'-6'	Per Plan	Full
6	NELLIE R. STEVENS	Ilex x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full
28	NANDINA	Nandina domestica	5gal.	12"	3'-0"	Full
98	DWARF INDIAN HAWTHORN	Raphiolepis indica	5gal.	24"	3'-0"	Full
58	DWARF BURFORD HOLLY	Ilex cornuta 'Dwarf Burford'	5gal.	30"	3'-0"	Full
375	LIRIOPE	Liriope muscari	4" pot	6"	12" o.c.	Full



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Timber Creek Medical Park for proposed Lot 3RB

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Long Prairie Rd		50 ft.	50 ft.
Northshore Blvd.		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 L.f.	Long Prairie - 538 L.f.	18 trees (3" cal.)	10 existing trees and 8 (3" cal.) shade trees
1 per 30 L.f.	Northshore - 940 L.f.	32 trees (3" cal.)	11 existing trees and 21 (3" cal.) shade trees
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f.=50 + 1 tree for every 5,000 s.f. after 110,000 s.f.	191,548 s.f. of street yard	67 trees (3" cal.)	28 existing trees + 39 (3" cal.) trees
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
45 s.f. per 12 spaces	306 parking spaces	1,148 s.f.	2,559 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 20 parking spaces	306 parking spaces	16 trees (3" cal.)	2 existing trees + 17 (3" cal.) trees
**All parking spaces to be located within 100 ft. of parking lot tree for schools and churches.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)

*Every parking space, existing and proposed, is within 100 ft of a tree.

SITE PLANNING CIVIL ENGINEERING PLANNING

CONSULTANTS, LLC

LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715

144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028

TBPLS Firm No. 1798
TBPLS Firm No. 10047700

GA

TEMPLE BAPTIST CHURCH

Lot RA, Block A

TEMPLE BAPTIST CHURCH OF

FLOWER MOUND ADDITION

in the

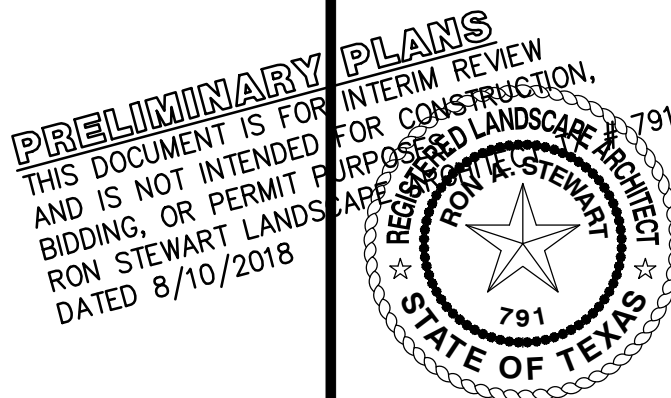
ZONED PD-80

JOHN WHITE SURVEY SURVEY ABSTRACT NO. 1341

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

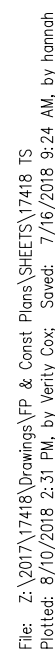


Drawn By: VC
Date: 04/30/2018
Scale: 1"=40'
Revisions:
07/16/2018
8/10/2018

17418

L1.2

OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTHSHORE BLVD
FLOWER MOUND, TX, 75028
Ph. (972) 874-8700
Contact: DAVE BIRKEY



GA

TON COUNTY, TEXAS

DENTON COUNTY, TEXAS

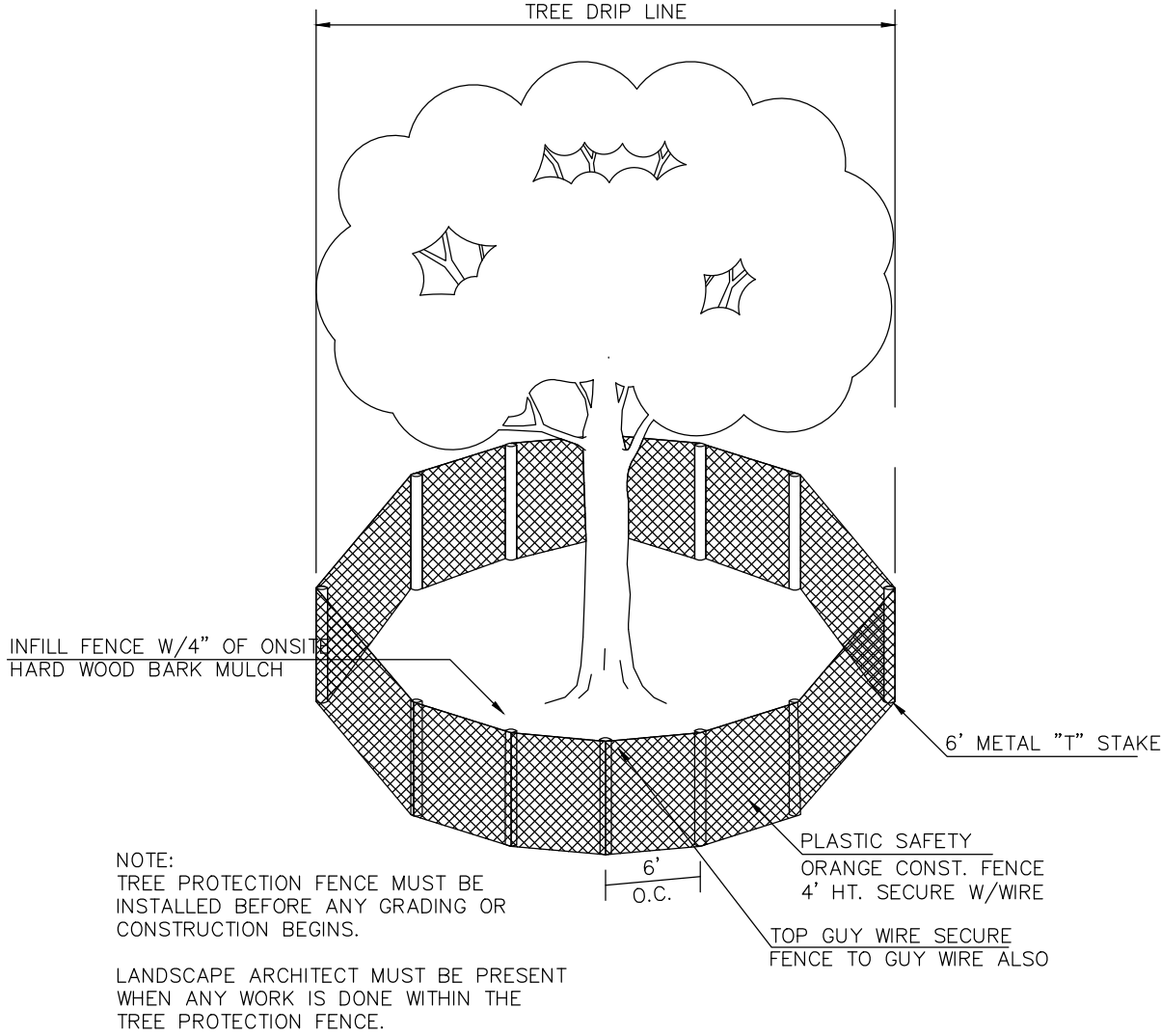
17418

T1.0

OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTHSORE BLVD
FLOWER MOUND, TX, 75028
Ph. (972) 874-8700
Contact: DAVE BIRKEY

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS	REMOVED	MITIGATION
314	17	LIVE OAK	Quercus virginiana	Yes		Yes	3
315	14	LIVE OAK	Quercus virginiana	Yes		No	
316	14	LIVE OAK	Quercus virginiana	Yes		No	
330	11	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
335	10	PECAN	Carya illinoensis	Yes		Yes	3
340	12	PECAN	Carya illinoensis	Yes		Yes	3
341	17	LIVE OAK	Quercus virginiana	Yes		No	
353	14	LIVE OAK	Quercus virginiana	Yes		Yes	3
354	14	LIVE OAK	Quercus virginiana	Yes		Yes	3
357	11	ELДАРICA PINE	Pinus eldarica	Yes		Yes	3
358	13.5	ELДАРICA PINE	<i>Pinus eldarica</i>	Yes		Yes	3
359	14	ELДАРICA PINE	<i>Pinus eldarica</i>	Yes		Yes	3
727	16	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
728	15	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
729	15	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
730	11	RED OAK	<i>Quercus shumardii</i>	Yes		No	
731	11.5	RED OAK	<i>Quercus shumardii</i>	Yes		No	
732	10	RED OAK	<i>Quercus shumardii</i>	Yes		No	
733	14	LACEBARK ELM	<i>Ulmus parvifolia</i>	Yes		No	
734	12	LACEBARK ELM	<i>Ulmus parvifolia</i>	Yes		No	
736	15	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
737	11.5	RED OAK	<i>Quercus shumardii</i>	Yes		Yes	3
738	10	RED OAK	<i>Quercus shumardii</i>	Yes		Yes	3
740	11	LIVE OAK	Quercus virginiana	Yes		Yes	3
741	14	LIVE OAK	Quercus virginiana	Yes		Yes	3
742	13.5	BRADFORD PEAR	Pyrus calleryana	No		Yes	3
743	14	BRADFORD PEAR	Pyrus calleryana	No		Yes	3
744	17	BRADFORD PEAR	Pyrus calleryana	No		Yes	3
756	12	LACEBARK ELM	Ulmus parvifolia	Yes		No	
TOTAL MITIGATION INCHES							60
MITIGATION INCHES PROVIDED							141

- TREE PRUNING, REMOVAL AND PROTECTION MEASURES
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
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- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
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 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "x1" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tog numbers should be identified



PROTECTED TREE PROTECTION FENCING

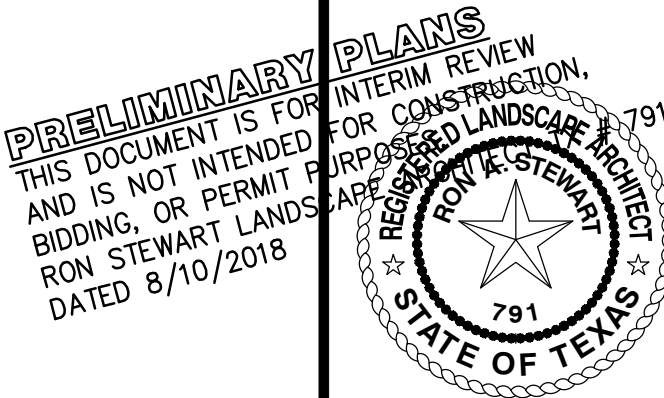
OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTHSORE BLVD
FLOWER MOUND, TX, 76028
Ph. (972) 874-8700
Contact: DAVE BIRKEY

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700



TEMPLE BAPTIST CHURCH
Lot RA, Block A
TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION
AROUND ADDITION
ZONED PD-80
in the
JOHN WHITE SURVEY SURVEY ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE CHART AND DETAILS



Drawn By: VC
Date: 04/30/2018
Scale: #####
Revisions:
07/18/2018
8/10/2018

17418

T.1

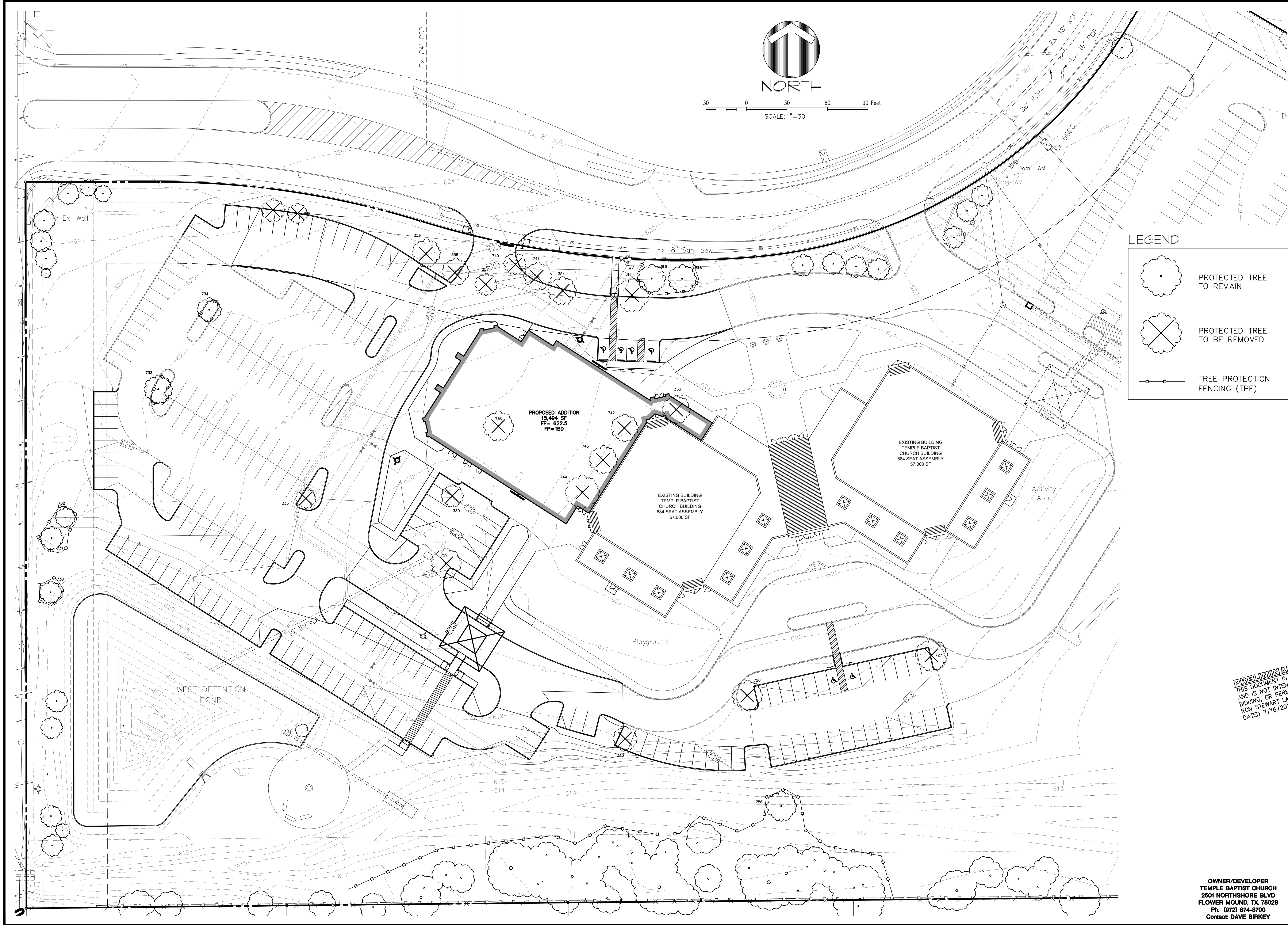


Fig. 2: 1/10/17 (1/10/17) Drawn by VC & Copy Right Reserved 1/10/17
Revised: 7/16/2018 3:55 PM by John Barrow, Survey: 7/16/2018 3:24 AM by Thomas

OWNER/DEVELOPER
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FLOWER MOUND, TX, 75028
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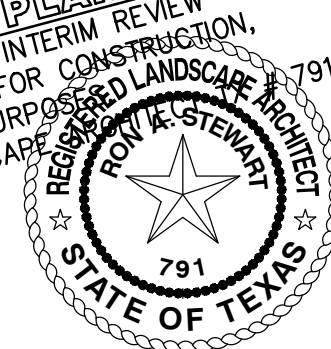
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GA

TEMPLE BAPTIST CHURCH
Lot 1A, Block A
TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION
in the
ZONED PD-80
JOHN WHITE SURVEY SURVEY ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LAND SURVEYING
DATED 7/16/2018



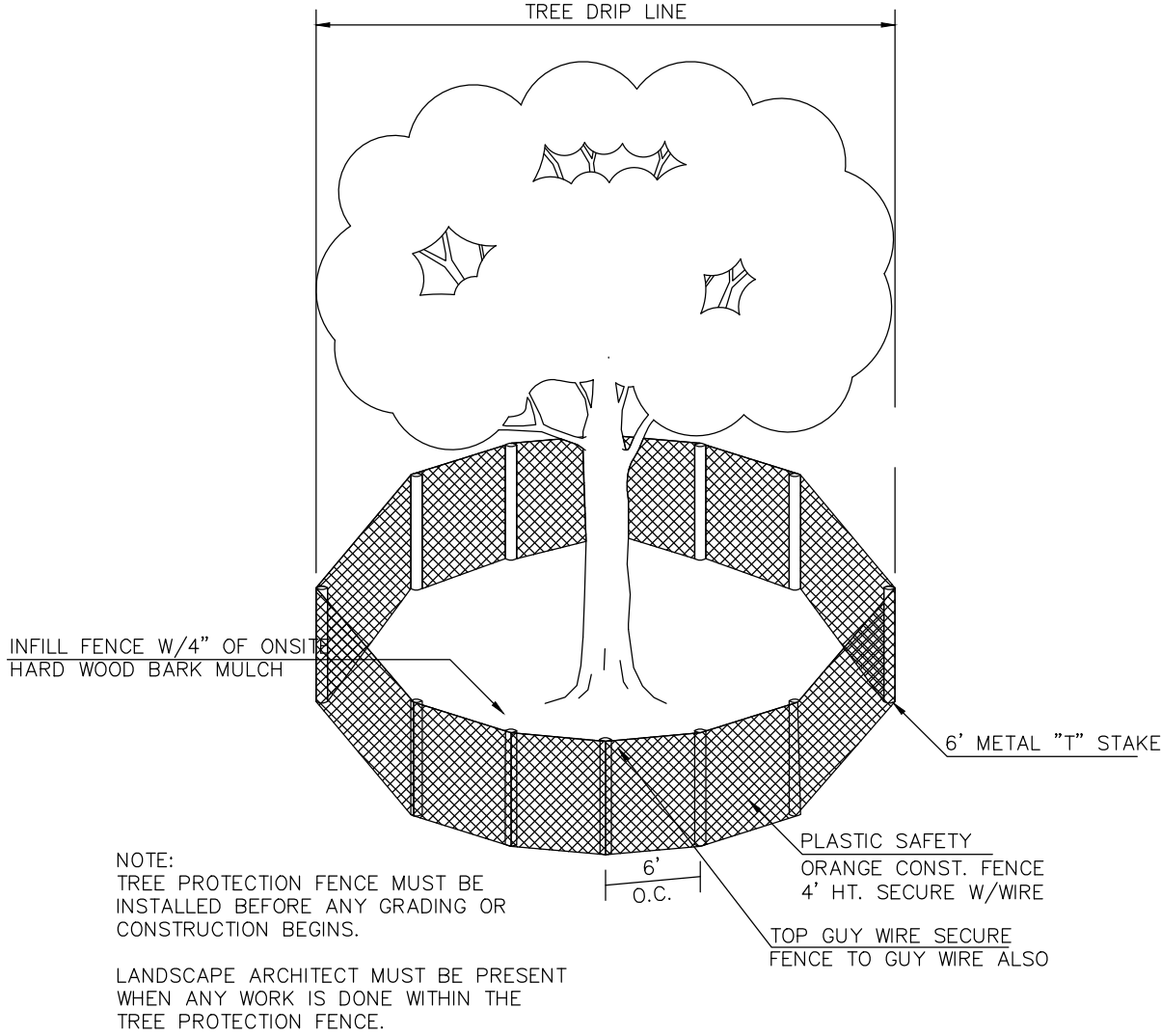
Drawn By: VC
Date: 04/30/2018
Scale: 1" = 30'
Revisions:
07/16/2018

