

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

SEPTEMBER 9, 2019

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

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

A. CALL MEETING 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. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

E. DIRECTOR'S REPORT

1. Updating Notification Processes

F. CONSENT ITEMS

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of August 26, 2019: Consider approval of the minutes of the August 26, 2019, Planning and Zoning Commission Regular Session.
2. RC19-0007 – Magnolia Court: Consider a request for a Record Plat (RC19-0007 – Magnolia Court) to develop a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.

G. REGULAR ITEMS

3. *SP19-0017 – Valley Creek Church Parking Lot Expansion*

Consider a request for a Site Plan (SP19-0017 – Valley Creek Church Parking Lot Expansion) to develop a parking lot addition with a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Dixon Lane and east of Long Prairie Road.

4. *SP19-0018 – Lisanti Cell Tower*

Consider a request for a Site Plan (SP19-0018 – Lisanti Cell Tower) to develop a communication tower. The property is generally located south of Spinks Road and east of Long Prairie Road.

5. *ZPD19-0010 – Parker Square CSP – Building 700*

Public Hearing

Public Hearing to consider a request for rezoning (ZPD19-0010 – Parker Square CSP Building 700) to amend the Comprehensive Sign Standards within Planned Development District No. 24 (PD-24) by allowing certain attached office tenant signs for Building 700. The property is located north of Cross Timbers Road at 700 Parker Square Road.

6. *SUP19-0001 – RaceTrac SUP-456*

Public Hearing

Public Hearing to consider an ordinance granting Specific Use Permit No. 456 (SUP19-0001 - RaceTrac) to permit a convenience store with gasoline sales, with an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances, an exception to Section IV.C.5. of the Town's Engineering Design Criteria regarding the requirement for a wet detention pond, an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design and a waiver to the Architectural Standards in the Town's Urban Design Plan regarding roof pitch. The property is generally located east of Long Prairie Road and south of Spinks Road.

7. *North Central Texas Council of Governments Planning & Zoning Series Training*

Presentation by Commissioner Picardi to the Planning & Zoning Commission on his August 22-23, 2019 NCTCOG training.

H. WORK SESSION

Discussion of short-term rental ordinance.

I. CLOSED MEETING

The Planning & Zoning Commission to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with attorney, and to discuss matters as follows:

- a. Consultation with Attorney
 - 1. Legislative activity and processes

J. RECONVENE TO REGULAR MEETING

The Planning & Zoning Commission to reconvene into an open meeting to take any action deemed necessary as a result of the closed meeting.

K. ADJOURNMENT – REGULAR SESSION

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: September 5, 2019, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, 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 Jody Smith Hall 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.
--



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: September 9, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the August 26, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on August 26, 2019.

II. ATTACHMENTS

1. Draft Minutes

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE
26TH DAY OF AUGUST, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121
CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON,
TEXAS, AT 6:45 PM**

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

Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
----------------	-------

(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:

Bryn Meredith	Town Attorney
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
Richard Brown	Senior Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:45 P.M.

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

1. Commissioner Picardi attended the NTCOG training last week and ready to give report when scheduled.

D. REGULAR ITEMS

1. Consider approval of the minutes of the August 12, 2019, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Johnson moved to approve the August 12, 2019, minutes, as presented.
Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Picardi, Neal, Dillon, Cox

NAYS: None

ABSTAIN: None

The motion to approve passed with a vote of 7-0-0.

2. Public Hearing to consider a request for rezoning (ZPD17-0013 - Lakewood) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.163 (PD-163) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, and a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch for certain buildings less than 15,000 square feet in size, a request for an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection". The property is generally located north of Long Prairie Road and east of Silveron Boulevard.

At 8:45 P.M. the Planning and Zoning Commission convened into closed session pursuant to Section 551.071 of the Texas Government Code, the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on the August 26, 2019 agenda.

At 9:06 P.M., the Planning and Zoning Commission reconvened into regular session.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Jim Manskey, TBG Partners
Jim Wills, 5054 Development
Kendra Stephenson, Portmanteau Consulting
Alex Rathbun, Kimley-Horn

Spoke in Favor:

None

Spoke in Opposition:

None

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

Adam Schiestel, 2205 Waterford Drive
Jeffrey Blasko, 1720 Milford Drive
KC Walsh, 3525 High Road
Tim Whisenant, 2120 Helmsford

Commission Deliberation

Commissioner Ruthrauff moved to recommend denial of ZPD17-0013 – Lakewood PD-163, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Dillon, Neal, Picardi, Rawson, Ruthrauff

NAYS: Johnson

The motion to recommend denial passed with a vote of 6-1.

E. ADJOURNMENT – REGULAR SESSION 9:28 P.M.

[Vice-Chair Neal called for a 5-minute break]

i. CALL TO ORDER – WORK SESSION: 9:34 P.M.

- a. Discussion of ZPD18-0014 – Graham Tract PD-171
 - Staff Presentation: Richard Brown, Senior Planner
 - Applicant Presentation: Randi Rivera, G&A McAdams
- b. Discussion of ZPD19-0006 – Parkway Office Lakeside PD-174
 - Staff Presentation: Richard Brown, Senior Planner
 - Applicant Presentation: Bill Pounds, Parkway C&A
- c. Discussion of SUP19-0001 – RaceTrac SUP-456
 - Staff Presentation: Chuck Russell, Town Planner
 - Applicant Presentation: Drew Cunningham, RaceTrac

The work session was closed at 11:38 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: September 9, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Record Plat (RC19-0007 – Magnolia Court) to develop a residential subdivision. The property is generally located north of Spinks Road and west of Gerault 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 focus of this application is to obtain approval for a residential subdivision containing approximately 14.802 acres, spanning two tracts:

Tract 1 - 29 buildable lots, two x-lots, and the development's ingress/egress point along the Sweetwater Lane frontage.

Tract 2 - This tract will serve to provide infrastructure for drainage (detention and retention) and utilities (x-lot).

On December 17, 2018, the Town Council approved a request for rezoning (ZPD18-0018 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 168 (PD-168) with Single-Family District–10 (SF-10) uses with certain exceptions and modifications to the Code of Ordinances.

The record plat depicts required setbacks, buffers, and detail related to connectivity to the Town's eight-foot-wide multi-use trail from the site's Gerault Road frontage. The Homeowner's Association will own and maintain all landscape buffers, amenities, drainage infrastructure (Tract 2), and access easements provided within the development.

The proposed record plat is consistent with the development plan approved by the Town Council on July 15, 2019.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

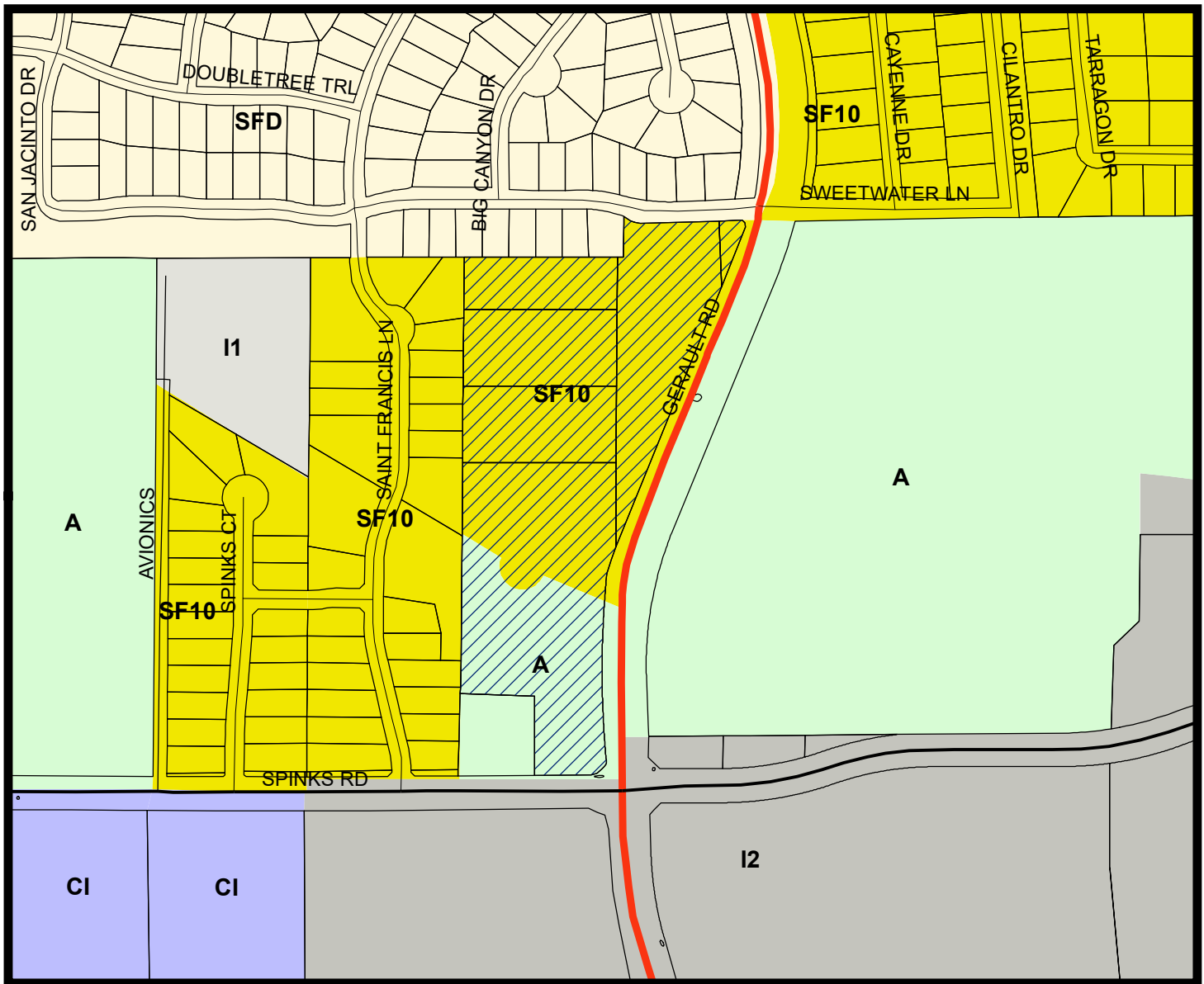
B. Application Details

1. Record Plat Package

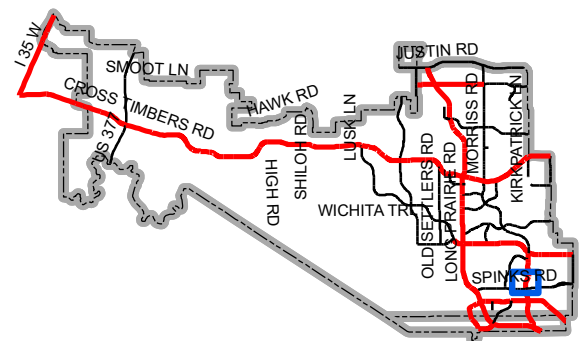
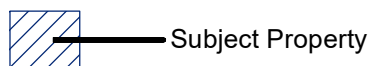
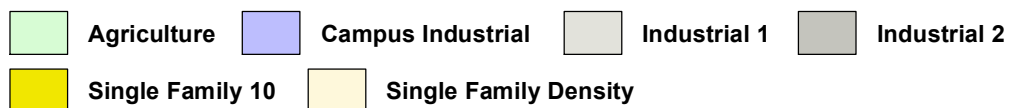


Vicinity Map

Reference Project: RC19-0007



LEGEND



Map Location



07/15/2019

Richard Brown
Town of Flower Mound – Senior Planner
1001 Cross Timbers Road
Flower Mound, Texas 75028

Magnolia Court Letter of Intent

Mr. Brown,

Magnolia Court criteria for the record plat submittal is shown below:

- A. The Magnolia Court is zoning PD with Single Family District-10 zoning.
- B. The Magnolia Court consists of 14.802 acres of land.
- C. The Magnolia Court will have 29 residential lots and 3 common areas.
- D. The project does have an approved zoning development plan. (ZPD18-0008)
- E. The Magnolia Court development will be constructed in one phase.
- F. No special considerations.

If there are any additional questions, please reach out to me.

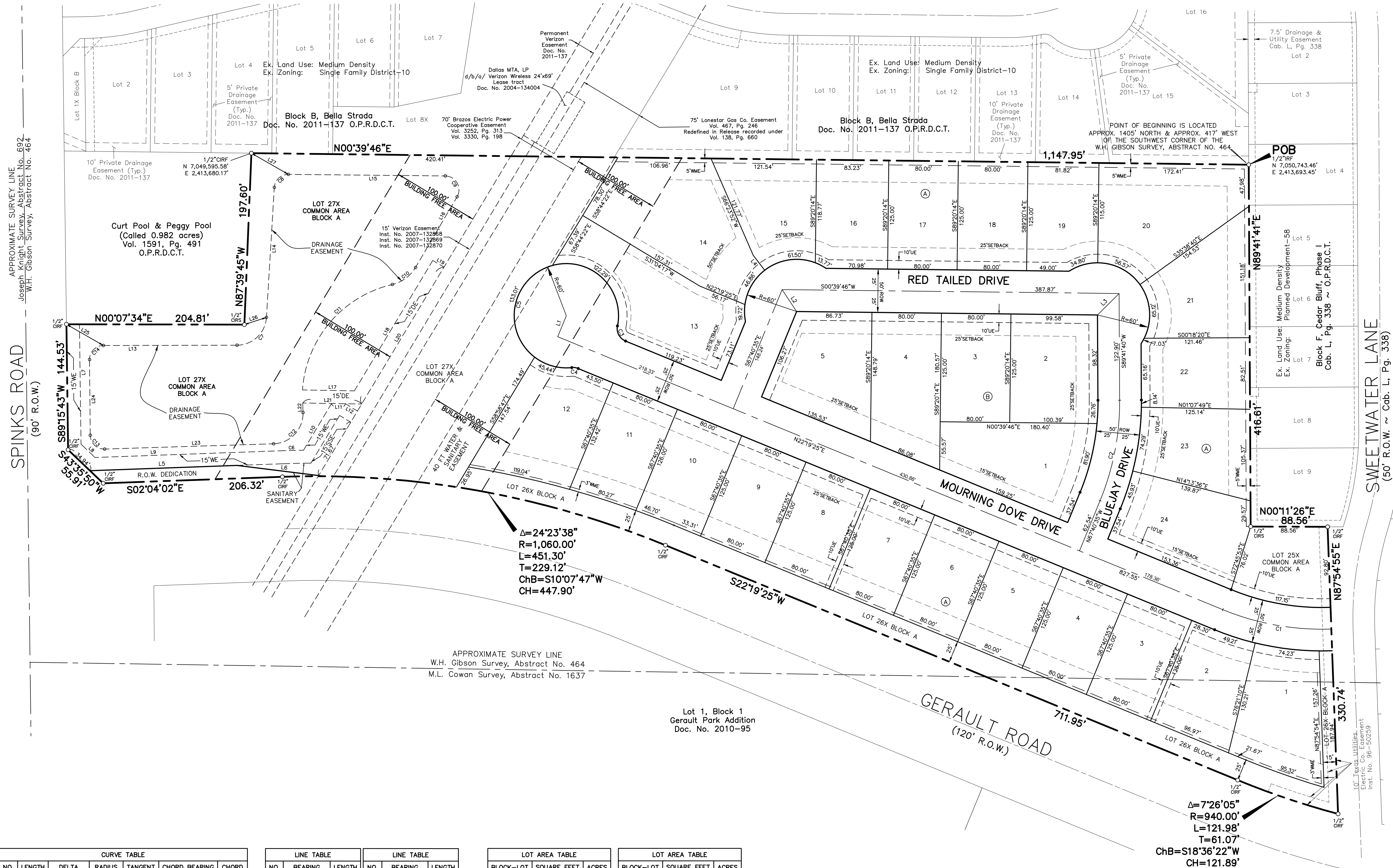
Email: cwall@jbipartners.com

Phone: 972-738-0212

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Wall", written over a light blue horizontal line.