17418

T1.0

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS	REMOVED	MITIGATION
314	17	LIVE OAK	Quercus virginiana	Yes		Yes	3
315	14	LIVE OAK	Quercus virginiana	Yes		No	
316	14	LIVE OAK	Quercus virginiana	Yes		No	
330	11	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
335	10	PECAN	Carya illinoensis	Yes		Yes	3
340	12	PECAN	Carya illinoensis	Yes		Yes	3
341	17	LIVE OAK	Quercus virginiana	Yes		No	
353	14	LIVE OAK	Quercus virginiana	Yes		Yes	3
354	14	LIVE OAK	Quercus virginiana	Yes		Yes	3
357	11	ELDARICA PINE	Pinus eldarica	Yes		Yes	3
358	13.5	ELDARICA PINE	<i>Pinus eldarica</i>	Yes		Yes	3
359	14	ELDARICA PINE	<i>Pinus eldarica</i>	Yes		Yes	3
727	16	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
728	15	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
729	15	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
730	11	RED OAK	<i>Quercus shumardii</i>	Yes		No	
731	11.5	RED OAK	<i>Quercus shumardii</i>	Yes		No	
732	10	RED OAK	<i>Quercus shumardii</i>	Yes		No	
733	14	LACEBARK ELM	<i>Ulmus parvifolia</i>	Yes		No	
734	12	LACEBARK ELM	<i>Ulmus parvifolia</i>	Yes		No	
736	15	LACEBARK ELM	Ulmus parvifolia	Yes		Yes	3
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PROTECTED TREE PROTECTION FENCING

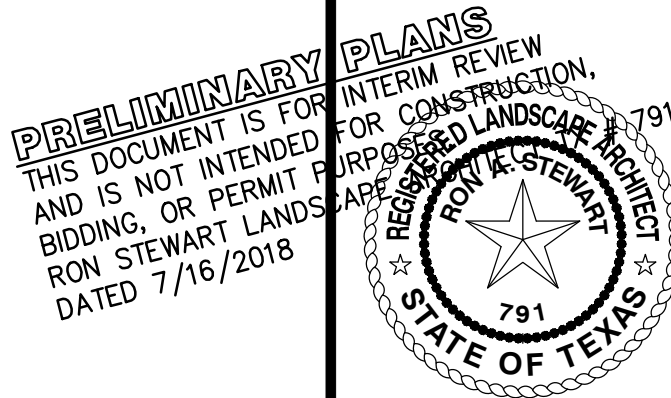
OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTSHORE BLVD
FLOWER MOUND, TX, 76028
Ph. (972) 874-8700
Contact: DAVE BIRKEY

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
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TBPE Firm No. 1798 TBPLS Firm No. 10047700



TEMPLE BAPTIST CHURCH
Lot RA, Block A
TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION
AROUND ADDITION
ZONED PD-80
in the
JOHN WHITE SURVEY SURVEY ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE CHART AND DETAILS



Drawn By: VC
Date: 04/30/2018
Scale: #####
Revisions:
07/16/2018

17418

T.1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: August 27, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Consider a request for a Record Plat (RC18-0007 - Pepper Creek Ranch) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 50 buildable, single-family residential lots with a minimum lot size of 32,000 square feet. The site contains approximately 94.61 acres of land. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems. The lots are in conformance with the underlying development standards within Planned Development District-162 (PD-162) for a cluster development.

The plat depicts necessary setbacks, buffers, easements and approximately 47.32 acres of open space to be owned and maintained by the Homeowner's Association (50%). Primary access to the site will be from a gated entrance on Cross Timbers Road. Emergency access is provided via the Montalcino Conservation development to the east and a final future access point has been provided to the undeveloped property west of the site. The proposed record plat is consistent with the development plan (DP18-0002) approved by the Town Council on May 21, 2018.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

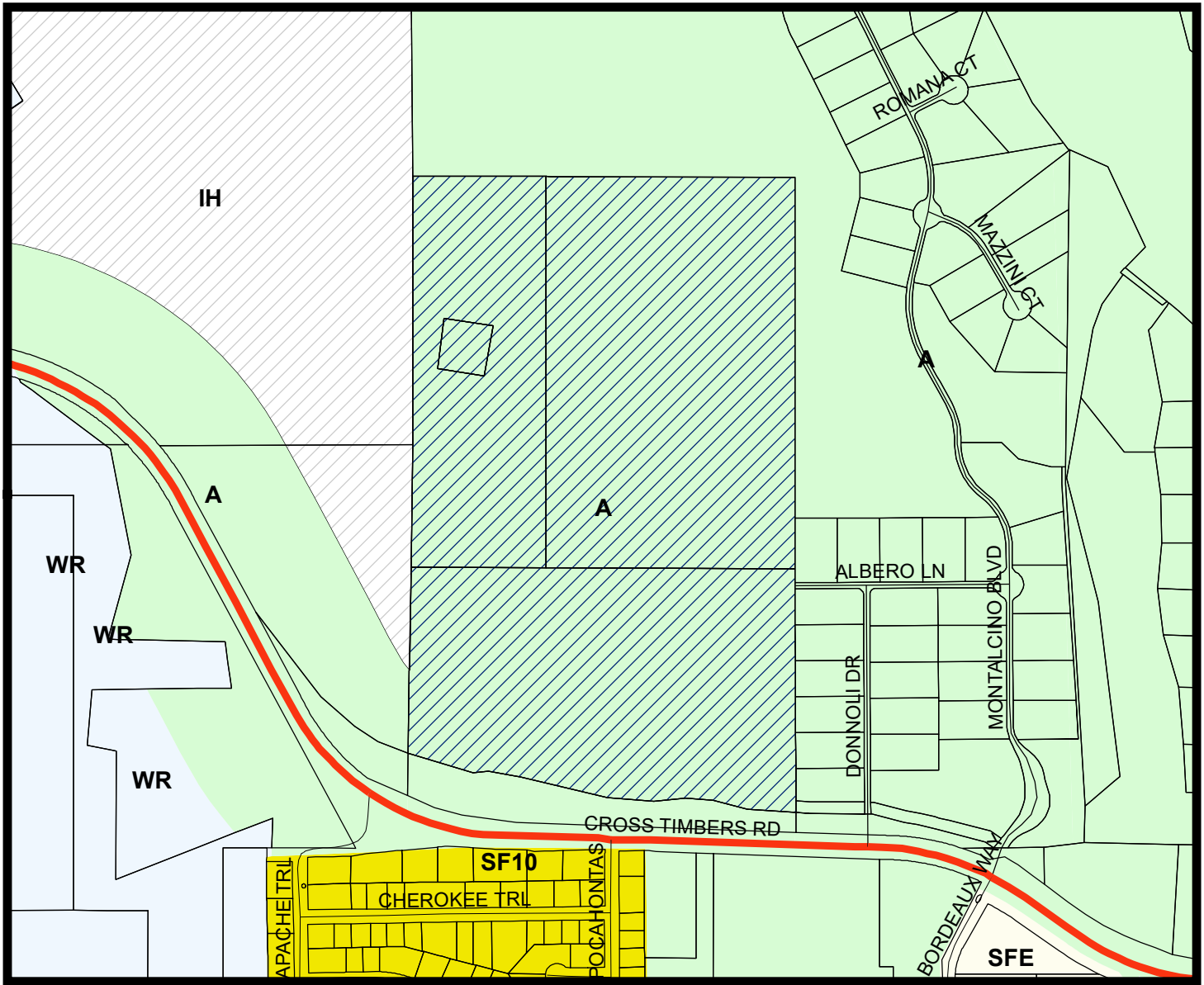
B. Application Details

1. Record Plat Package



Vicinity Map

Reference Project: *Pepper Creek Ranch (Proposed Development)*

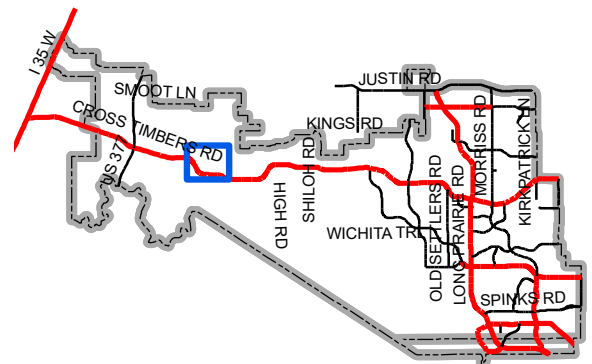
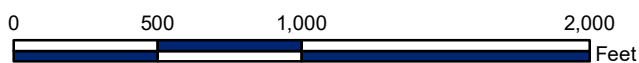


LEGEND

- Agriculture
- Interim Holding
- Single Family 10
- Single Family Estate
- Water Recreation



— Subject Property



Map Location

June 11, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Record Plat – Pepper Creek Ranch
Letter of Intent
G&A Job No. 17286**

Mr. Russell:

Please accept this letter, on behalf of Dr. Anderson, as an explanation of the proposed Record Plat Request application for approximately 94 acres of land located along FM 1171 and west of Montalcino. The property is located in the Cross Timbers Conservation Development District (CTCDD) with an existing zoning of PD-162, set forth by Town of Flower Mound Ordinance No. 19-18.

Pepper Creek Ranch is a cluster development consisting of 50 residential lots with a minimum lot area of 32,000 square feet. The proposed density is 0.53 units per acre. The lots will have a minimum lot width of 120'. The PD development standards include dimensional regulations for the project as well as standards for the open space areas and amenities. Additionally, the standards propose accessory structures, such as barns, to be located within the open space areas. A very important feature of this project is that every lot is directly contiguous to open space.

We are providing a minimum of 50% open space dispersed throughout the development and in key areas to preserve unique environmental features. An amenity lot is also being proposed, which isn't counted toward the open space minimum area requirement. This amenity lot will allow for residents to enjoy certain activities and will act as a gathering spot for neighborhood events. There will be a 6' trail meandering the property to allow for connectivity to the amenity lot and to provide a sense of unity to the neighborhood.

The Open Space Management Plan approved with PD-162 defines the different types of open space areas within Pepper Creek Ranch as well as guidelines for how those areas are to be maintained.

The 50' landscape buffer along FM 1171 will be consistent with the neighboring development to the east. The 15' Equestrian trail and split rail fence will also continue from Monalcino along the entire frontage of the property. The Conceptual Landscape Plan approved with PD-162 illustrates the design intent for the gated entrance which will include a covered-bridge feature, waterfalls, and enhanced landscaping. The "look and feel" is a rural and rustic design.

The original idea for this property is to create a walkable community with amenities, while continuing the feel of a rural development, which fulfills the goals of the Towns Master Plan.

We are excited to be working with the Town on this Cluster development. Thank you for your consideration in the presented request. Please contact us with any questions or if more information is desired.

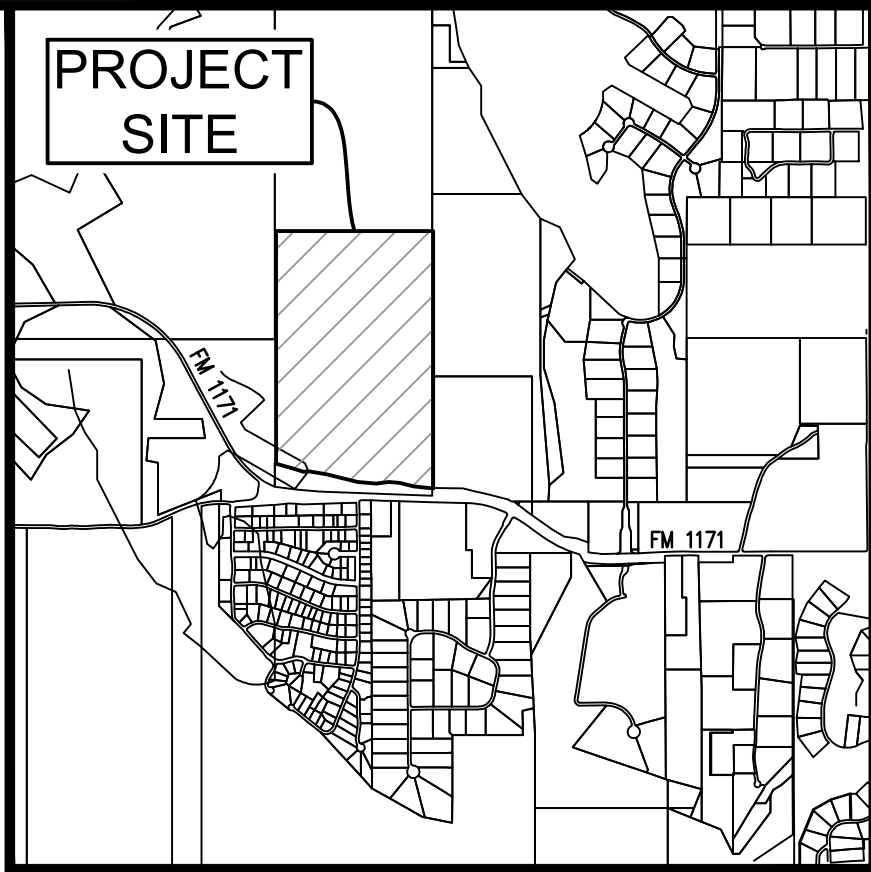
Sincerely,



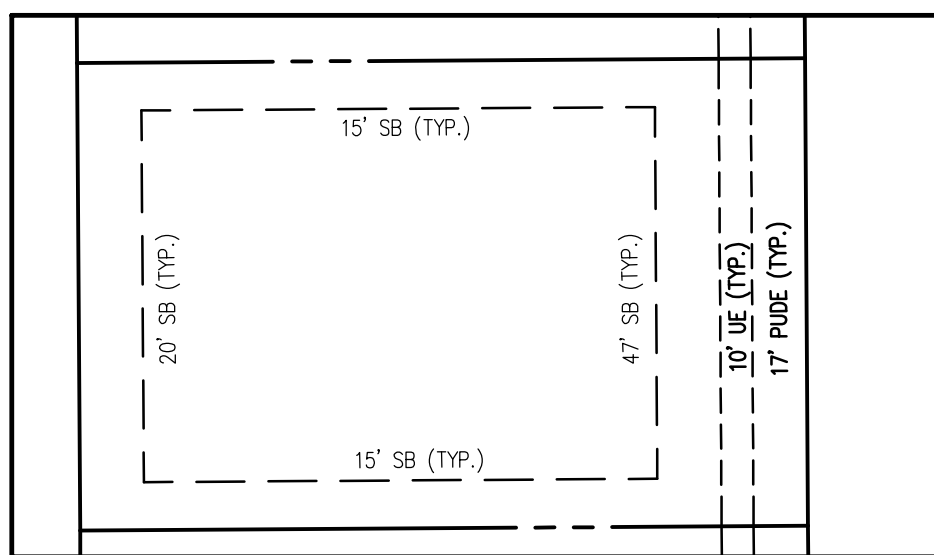
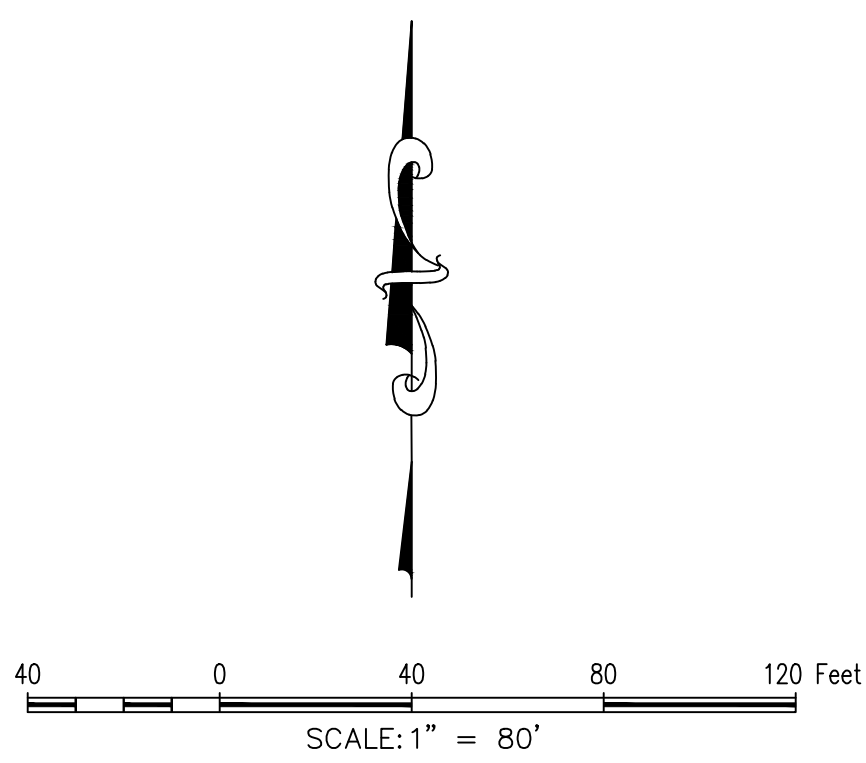
Jacob Tiemann, E.I.T.

cc: Dr. Greg Anderson
Robert J. Dollak Jr., P.E.