Chris Wall, PE

SPINKS ROAD
(90' R.O.W.)APPROXIMATE SURVEY LINE
Joseph Knight Survey, Abstract No. 692
W.H. Gibson Survey, Abstract No. 464

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	127.80'	024°24'30"	300.00'	64.89'	N10°07'10"E
C2	118.49'	022°37'44"	300.00'	60.02'	N78°59'27"W
C3	21.35'	078°55'39"	15.50'	12.76'	N61°47'14"E
C4	7.65'	028°15'42"	15.50'	3.90'	S08°11'34"W
C5	300.74'	287°11'20"	60.00'	44.24'	S42°04'02"E
C6	25.40'	001°20'29"	1085.00'	12.70'	S01°23'48"E
C7	51.28'	086°24'53"	34.00'	31.94'	N43°19'58"W
C8	24.33'	087°06'41"	16.00'	15.21'	S43°35'50"W
C9	33.49'	119°55'00"	16.00'	27.67'	S60°31'47"W
C10	34.05'	046°26'58"	42.00'	18.02'	N36°17'14"W
C11	170.85'	073°03'10"	134.00'	99.25'	S49°35'20"E
C12	54.89'	089°51'44"	35.00'	34.92'	N46°42'18"W
C13	25.47'	091°13'32"	16.00'	16.35'	N43°50'20"E
C14	25.25'	090°25'22"	16.00'	16.12'	S45°20'12"E

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N67°40'35"W	26.00'	L15	N00°34'17"E	180.58'
L2	S56°29'35"W	30.22'	L16	S59°30'43"E	94.26'
L3	N44°49'17"W	35.06'	L17	S01°00'18"W	59.75'
L4	N52°20'27"E	21.56'	L18	S58°59'42"E	175.19'
L5	N02°04'02"W	169.17'	L19	S31°01'14"W	15.00'
L6	S07°04'37"W	101.29'	L20	S58°59'42"E	183.85'
L7	N89°15'43"E	137.99'	L21	N01°00'18"E	67.81'
L8	S43°35'50"W	22.31'	L22	S88°21'50"W	11.01'
L9	N02°04'02"W	214.66'	L23	N01°46'26"W	194.62'
L10	S58°59'42"E	62.76'	L24	N89°27'06"E	87.24'
L11	N01°00'18"E	15.87'	L25	N29°53'35"E	49.05'
L12	S31°02'33"W	16.26'	L26	N18°04'04"W	26.72'
L13	N00°07'31"W	153.82'	L27	N29°52'32"E	49.04'
L14	S86°32'24"E	149.96'			

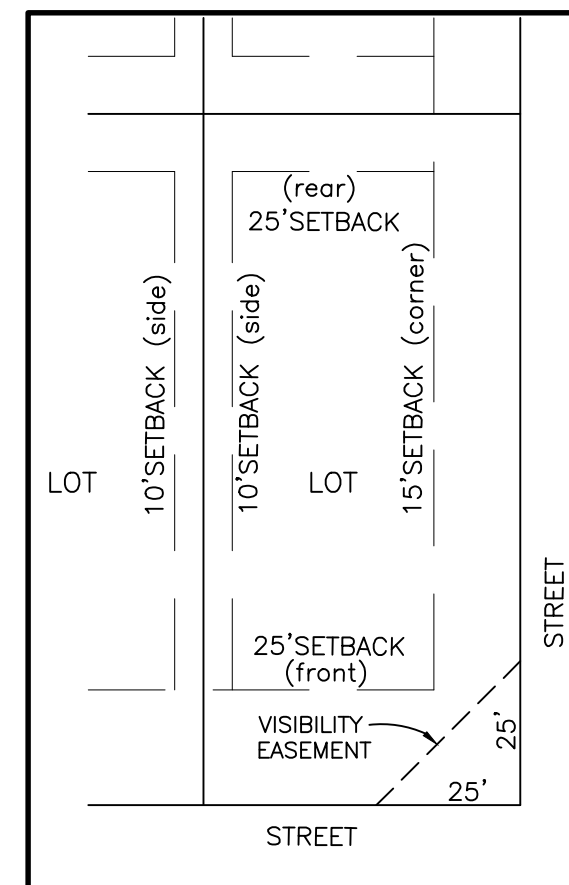
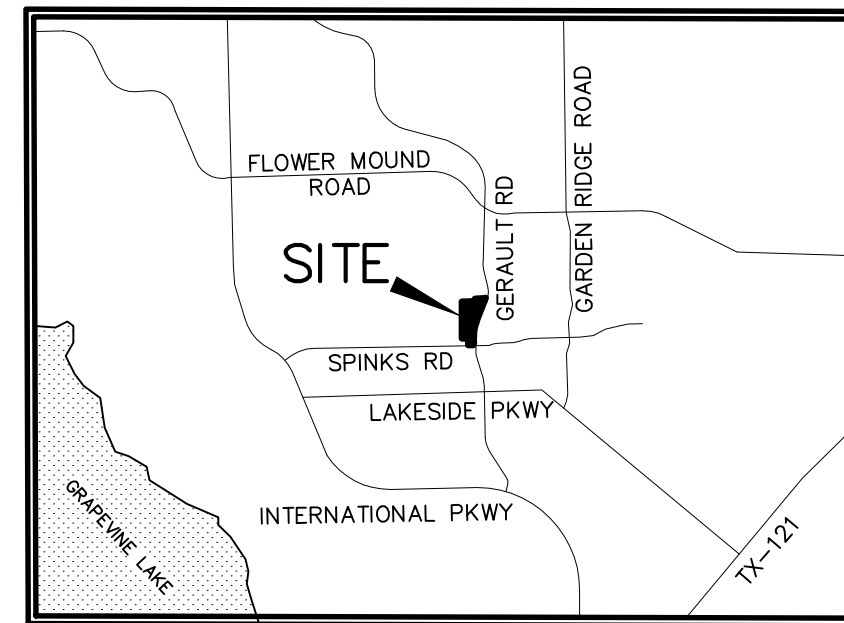
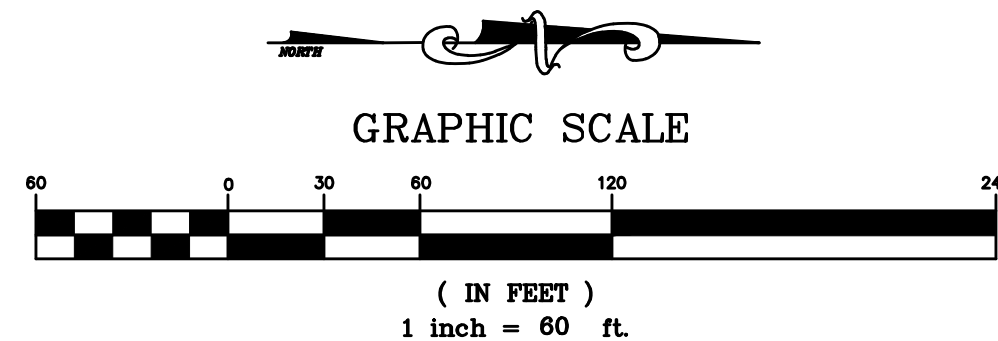
LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
A-1	13,344	0.306
A-2	10,991	0.252
A-3	10,000	0.230
A-4	10,000	0.230
A-5	10,000	0.230
A-6	10,000	0.230
A-7	10,000	0.230
A-8	10,000	0.230
A-9	10,000	0.230
A-10	10,016	0.230
A-11	10,297	0.236
A-12	14,480	0.332
A-13	17,604	0.404
A-14	20,210	0.464
A-15	11,238	0.258

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
A-16	10,362	0.238
A-17	10,000	0.230
A-18	10,000	0.230
A-19	10,006	0.230
A-20	17,607	0.404
A-21	12,920	0.297
A-22	10,107	0.232
A-23	11,636	0.267
A-24	13,953	0.320
B-1	14,819	0.340
B-2	12,568	0.289
B-3	10,000	0.230
B-4	13,174	0.302
B-5	13,654	0.313

LOT SUMMARY TABLE		
	SQUARE FEET	ACRES
SMALLEST	10,000	0.230
LARGEST	20,210	0.464
AVERAGE	11,689	0.268
TOTAL BUILDING LOTS	29	

X--LOT TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
A-25X	8,974	0.206
A-26X	29,309	0.673
A-27X	156,626	3.596

FLOOD STATEMENT: According to Community Panel No. 48121C0545G, and 48121C0685G, dated April 18, 2011, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Unshaded Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, 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 statement shall not create liability on the part of the Surveyor.

TYPICAL LOT SETBACKS
AND EASEMENTS
(n.t.s.)LOCATION MAP
NOT TO SCALE

LEGEND

POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
SF	SQUARE FEET
VE	25'X25' VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
EX	EXISTING
DOC. NO.	DOCUMENT NUMBER
O.P.R.D.C.T.	O.P.R.D.C.T. PUBLIC RECORDS DENTON COUNTY TEXAS
R.O.W.	RIGHT-OF-WAY
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- PROPOSED DEVELOPMENT SHALL BE ONE PHASE.
- STORMWATER DRAINAGE WILL BE CONVEYED FROM THE LOTS TO THE STREETS. ONCE WITHIN THE STREETS DRAINAGE WILL BE COLLECTED IN INLETS AND THEN CONVEYED THROUGH STORM SEWER PIPES UNTIL THEY REACH THE DETENTION BASIN (LOT 36X, BLOCK A). THE DETENTION BASIN WILL RELEASE STORM WATER FLOWS AT OR BELOW EXISTING CONDITIONS UNLESS THE CITY AND EXISTING INFRASTRUCTURE ALLOW FOR HIGHER RELEASES.
- ALL RIGHTS-OF-WAY ARE 50' UNLESS OTHERWISE INDICATED HEREON.
- ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS PROPERTY IS ZONED PD-168 WITH SINGLE FAMILY DISTRICT-10 (SF-10) AND AGRICULTURAL DISTRICT (A) USES.
- THIS PROPERTY IS OUT OF THE 100-YEAR FLOODPLAIN.
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO COMPLEMENT THE MATERIAL AND COLORS WITHIN THIS DEVELOPMENT.

Drainage Easement Notes:

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

RECORD PLAT

MAGNOLIA COURT

29 SINGLE FAMILY LOTS;
AND 3 COMMON AREA LOTS;14.802 ACRES OUT OF THE
W.H. GIBSON, ABSTRACT NUMBER 464
AND
M.L.COWAN SURVEY, ABSTRACT NO. 1637TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONTOUR LAND PARTNERS 11, LTD.

OWNER

4851 LBJ Freeway, Suite 205

(214) 986-5009

Dallas, Texas 75244

Contact: Jim Tchoukaleff

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300

(972)248-7676

Carrollton, Texas 75006

Contact: Chris Wall, P.E.

TBPE No. F-438 TBPLS No. 10076000

AUGUST 12, 2019

Sheet 1 of 2

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF DENTON §

BEING a parcel of land located in the Town of Flower Mound, Denton County, Texas, a part of the W.H. Gibson Survey, Abstract Number 464, a part of the M.L. Cowan Survey, Abstract Number 1637, and being all of Tract I— called 11.305 acres, and all of Tract I— called 3.497 acres described in deed to Contour Land Partners 11, Ltd. As recorded in Document Number 2019–6150, Official Public Records of Denton County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod found at the northwest corner of said 11.305 acre tract of land, said point being the northeast corner of Lot 15, Block B of Belle Strada Addition, an addition to the Town of Flower Mound, as recorded in Document Number 2011–137, Official Public Records of Denton County, Texas, and said point being in the south line of Lot 4, Block F of Cedar Bluff, Phase I, an addition to the Town of Flower Mound, as recorded in Cabinet L, Page 338, Official Public Records of Denton County, Texas;

THENCE North 89 degrees 41 minutes 41 seconds East, 416.61 feet along the north line of said 11.305 acre tract, and along the south line of said Cedar Bluff, Phase 1, to a one–half iron rod with cap stamped "JBI" set at an interior ell corner of said 11.305 acre tract, said point being the southeast corner of Lot 9, Block F of said Cedar Bluff, Phase 1;

THENCE North 00 degrees 11 minutes 26 seconds East, 88.56 feet along the east line of said Lot 9, Block F to a one–half inch iron rod with cap stamped "ASC" found for corner, said point being in the south right–of–way line of Sweetwater Lane, a 50 foot right–of–way;

THENCE North 87 degrees 54 minutes 55 seconds East, 330.74 feet continuing along the north line of said 11.305 acre tract, and along the south right–of–way line of Sweetwater Lane, to a one–half inch iron rod with cap stamped "ASC" found at the northeast corner of said 11.305 acre tract, said point being at the intersection of the south right–of–way line of Sweetwater Lane and the west right–of–way line of Gerault Road, a 120 foot right–of–way;

THENCE along the west right–of–way line of Gerault Road as follows:
Southwesterly, 121.98 feet along a curve to the right having a central angle of 07 degrees 26 minutes 05 seconds, a radius of 940.00 feet, a tangent of 61.07 feet, and whose chord bears South 18 degrees 36 minutes 22 seconds West, 121.89 feet to a one–half inch iron rod with cap stamped "ASC" found for corner in the east line of said 11.305 acre tract;

South 22 degrees 19 minutes 25 seconds West, 711.95 to a one–half inch iron rod with cap stamped "ASC" found for corner in the east line of said 11.305 acre tract;

Southwesterly, 451.30 feet along a curve to the left having a central angle of 24 degrees 23 minutes 38 seconds, a radius of 1,060.00 feet, a tangent of 229.12 feet, and whose chord bears South 10 degrees 07 minutes 47 seconds West, 447.90 feet to a one–half inch iron rod with cap stamped "ASC" found for corner in the east line of said 3.497 acre tract;

South 02 degrees 04 minutes 02 seconds East, 206.32 feet to a one–half inch iron rod with cap stamped "ASC" found at the most easterly southeast corner of said 3.497 acre tract, said point being at the intersection of the west right–of–way line of Gerault Road and the north right–of–way line of Spinks Road, a 90 foot right–of–way;

THENCE along the south line of said 3.497 acre tract, and along the north line of Spinks Road as follows:

South 43 degrees 35 minutes 50 seconds West, 55.91 feet to a one–half inch iron rod with cap stamped "ASC" found at the most southerly southeast corner of said 3.497 acre tract;

South 89 degrees 15 minutes 43 seconds West, 144.53 feet to a one–half inch iron rod with cap stamped "ASC" found at the most southerly southwest corner of said 3.497 acre tract, said point being the southeast corner of a called 0.982 acre tract of land as described in a deed to Curt Pool and Peggy Pool as recorded in Volume Number 1591, Page 491, Official Public Records of Denton County, Texas;

THENCE North 00 degrees 07 minutes 34 seconds East, 204.81 feet along the southwest line of said 3.497 acre tract to a one–half inch iron rod with cap stamped "JBI" set at the northeast corner of said 0.982 acre tract;

THENCE North 87 degrees 39 minutes 45 seconds West, 197.60 feet along the southwest line of said 3.497 acre tract to a one–half inch iron rod with cap stamped "ASC" found at the most westerly southwest corner of said 3.497 acre tract, said point being the northwest corner of said 0.982 acre tract, said point also being in the east line of Lot 4, Block B of said Bella Strada Addition;

THENCE North 00 degrees 39 minutes 46 seconds East, 1,147.95 feet along the east line of said Bella Strada Addition to the POINT OF BEGINNING and containing 644,768 square feet or 14.802 acres of land.

The bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.00015063.

OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE DOES PRESENTS:

THAT, Contour Land Partners 11, Ltd. does hereby adopt this plat designating the herein above described property as **MAGNOLIA COURT**, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, right–of–way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2019.

By: Jim Tchoukaleff, Manager of General Partner
for Contour Land Partners 11, Ltd.

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jim Tchoukaleff, Manager of General Partner for Contour Land Partners 11, Ltd. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2019.

Notary Public in and for the State of Texas

AVIGATION RELEASE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Contour Land Partners 11, Ltd., hereinafter called "Owner", is the owner of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be; NOW THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas–Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities" for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above said 150 feet from the average ground level, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas–Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft or aircraft engines at or on said Dallas–Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles. It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat or in Exhibit "A" attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the deed records of Denton County, Texas.

EXECUTED at _____, Texas, this ____ day of _____, A.D., 20____.

By: Jim Tchoukaleff, Manager of General Partner
for Contour Land Partners 11, Ltd.

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jim Tchoukaleff, Manager of General Partner for Contour Land Partners 11, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ A.D., 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Flower Mound, Denton County, Texas.

Dated this the ____ day of _____, 2019.

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public, State of Texas

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Salis, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services

_____, 2019.
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

RECORD PLAT

MAGNOLIA COURT

29 SINGLE FAMILY LOTS;
AND 3 COMMON AREA LOTS;

14.802 ACRES OUT OF THE
W.H. GIBSON, ABSTRACT NUMBER 464
AND
M.L.COWAN SURVEY, ABSTRACT NO. 1637

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONTOUR LAND PARTNERS 11, LTD. OWNER

4851 LBJ Freeway, Suite 205 (214) 986–5009
Dallas, Texas 75244
Contact: Jim Tchoukaleff

JB PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248–7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.

TBPE No. F–438 TBPLS No. 10076000
AUGUST 12, 2019

OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC
4651 LBJ FREEWAY
SUITE 205
DALLAS, TEXAS 75244

CIVIL ENGINEER

JB1 PARTNERS
2121 MIDWAY ROAD, #300
CARROLLTON, TX 75001
972.248.7676

KEY MAP

SEAL

**PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.**

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

NOT FOR
CONSTRUCTION

PROJECT

MAGNOLIA
COURT

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#

8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE NORTH

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

NOTES

SHEET NUMBER

L0-01

PLANTING NOTES:

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPES THAT ARE BEING PRESERVED.
- ALL LANDSCAPED AREAS TO BE IRRIGATED.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER TOWN OF FLOWER MOUND LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
- SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
- AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEIOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF:
 - 4"-6" FOR SOLID TURF AREAS
 - 8"-12" FOR GROUNDCOVER AREAS
 - 12"-18" FOR SHRUB AREAS
 - 24"-36" FOR TREE PITS AND AREAS.
- AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.
- CONTRACTOR TO REFER TO PLANTING NOTES FROM TOWN OF FLOWER MOUND ORDINANCE 47-17. IN THE EVENT OF A CONFLICT BETWEEN THESE PLANTING NOTES AND THE ORDINANCE 47-17 PLANTING NOTES, THE MORE STRINGENT SHALL APPLY.

IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

MATERIALS + PAVING NOTES:

- ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIAL AND COLORS WITH THIS DEVELOPMENT.
- REFER TO CIVIL ENGINEER DRAWINGS FOR ANY OTHER MATERIALS + PAVING NOTES.

GENERAL NOTES:

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: JB1 PARTNERS
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT, GRADING, AND ACCESSIBILITY NOTES:

- REFER TO CIVIL ENGINEER DRAWINGS.

OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC
4851 LBJ FREEWAY
SUITE 205
DALLAS, TEXAS 75244

CIVIL ENGINEER

JBI PARTNERS
2121 MIDWAY ROAD, #300
CARROLLTON, TX 7500
972.248.7676

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

NOT FOR
CONSTRUCTION

PROJECT

MAGNOLIA
COURT

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#

8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

LEGEND

SHEET NUMBER

L0-02

ABBREVIATIONS

A	AD	AREA DRAIN	L	L	LENGTH
	ADJ	ADJACENT		LT	LIGHT
	AFG	ABOVE FINISHED GRADE		LP	LOW POINT
	ALT	ALTERNATE			
	ALUM	ALUMINUM			
B	APPROX	APPROXIMATE	M	MAS	MASONRY
	ARCH	ARCHITECT(URAL)		MATL	MATERIAL
				MAX	MAXIMUM
				MECH	MECHANICAL
				MED	MEDIUM
	BLDG	BOTTOM OF CURB		MFR	MANUFACTURER
	BURK	BUILDING		MIN	MINIMUM
	BOC	BLOCKING		MISC	MISCELLANEOUS
	BOT	BACK OF CURB		MTL	METAL
	BOTTOM	BOTTOM			
	BR	BOTTOM OF RAMP	N	N	NORTH
	BS	BOTTOM OF STAIR		NIC	NOT IN CONTRACT
	BW	BOTTOM OF WALL		NO	NUMBER
				NOM	NOMINAL
				NTS	NOT TO SCALE
C	CEM	CEMENT	O	OC	ON CENTER
	CIP	CAST IN PLACE		OD	OUTSIDE DIAMETER
	CJ	CONTROL JOINT		OPNG	OPENING
	CMU	CONCRETE MASONRY UNIT		OPP	OPPOSITE
	CO	CLEANOUT			
	COL	COLUMN	P	PA	PLANTING AREA
	CONT	CONTINUOUS		PB	PLANT BED
	CONC	CONCRETE		PERF	PERFORATED
	CU FT	CUBIC FEET		PNL	PANEL
				PNT	PAINT(ED)
D	DD	DECK DRAIN		PT	POUNDS/SQUARE INCH
	DE	DRAINAGE EASEMENT		POB	PRESSURE TREATED
	DI	DRAIN INLET		POC	POINT OF BEGINNING
	DIA	DIAMETER		PROP	POINT OF CURVATURE
	DIAG	DIAGONAL			PROPOSED
	DIM	DIMENSION	Q	QTY	QUANTITY
	DN	DOWN			
	DS	DOWN SPOUT			
	DWG(S)	DRAWING(S)			
E	E	EAST	R	RAD	RADIUS
	EA	EACH		REINF	REINFORC(E), (ING)
	EJ	EXPANSION JOINT		REQD	REQUIRED
	EL	ELEVATION		REV	REVISION
	ELEC	ELECTRIC(AL)		R.O.W	RIGHT OF WAY
	EOP	EDGE OF PAVEMENT	S	S	SOUTH
	EQ	EQUAL		SB	SETBACK
	EQUIP	EQUIPMENT		SCHED	SCHEDUL(E), (ED)
	ESMT	EASEMENT		SD	STORM DRAIN
	EW	EACH WAY		SF	SQUARE FOOT, FEET
	EXP	EXPANSION		SIM	SIMILAR
	EXIST	EXISTING		SQ	SQUARE
	EXT	EXTERIOR		SSMH	SANITARY SEWER MANHOLE
				STL	STEEL
				SSTL	STAINLESS STEEL
F	FAB	FABRIC	T	STD	STANDARD
	FDC	FIRE DEPT. CONNECTION		SUSP	SUSPENDED
	FH	FIRE HYDRANT		SW	SIDEWALK
	FIN	FINISH		SYM	SYMBOL
	FOC	FACE OF CURB			
	FT	FOOT, FEET	U	UE	UTILITY EASEMENT
	FTG	FOOTING		U.N.O	UNLESS NOTED OTHERWISE
G	GA	GAUGE	V	VERT	VERTICAL
	GAL	GALLON		VIF	VERIFY IN FIELD
	GALV	GALVANIZED			
	GC	GENERAL CONTRACTOR			
	GV	GATE VALVE			
H	HDW	HARDWARE	W	W	WEST, WIDE, WIDTH
	HDWD	HARDWOOD		W/	WITH
	HORZ	HORIZONTAL		W/O	WITHOUT
	HP	HIGH POINT		WD	WOOD
	HT	HEIGHT		WL	WATER LINE
I	ID	INSIDE DIAMETER		WM	WATER METER
	INCL	INCLUDE		WT	WEIGHT
	INSUL	INSULATION		WWM	WELDED WIRE MESH
	INT	INTERIOR			
	INV	INVERT			
J	JB	JUNCTION BOX			
	JT	JOINT			
K	KO	KNOCK OUT			
L	L	LENGTH			
	LT	LIGHT			
	LP	LOW POINT			

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY.
SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

**NOT FOR
CONSTRUCTION**

PROJECT

MAGNOLIA COURT

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDESIGN PROJ.# 8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: 1"=60'

SHEET TITLE

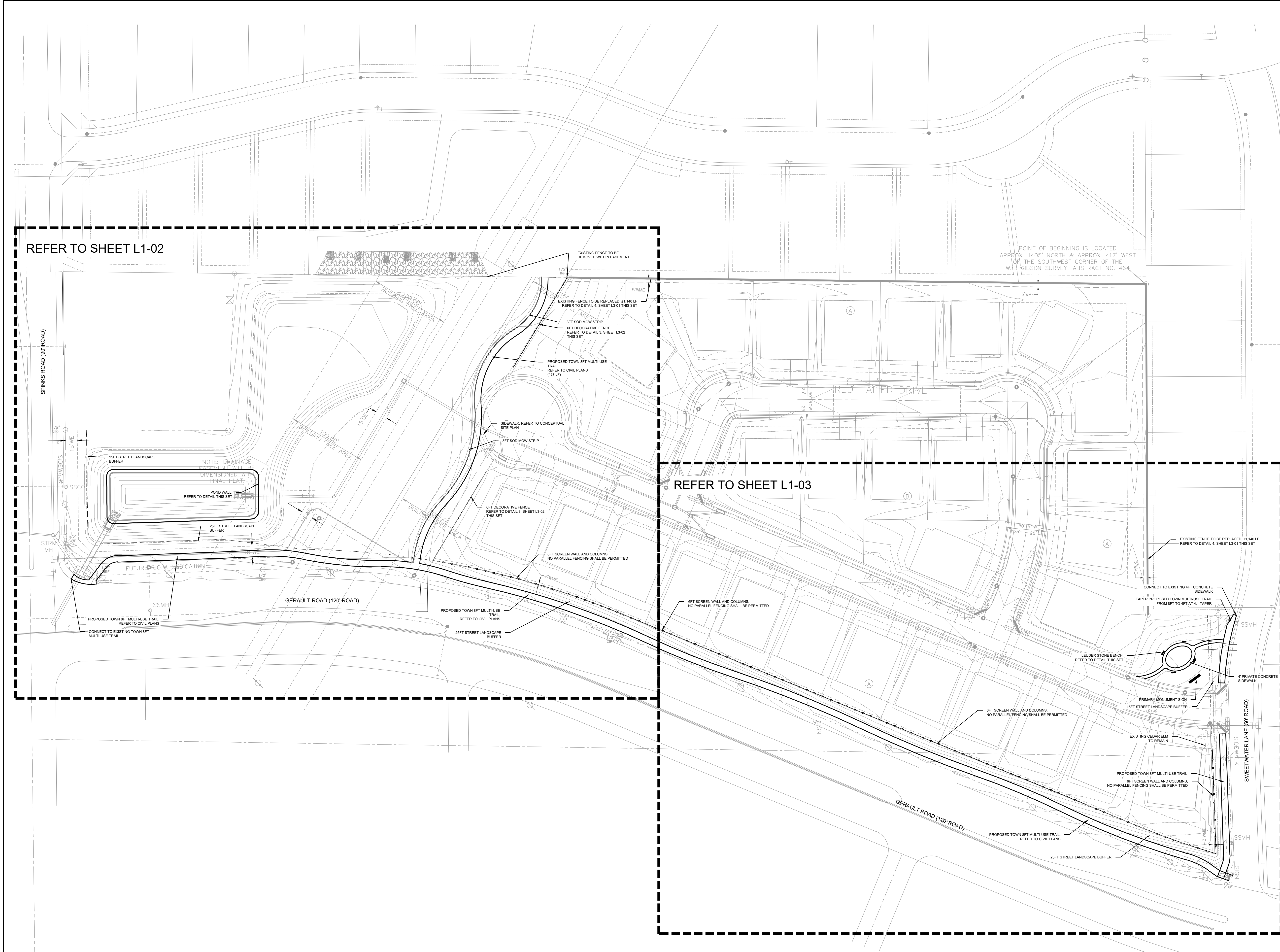
OVERALL PLAN

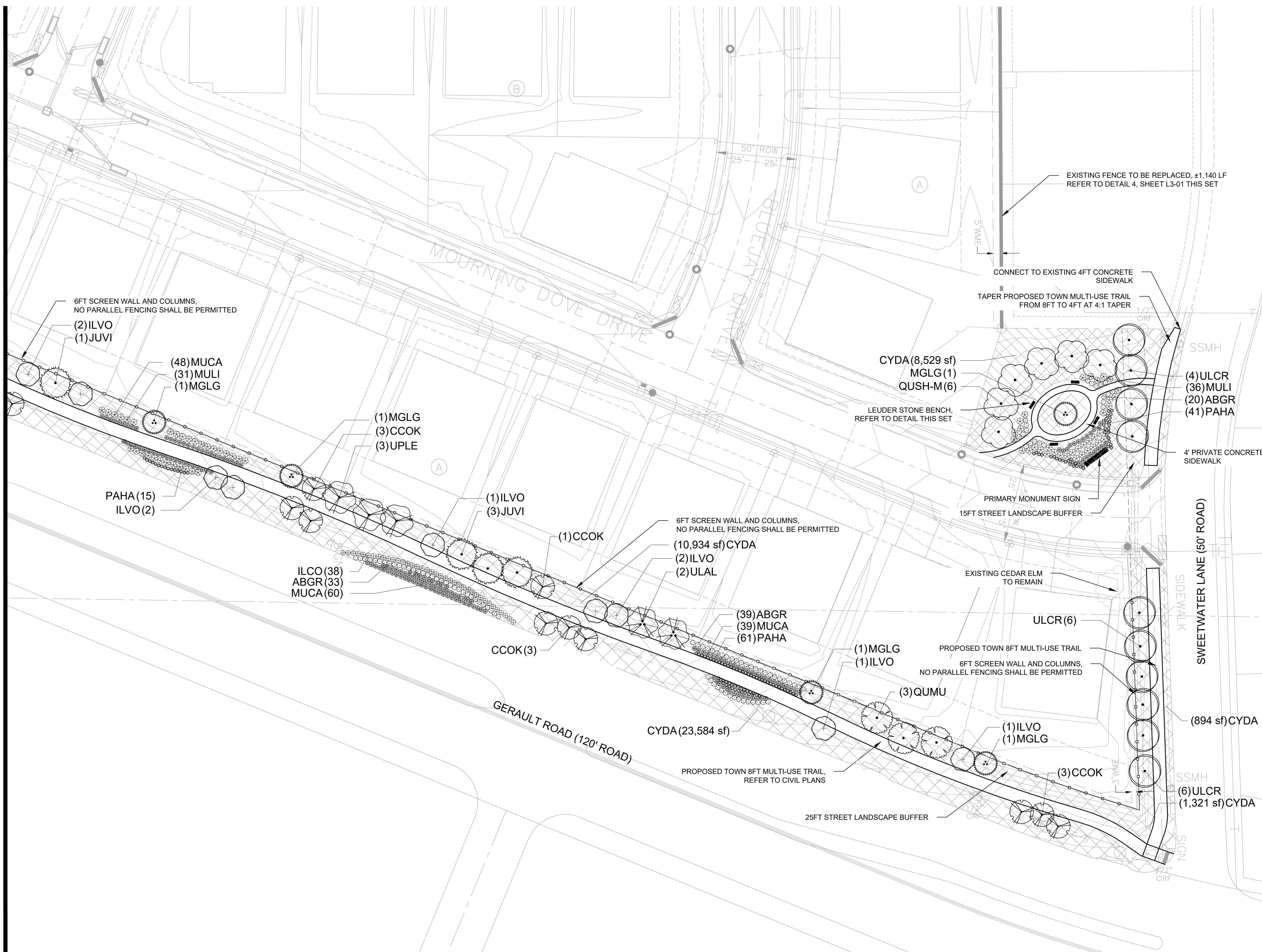
SHEET NUMBER

L1-01



TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!





PLANT SCHEDULE		
TREES	CODE	BOTANICAL NAME / COMMON NAME
	CCCK	<i>Cercis canadensis</i> 'Oklahoma' / Oklahoma Redbud
	ILVO	<i>Ilex vomitoria</i> / Yaupon Holly
	JUVI	<i>Juniperus virginiana</i> / Eastern Red Cedar
	MGLG	<i>Magnolia grandiflora</i> 'Little Gem' / Dwarf Southern Magnolia
	QJMU	<i>Quercus muhlenbergii</i> / Chinkapin Oak
	QUSH-M MITIGATION	<i>Quercus shumardii</i> / Shumard Red Oak
	QUITE-M MITIGATION	<i>Quercus texana</i> / Texas Red Oak
	QUITE	<i>Quercus texana</i> / Texas Red Oak
	QUVI	<i>Quercus virginiana</i> / Southern Live Oak
	ULAL	<i>Ulmus alata</i> / Winged Elm
	ULCR	<i>Ulmus crassifolia</i> / Cedar Elm
	UPLP	<i>Ulmus parvifolia</i> 'Laceabark Elm' / Chinese Elm Tree
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	ABGR	<i>Abelia x grandiflora</i> 'Kaleidoscope' / Glossy Abelia
	ILCO	<i>Ilex cornuta</i> 'Burfordi Elm' / Dwarf Burford Holly
	LEFR	<i>Leucophyllum frutescens</i> 'Gresado' / Desperado Sage
	MUCA	<i>Muhlenbergia capillaris</i> 'Gulf Coast' / Gulf Coast Muhly
	MULI	<i>Muhlenbergia lindheimeri</i> / Lindeheimer's Muhly
	PAHA	<i>Pennisetum alopecuroides</i> 'Hamelii' / Hameli Dwarf Fountain Grass
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	SEED	<i>Cynodon dactylon</i> / Common Bermuda Seed Mix
	CVDA	<i>Cynodon dactylon</i> / Bermuda Grass



TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC
4851 LBJ FREEWAY
SUITE 205
DALLAS, TEXAS 75244

CIVIL ENGINEER

JBI PARTNERS
2121 MIDWAY ROAD, #300
CARROLLTON, TX 75006
972.248.7676

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

NOT FOR
CONSTRUCTION

PROJECT

MAGNOLIA
COURT

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#

8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

PLANT SCHEDULE

SHEET NUMBER

L1-04

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND, TEXAS

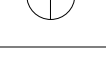
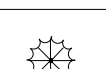
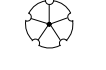
STREET BUFFER WIDTH

	REQUIRED	PROVIDED	
GERAULT ROAD	25 FT BUFFER	25 FT BUFFER	
SPINKS ROAD	25 FT BUFFER	25 FT BUFFER	
SWEETWATER LANE	15 FT BUFFER	15 FT BUFFER	
STREET BUFFER TREES			
STREET FRONTAGE	STANDARD	REQUIRED	PROVIDED
GERAULT ROAD = 1,492 LF	1 / 30 LF	50 TREES (3" CAL.)	50 TREES (3" CAL.)
SPINKS ROAD = 172 LF	1 / 30 LF	6 TREES (3" CAL.)	6 TREES (3" CAL.)
SWEETWATER LANE = 300 LF	1 / 30 LF	10 TREES (3" CAL.)	10 TREES (3" CAL.)
EXISTING TREES WITHIN STREET BUFFER TO HELP FULFILL STREET BUFFER TREE REQUIREMENTS			

STREET BUFFER MITIGATION TREE CREDITS

STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 PRESERVED PROTECTED/SPECIMEN TREE = 1 TREE CREDIT	GERAULT ROAD	0	0
	SPINKS ROAD	0	0
	SWEETWATER LANE	0	0

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE	
	CCOK	28	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B & B / CONT.	2" CAL.	8'-10' HT.	
	ILVO	20	Ilex vomitoria / Yaupon Holly	B & B / CONT.	3" CAL.	8'-10' HT.	
	JUVI	5	Juniperus virginiana / Eastern Red Cedar	B & B / CONT.	3" CAL.	10'-12' HT.	
	MGLG	11	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B & B / CONT.	3" CAL.	10'-12' HT.	
	QUMU	9	Quercus muehlenbergii / Chinkapin Oak	B & B / CONT.	3" CAL.	10'-12' HT.	
	QUSH-M	6	Quercus shumardii / Shumard Red Oak MITIGATION	B & B / CONT.	3" CAL.	10'-12' HT.	
	QUTE-M	4	Quercus texana / Texas Red Oak MITIGATION	B & B / CONT.	3" CAL.	10'-12' HT.	
	QUTE	3	Quercus texana / Texas Red Oak	B & B / CONT.	3" CAL.	10'-12' HT.	
	QUVI	1	Quercus virginiana / Southern Live Oak	B & B / CONT.	3" CAL.	10'-12' HT.	
	ULAL	11	Ulmus alata / Winged Elm	B & B / CONT.	3" CAL.	8'-10' HT.	
	ULCR	10	Ulmus crassifolia / Cedar Elm	B & B / CONT.	3" CAL.	10'-12' HT.	
	UPLE	3	Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree	B & B / CONT.	3" CAL.	10'-12' HT.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE	
	ABGR	145	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	3 GAL.	2' O.C.	12"-14" HT MIN.	
	ILCO	73	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 GAL.	3' O.C.	30" HT MIN.	
	LEFR	18	Leucophyllum frutescens 'Greado' / Desperado Sage	5 GAL.	4' O.C.	2' HT MIN.	
	MUCA	236	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Muhly	3 GAL.	2.5' O.C.	1.5' HT MIN.	
	MULI	114	Muhlenbergia lindheimeri / Lindheimer's Muhly	5 GAL.	4' O.C.	2' HT MIN.	
	PAHA	117	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 GAL.	1.5' O.C.	8"-10" HT MIN.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE	
	SEED	118,834 sf	Cynodon dactylon / Common Bermuda Seed Mix	--			
	CYDA	69,619 sf	Cynodon dactylon / Bermuda Grass	SOD			



TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC
4851 LBJ FREEWAY
SUITE 205
DALLAS, TEXAS 75244

CIVIL ENGINEER

JBI PARTNERS
2121 MIDWAY ROAD, #300
CARROLLTON, TX 75006
972.248.7676

KEY MAP

REAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

**NOT FOR
CONSTRUCTION**

PROJECT

**MAGNOLIA
COURT**

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#
8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE: NORTH