Attachment B(1): Record Plat Package



VICINITY MAP 1"=2000'



TYPICAL LOT SETBACK

RECORD PLAT
PEPPER CREEK RANCH ADDITION
94.609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

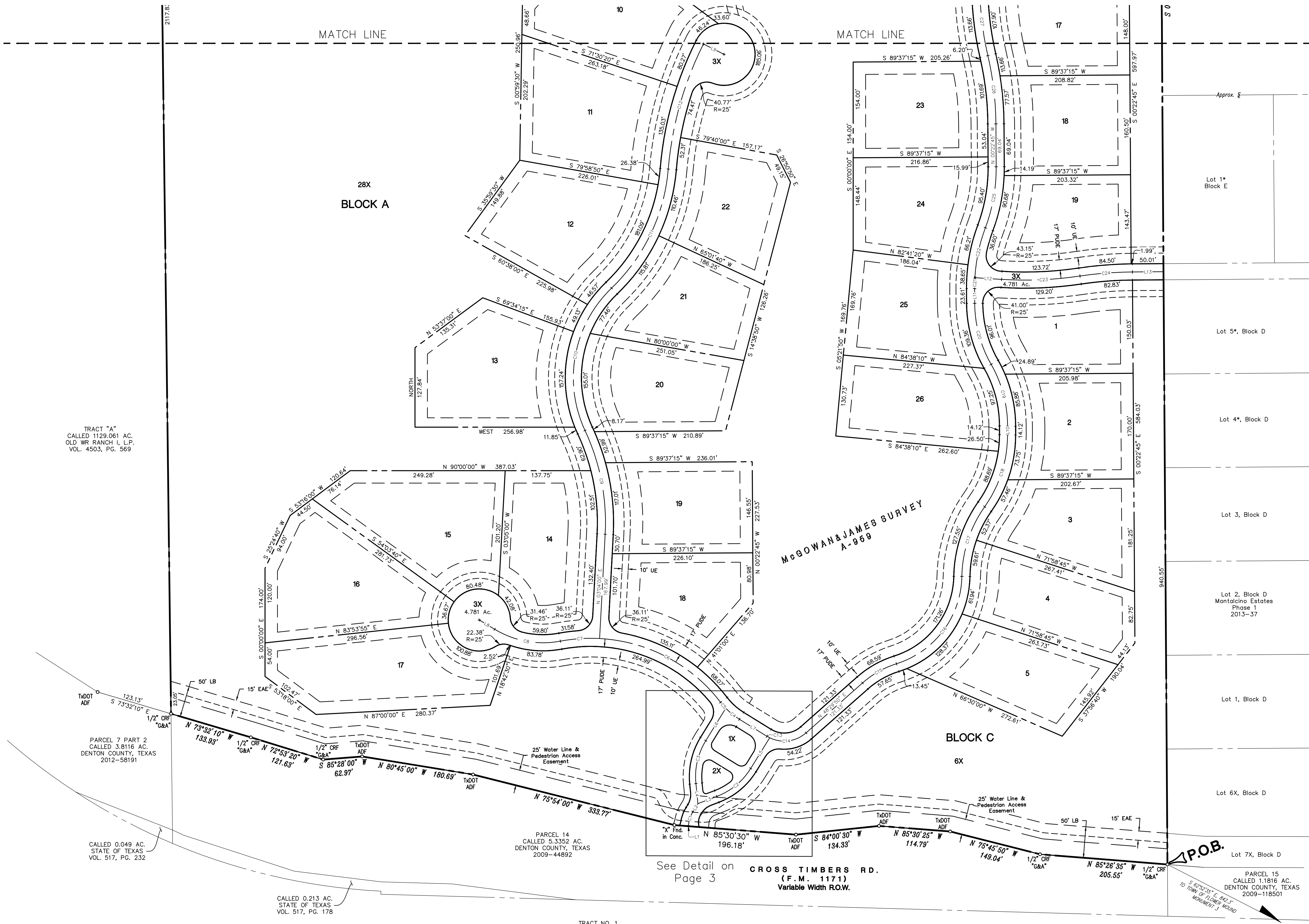
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 6/8/2018 SCALE: 1"=80' JOB. No. 17286

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX, 78244
PH. 435-229-4200
Contact: Dr. Greg Anderson

FILED _____ DOC # _____ PRDCT.



See Detail on
Page 3
CROSS TIMBERS RD.
(F.M. 1171)
Variable Width R.O.W.

TRACT "A"
CALLED 1129.061 AC.
OLD WR RANCH I, L.P.
VOL. 4503, PG. 569

PARCEL 7 PART 2
CALLED 3.8116 AC.
DENTON COUNTY, TEXAS
2012-58191

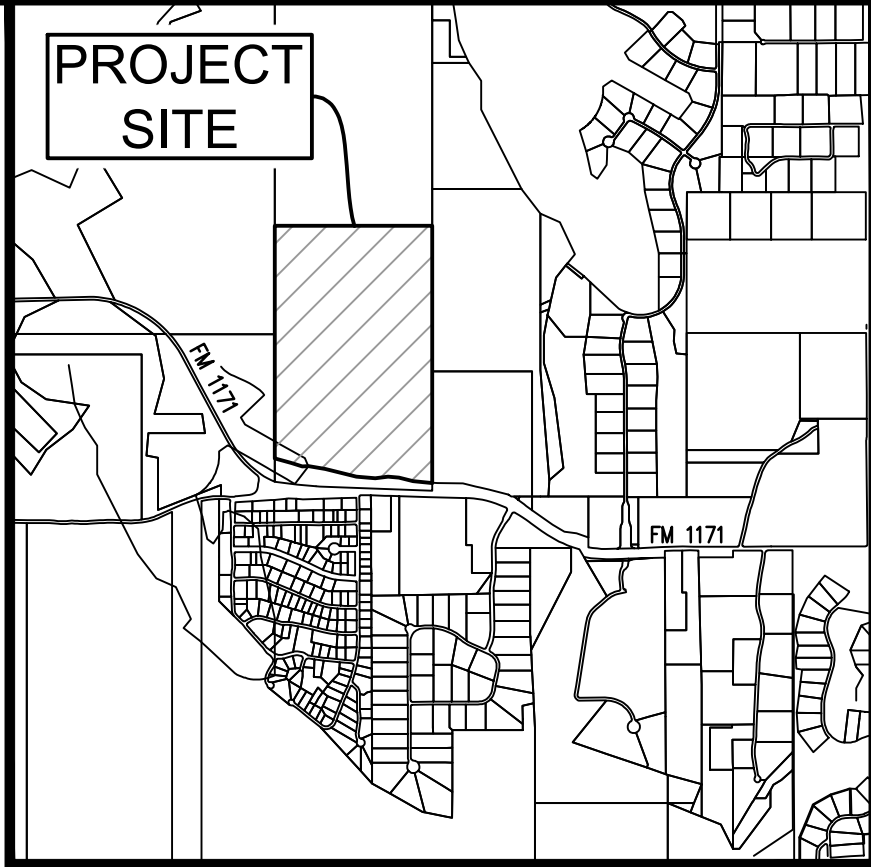
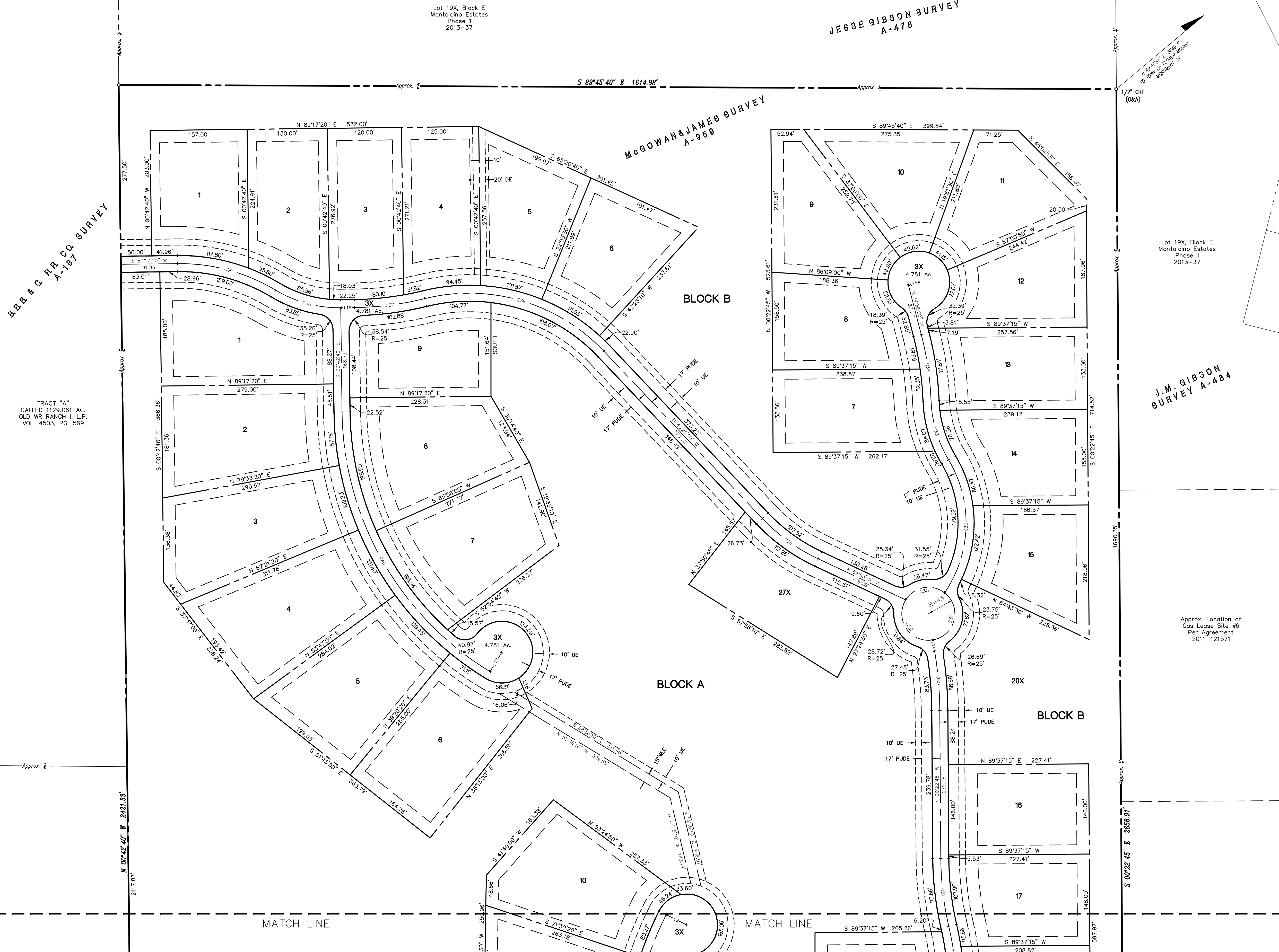
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STATE OF TEXAS
VOL. 517, PG. 232

CALLED 0.213 AC.
STATE OF TEXAS
VOL. 517, PG. 178

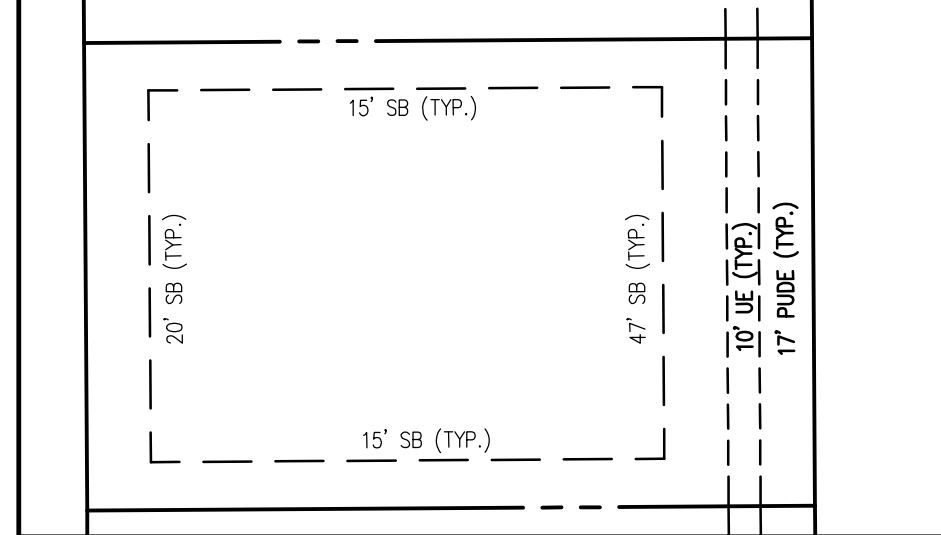
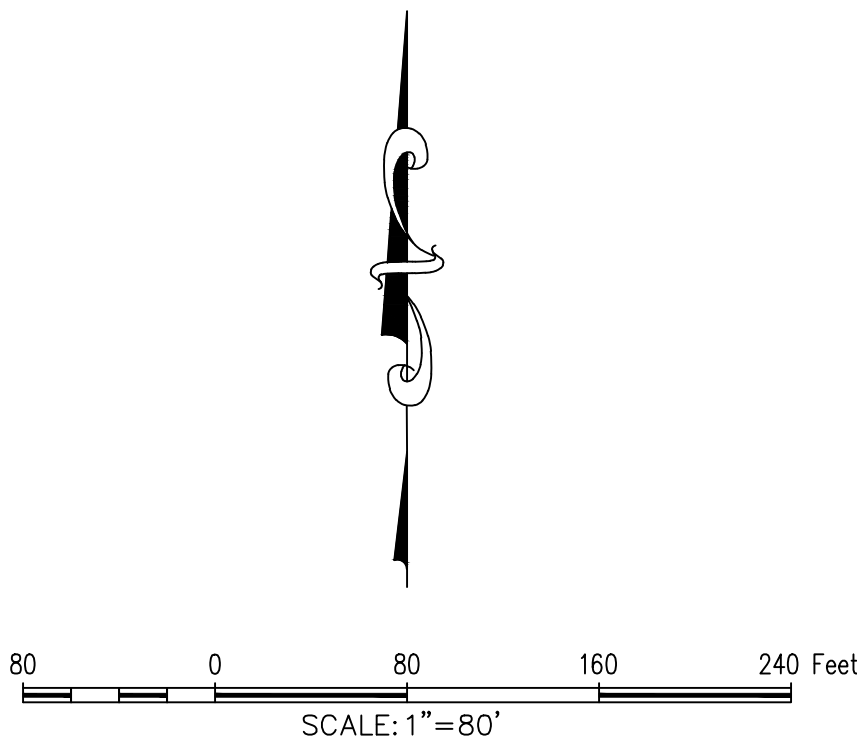
PARCEL 14
CALLED 5.3352 AC.
DENTON COUNTY, TEXAS
2009-44892

TRACT NO. 1
CALLED 7.89 AC.
DENTON COUNTY, TEXAS
VOL. 497, PG. 677

File: 2:1071317849\Drawings\09 - Final Plans\17286.dwg
Printed: 8/22/2018 11:32 AM by Jacob Thompson, Surveyor
8/22/2018 11:31 AM by Jacob Thompson, Surveyor



VICINITY MAP 1"=2000'



TYPICAL LOT SETBACK

REOCD PLAT
PEPPER CREEK RANCH ADDITION
94.609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Revisions:
XX/XX/XX

G&A **SITE PLANNING CIVIL ENGINEERING PLATTING**
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2/3

DRAWN BY: CC DATE: Submit Date SCALE: 1"=80' JOB. No. 17286

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX, 76244
Ph. 435-228-4200
Contact: Dr. Greg Anderson

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS We, Fab 5 Management, LLC, are the owners of property situated in the Town of Flower Mound described as follows:

Being all that certain lot, tract or parcel of land situated in the J. C. McGowan and C. G. Pitcock Survey, Abstract Number 959, Town of Flower Mound, Denton County, Texas, and being part of that certain called 97.930 acre tract of land described in Trustees Deed to George D. Blaylock and wife, Martha S. Blaylock recorded in Volume 788, Page 319 of the Deed Records of Denton County, Texas, being all of that certain called 59.49 acre tract of land described in Deed to Briarbuck Properties, LLC, (undivided one-half interest), recorded in Document Number 2013-18954 of the Real Property Records of Denton County, Texas, being all of that certain called 59.49 acre tract of land described in Deed to Williamsconchran Ranch, LLC (undivided one-half interest), recorded in Document Number 2013-18956 of the Real Property Records of Denton County, Texas being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A) on the east line of said 97.930 acre tract at the southwest corner of Lot 7X, Block D of Montalcino Estates, Phase 1, an addition to the Town of Flower Mound, Denton County, Texas, according to the Amended Record Plat thereof recorded in Document Number 2013-37 of the Plat Records of Denton County, Texas, being the northwest corner of that certain called 1,1816 acre tract of land described as Parcel 15 in deed to Denton County recorded in Document Number 2009-118501 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 5.3352 acre tract of land described as Parcel 14 in deed to Denton County recorded in Document Number 2009-44893 of the Real Property Records of Denton County, Texas, and being on the north line of F. M. 1171 (Cross Timbers Road) as evidenced by said deeds to Denton County;

THENCE with the north line of said F. M. 1171 and the north line of said Parcel 14 the following:

N 85°26'35" W, 205.55 feet (called 205.00 feet) to a 1/2" capped rebar found (G&A);
N 75°45'50" W, 149.04 feet to an aluminum Texas Department of Transportation (TXDOT) disc found;
N 85°30'25" W, 114.79 feet (called 115.00 feet) to an aluminum TXDOT disc found;
S 84°00'30" W, 134.33 feet to an aluminum TXDOT disc found;
N 85°30'30" W, 196.18 feet to a "X" found in concrete;
N 75°54'00" W, 333.77 feet (called 332.66 feet) to an aluminum TXDOT disc found;
N 80°45'00" W, 180.69 feet (called 180.97 feet) to an aluminum TXDOT disc found;
S 85°28'00" W, 62.97 feet (called 63.61 feet) to a 1/2" capped rebar found (G&A);
N 72°53'20" W, 121.63 feet to a 1/2" capped rebar found (G&A);

N 73°32'10" W, 133.93 feet (called 134.07 feet) to a 1/2" capped rebar found (G&A) at the northwest corner of said Parcel 14, being on the west line of said 97.930 acre tract and the east line of that certain called 1,129.061 acre tract described as Tract "A" in deed to Old WR Ranch I, L. P., recorded in Volume 4583, Page 569 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 3.8816 acre tract of land described as Parcel 7, Part 2 in deed to Denton County, Texas, recorded in Document Number 2012-58191 of the Real Property Records of Denton County, Texas, from said point a disturbed aluminum TXDOT disc found bears S 48° E, 1.7 feet;

THENCE N 0°42'40" W, with the west line of said 97.930 acre tract and east line of said 1,129.061 acre tract passing at 813.21 feet to a 1/2" capped rebar found (G&A) at the southwest corner of said 59.276 acre tract, continuing with the west line thereof a total distance of 2421.33 feet to a 1/2" capped rebar set (G&A) at the northwest corner of said 59.49 acre tract and being the westerly southwest corner of Lot 19X of said Block E, of said Montalcino Estates, Phase 1, from which a 5/8" capped rebar found (1640) bears N 86°39' E, 8.5 feet;

THENCE S 89°45'40" E, 1,614.98 feet with the north line of said 97.930 acre tract and the north line of said 59.49 acre tract and a south line of said Lot 19X to a 1/2" capped rebar set (G&A) at the northeast corner of said 59.49 acre tract , being the northeast corner of said 97.930 acre tract and being an inner ell in the west line of said Lot 19X from which a 5/8" capped rebar found (1640) bears N 08°07' E, 11.5 feet and a 5/8" capped rebar found (1640) bears S 76°23' E, 10.3 feet;

THENCE S 0°22'45" E, with the east line of said 97.930 acre tract, the east line of said 59.49 acre tract, the west line of Lot 19X, and being the west line of said Montalcino Estates, Phase 1 passing at 1,430.07 feet the southerly southwest corner of said Lot 19X and the northwest corner of Lot 1, Block E of said Montalcino Estates, Phase 1 continuing with the west line thereof passing at 1,614.07 feet to the southeast corner of said 59.276 acre tract from which a 60D nail found bears S 89°32'40" E, 0.7 feet, and continuing with the east line of said 97.930 acre tract and the west line of said Montalcino Estates, Phase 1 a total distance of 2656.91 feet to the POINT OF BEGINNING and containing approximately 94.609 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Fab 5 Management, LLC, acting herein by and through its duly authorized representatives, do hereby adopt Pepper Creek Ranch Addition, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire line easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

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

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

WITNESS OUR HAND this _____ day of _____, 2018.