VERT: N/A
HORZ: NTS

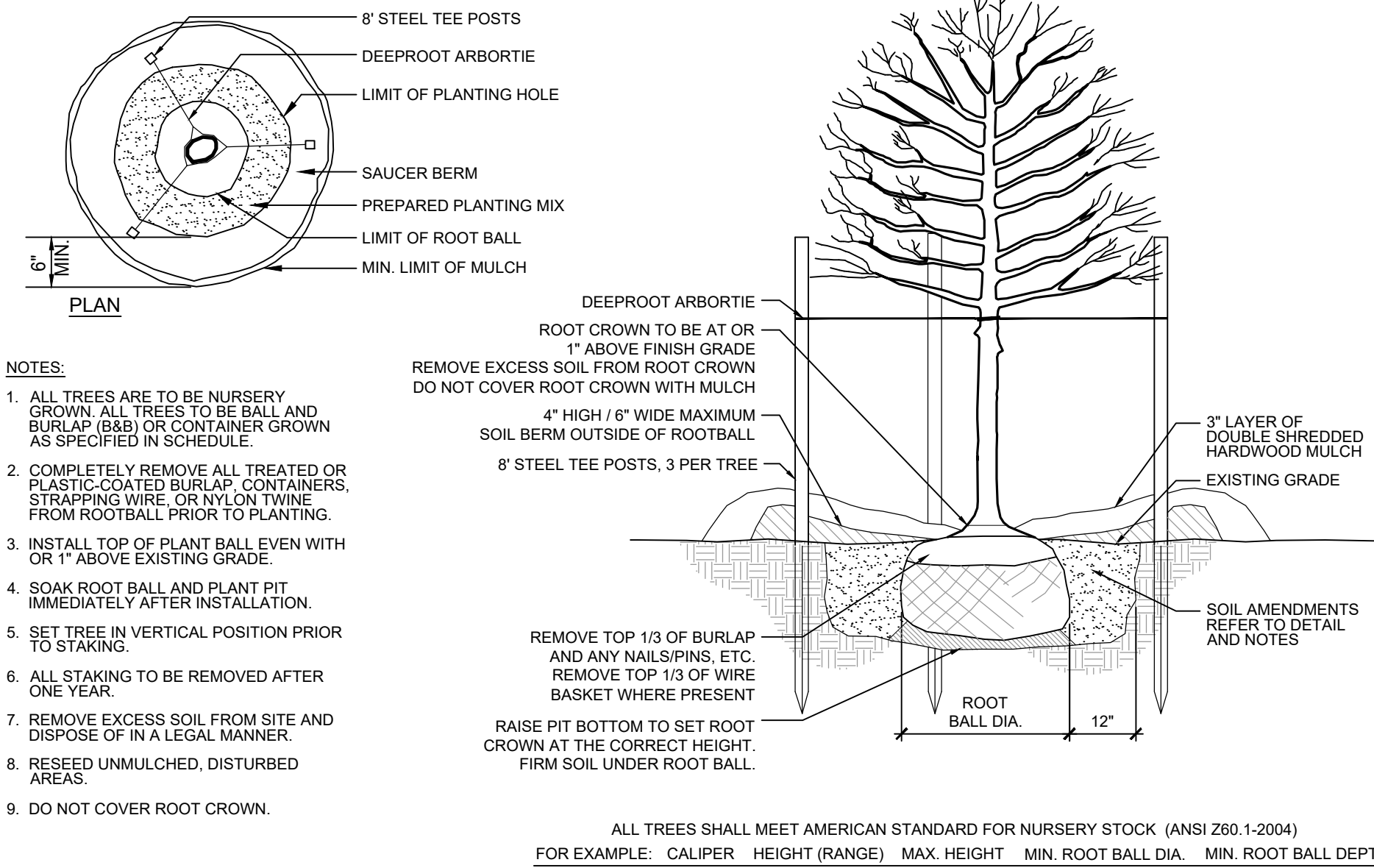
(NOT TO SCALE)

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

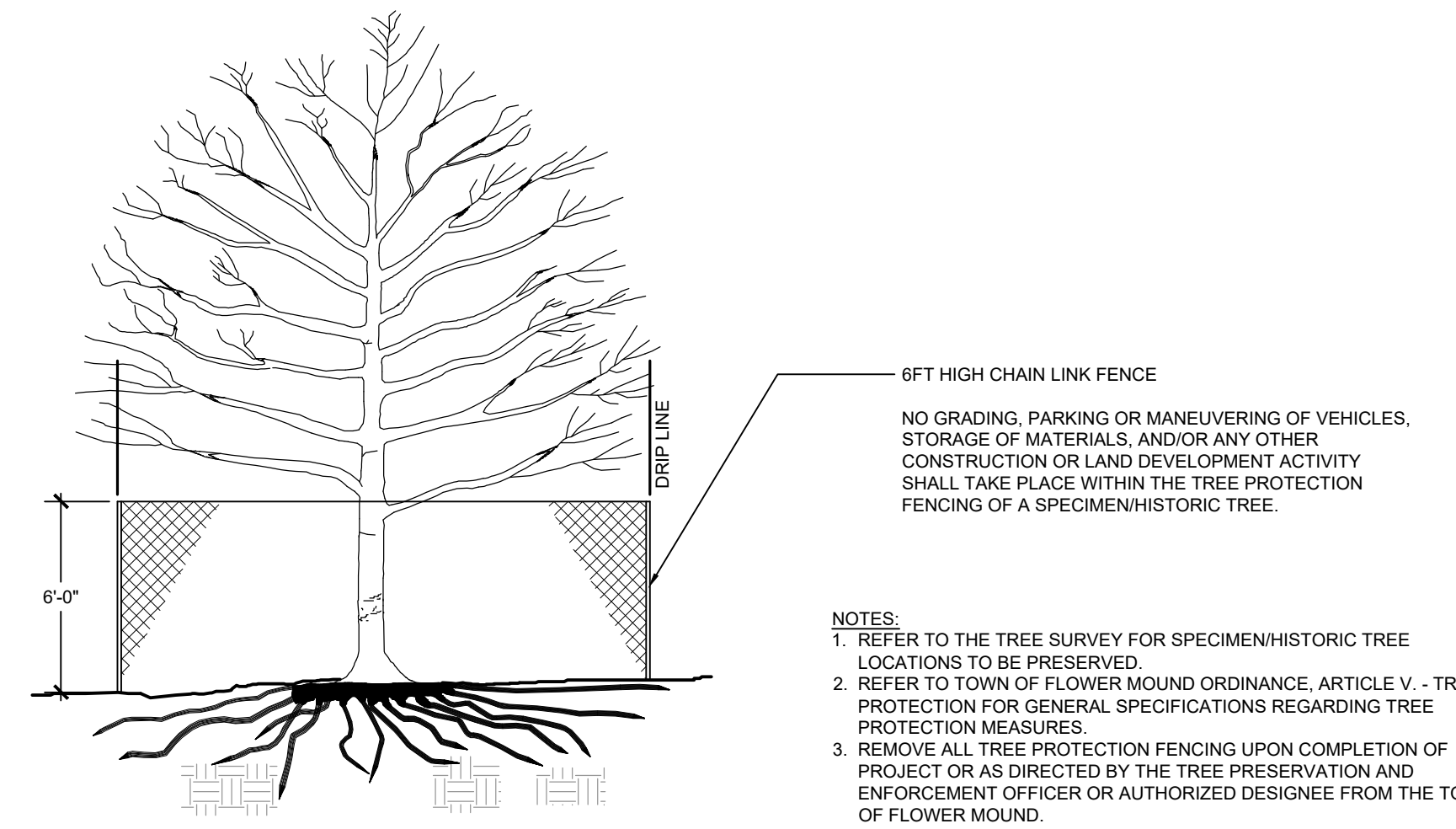
L1-05



3 TREE PLANTING

L1-05 PLAN, SECTION

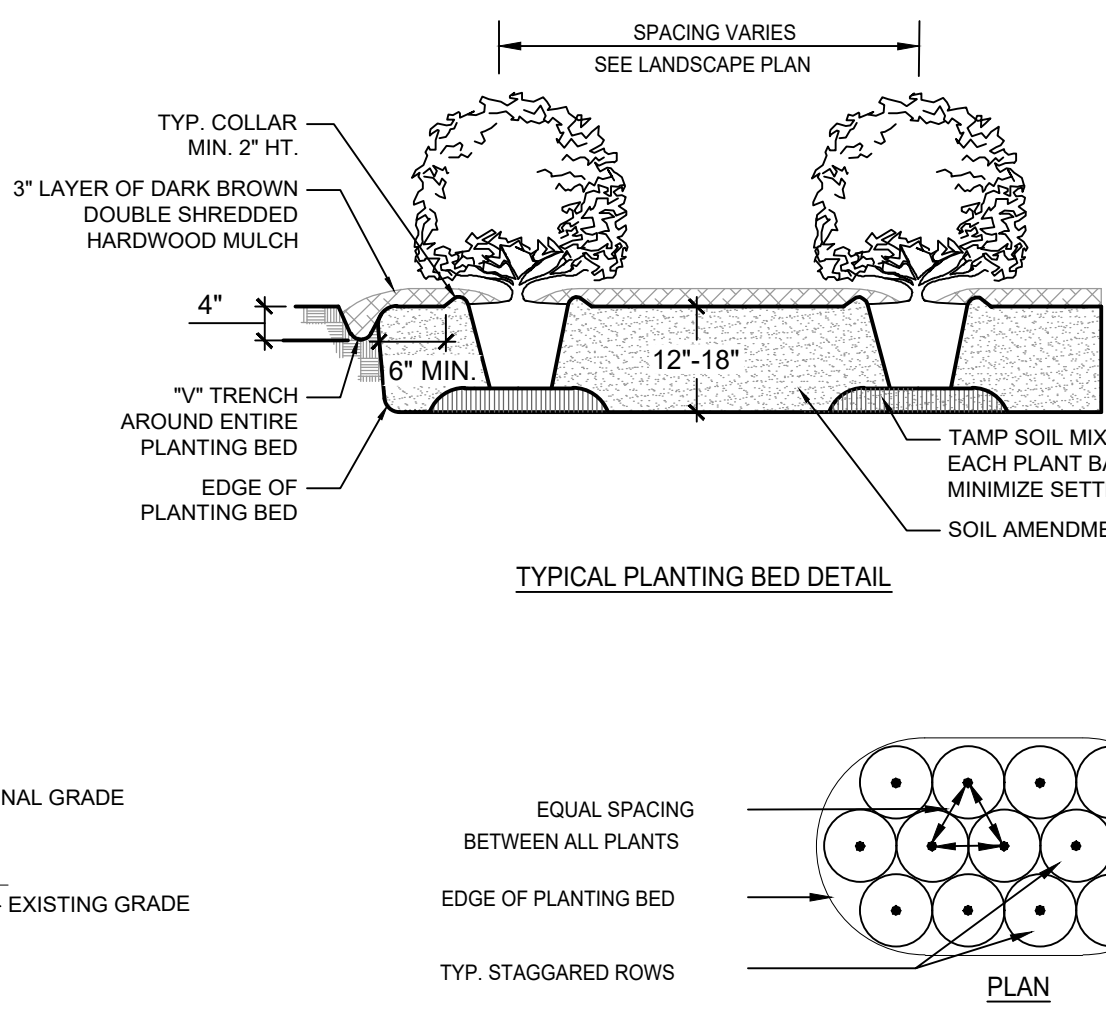
NTS



6 TREE PROTECTION - SPECIMEN TREE

L1-05 ELEVATION

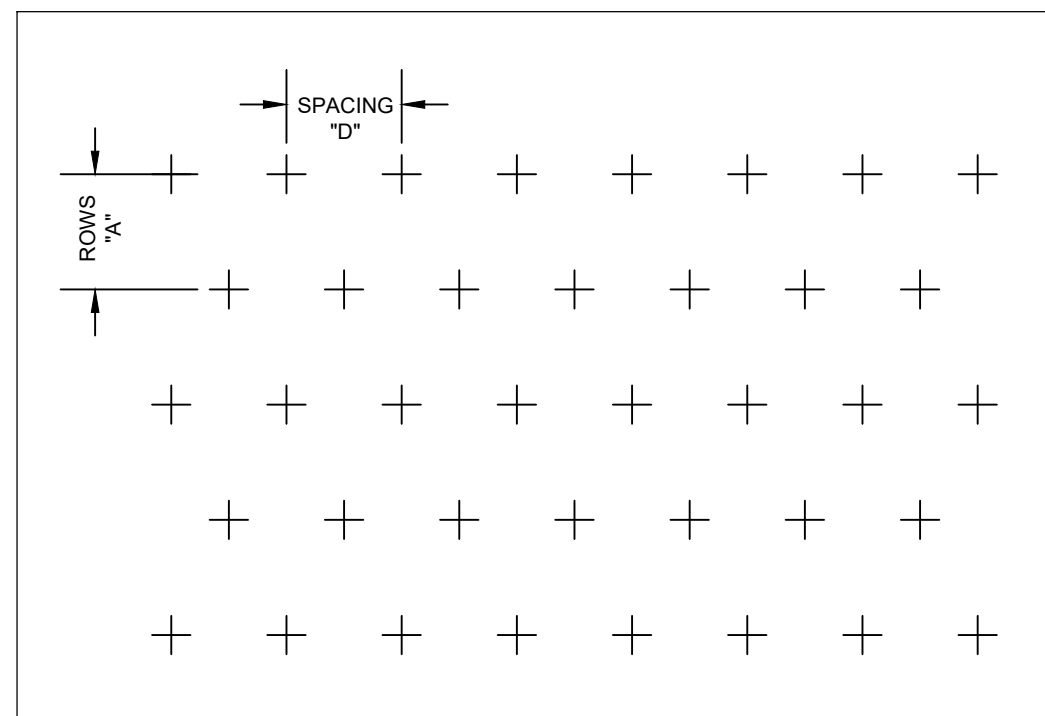
NTS



NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5 3/16" O.C.	4.61
8" O.C.	6 15/16" O.C.	2.60
10" O.C.	8 2/3" O.C.	1.66
12" O.C.	10 3/8" O.C.	1.15
15" O.C.	13" O.C.	0.73
18" O.C.	15 9/16" O.C.	0.51
24" O.C.	20 13/16" O.C.	0.29