Fab 5 Management, LLC
Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK A	43,167	0.991	
2	BLOCK A	44,142	1.013	
3	BLOCK A	43,847	1.007	
4	BLOCK A	45,917	1.054	
5	BLOCK A	43,209	0.992	
6	BLOCK A	43,192	0.992	
7	BLOCK A	43,038	0.988	
8	BLOCK A	43,127	0.990	
9	BLOCK A	32,906	0.755	
10	BLOCK A	42,832	0.983	
11	BLOCK A	43,092	0.989	
12	BLOCK A	43,006	0.987	
13	BLOCK A	43,398	0.996	
14	BLOCK A	38,181	0.877	
15	BLOCK A	42,877	0.984	
16	BLOCK A	43,109	0.990	
17	BLOCK A	43,035	0.988	
18	BLOCK A	32,277	0.741	
19	BLOCK A	33,209	0.762	
20	BLOCK A	33,125	0.760	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
21	BLOCK A	33,297	0.764	
22	BLOCK A	33,201	0.762	
23	BLOCK A	32,963	0.757	
24	BLOCK A	33,158	0.761	
25	BLOCK A	32,822	0.753	
26	BLOCK A	33,041	0.759	
27X	BLOCK A	37,369	0.858	
28X	BLOCK A	1437,231	32.994	
1	BLOCK B	32,696	0.751	
2	BLOCK B	33,178	0.762	
3	BLOCK B	33,155	0.761	
4	BLOCK B	32,654	0.750	
5	BLOCK B	33,598	0.771	
6	BLOCK B	32,831	0.754	
7	BLOCK B	32,925	0.756	
8	BLOCK B	32,774	0.752	
9	BLOCK B	32,985	0.757	
10	BLOCK B	32,710	0.751	
11	BLOCK B	33,005	0.758	
12	BLOCK B	32,884	0.755	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
13	BLOCK B	32,692	0.751	
14	BLOCK B	32,974	0.757	
15	BLOCK B	32,856	0.754	
16	BLOCK B	33,202	0.762	
17	BLOCK B	32,686	0.750	
18	BLOCK B	32,729	0.751	
19	BLOCK B	32,826	0.754	
20X	BLOCK B	440,815	10.120	
1	BLOCK C	32,830	0.754	
2	BLOCK C	32,978	0.757	
3	BLOCK C	32,807	0.753	
4	BLOCK C	32,918	0.756	
5	BLOCK C	32,869	0.755	
6X	BLOCK C	183,633	4.216	
1X	BLOCK D	3,094	0.071	
2X	BLOCK D	1,841	0.042	
3X	BLOCK D	208,262	4.781	

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	50.00'	27°12'25"	23.74'	N 18°05'43" E, 23.52'
C2	110.00'	37°30'01"	72.00'	N 50°26'55" E, 70.72'
C3	110.00'	37°29'55"	71.99'	S 12°56'58" W, 70.71'
C4	113.00'	141°17'50"	28.20'	S 51°09'10" E, 28.12'
C5	113.00'	6°30'10"	12.83'	S 40°45'10" E, 12.82'
C6	263.00'	49°25'56"	226.90'	N 62°13'02" W, 219.93'
C7	263.00'	13°48'32"	63.39'	S 86°09'44" W, 63.23'
C8	150.00'	41°58'12"	109.88'	S 79°45'26" E, 107.44'
C9	350.00'	28°07'21"	171.79'	N 10°59'40" W, 170.07'
C10	200.00'	71°13'38"	248.63'	S 10°33'28" W, 232.93'
C11	300.00'	41°25'08"	216.87'	N 25°27'43" E, 212.18'
C12	550.00'	21°54'41"	210.33'	S 15°42'29" W, 209.05'
C13	53.00'	5°30'03"	5.09'	S 61°03'07" E, 5.09'
C14	53.00'	67°42'02"	62.62'	N 82°20'51" E, 59.04'
C15	150.00'	24°06'30"	63.12'	S 60°33'05" W, 62.65'
C16	150.00'	71°37'20"	187.51'	N 36°47'40" E, 175.53'
C17	200.00'	34°16'37"	119.77'	S 18°08'19" W, 117.98'
C18	200.00'	35°17'37"	123.20'	N 17°38'49" E, 121.26'
C19	200.00'	29°47'50"	104.01'	N 14°53'55" W, 102.84'
C20	200.00'	29°25'06"	102.69'	S 15°05'18" E, 101.56'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	275.00'	3°41'01"	17.68'	S 01°27'45" W, 17.68'
C22	275.00'	17°10'46"	82.46'	S 11°53'39" W, 82.15'
C23	600.00'	12°04'34"	126.46'	N 87°33'18" E, 126.23'
C24	600.00'	8°05'04"	84.66'	S 85°33'33" W, 84.59'
C25	275.00'	20°51'47"	100.14'	N 10°03'08" E, 99.58'
C26	500.00'	12°41'38"	110.78'	N 06°43'34" W, 110.55'
C27	500.00'	12°41'38"	110.78'	S 06°43'34" E, 110.55'
C28	600.00'	9°12'40"	96.46'	N 04°59'05" W, 96.36'
C29	43.00'	131°09'09"	98.43'	S 34°00'52" E, 78.30'
C30	43.00'	96°17'10"	72.26'	S 79°42'18" W, 64.05'
C31	43.00'	132°33'40"	99.49'	N 14°07'43" E, 78.74'
C32	200.00'	65°21'05"	227.60'	N 01°41'05" E, 215.51'
C33	200.00'	28°46'24"	100.44'	S 16°31'45" E, 99.39'
C34	500.00'	12°29'27"	109.00'	N 08°23'17" W, 108.79'
C35	300.00'	21°27'55"	112.39'	S 54°09'18" E, 111.74'
C36	300.00'	60°27'27"	316.55'	N 73°39'02" W, 302.07'
C37	500.00'	13°10'05"	114.91'	N 82°42'17" E, 114.68'
C38	200.00'	31°44'30"	110.80'	S 74°50'26" E, 109.39'
C39	300.00'	31°44'30"	166.20'	N 74°50'26" W, 164.08'
C40	500.00'	57°53'29"	505.20'	S 29°39'25" E, 483.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°29'30" W	1.02'
L2	N 31°41'55" E	15.21'
L3	N 69°11'55" E	32.47'
L4	S 05°48'00" E	32.48'
L5	N 31°41'55" E	58.03'
L6	S 31°41'55" W	61.28'
L7	N 58°18'05" W	52.01'
L8	S 58°46'20" E	28.87'
L9	N 63°20'10" W	37.00'
L10	S 00°00'00" E	14.12'
L11	S 00°22'45" E	23.61'
L12	S 86°24'25" E	43.04'
L13	S 89°36'05" W	50.00'
L14	N 09°35'25" W	18.30'
L15	N 75°22'00" E	17.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 89°17'20" W	22.25'
L17	N 31°23'50" E	37.00'
L18	N 23°41'10" W	53.87'
L19	N 56°27'16" E	16.24'
L20	N 85°30'30" E	32.31'
L21	S 26°27'33" E	11.21'
L22	N 56°27'16" E	16.24'
L23	S 85°30'30" E	32.31'
L24	S 26°27'33" E	11.21'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for Prairie Commons are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 3 & 34 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Southeast Corner (P.O.B.): N 7,066,929.5'; E 2,376,233.2'
Northeast Corner: N 7,069,586.4'; E 2,376,215.7'
Bearing and distance from the Southeast corner to Geo Point 3: S 62°52'35" E, 842.3'
Bearing and distance from the Southeast Corner to Geo Point 37: N 49°55'51" E, 3,849.3'
- No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
- According to Community/Panel No. 48121C0520 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.

- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Tree survey will be required when house permit is submitted to the Town of Flower Mound.
- Lot 3X, Block D is hereby dedicated to the H.O.A. as a private street and utility easement, for the construction maintenance of the public water line(s), public and franchise utilities private streets.
- Lot 27X, Block A, are hereby dedicated to the H.O.A. for an amenity center complex.
- Lots 1X & 2X, Block D are hereby dedicated to the H.O.A. for a guard shack.
- Lots 28X, Block B, Lot 20X, Block C, and Lot 6X, Block C are hereby dedicated to the H.O.A.
- The perpetual maintenance of the 15' Equestrian Access Easement (EAE) and the 8' Public Multi-Use Trail is the responsibility of the H.O.A.

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 60788/23/18

Mark Paine, RPLS
Texas Registration No. 5078

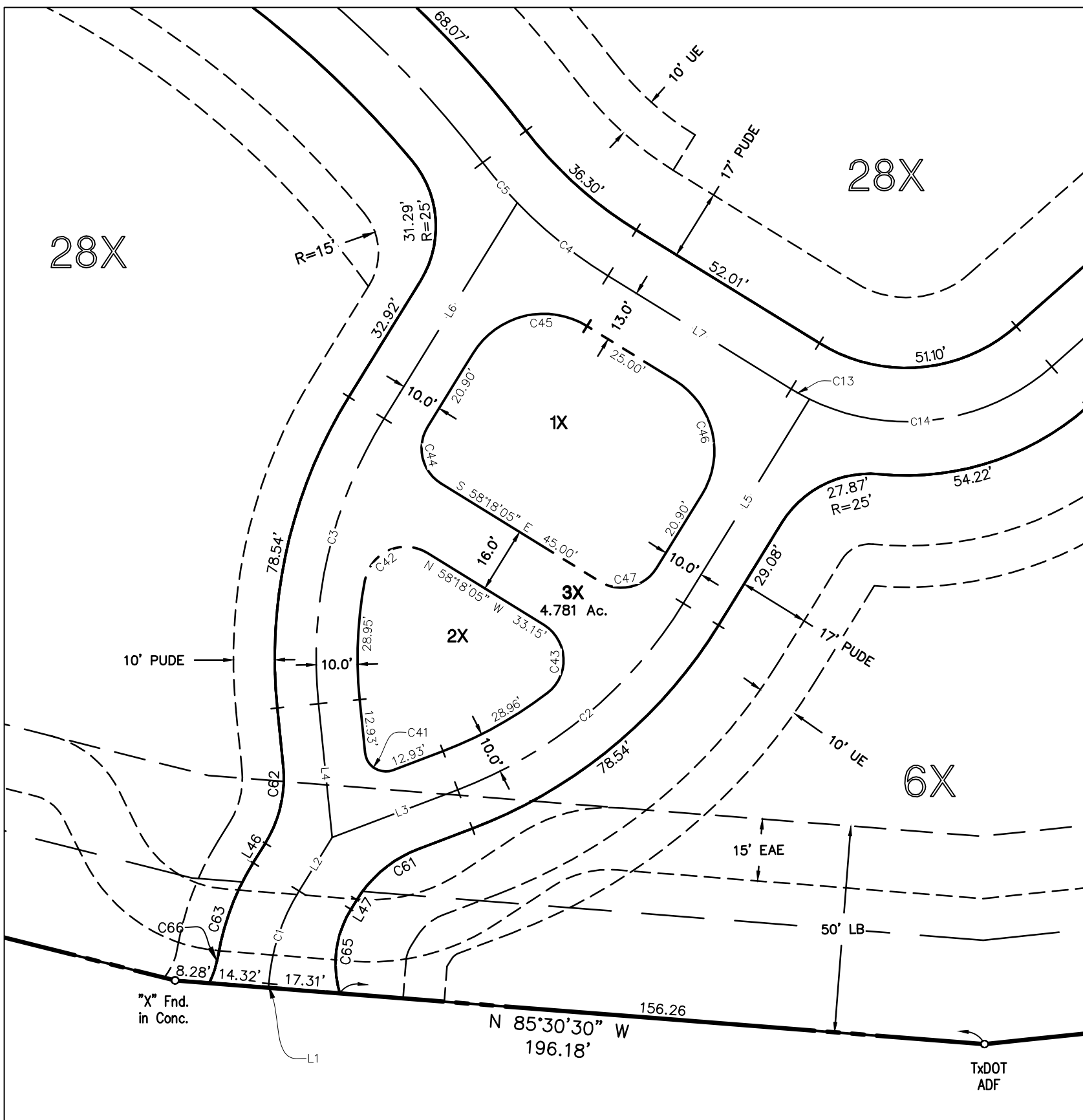
CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

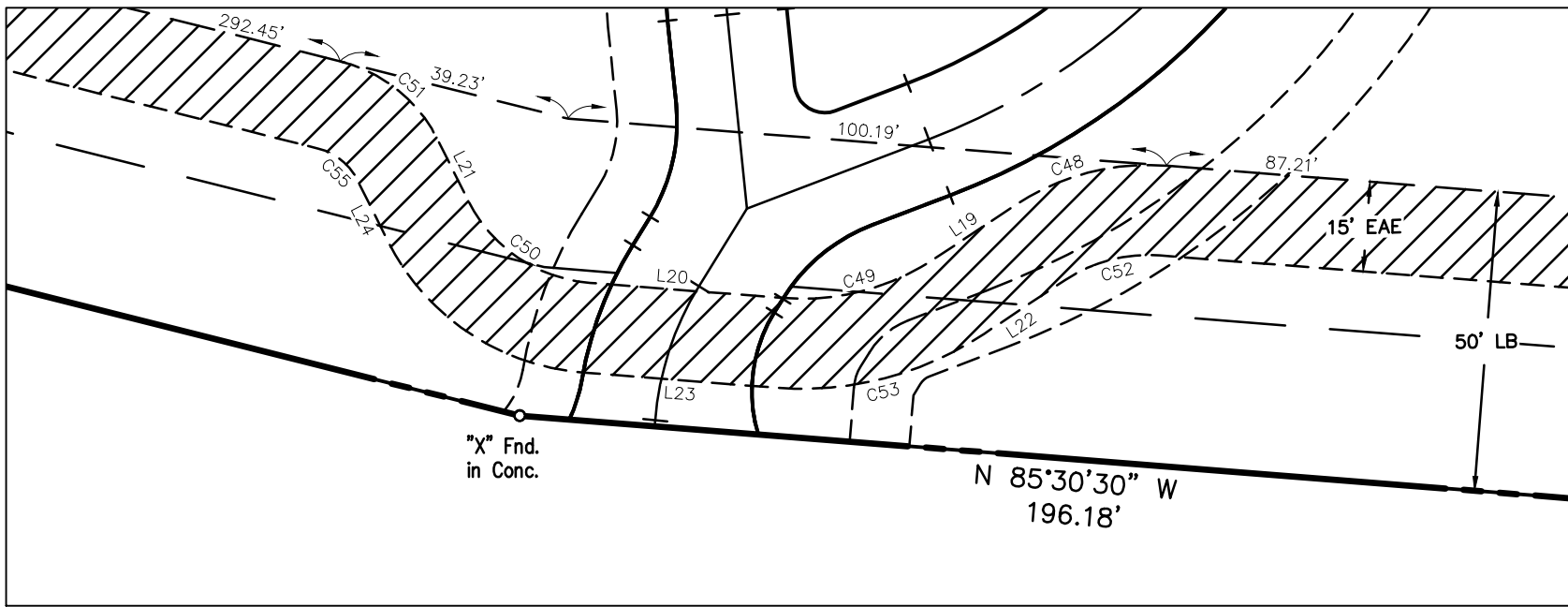
Perfecto Solis, Chairman
Planning and Zoning Commission

SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound



Entrance Detail
Scale: 1"=30'



15' EAE Entrance Detail
Scale: 1"=30'

RECORD PLAT
PEPPER CREEK RANCH ADDITION
94.609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

G&A</

File: 2.10717.171061.dwg (PLOT) & Copy: 06/11/2018 12:08:45 PM
Plotted: 8/22/2018 4:17 PM by Lora Nilsen, Sweets 8/22/2018 8:29 AM, by lns

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
1	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
4	BUR OAK	<i>Quercus macrocarpa</i>	3"	10'-12'	Per Plan	Single Trunk
1	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
8	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
3	DESERT WILLOW	<i>Chilopsis linearis</i>	30gal.	7'-8'	Per Plan	Multi Trunk
5	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora</i> 'Little Gem'	30gal.	7'-8'	Per Plan	Full
4	CHASTE TREE	<i>Vitex agnus-castus</i>	30gal.	7'-8'	Per Plan	Multi Trunk
4	NELLIE R. STEVENS	<i>Ilex x 'Nellie R. Stevens'</i>	30gal.	5'-6'	Per Plan	Full
311	ADAGIO MAIDEN GRASS	<i>Miscanthus sinensis</i> 'Adagio'	5gal.	24"-36"	3'-0"	Full
92	DWARF LOROPETALUM	<i>Loropetalum chinensis</i>	5gal.	18"-24"	3'-0"	Full
178	BLUE GRAMA GRASS	<i>Bouteloua gracilis</i>	3gal.	24"	2'-6"	Xer1
98	DWARF TEXAS SAGE	<i>Leucophyllum frutescens</i> 'Bertetar'	3gal.	24"-36"	3'-0"	Xer1
153	DWARF INDIAN HAWTHORN	<i>Rhaphiolepis indica</i>	5gal.	24"-36"	3'-0"	Full
12	SPINELESS FRICKLY PEAR	<i>Opuntia ellisiana</i>	3gal.	24"-36"	Per Plan	Full
33	AUTUMN SAGE	<i>Salvia greggii</i>	1gal.	12"-18"	18" o.c.	Xer1
311	HORSETAIL REED	<i>Equisetum hyemale</i>	1gal.	12"	18" o.c.	Full
152	COMMON SEDGE	<i>Carex blanda</i>	1gal.	12"	18" o.c.	Full
902	SEASONAL COLOR		4"pot		12" o.c.	Full
352,215	BLACKLAND PRAIRIE					
34,605	THUNDER TURF SEED					
236,816	BERMUDA HYDRO-MULCH					

LANDSCAPE NOTES:

Town of Flower Mound

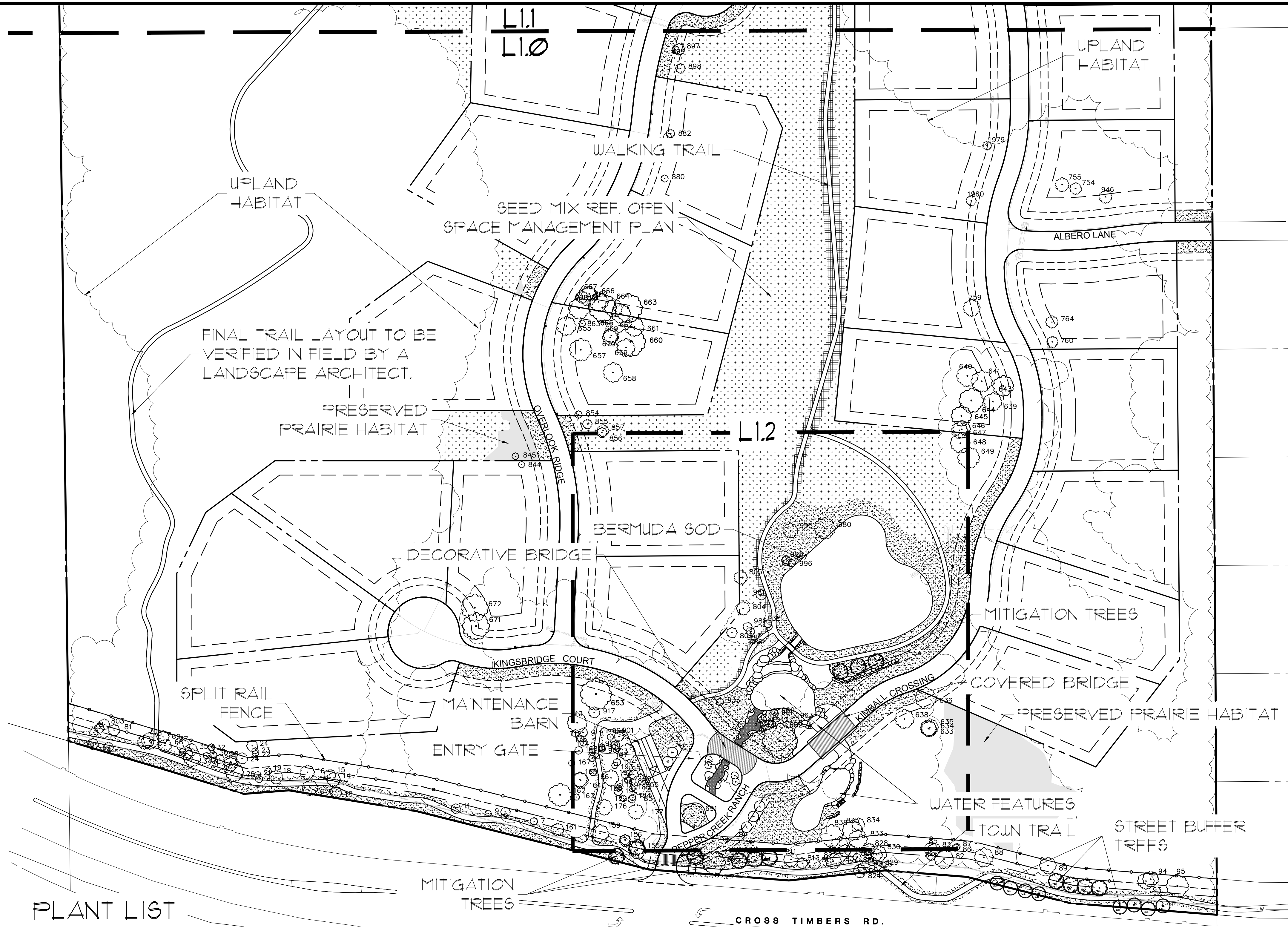
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.

- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
- All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
- Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX, 76244
Ph. 436-229-4200
Contact: Dr. Greg Anderson

17286

L1.0

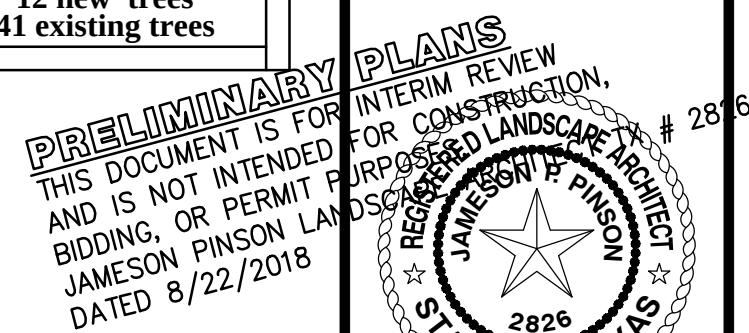


PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>		(DIH) DWARF INDIAN HAWTHORN <i>Rhaphiolepis indica</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(LOR) DWARF LOROPETALUM <i>Loropetalum chinense</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens</i>
	(BO) BUR OAK <i>Quercus macrocarpa</i>		(AS) AUTUMN SAGE <i>Salvia greggii</i> A. Gray
	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>		(SFP) SPINELESS FRICKLY PEAR <i>Opuntia ellisiana</i>
	(DW) DESERT WILLOW <i>Chilopsis linearis</i>		(BG) BLUE GRAMA GRASS <i>Bouteloua gracilis</i> 'Blonde Ambition'
	(CT) CHASTE TREE <i>Vitex agnus-castus</i>		HORSETAIL REED <i>Equisetum hyemale</i>
	(NRS) NELLIE R. STEVENS <i>Ilex x 'Nellie R. Stevens'</i>		COMMON SEDGE <i>Carex crus-cervi</i>
	(AMS) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis</i> 'Adagio'		BERMUDA SOD
			BERMUDA HYDROMULCH
			BLACKLAND PRAIRIE SEED MIX OVERSEED AS NEEDED PER OPEN SPACE MANAGEMENT PLAN
			THUNDER TURF SEED MIX
			SEASONAL COLOR
			PRESERVED PRAIRIE HABITAT

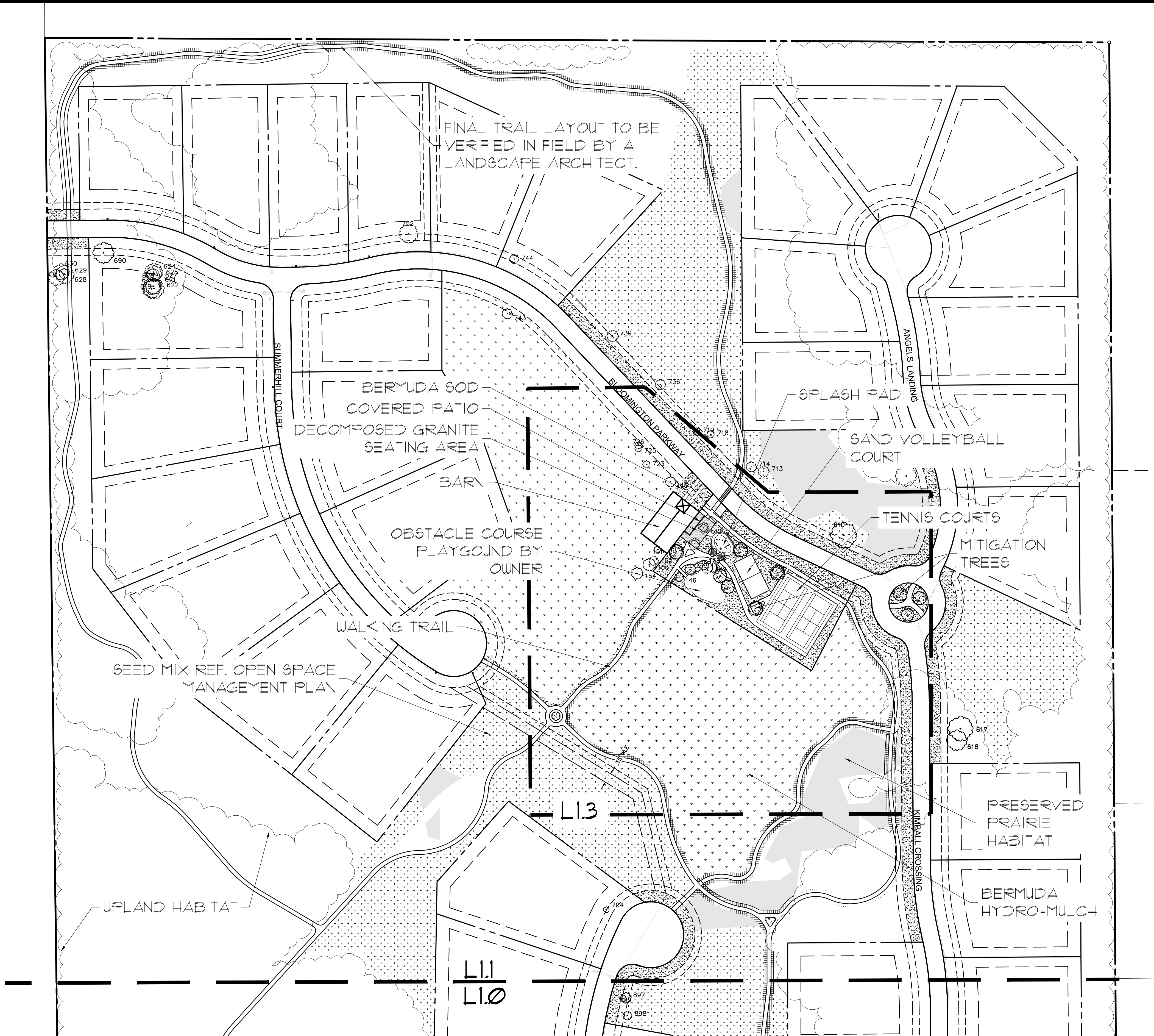
LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Pepper Creek Ranch

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
	Yucca Dr.	15 ft.	Min. 15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf.	FM 1171 - 1600 Lf.	53 Trees (3" cal.)	12 new trees 41 existing trees



Drawn By: LD
Date: 06/11/2018
Scale: 1"=80'
Revisions:
07/17/2018
08/06/2018
08/22/2018

File: 21071712886.dwg (PLOT & COPY) - 08/11/2018 10:00 AM, by JAG
Plotted: 8/22/2018 4:17 PM, by JAG, Size: 8/22/2018 4:29 AM, by JAG

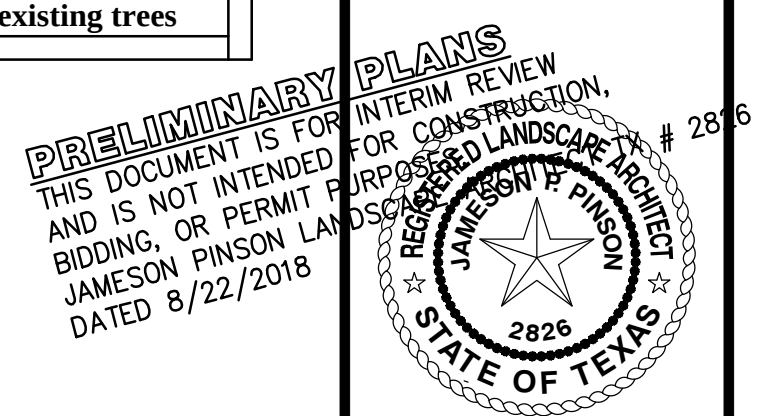


PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>		(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(LOR) DWARF LOROPETALUM <i>Loropetalum chinense</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens</i>
	(BO) BUR OAK <i>Quercus macrocarpa</i>		(AS) AUTUMN SAGE <i>Salvia greggii A. Gray</i>
	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>		(SFP) SPINELESS PRICKLY PEAR <i>Opuntia ellisiana</i>
	(DW) DESERT WILLOW <i>Chilopsis linearis</i>		(BG) BLUE GRAMA GRASS <i>Bouteloua gracilis 'Blonde Ambition'</i>
	(CT) CHASTE TREE <i>Vitex agnus-castus</i>		HORSETAIL REED <i>Equisetum hyemale</i>
	(NRS) NELLIE R. STEVENS <i>Ilex x 'Nellie R. Stevens'</i>		COMMON SEDGE <i>Carex crux-cervi</i>
	(AMS) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis 'Adagio'</i>		BERMUDA SOD
			BERMUDA HYDROMULCH
			BLACKLAND PRAIRIE SEED MIX OVERSEED AS NEEDED PER OPEN SPACE MANAGEMENT PLAN
			THUNDER TURF SEED MIX
			SEASONAL COLOR
			PRESERVED PRAIRIE HABITAT

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Pepper Creek Ranch

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Drawn By: JAG
Date: 08/11/2018
Scale: 1"=80'
Revisions:
07/11/2018
08/06/2018
08/22/2018

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX, 76244
Ph. 436-229-4200
Contact: Dr. Greg Anderson

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700

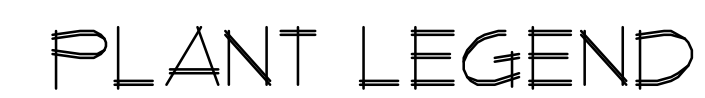
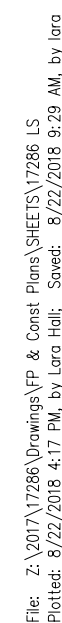
PEPPER CREEK RANCH
94.609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

17286

L1.1

PEPPER CREEK RANCH



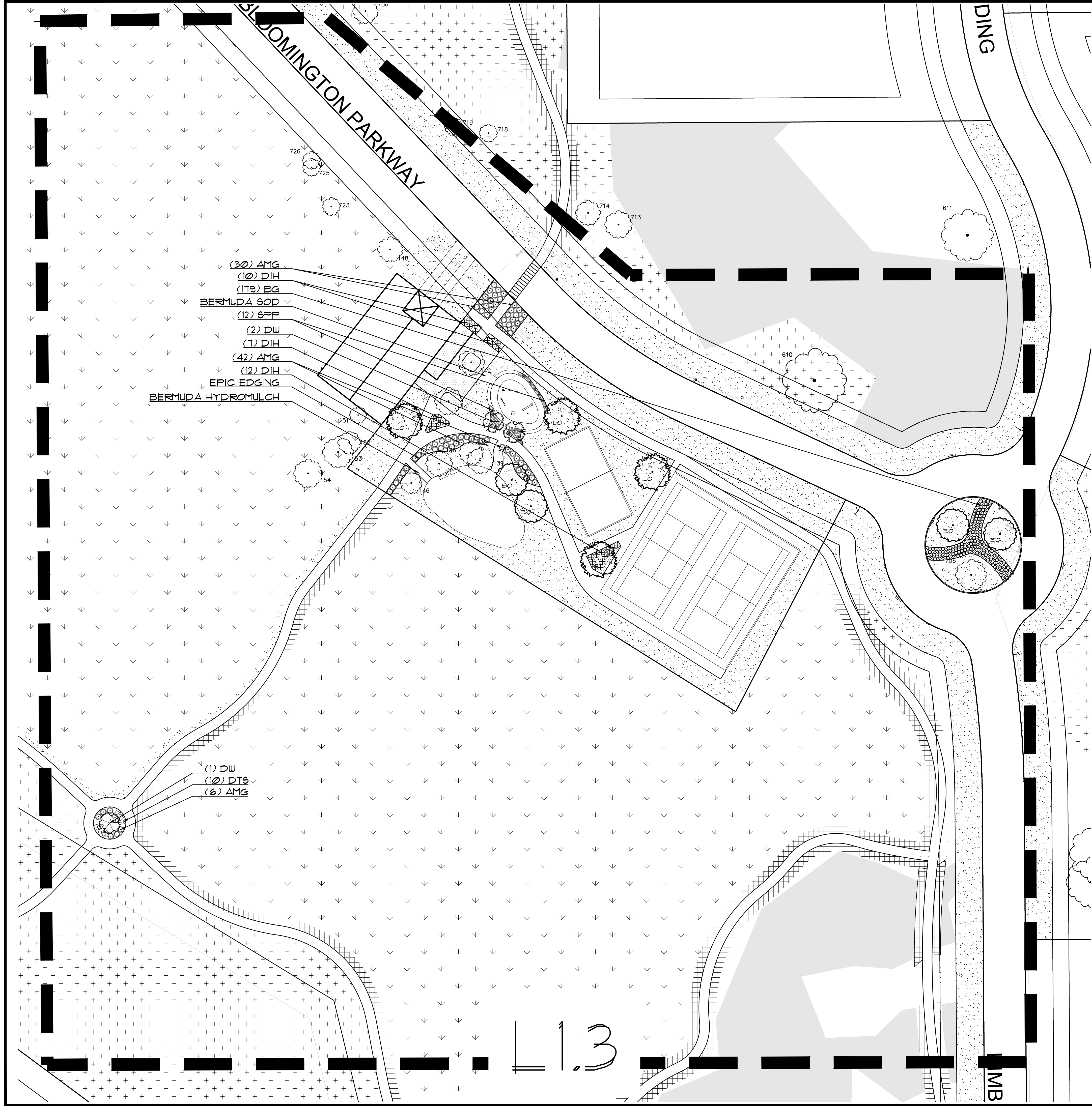
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 8/22/2018
2826

LANDSCAPE PLAN

L1.2

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX, 76244
Ph. 435-229-4200
Contact: Dr. Greg Anderson

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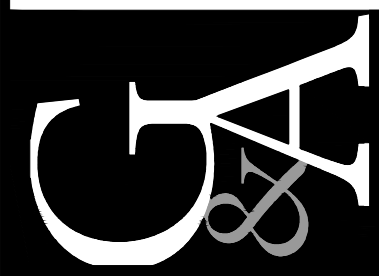
PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>		(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(LOR) DWARF LOROPETALUM <i>Loropetalum chinense</i>
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	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>		(SFP) SPINELESS FRICKLY PEAR <i>Opuntia ellisiana</i>
	(DW) DESERT WILLLOW <i>Chilopsis linearis</i>		(BG) BLUE GRAMA GRASS <i>Bouteloua gracilis</i> 'Blonde Ambition'
	(CT) CHASTE TREE <i>Vitex agnus-castus</i>		HORSETAIL REED <i>Equisetum hyemale</i>
	(NRS) NELLIE R. STEVENS <i>Ilex x 'Nellie R. Stevens'</i>		COMMON SEDGE <i>Carex crux-cervi</i>
	(AMG) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis</i> 'Adagio'		BERMUDA SOD
			BERMUDA HYDROMULCH
			BLACKLAND PRAIRIE SEED MIX OVERSEED AS NEEDED PER OPEN SPACE MANAGEMENT PLAN
			THUNDER TURF SEED MIX
			SEASONAL COLOR
			PRESERVED PRAIRIE HABITAT



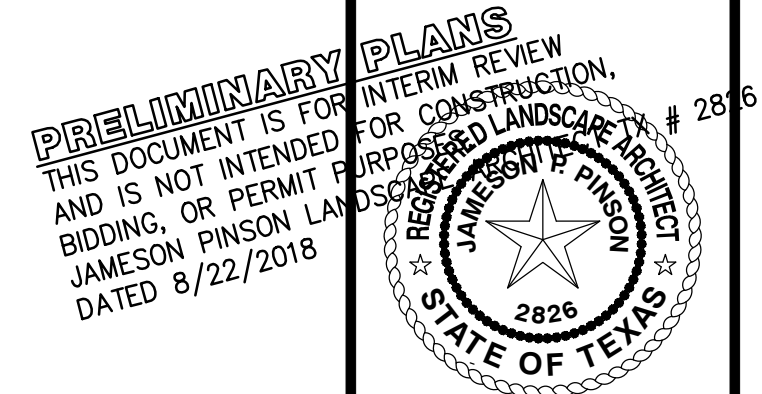
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700



PEPPER CREEK RANCH
94.609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



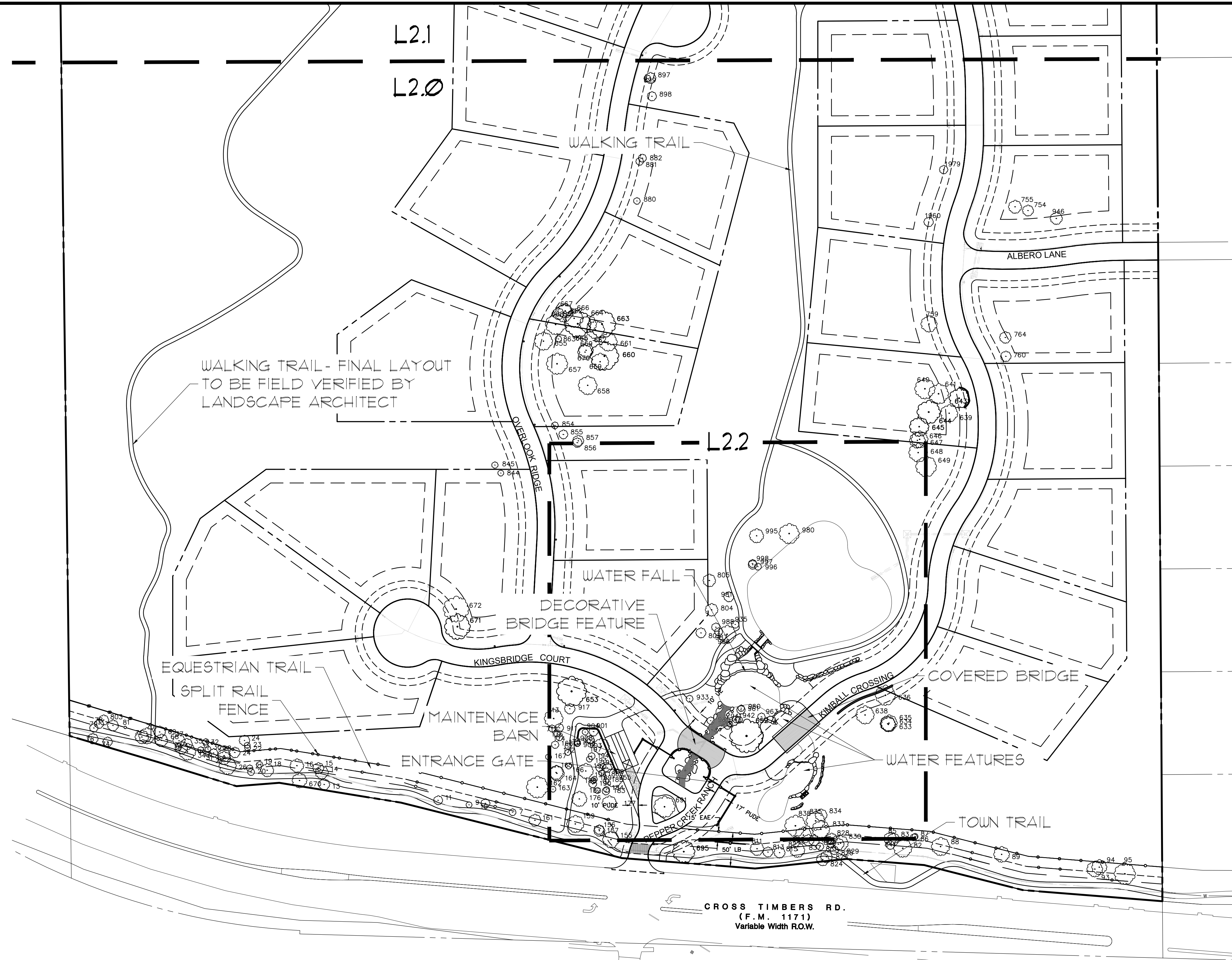
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Date: 06/11/2018
Scale: #####
Revisions:
07/11/2018
08/06/2018
08/22/2018

17286

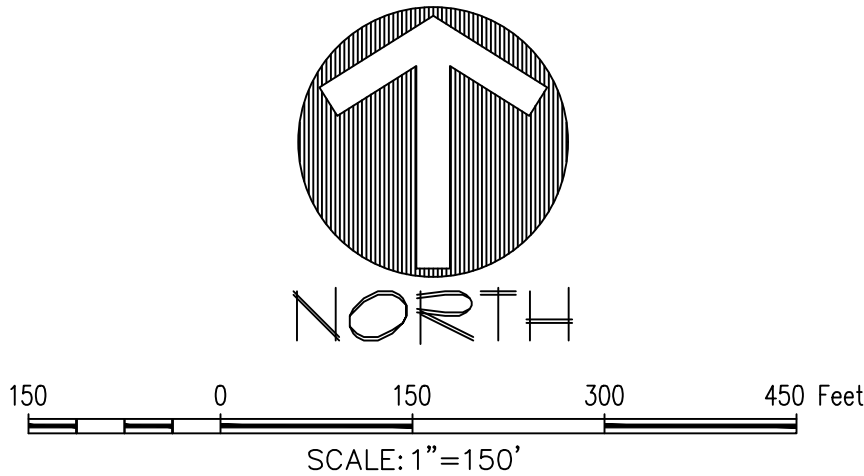
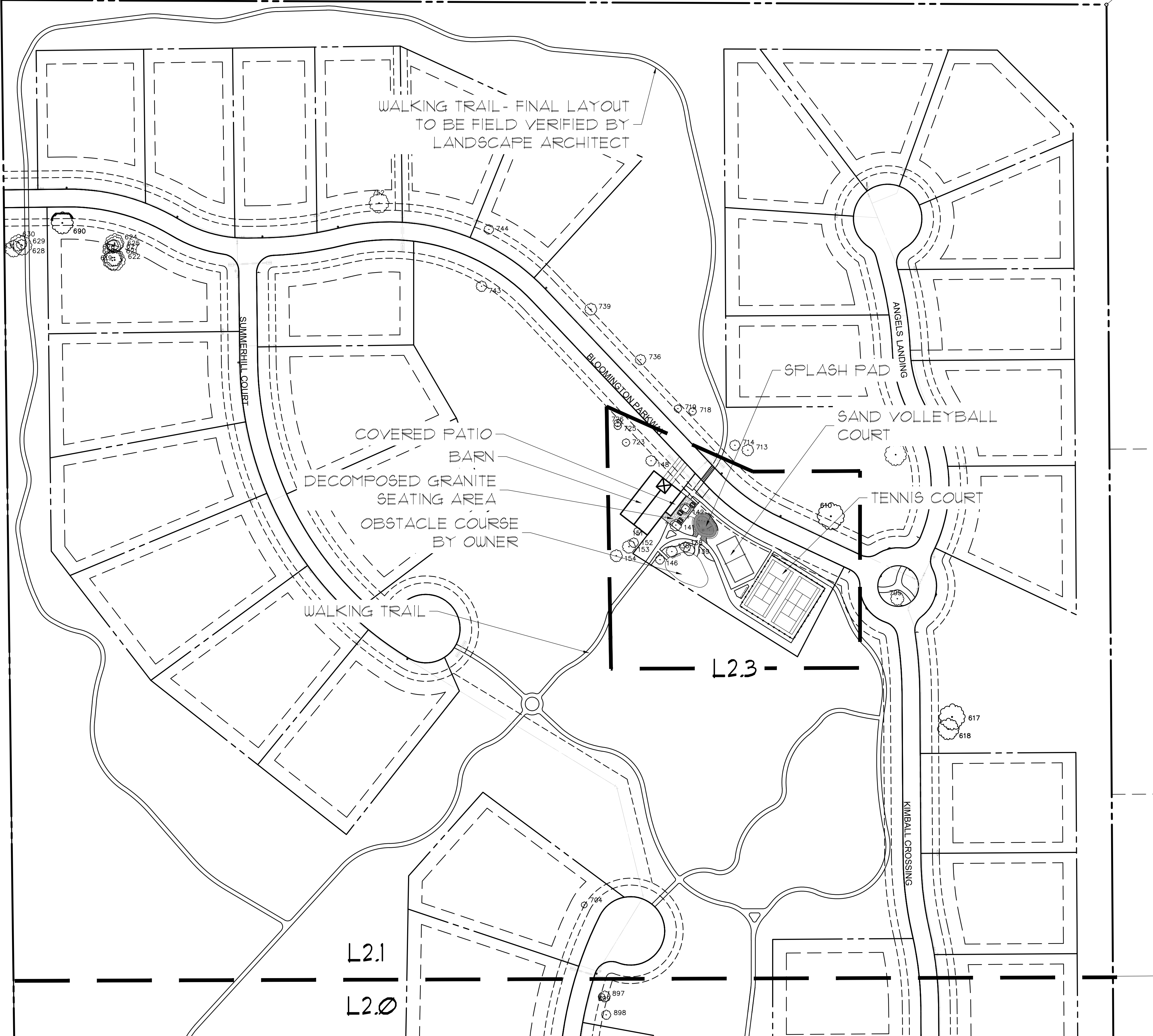
OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX 76244
Ph. 436-229-4200
Contact: Dr. Greg Anderson

L1.3

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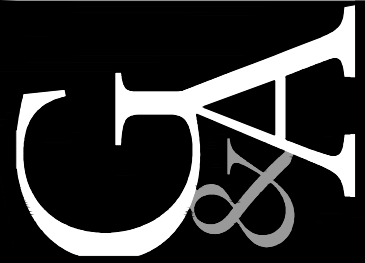


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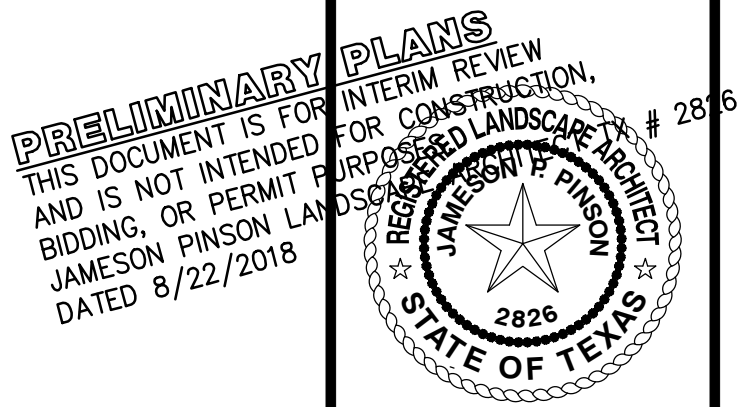
OWNER/DEVELOPER
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FORT WORTH TX, 76244
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PEPPER CREEK RANCH
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DENTON COUNTY, TEXAS

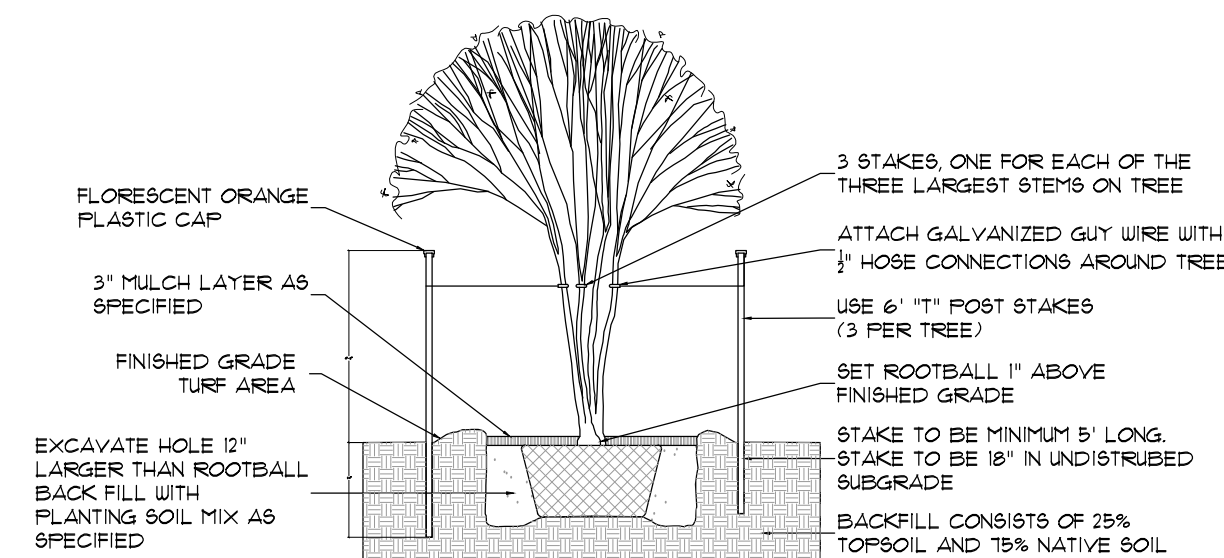
HARDSCAPE PLAN



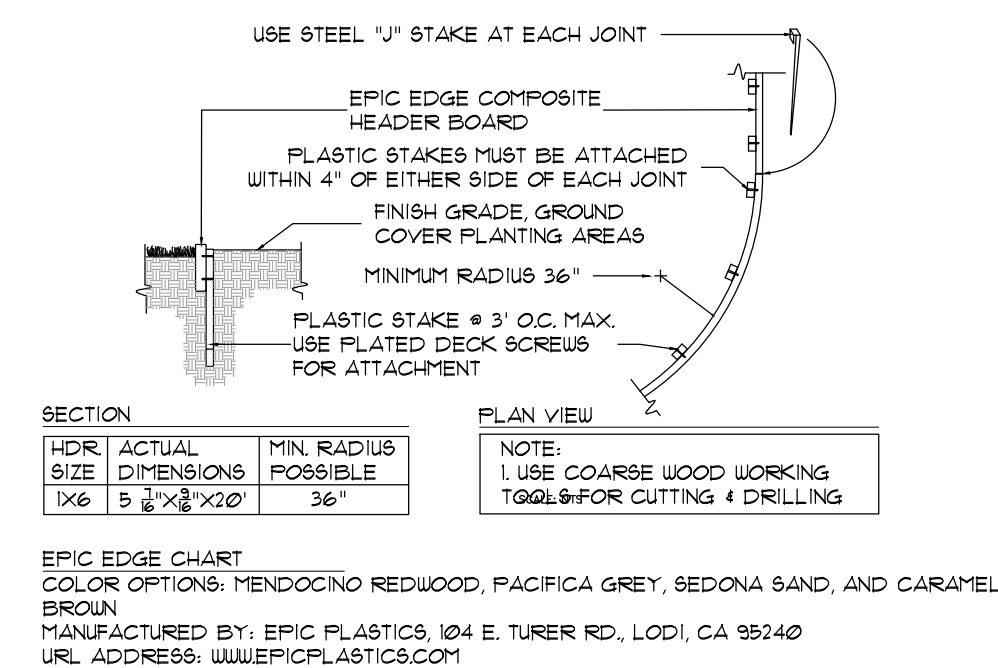
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Revisions:
07/11/2018
08/06/2018
08/22/2018

17286

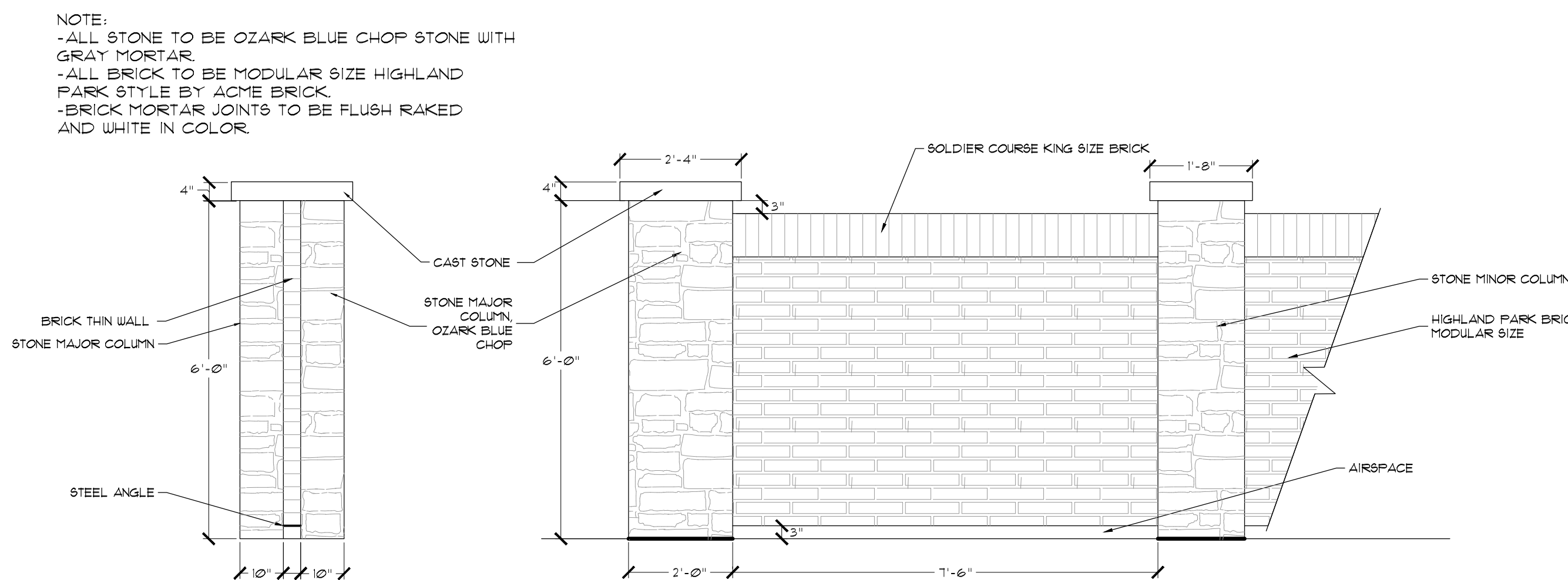
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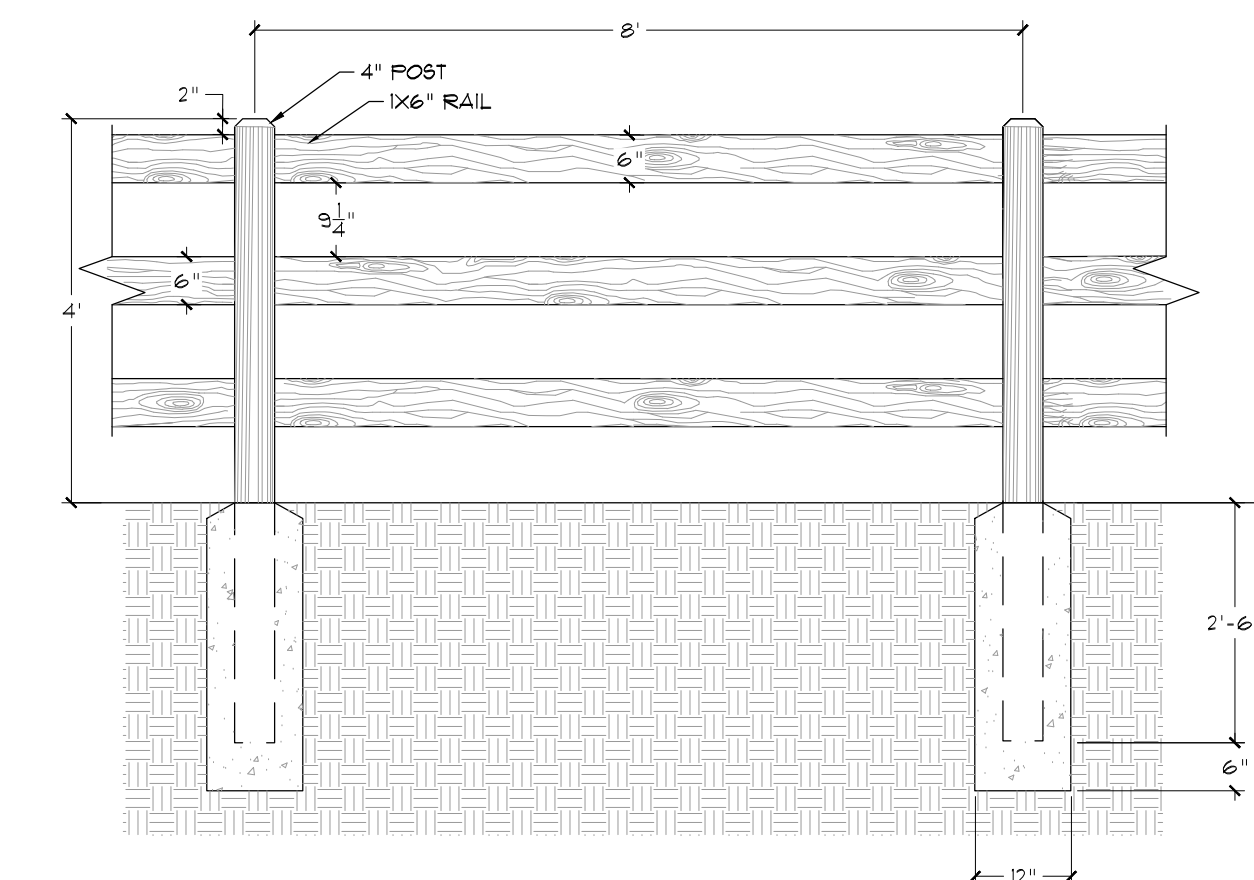
2. MULTI TRUNK TREE STAKING