1 TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS

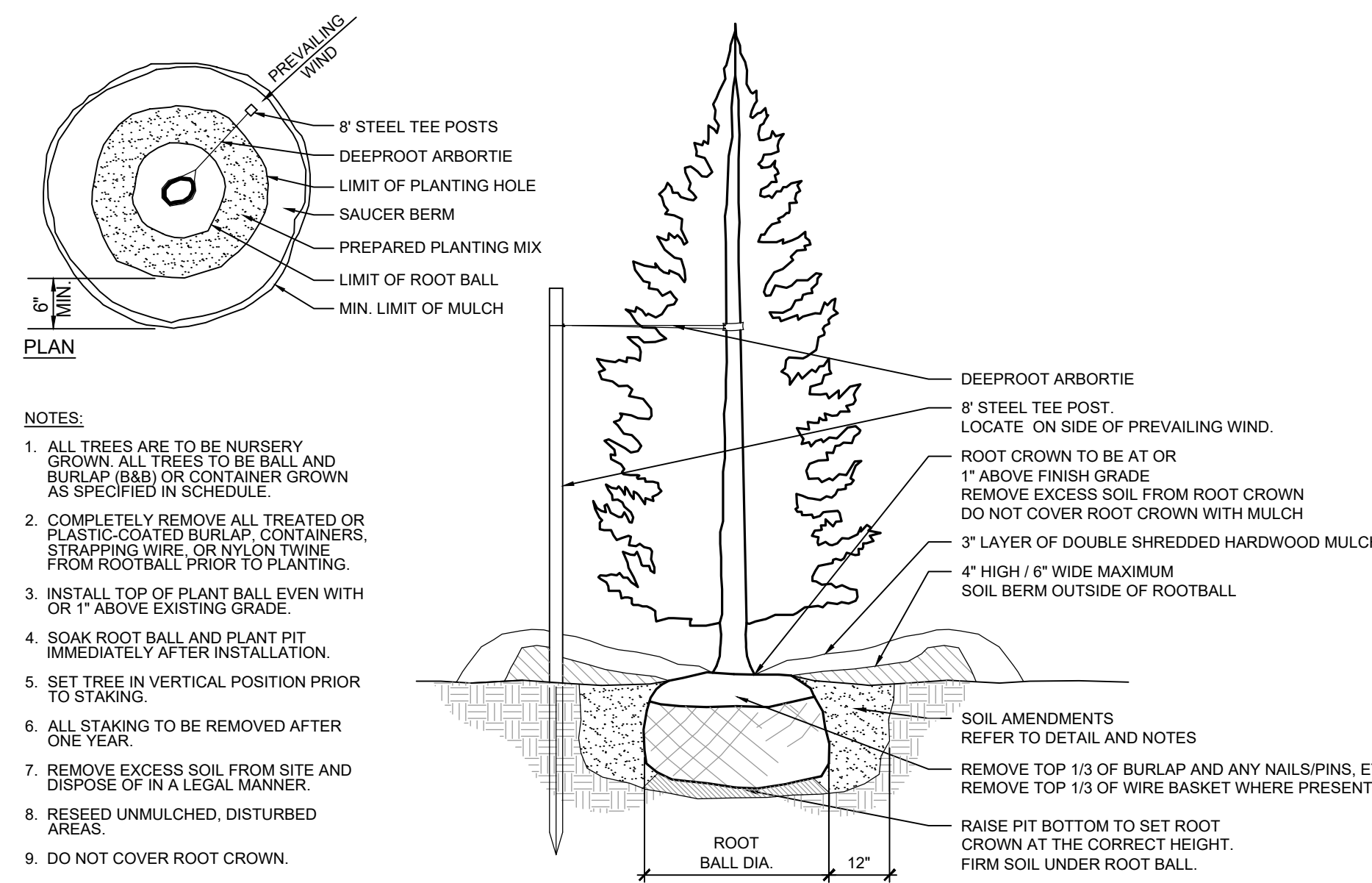
L1-05 PLAN

NTS

2 SHRUB PLANTING BED

L1-05 PLAN, SECTION

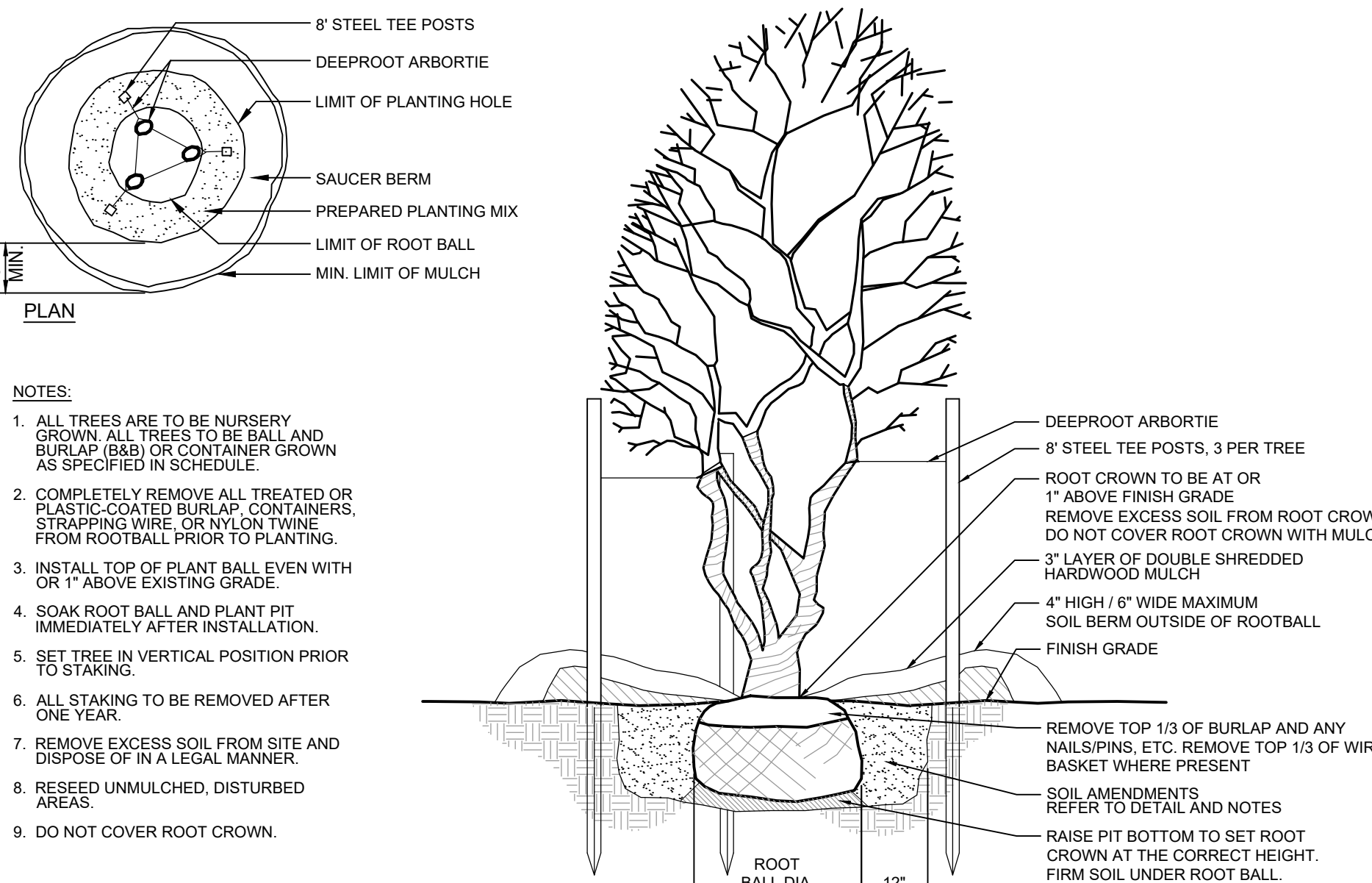
NTS



5 EVERGREEN TREE PLANTING

L1-05 PLAN, SECTION

NTS



4 MULTI-STEM TREE

L1-05 PLAN, SECTION

NTS

MATERIALS
A. TOPSOIL
1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL, FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.
B. MULCH
SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.
C. DOLOMITE LIME
SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.
D. SAND
SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL.
E. SULFUR
SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR
F. GYPSUM
GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS
G. TRACE ELEMENTS
SHALL BE ADDED AS REQUIRED BY SOILS TEST.

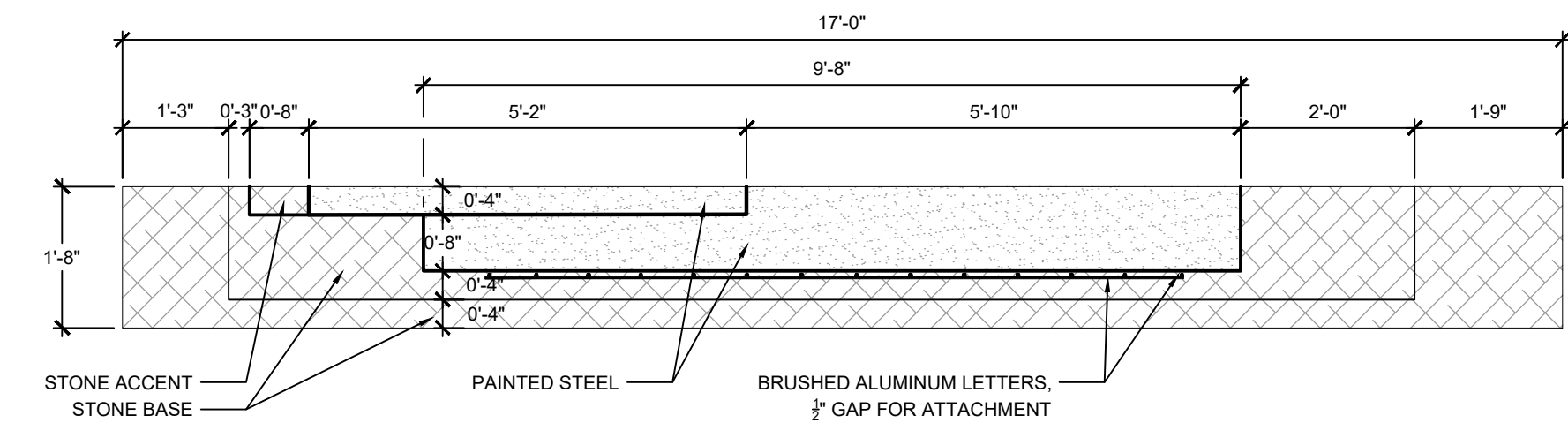
7 SOIL AMENDMENTS

L1-05

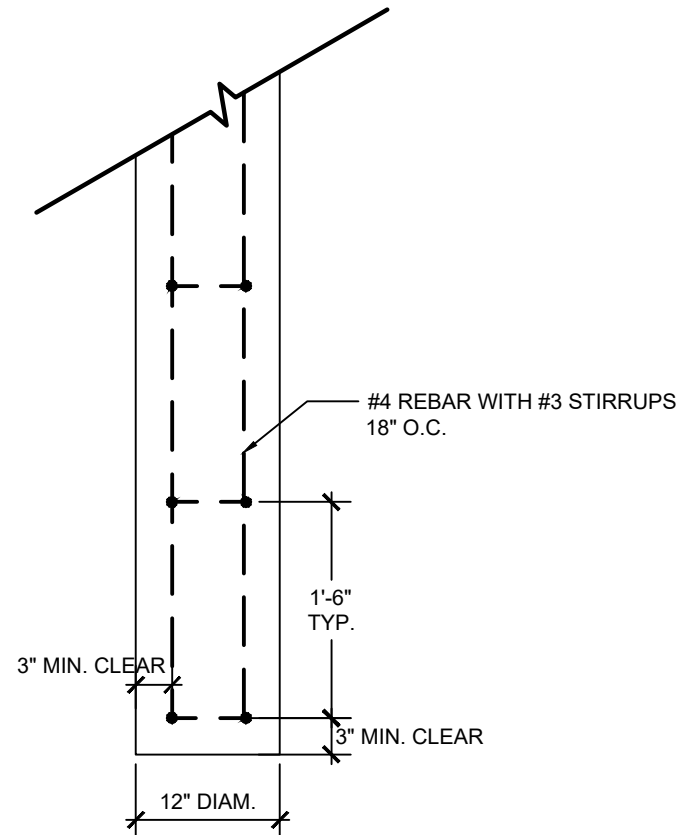
H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

I. COMMERCIAL FERTILIZER
TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.
J. OTHER ACCEPTABLE FERTILIZER FORMS:
1. FOR TREES
ANUTRI-PAK
JRP INT'L, INC.
17 FOREST AVENUE
FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
3 NITROGEN
1 PHOSPHORIC ACID
2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.
K. PEAT
1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEEDGE
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.
L. MANURE
1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO ACCELERATE DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.
M. SOIL AMENDMENTS
DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

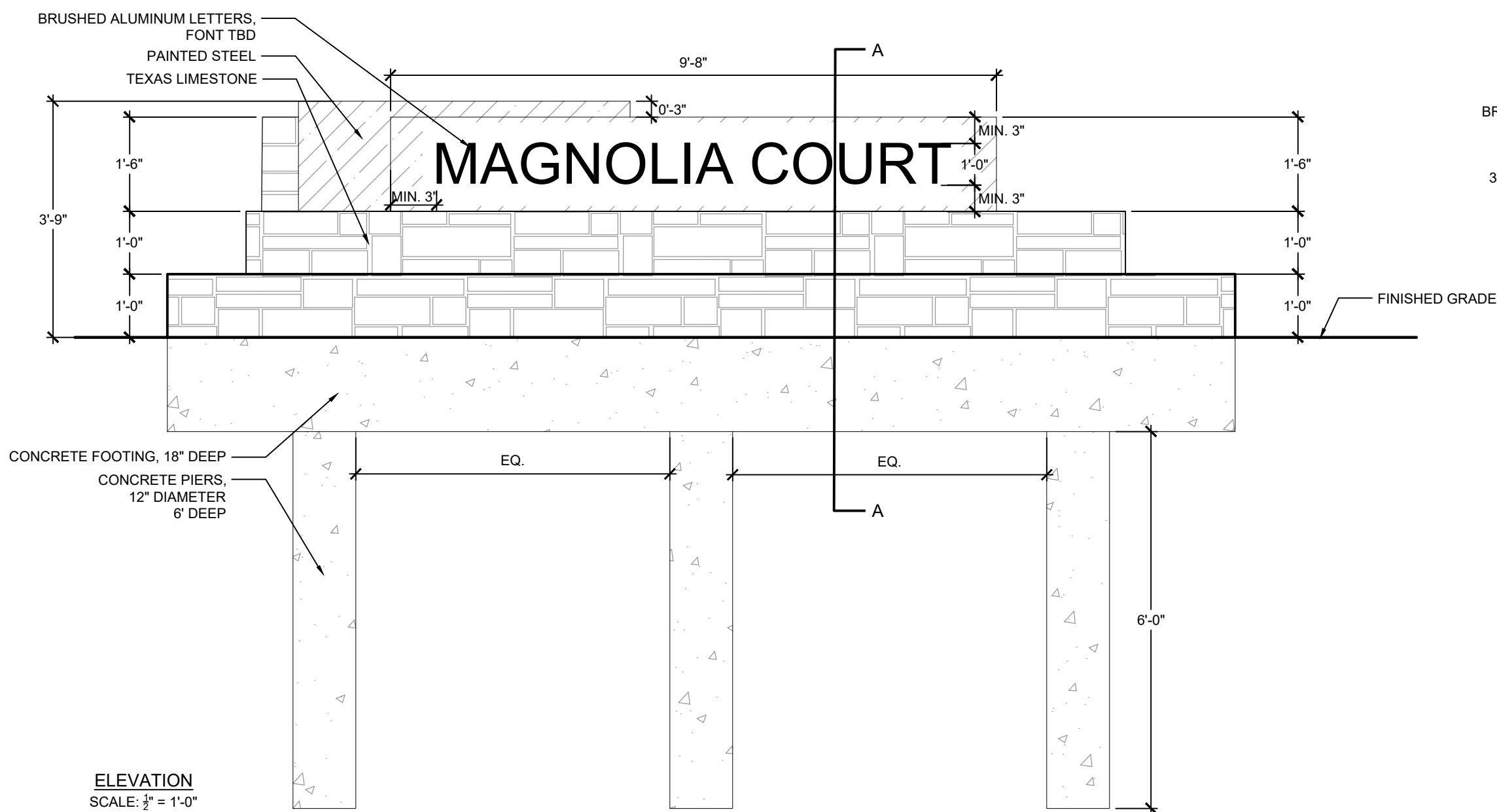
NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19



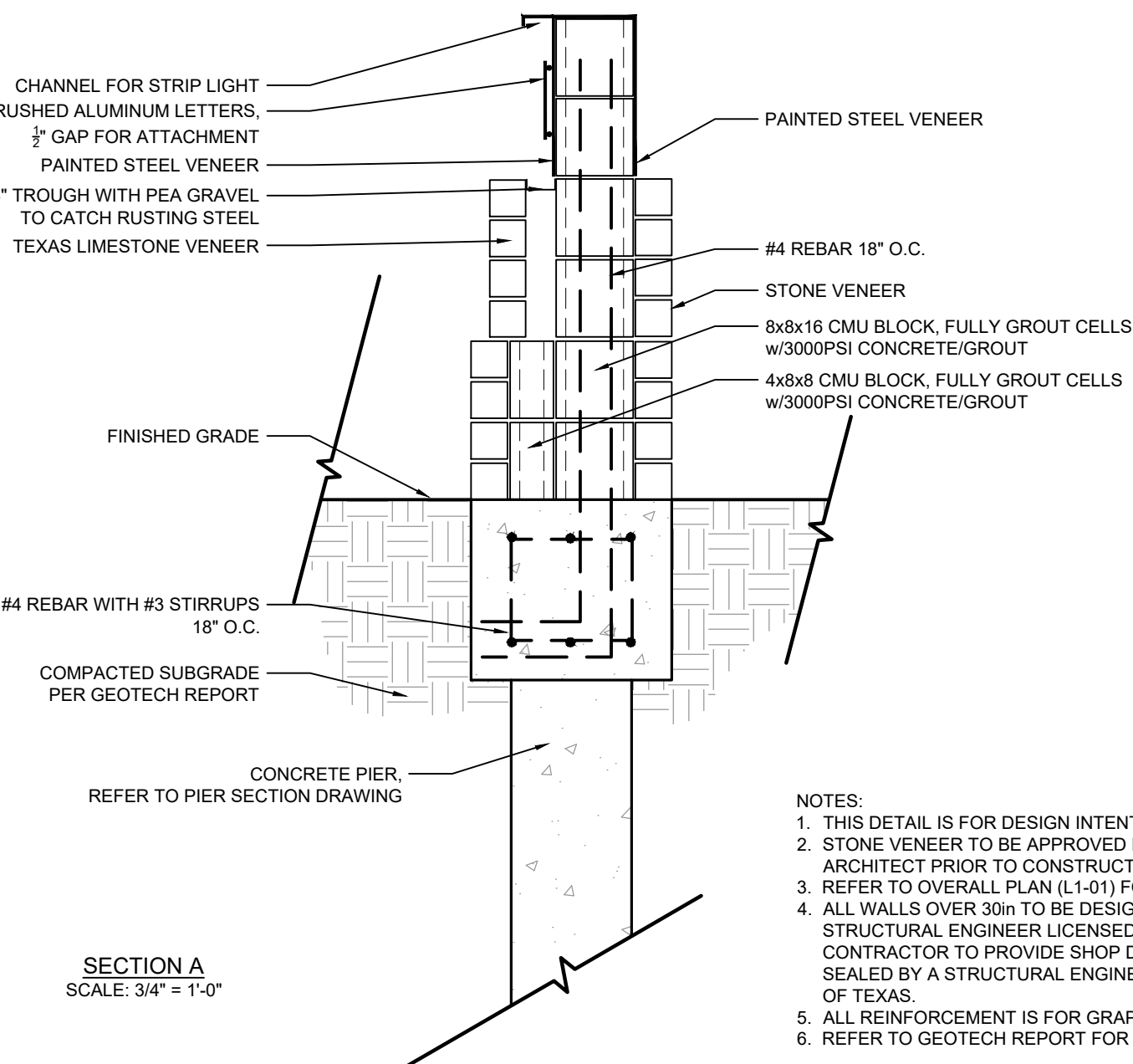
PLAN
SCALE: 3/4" = 1'-0"



PIER SECTION
SCALE: 3/4" = 1'-0"



ELEVATION
SCALE: 3/4" = 1'-0"



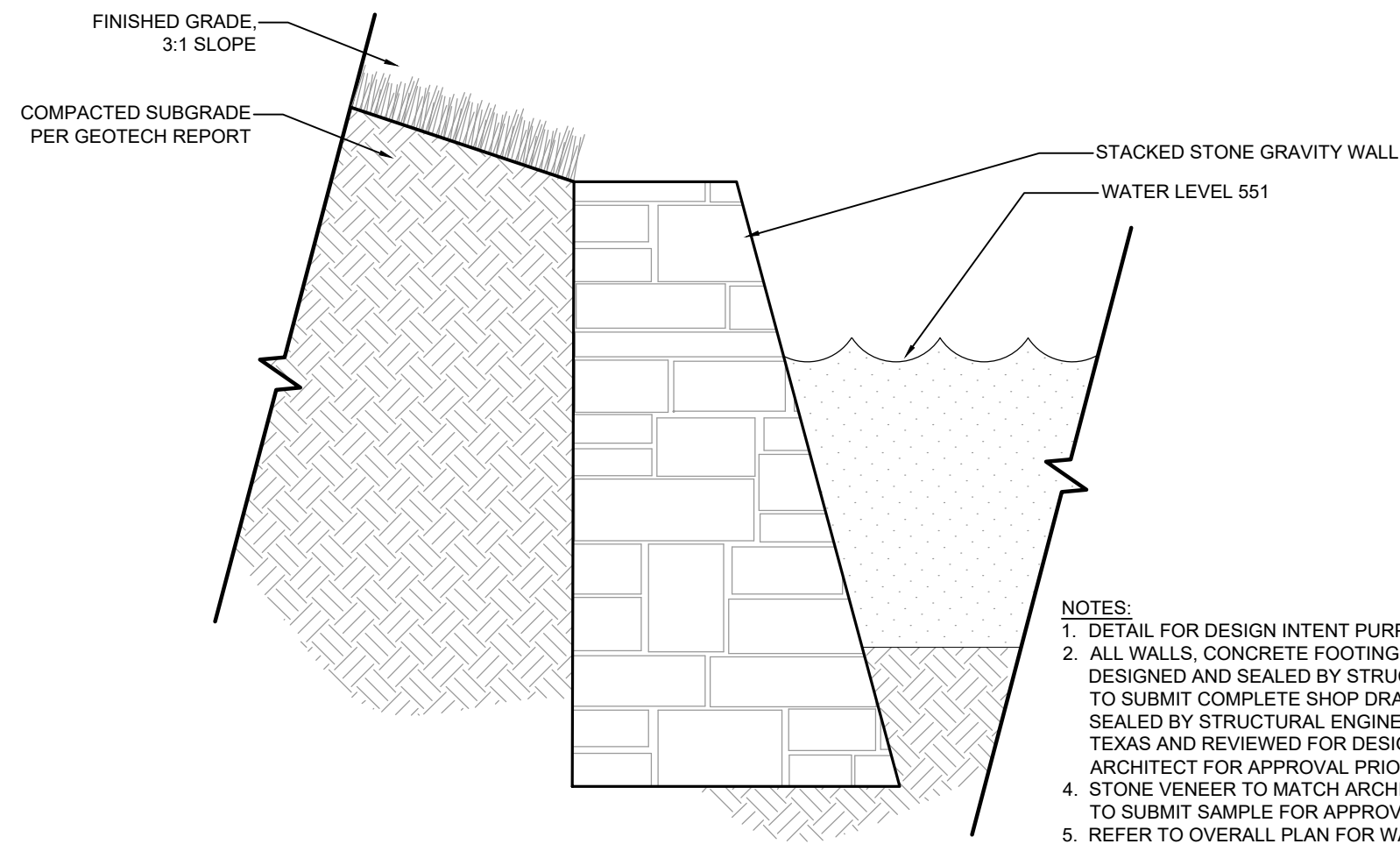
SECTION A
SCALE: 3/4" = 1'-0"

- NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
 2. STONE VENEER TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 3. REFER TO OVERALL PLAN (L1-01) FOR SIGN LOCATION.
 4. ALL WALLS OVER 30in TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS. CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
 5. ALL REINFORCEMENT IS FOR GRAPHICAL PURPOSES ONLY.
 6. REFER TO GEOTECH REPORT FOR ADDITIONAL INFORMATION.

1 SUBDIVISION ENTRANCE SIGN

L3-01 PLAN, SECTION, ELEVATION

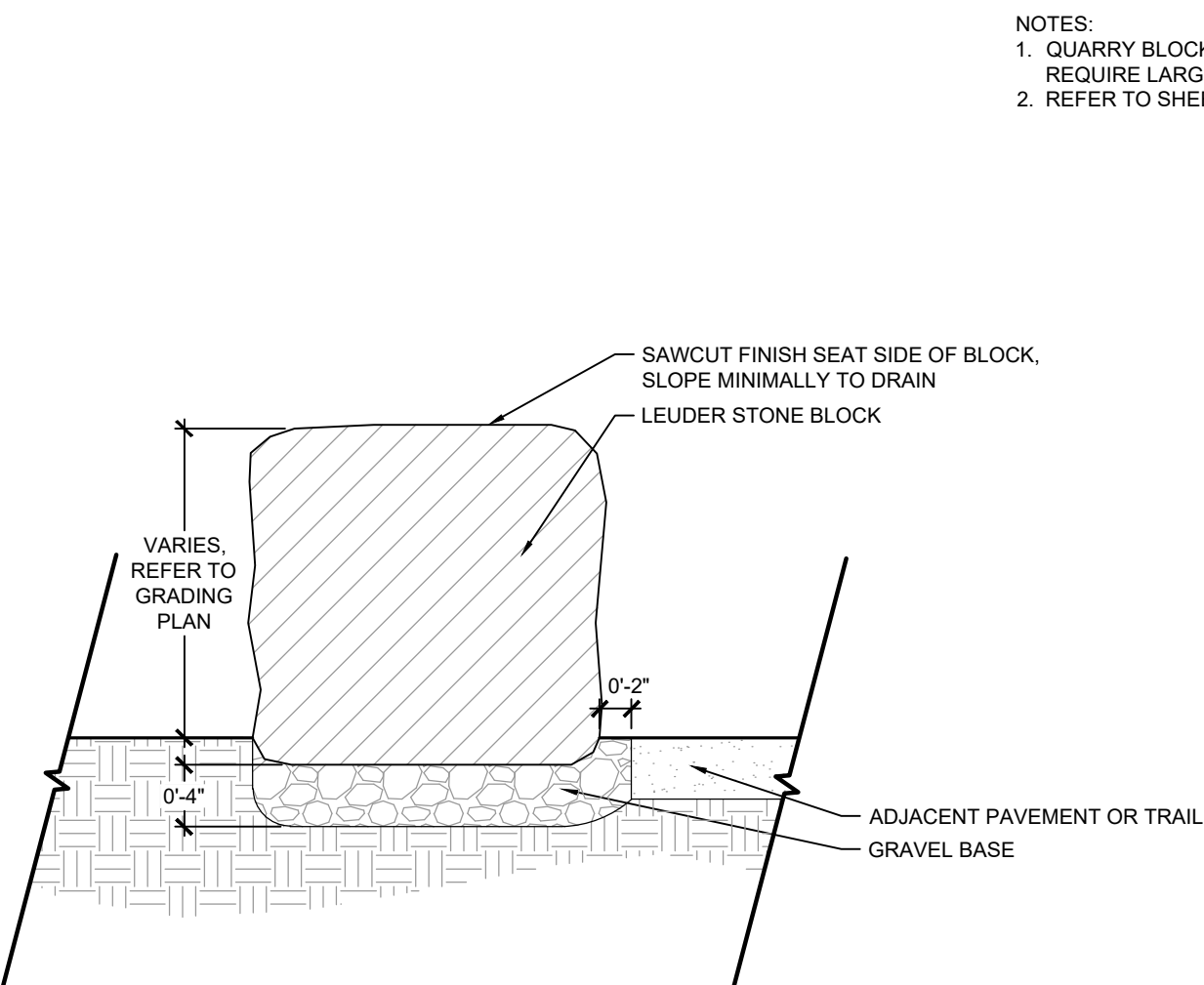
NOT TO SCALE



2 RETENTION POND WALL

L3-01 SECTION

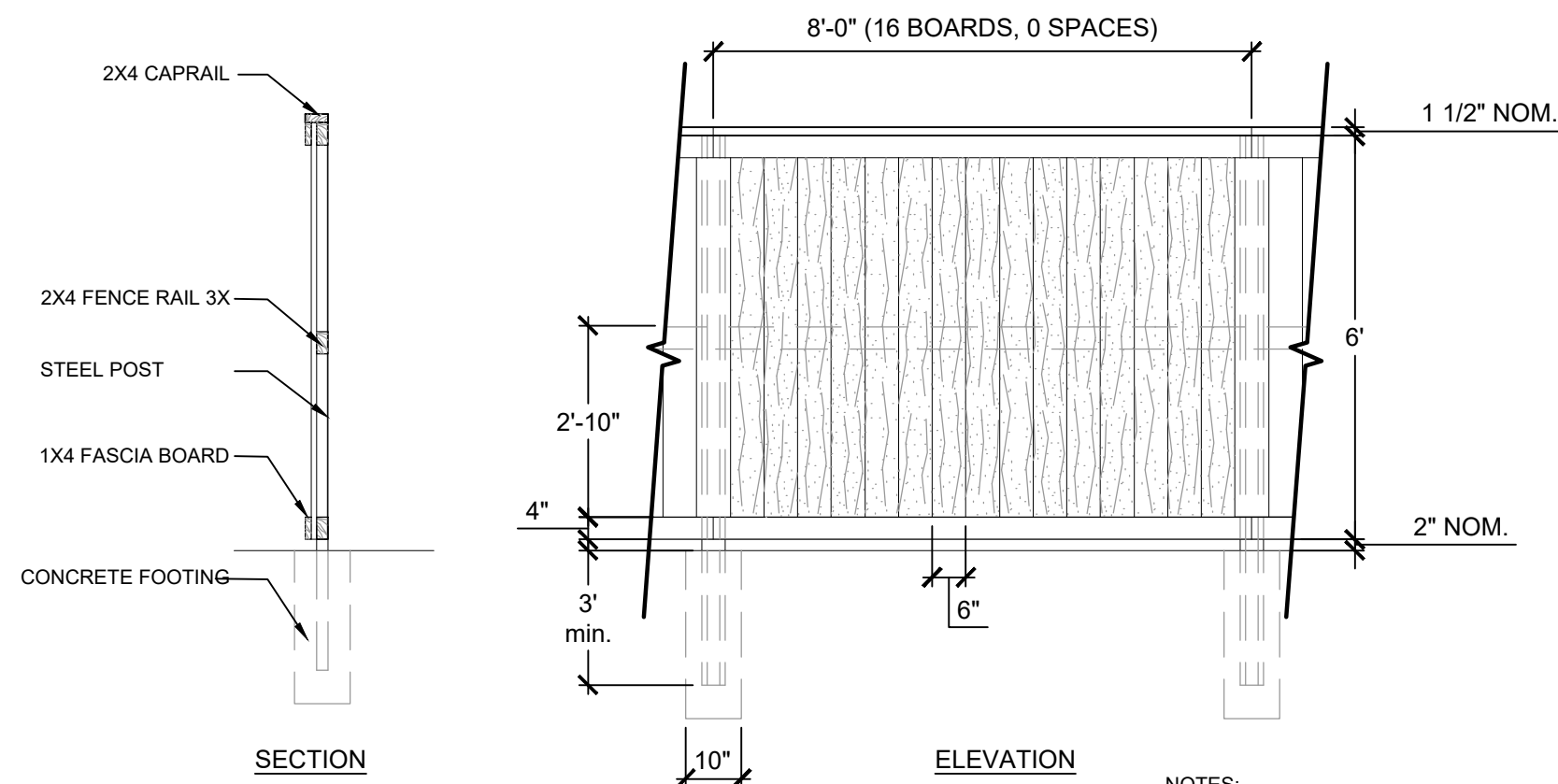
NOT TO SCALE



3 LEUDER STONE BENCH

L3-01 SECTION

NOT TO SCALE

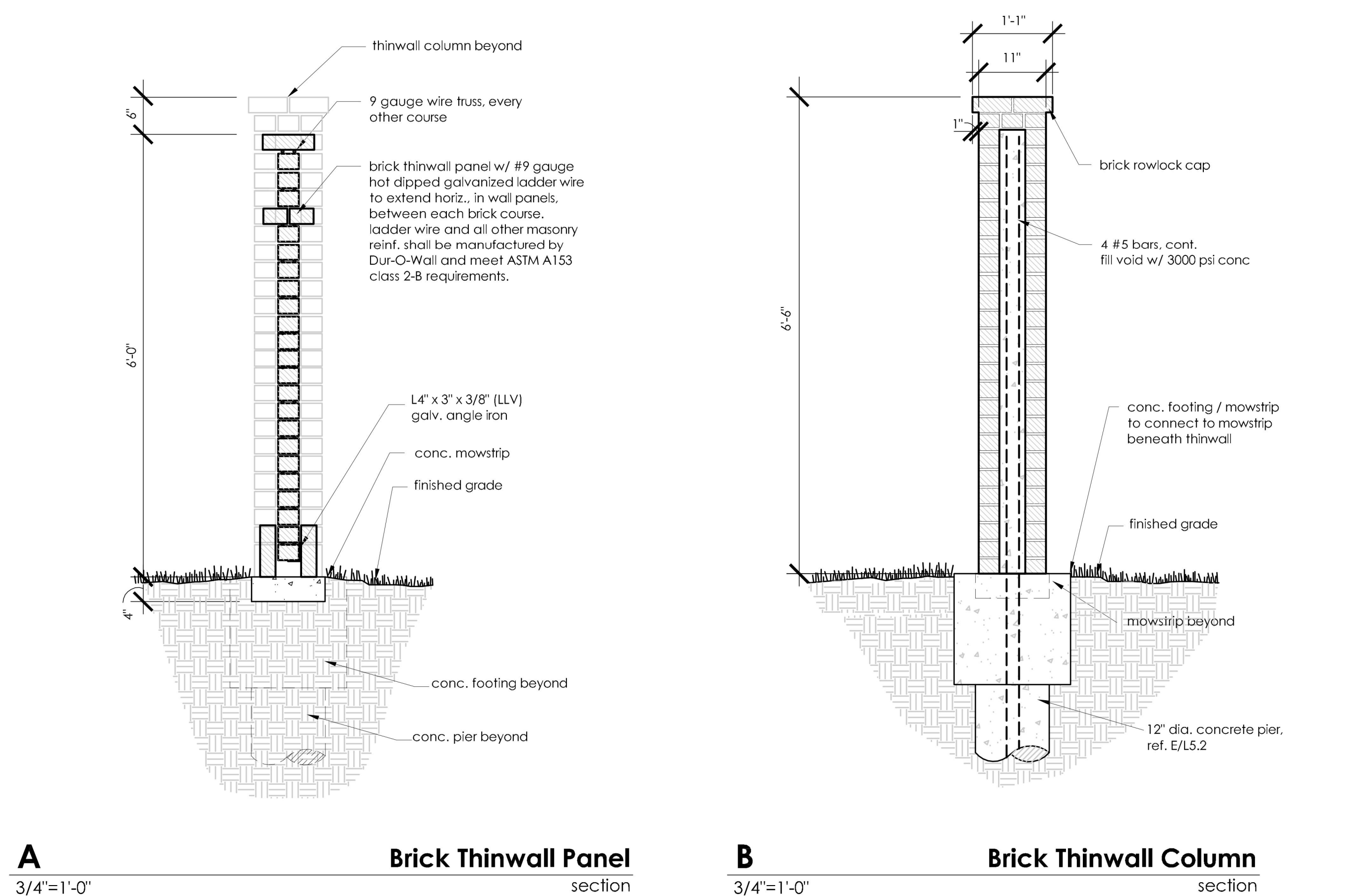


4 WOOD SCREEN FENCE

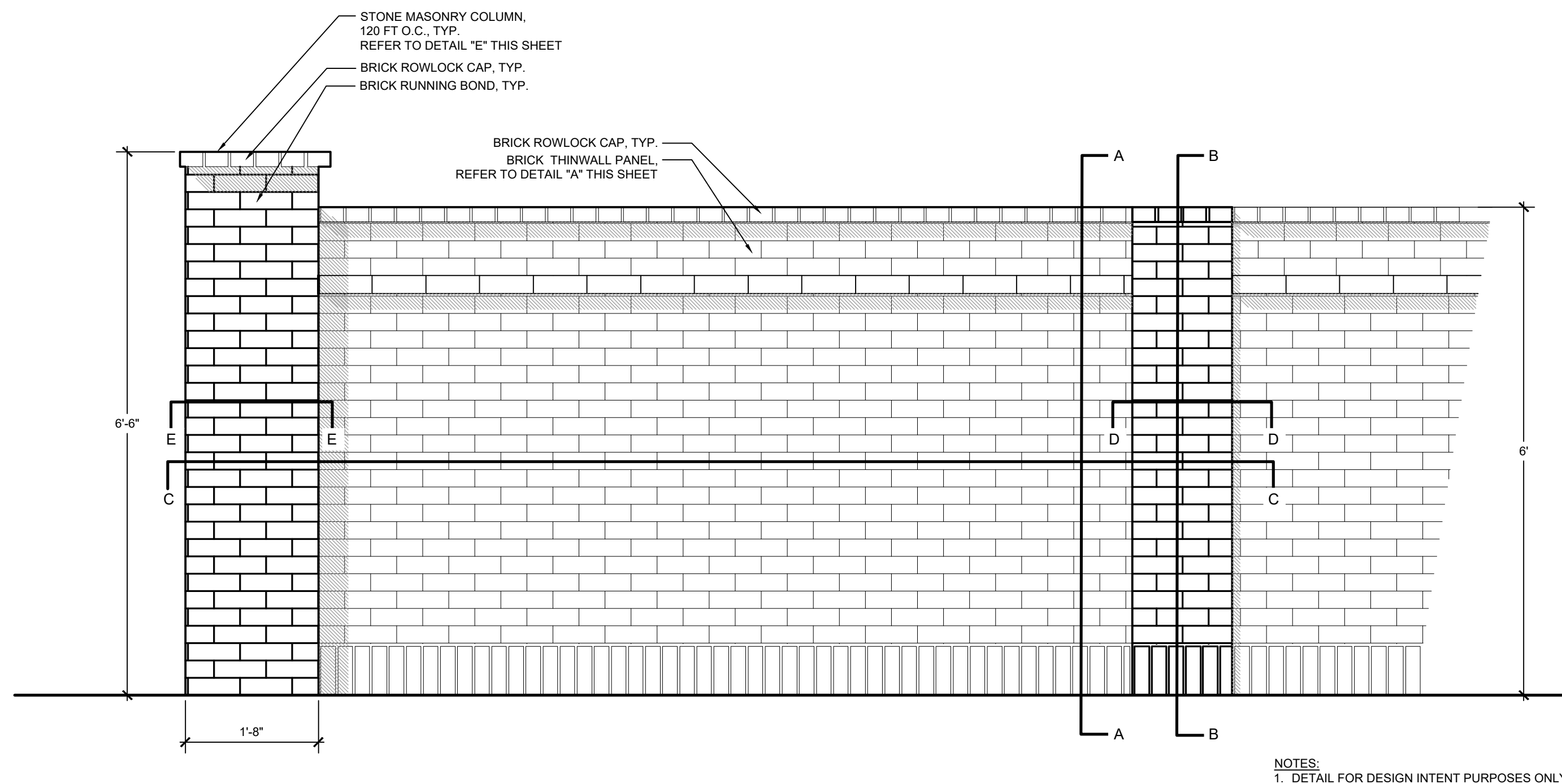
L3-01 SECTION, ELEVATION

NOT TO SCALE

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
2	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
3	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
4	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
5	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
6	RECORD PLAT SUBMITTAL	08.12.19