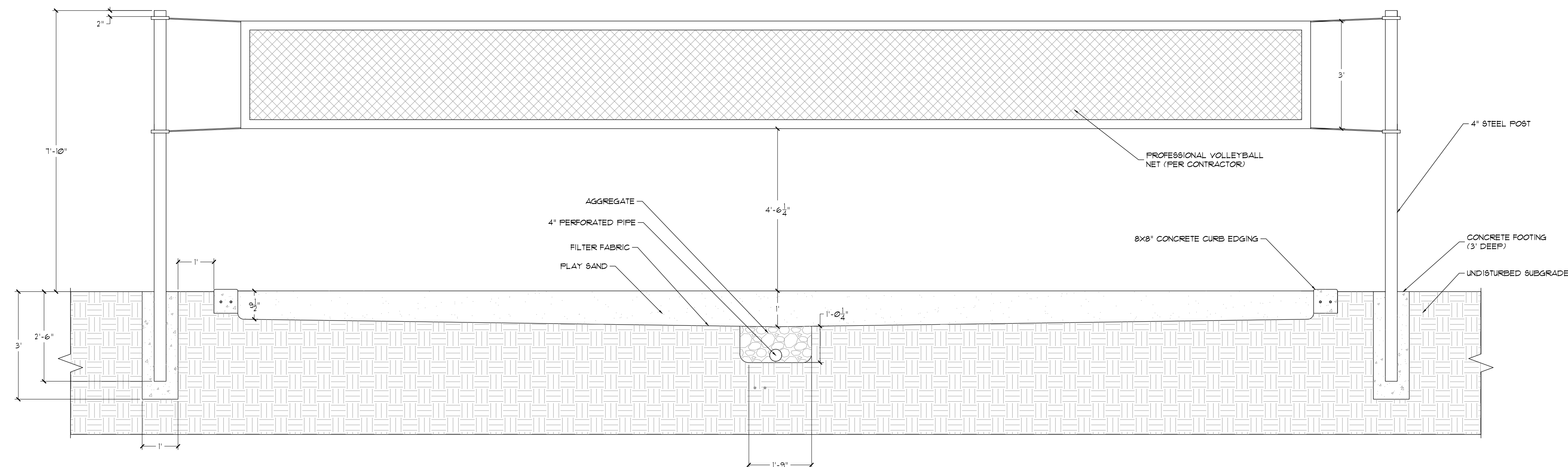
4. EPIC EDGE COMPOSITE HEADER BOARD



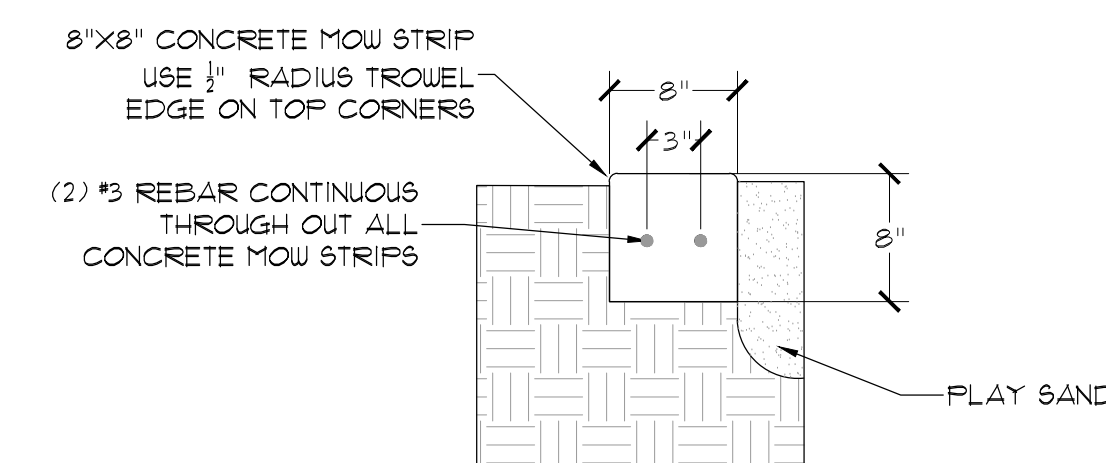
6. MASONRY SCREENING WALL
1/2" = 1'



7. SPLIT RAIL FENCE



9. CONCRETE CURB EDGING
1"=1'



9. CONCRETE CURB EDGING
1"=1'

PEPPER CREEK RANCH
94,609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

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

1111 Hillside Drive • Louisville, KY 75057
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144 Old Town Blvd. North, Ste. 2 • Angulo, TX 76226
P: 940.240.1072 • F: 940.240.1028

TBPE Firm No. 1798 TBPLS Firm No. 10047700

PEPPER CREEK RANCH

GA

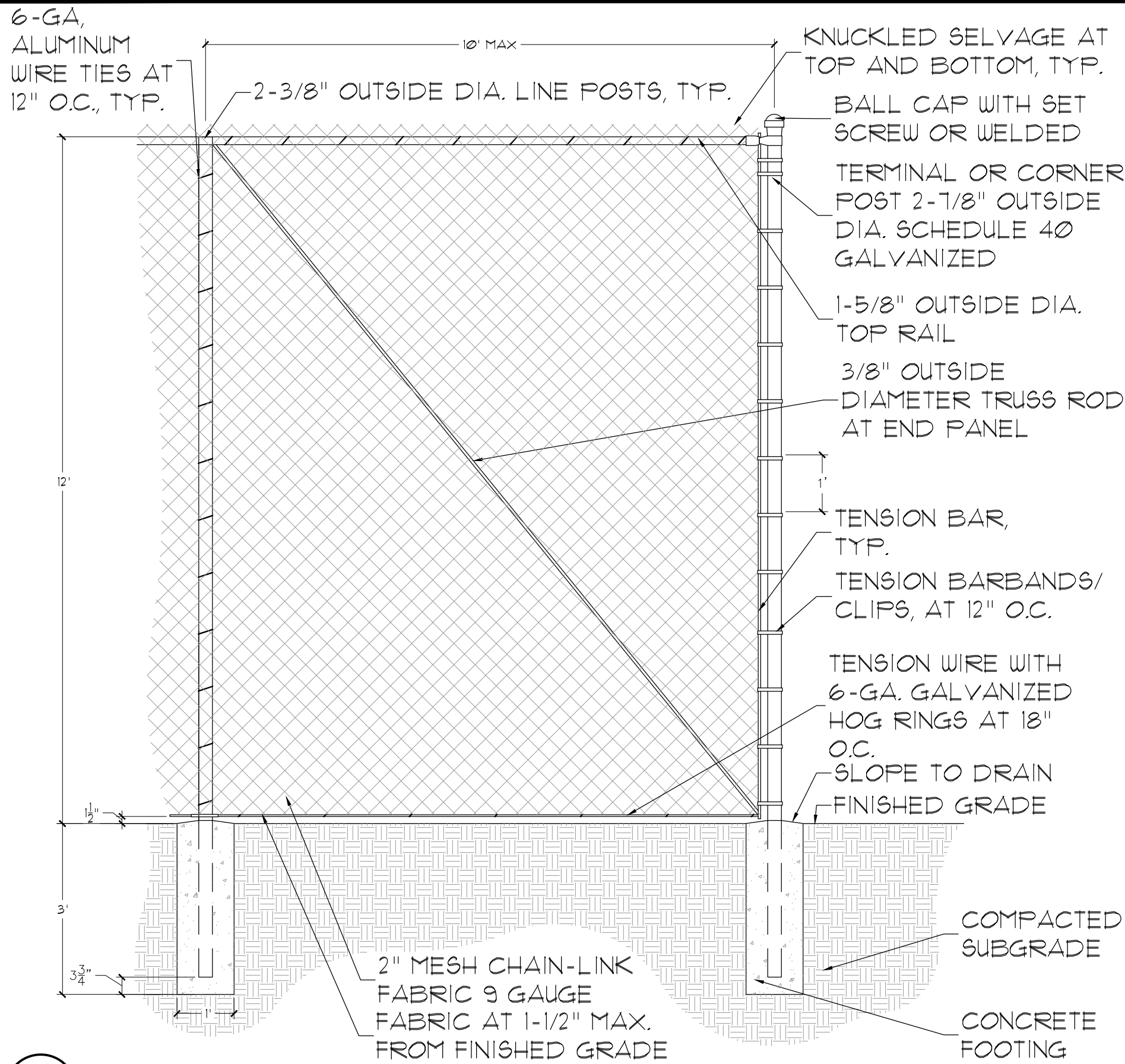
PEPPER CREEK RANCH
94,609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

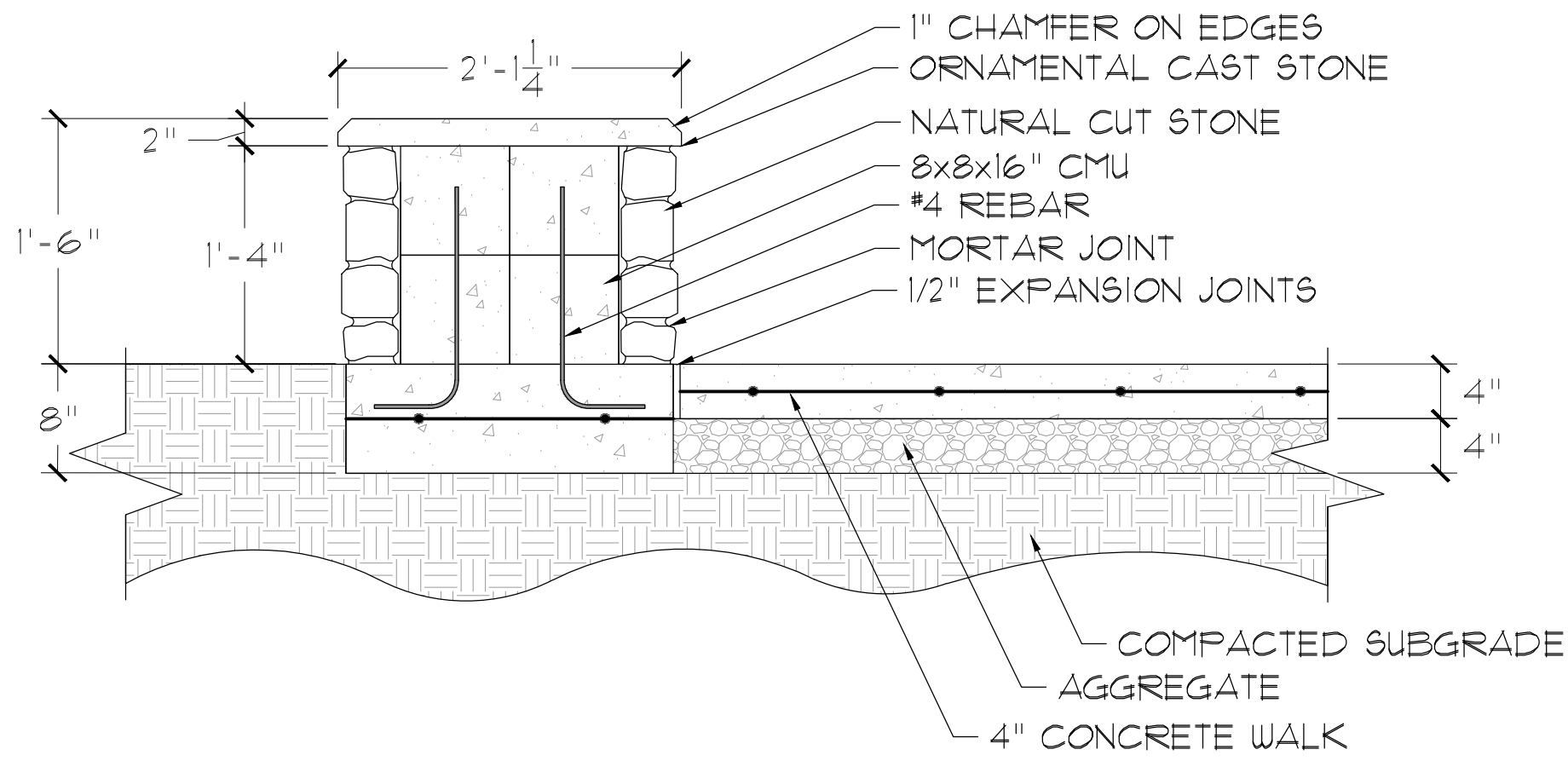
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Date: 06/11/2018
Scale:
Revisions:
07/11/2018
08/06/2018
08/22/2018

17280

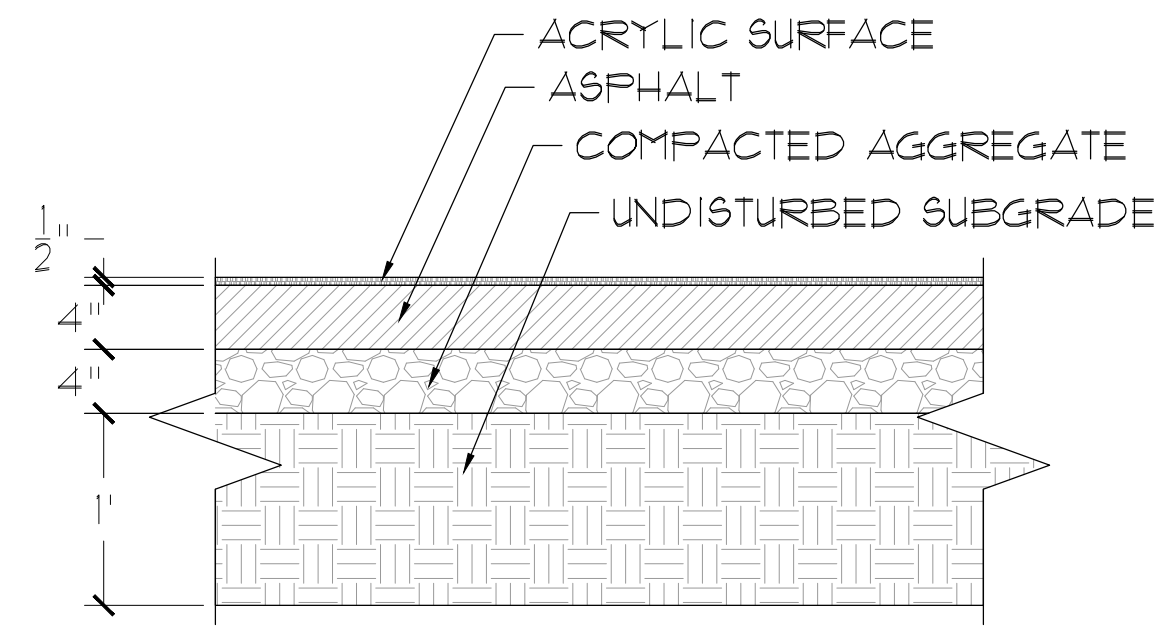
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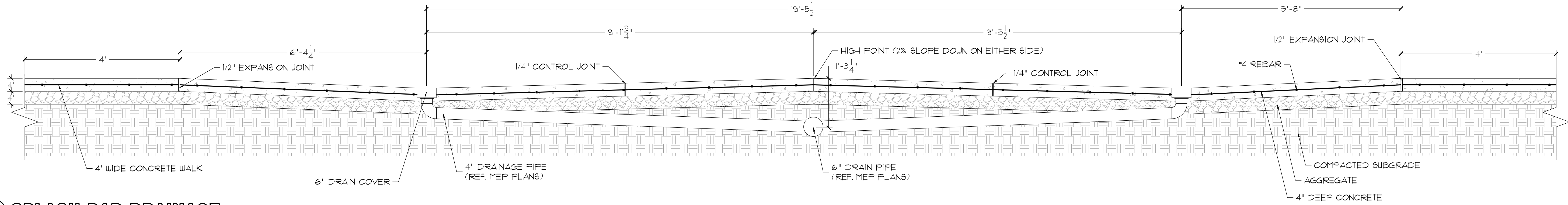
1. TENNIS COURT FENCING
1/2"=1'



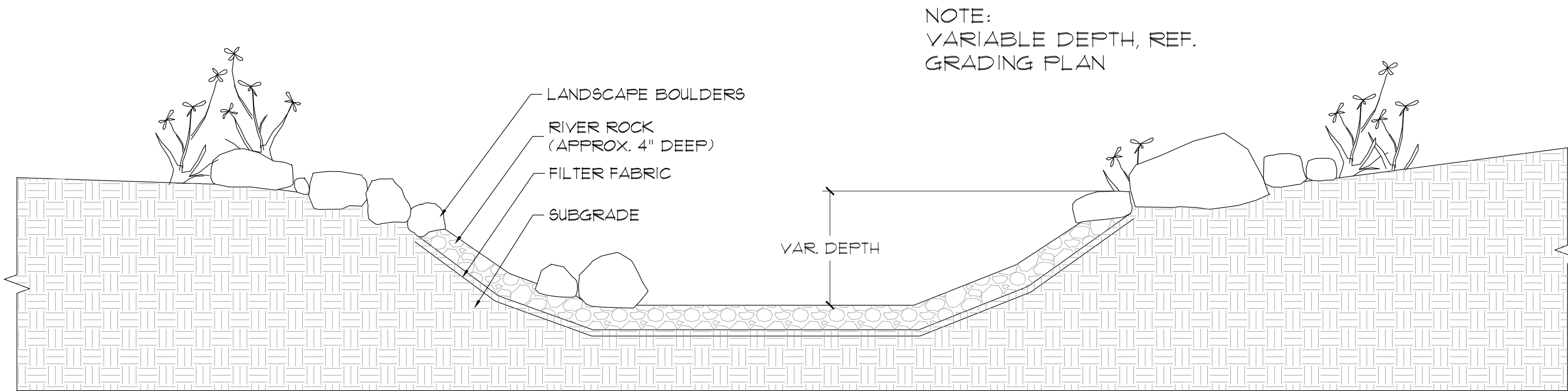
2. SPLASH PAD SEATWALL
NOT TO SCALE



3. TENNIS COURT PAVING
NOT TO SCALE



4. SPLASH PAD DRAINAGE
3/4"=1'



NOTE:
VARIABLE DEPTH, REF.
GRADING PLAN

5. RIVER ROCK CREEK BED
3/4"=1'



Technical drawing of a bridge structure, likely a culvert or small bridge, showing dimensions and components. The drawing includes a plan view (top) and a side elevation view (bottom).

Plan View (Top):

- Overall width: 12'
- Overall height: 6'
- Internal width: 9'
- Internal height: 2'-5"
- Top center detail: 2 1/2"
- Structure is supported by four circular concrete abutments.
- Structure is framed by 4" square tubing.
- Structure is covered by corrugated sheet metal.
- Structure is supported by 3" C-channel steel beams.
- Structure is surrounded by landscape boulders.

Side Elevation View (Bottom):

- Overall width: 8'
- Structure is supported by two circular concrete abutments.
- Structure is framed by 4" square tubing.
- Structure is covered by corrugated sheet metal.
- Structure is supported by 3" C-channel steel beams.
- Structure is surrounded by landscape boulders.

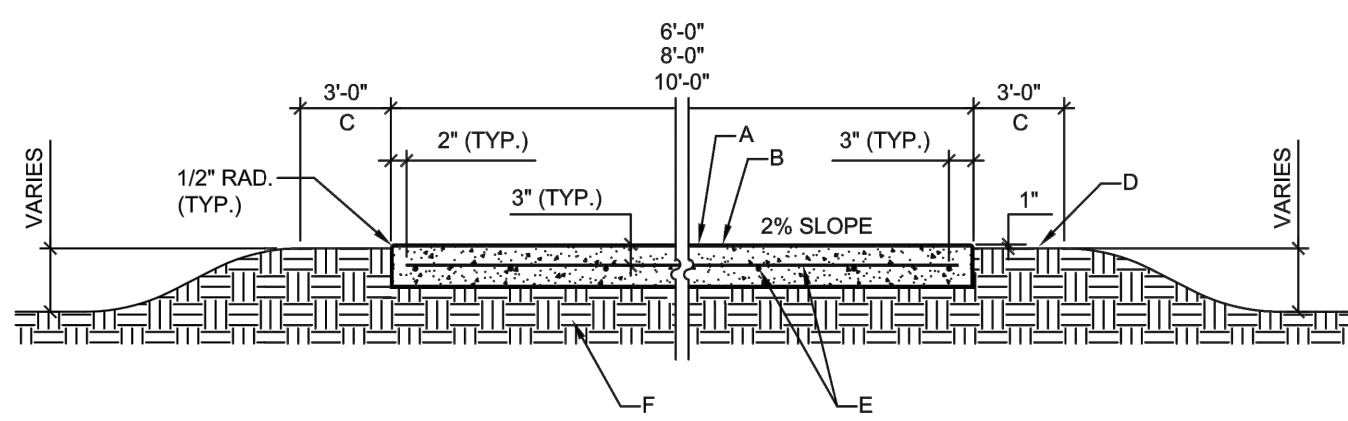
Labels:

- LANDSCAPE BOULDER
- 4" SQUARE TUBING
- CONCRETE ABUTMENT
- 3" C-CHANNEL STEEL BEAM
- CORRUGATED SHEET METAL
- 4" SQUARE TUBING

PEDESTRIAN BRIDGE DIMENSIONS

NOTE:
STRUCTURAL PIER AND STEEL BEAM TO BE
DESIGNED BY A STRUCTURAL ENGINEER.

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX, 76244
Ph. 435-229-4200
Contact: Dr. Greg Anderson



CONCRETE TRAIL SECTION

GENERAL NOTES:

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

CONSTRUCTION NOTES:

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

DOWELED EXPANSION JOINTS

GENERAL NOTES:

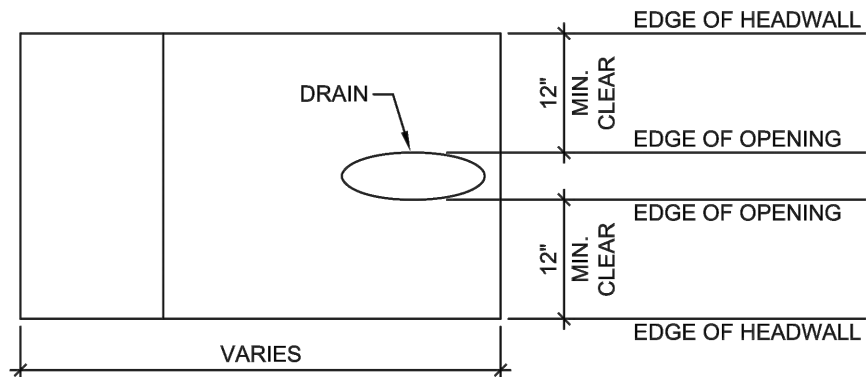
1. LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 880 SL, OR APPROVED EQUAL, GREY IN COLOR.



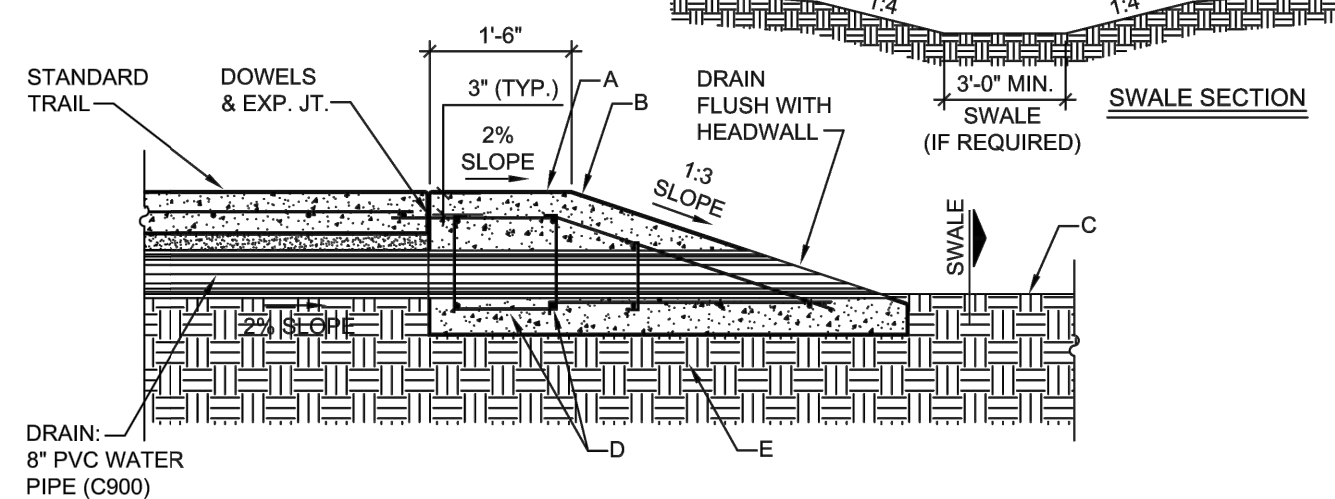
PARKS & RECREATION, CONSTRUCTION DETAILS
6'-0", 8'-0", 10'-0" WIDE
MULTI-USE CONCRETE TRAIL
NOT TO SCALE

DATE: MAY 2015
SHEET: 1 OF 1
SHEET: P-1

1. MULTI-USE CONCRETE TRAIL NTS



CONCRETE HEADWALL PLAN



CONCRETE HEADWALL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC AS DIRECTED.

CONSTRUCTION NOTES:

- A. 3600 PSI CONCRETE
- B. HEAVY BROOM FINISH
- C. FINISH GRADE - CUT SWALE TO DRAIN (MIN. 3%)
- D. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
- E. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

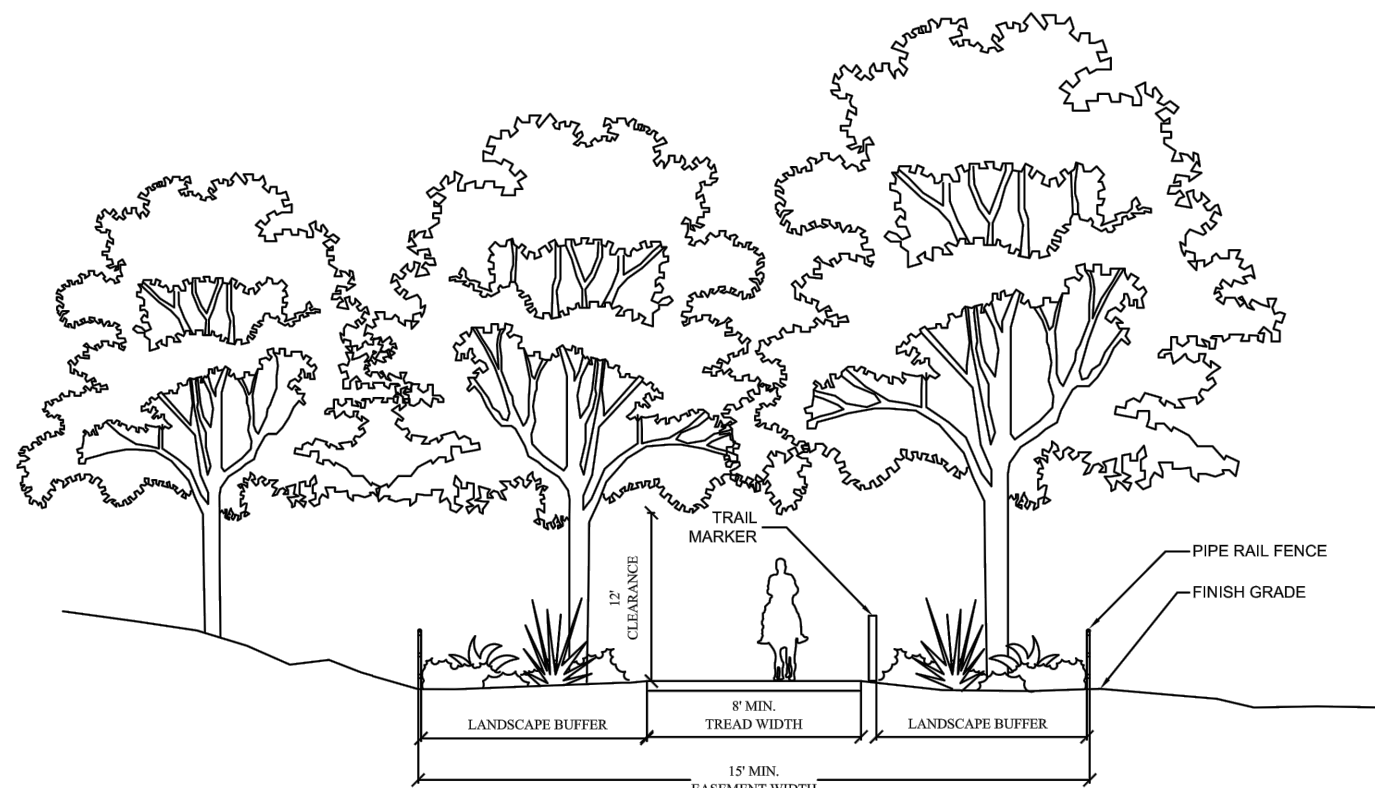
1. LOCATE DOWELS (FOR EXPANSION JOINTS) ON 1'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 880 SL, OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
MULTI-USE TRAIL CONCRETE HEADWALL
NOT TO SCALE

DATE: MAY 2015
SHEET: 1 OF 1
SHEET: P-2

2. MULTI-USE TRAIL CONCRETE HEADWALL NTS



EQUESTRIAN TRAIL SECTION

GENERAL NOTES:

1. GRADE TRAIL FOR POSITIVE DRAINAGE AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED.
2. THE TRAIL MAY REQUIRE EROSION CONTROL METHODS TO BE IMPLEMENTED WHERE IT CROSSES BELOW GRADE CROSSINGS. CONTRACTOR TO INFORM THE TOWN OF ANY AREAS WITHIN THE TRAIL EASEMENT THAT MAY REQUIRE ADDITIONAL EROSION CONTROL DUE TO POTENTIAL DRAINAGE FLOW OVER THE TRAIL.
3. MEANDERING THE TRAIL ALIGNMENT IS PREFERRED WHEN POSSIBLE.
4. LANDSCAPE BUFFER TO BE A MINIMUM OF 5 FEET. PIPE RAIL FENCING NOT REQUIRED IN AREAS WHERE A LANDSCAPE BUFFER IS PROVIDED.
5. ALL EQUESTRIAN TRAIL ALIGNMENT, FENCING LOCATIONS AND LANDSCAPE BUFFER DESIGN AND LAYOUT SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION.
6. PIPE RAIL FENCING SHALL BE PER DETAIL P-4.
7. TRAIL MARKERS SHALL BE CARSONITE HIGH PERFORMANCE ROAD MARKERS, BROWN IN COLOR, OR APPROVED EQUAL. THE TRAIL MARKERS ARE TO BE PLACED ON ONE SIDE OF THE TRAIL AND PLACEMENT TO BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ORDERING ANY MATERIAL.
8. IRRIGATION HEADS ARE PROHIBITED WITHIN THE EQUESTRIAN TRAIL EASEMENT. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY INSTALLATION. OVERSPRAY OF THE EQUESTRIAN TRAIL IS ALLOWED TO ACCOMPLISH FULL COVERAGE OF THE LANDSCAPED AREA.
9. MUST PROVIDE A 12 FOOT HEIGHT CLEARANCE AND AN 8' WIDTH CLEARANCE OF ANY OBSTRUCTIONS WITHIN THE EASEMENT.



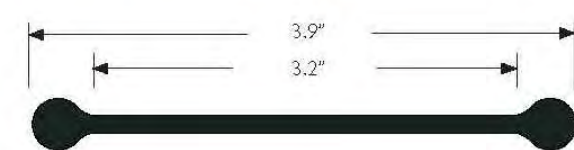
PARKS & TRAILS CONSTRUCTION DETAILS
15' WIDE EQUESTRIAN TRAIL EASEMENT
NOT TO SCALE

DATE: MAY 2015
SHEET: 1 OF 1
SHEET: P-5

3. 15' WIDE EQUESTRIAN TRAIL EASEMENT NTS

CIB

Dual Sided Marker



Durable, attractive two-sided marker

This durable fiberglass composite Carsonite Dual Sided Marker accepts sheeting or decals on both sides. It ideal for 180-degree messages-for rural route marking or for 9-1-1 identification. The marker rebounds after impacts, and resists vandalism. The raised, reinforced ribs along each side help prevent scratching or removal of the legends if impacted.

How to Order:

CIB 3	066	01
Product number	Length (in.)	Post color
	See chart for availability by color	
		Standard Lengths (in.)
		01-White 60, 62, 66
		03-Brown 60, 62, 66, 72

Other lengths and colors are available. Contact your representative.

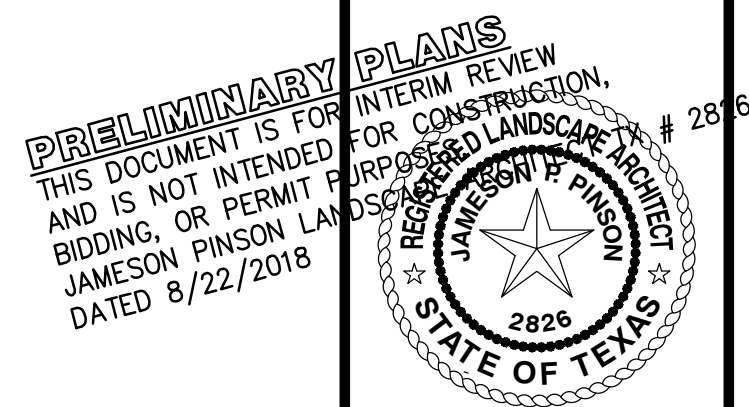
Material:	Fiberglass Composite
Options and Accessories:	Reflective sheeting
	Stock or custom decals
	Direct Graphics
	Visibility Enhancer
	Anchor Barb
Installation tools:	Post Driver (PDR, PDRL)
	Post Puller
	Pilot Hole Driver



Carsonite • 800-648-7916 • www.carsonite.com

4. EQUESTRIAN TRAIL MARKER NTS

LANDSCAPE DETAILS



Drawn By: LH
Date: 06/11/2018
Scale:
Revisions:
07/11/2018
08/06/2018
08/22/2018

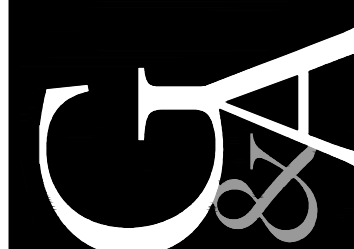
17286

L3.3

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH TX, 76244
Ph. 436-229-4200
Contact: Dr. Greg Anderson

PEPPER CREEK RANCH
94.609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700



PEPPER CREEK RANCH

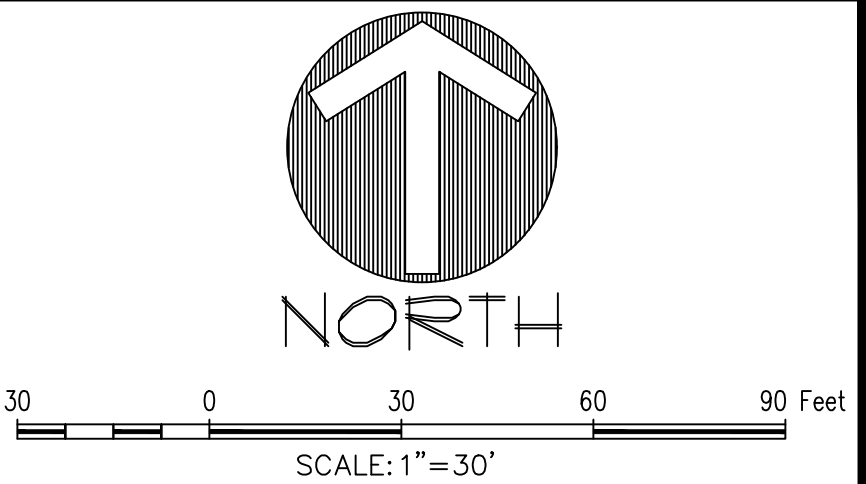


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LOW VOLTAGE LED
TREE DOWN LIGHTS

L3.5
4 LIGHTED BOLLARD

LOW VOLTAGE LED
TREE DOWN LIGHTS

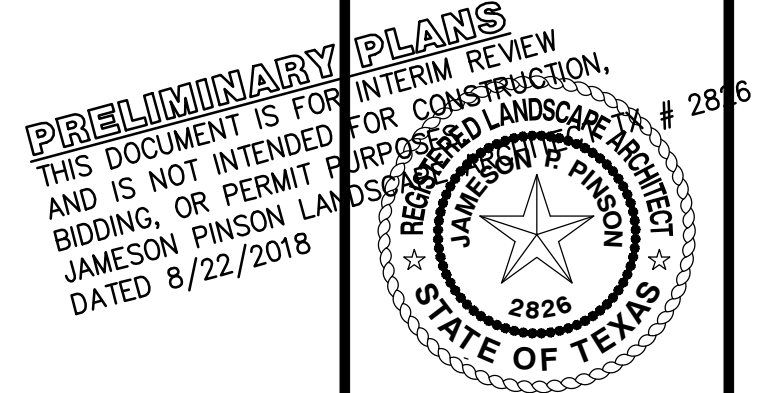


OWNER/DEVELOPER
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L4.1

17286

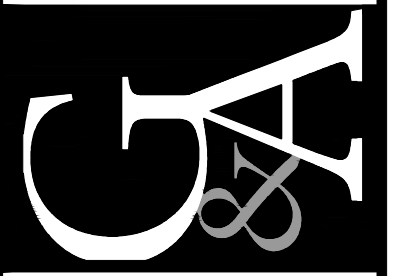
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Date: 06/11/2018
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Revisions:
07/11/2018
08/06/2018
08/22/2018



LIGHTING PLAN

PEPPER CREEK RANCH
94.609 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
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PEPPER CREEK RANCH