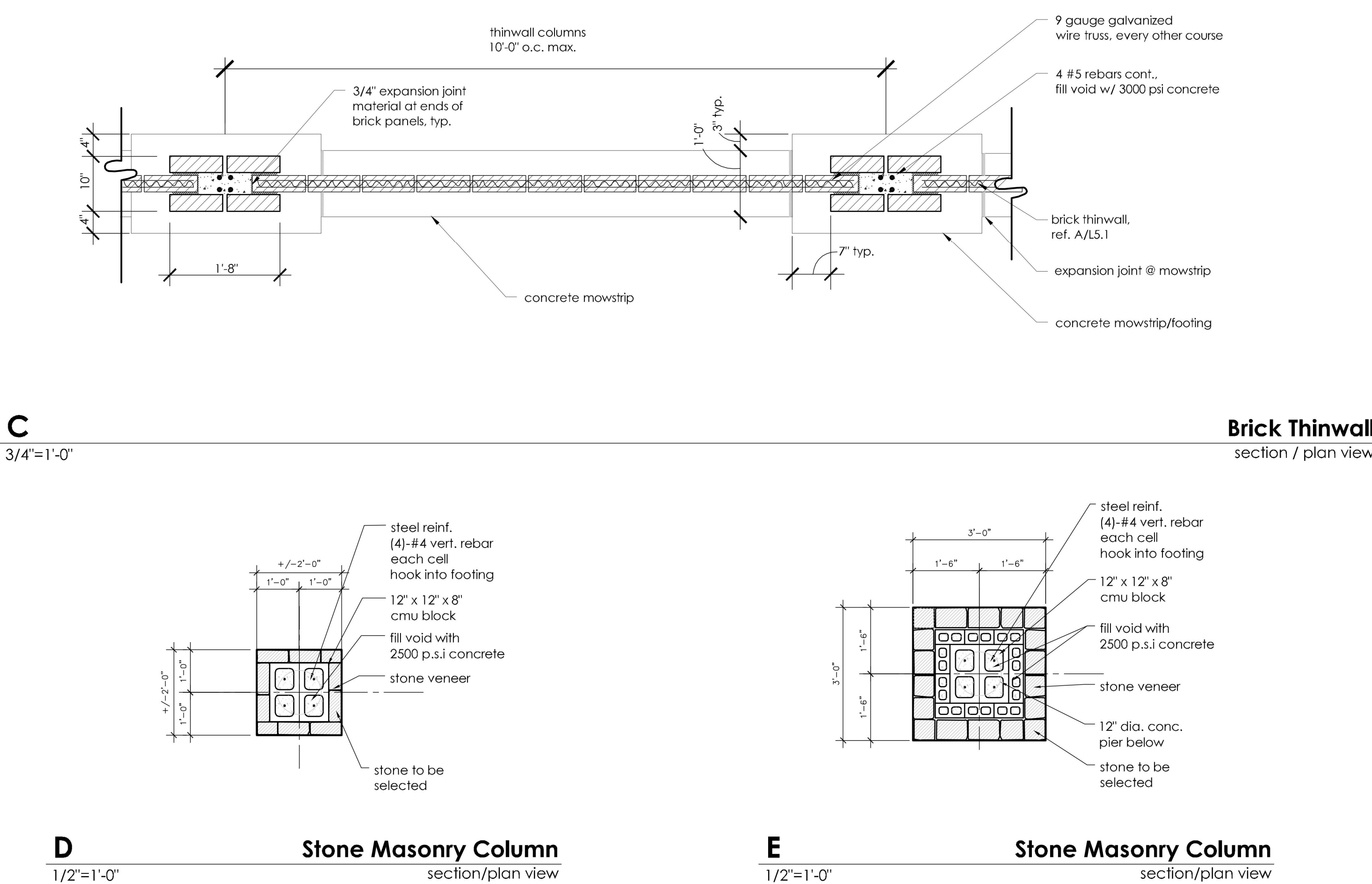


1 **BRICK THINWALL**
L3-02 SECTION, PLAN



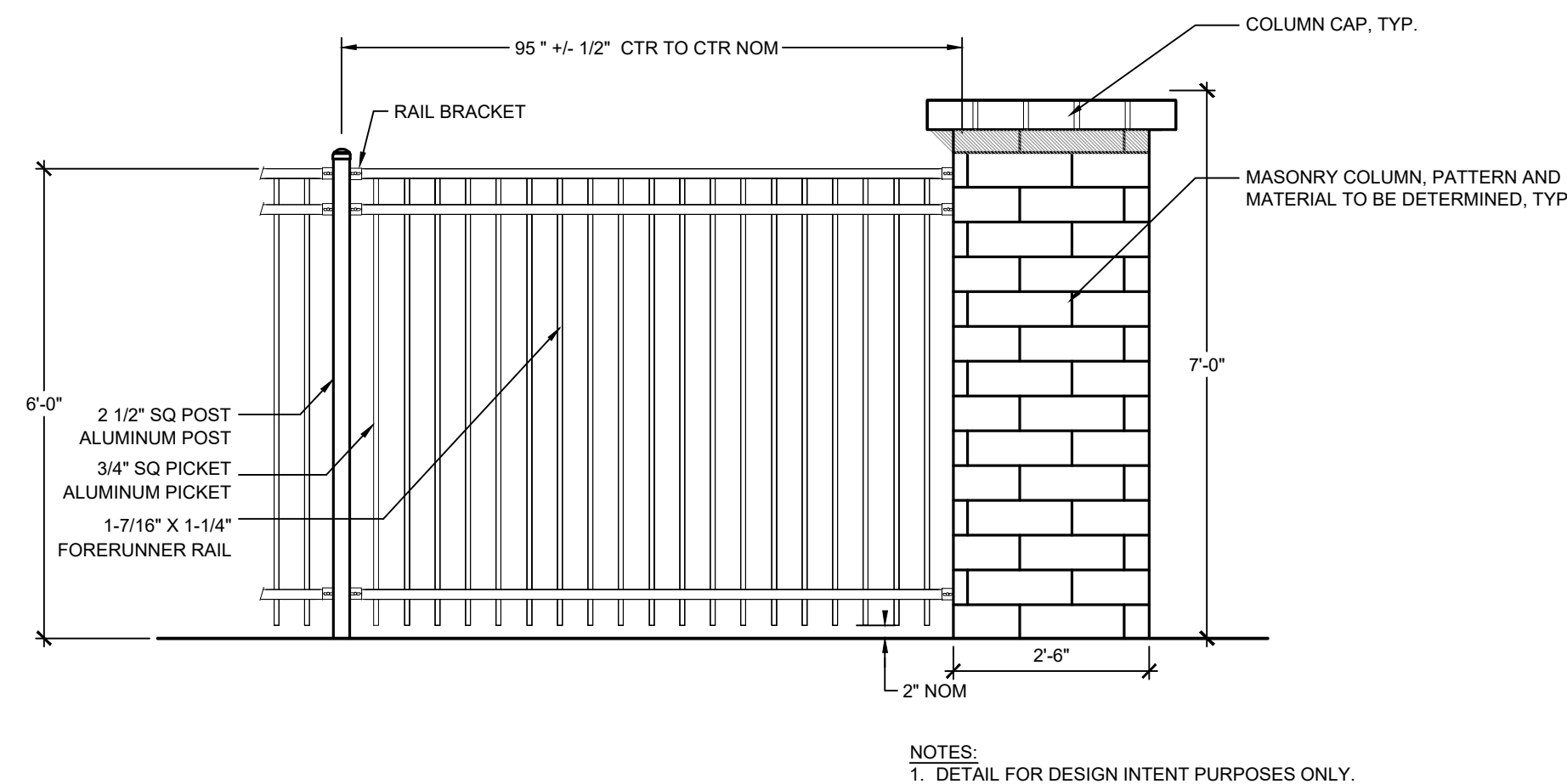
2 **BRICK THINWALL ELEVATION**
L3-02 ELEVATION

NOT TO SCALE



NOTES:
1. DRAWINGS TO SHOW DESIGN INTENT ONLY.
2. FINAL CONSTRUCTION DRAWINGS TO BE STAMPED BY STRUCTURAL ENGINEER.

NOT TO SCALE



3 **DECORATIVE FENCE**
L3-02 ELEVATION

NTS

OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC
4851 LBJ FREEWAY
SUITE 205
DALLAS, TEXAS 75244

CIVIL ENGINEER

JBI PARTNERS
2121 MIDWAY ROAD, #300
CARROLLTON, TX 75006
972.248.7676

TREE PROTECTION NOTES:

THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF THE SPECIMEN TREE.
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
- DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO THE SPECIMEN TREE.
- WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
- UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- ANY TREES REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HULDED OFF-SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
- THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT SPECIMEN TREES.
- TREE #3301 MUST BE REMOVED WITH A CHAINSAW, SO AS TO CAUSE MINIMAL ROOT DISTURBANCE TO THE SPECIMEN CEDAR ELM TO BE PRESERVED.

- UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- ANY TREES REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HULDED OFF-SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
- THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT SPECIMEN TREES.
- TREE #3301 MUST BE REMOVED WITH A CHAINSAW, SO AS TO CAUSE MINIMAL ROOT DISTURBANCE TO THE SPECIMEN CEDAR ELM TO BE PRESERVED.

- UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- ANY TREES REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HULDED OFF-SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
- THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT SPECIMEN TREES.
- TREE #3301 MUST BE REMOVED WITH A CHAINSAW, SO AS TO CAUSE MINIMAL ROOT DISTURBANCE TO THE SPECIMEN CEDAR ELM TO BE PRESERVED.

GENERAL NOTES:

- SPECIMEN TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY LANDESIGN.
- SHEETS L1-02 - L1-04 PRODUCED BY LANDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY, BASED ON THE SPECIMEN TREE SURVEY INFORMATION.
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
- ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
- REFER TO SHEET L1-04 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION INFORMATION.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

**NOT FOR
CONSTRUCTION**

**MAGNOLIA
COURT**

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#
8517032

REVISION / ISSUANCE

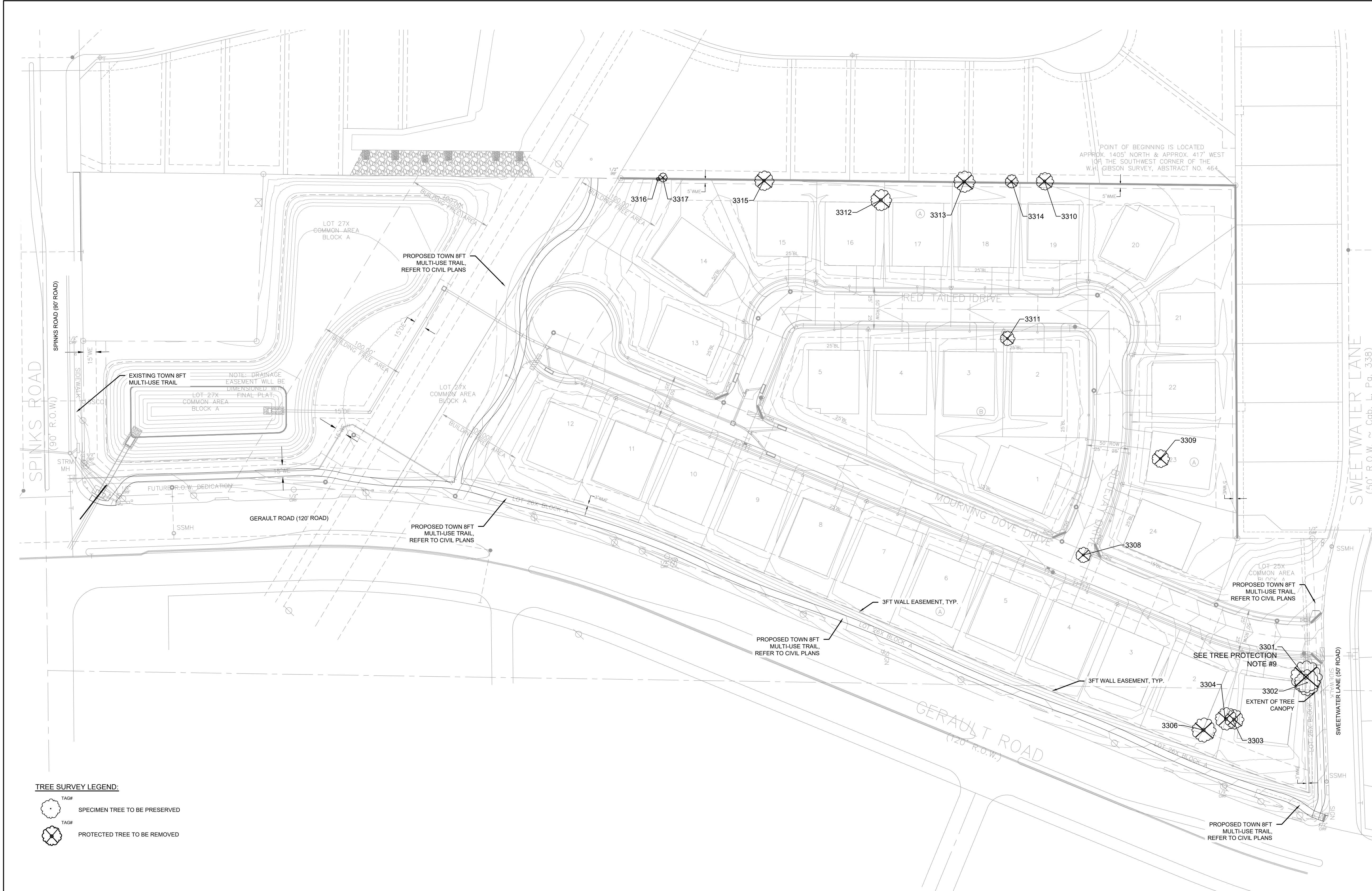
NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

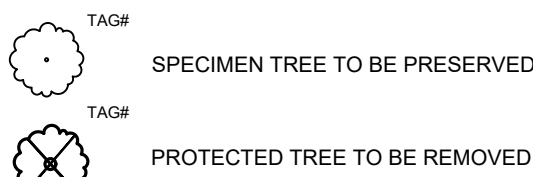
SCALE
VERT: N/A
HORIZ: 1"=60'
SHEET TITLE
TREE SURVEY

SHEET NUMBER

L2-01



TREE SURVEY LEGEND:



TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	AVERAGE CANOPY SPREAD	LOCATION	STATUS	REMARKS
3301	13"	CHITTAMWOOD	Burmelia landguinosa	FAIR	36'-7"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3302	20"	CEDAR ELM	Ulmus crassifolia	FAIR	30'-9"	BUILDABLE AREA	PRESERVED	SPECIMEN
3303	11"	CEDAR ELM	Ulmus crassifolia	GOOD	22'-5"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3304	11"	CEDAR ELM	Ulmus crassifolia	GOOD	25'-7"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3306	11"	CEDAR ELM	Ulmus crassifolia	GOOD	27'-5"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3308	10"	BLACK WALNUT	Juglans nigra	POOR	17'-4"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3309	10"	CEDAR ELM	Ulmus crassifolia	GOOD	21'-0"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3310	8"	CHITTAMWOOD	Burmelia landguinosa	GOOD	20'-0"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3311	7"	CHITTAMWOOD	Burmelia landguinosa	GOOD	16'-1"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3312	8"	CHITTAMWOOD	Burmelia landguinosa	GOOD	24'-5"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3313	7"	CHITTAMWOOD	Burmelia landguinosa	GOOD	23'-11"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3314	6"	CHITTAMWOOD	Burmelia landguinosa	GOOD	14'-11"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3315	8"	CHITTAMWOOD	Burmelia landguinosa	GOOD	22'-7"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3316	6"	CHITTAMWOOD	Burmelia landguinosa	GOOD	4'-1"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3317	6"	CHITTAMWOOD	Burmelia landguinosa	GOOD	9'-9"	BUILDABLE AREA	TO BE REMOVED	PROTECTED

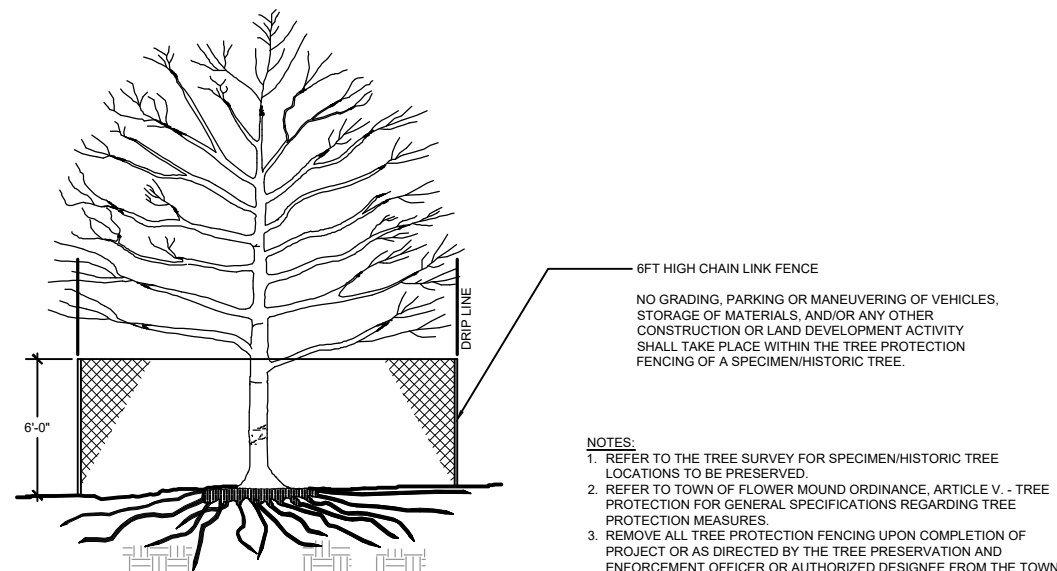
TREE SURVEY MITIGATION TABULATIONS:

TOTAL NUMBER OF SPECIMEN TREES:
TOTAL SPECIMEN TREES ON-SITE IN "GOOD" CONDITION:
TOTAL SPECIMEN TREES TO BE REMOVED IN "GOOD" CONDITION:
TOTAL SPECIMEN TREES ON SITE:
TOTAL SPECIMEN TREES TO BE REMOVED:
TOTAL EXISTING PROTECTED TREES:
TOTAL PROTECTED TREES REMOVED:
LESS SPECIMEN TREE PRESERVATION CREDITS:
LESS PROTECTED TREE PRESERVATION CREDITS:
TOTAL PROTECTED TREE REPLACEMENTS REQUIRED:

PROTECTED TREE MITIGATION
TOTAL PROTECTED TREE REPLACEMENT:
CASH-IN-LIEU FEE:
CASH-IN-LIEU TOTAL (IF NO TREES MITIGATED):
CASH-IN-LIEU TOTAL TO BE PAID:

SPECIMEN TREE PRESERVATION CREDIT
(SPECIMEN TREES PRESERVED IN BUILDABLE AREA ONLY)
19"-24" CALIPER TREES PRESERVED:
(TAG#s 3302)

SPECIMEN TREE MITIGATION
TOTAL PROTECTED SPECIMEN TREES TO BE REMOVED: 0.0" CAL. INCHES
0.0" CAL. INCHES X 2 = 0.0" CAL. INCHES MITIGATION REQUIRED (2.5" - 3" CAL. TREES)
*(0) 3" CALIPER TREES ARE INDICATED ON THE LANDSCAPE PLAN FOR MITIGATION OF THE SPECIMEN TREE. TREES ARE IDENTIFIED WITH AN "M"



TREE PROTECTION - SPECIMEN TREE

SECTION NTS

OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC
4851 LBJ FREEWAY
SUITE 205
DALLAS, TEXAS 75244

CIVIL ENGINEER

JBI PARTNERS
2121 MIDWAY ROAD, #300
CARROLLTON, TX 75006
972.248.7676

KEY MAP

SEAL

**PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.**

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

**NOT FOR
CONSTRUCTION**

PROJECT

**MAGNOLIA
COURT**

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDESIGN PROJ.# 8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	DEVELOPMENT PLAN 1ST SUBMITTAL	01.28.19
	DEVELOPMENT PLAN 2ND SUBMITTAL	02.25.19
	DEVELOPMENT PLAN 3RD SUBMITTAL	03.20.19
	DEVELOPMENT PLAN 4TH SUBMITTAL	04.11.19
	DEVELOPMENT PLAN 5TH SUBMITTAL	07.16.19
	RECORD PLAT SUBMITTAL	08.12.19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: 1"=60'

SHEET TITLE

TREE SURVEY

SHEET NUMBER

L2-02

TREE PROTECTION NOTES:

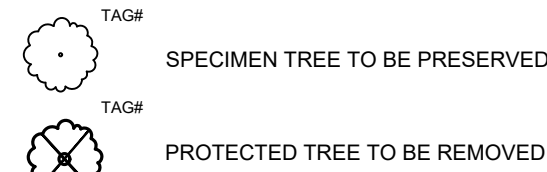
THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF THE SPECIMEN TREE.
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
- DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO THE SPECIMEN TREE.
- WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
- UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- ANY TREES REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAILED OFF-SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
- THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT SPECIMEN TREES.

GENERAL NOTES:

- SPECIMEN TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY LANDESIGN.
- SHEETS L1-02 - L1-04 PRODUCED BY LANDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY, BASED ON THE SPECIMEN TREE SURVEY INFORMATION.
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
- ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
- REFER TO SHEET L1-04 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION INFORMATION.

TREE SURVEY LEGEND:



TREE SURVEY								
TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	AVERAGE CANOPY SPREAD	LOCATION	STATUS	REMARKS
3301	13"	CHITTAMWOOD	Burmelia landguinosa	FAIR	36'-7"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3302	20"	CEDAR ELM	Ulmus crassifolia	FAIR	30'-9"	BUILDABLE AREA	PRESERVED	SPECIMEN
3303	11"	CEDAR ELM	Ulmus crassifolia	GOOD	22'-5"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3304	11"	CEDAR ELM	Ulmus crassifolia	GOOD	25'-7"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3306	11"	CEDAR ELM	Ulmus crassifolia	GOOD	27'-5"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3308	10"	BLACK WALNUT	Juglans nigra	POOR	17'-4"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3309	10"	CEDAR ELM	Ulmus crassifolia	GOOD	21'-0"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3310	8"	CHITTAMWOOD	Burmelia landguinosa	GOOD	20'-0"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3311	7"	CHITTAMWOOD	Burmelia landguinosa	GOOD	16'-1"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3312	8"	CHITTAMWOOD	Burmelia landguinosa	GOOD	24'-5"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3313	7"	CHITTAMWOOD	Burmelia landguinosa	GOOD	23'-11"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3314	6"	CHITTAMWOOD	Burmelia landguinosa	GOOD	14'-11"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3315	8"	CHITTAMWOOD	Burmelia landguinosa	GOOD	22'-7"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3316	6"	CHITTAMWOOD	Burmelia landguinosa	GOOD	4'-1"	BUILDABLE AREA	TO BE REMOVED	PROTECTED
3317	6"	CHITTAMWOOD	Burmelia landguinosa	GOOD	9'-9"	BUILDABLE AREA	TO BE REMOVED	PROTECTED

TREE SURVEY MITIGATION TABULATIONS:

TOTAL NUMBER OF SPECIMEN TREES:
TOTAL SPECIMEN TREES ON-SITE IN "GOOD" CONDITION:
TOTAL SPECIMEN TREES TO BE REMOVED IN "GOOD" CONDITION:

1 TREE
0 TREES
0 TREES

TOTAL SPECIMEN TREES ON SITE:
TOTAL SPECIMEN TREES TO BE REMOVED:

20" CAL. INCHES (1 TREE)
0.0" CAL. INCHES (0 TREES)

TOTAL EXISTING PROTECTED TREES:
TOTAL PROTECTED TREES REMOVED:
LESS SPECIMEN TREE PRESERVATION CREDITS:
LESS PROTECTED TREE PRESERVATION CREDITS:
TOTAL PROTECTED TREE REPLACEMENTS REQUIRED:

14 TREES
14
4 TREES
0 TREES (REFER TO SHEET RZ1.0)
10 TREES

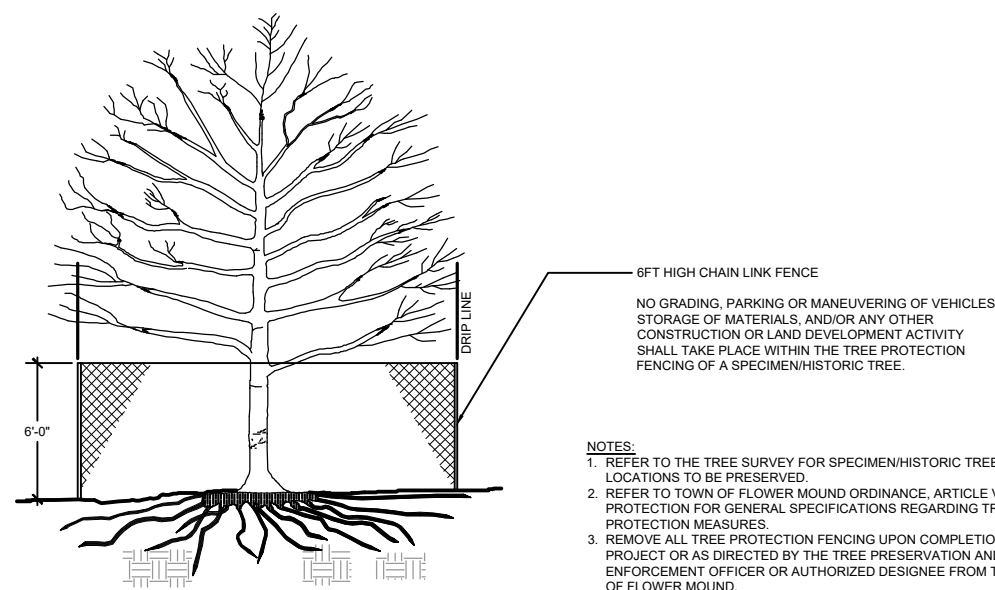
PROTECTED TREE MITIGATION
TOTAL PROTECTED TREE REPLACEMENT:
CASH-IN-LIEU FEE:
CASH-IN-LIEU TOTAL (IF NO TREES MITIGATED):
CASH-IN-LIEU TOTAL TO BE PAID:

10 TREES
\$375 / TREE
\$3,750
\$0

SPECIMEN TREE PRESERVATION CREDIT
(SPECIMEN TREES PRESERVED IN BUILDABLE AREA ONLY)
19"-24" CALIPER TREES PRESERVED:
(TAG#s 3302)

1 TREE x 4 CREDITS = 4 TREE CREDITS

SPECIMEN TREE MITIGATION
TOTAL PROTECTED SPECIMEN TREES TO BE REMOVED: 0.0" CAL. INCHES
0.0" CAL. INCHES X 2 = 0.0" CAL. INCHES MITIGATION REQUIRED (2.5" - 3" CAL. TREES)
"0" 3" CALIPER TREES ARE INDICATED ON THE LANDSCAPE PLAN FOR MITIGATION OF THE SPECIMEN TREE. TREES ARE IDENTIFIED WITH AN "M"



TREE PROTECTION - SPECIMEN TREE
SECTION

NTS



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: September 9, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP19-0017 – Valley Creek Church Parking Lot Expansion) to develop a parking lot addition with a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Dixon Lane and east of Long Prairie 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 is a deviation request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval for parking lot expansion for Valley Creek Church. The property is zoned Agricultural and is approximately 23.13 acres. As a part of the site plan expansion, the applicant is requesting a deviation to permit an increase in off-street parking that exceeds 20 percent of required parking for the Church use. See Section A for details.

A. Deviation to computing parking and loading requirements:

Section 82-73 of the Town's Code of Ordinances provides for alternative off-street parking requirements that reduce or exceed required parking by greater than 20 percent:

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

Parking study. A parking study required by this article shall be reviewed by the town along with any traffic engineering and planning data that are appropriate to the establishment of a parking requirement for the use proposed. A parking study, when required by this article, shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban

Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity and location. The analysis must include a shared parking analysis based on the mixture of uses and corresponding peak demand. Specifically, the parking required for restaurants should be included in the study and be determined by the number, location, and type of restaurants proposed. The study shall document the source of data used to develop recommendations.

On April 9, 2001, the Planning and Zoning Commission approved a site plan for an approximately 34,754-square-foot Church building. Since then various development applications have been considered and approved for the subject property that included Church building expansion, parking expansions, and landscape and elevation amendments. The required parking for the Church is calculated at the ratio of one space per three seats in the auditorium. Per the town's code, where parking ratios are specified in terms of the number of seats, this shall be interpreted to mean maximum seating capacity as determined using the standards of the uniform building code or maximum. The maximum seating capacity of the main sanctuary is 2,143. Based on this number, the required parking is 714 spaces. With the allowable 20 percent deviation, the maximum number of parking spaces permitted on the site would be 856 spaces.

On December 10, 2012, the Town Council approved a site plan to expand Valley Creek Church with associated parking consisting of 694 spaces. Over the years, staff has administratively approved removal and addition of parking spaces which has been within the allowable limitations. The applicant is now proposing to add 240 net spaces with this site plan application for a total of 1067 cumulative spaces, which is 211 spaces over the allowable 20 percent (856 spaces) deviation. As required by the Town's parking standards, the applicant has provided a parking study to demonstrate the need for excess parking (see Attachment A(3)).

The landscape plan depicts existing and proposed landscape buffer and parking lot trees. For institutional uses such as churches and schools, parking lot trees are calculated at the ratio of one tree per 20 parking spaces. For any other non-residential uses, parking lot trees are calculated at the ratio of one tree per 10 spaces. In order to reduce the impact of the increased parking, the applicant is proposing increased landscaping as a means of mitigation. Since there is no specific standard for increased landscaping, staff suggested using one tree per 10 parking spaces for the number of parking spaces that is over the allowable 20 percent deviation. The applicant has provided 21 additional trees to satisfy the mitigation requirements for excess parking.

Required spaces	Existing spaces	w/Allowable deviation 20%	Proposed cumulative total	# of spaces over the allowable 20%
714	799	856	1067	1067-856 = 211

III. ATTACHMENTS

A. Background Information

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

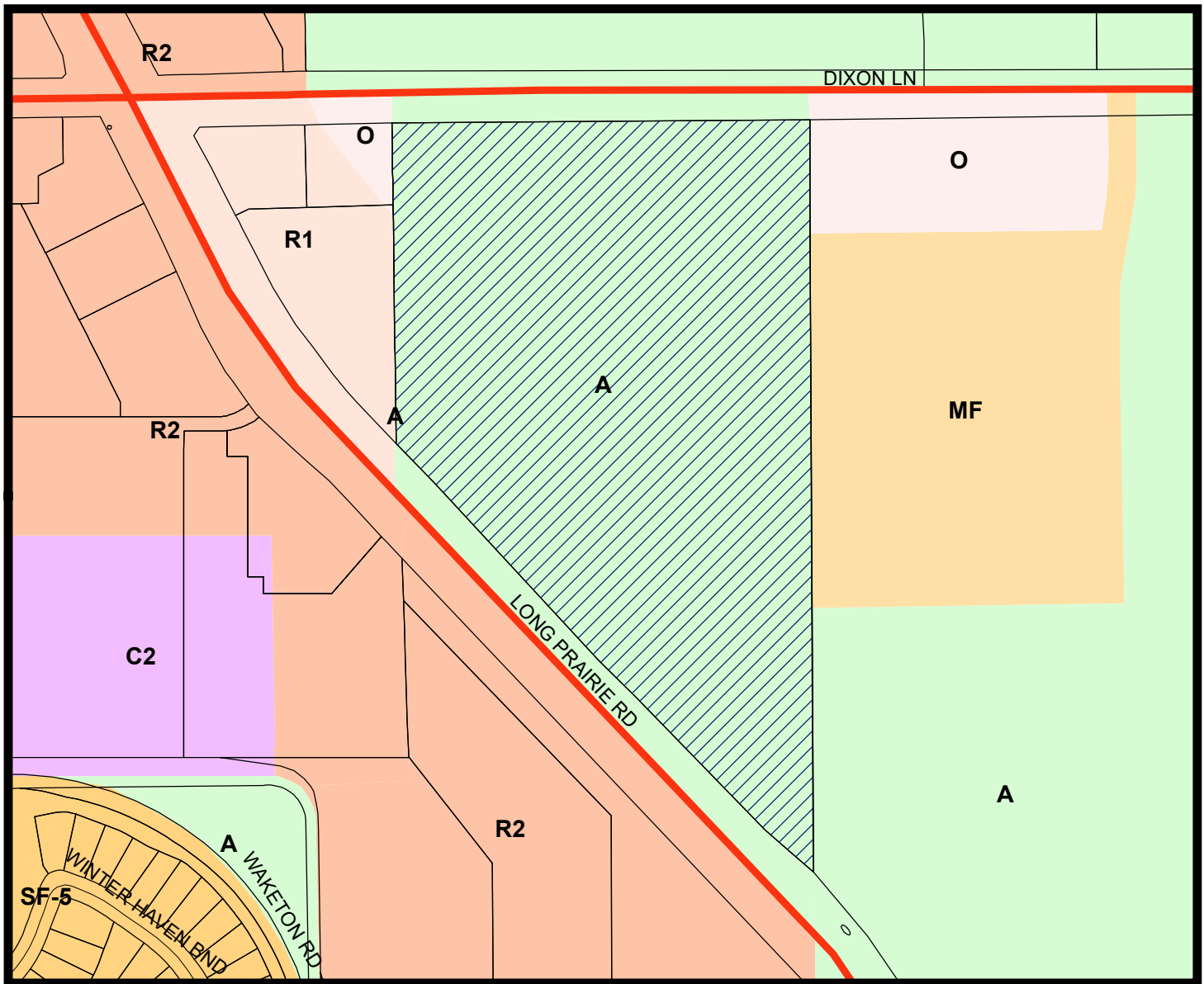
B. Application Details

1. Site Plan Package

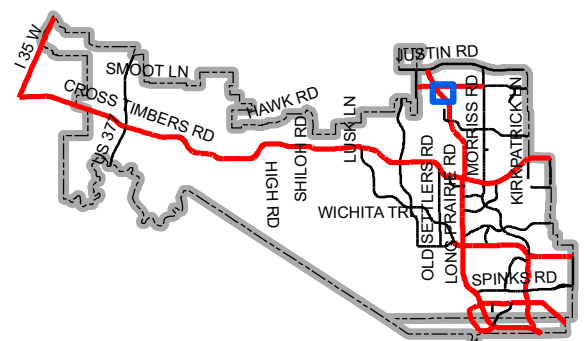
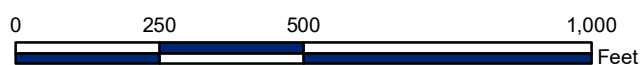
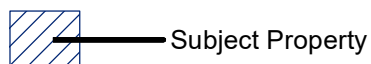
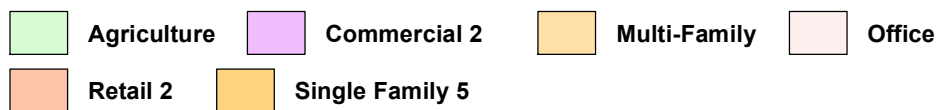


Vicinity Map

Reference Project: SP19-0017



LEGEND



Map Location



September 3, 2019

Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Valley Creek Church Parking Expansion –Site Plan Application
G&A|McAdams Job Number 16292
Town of Flower Mound Permit Number: SP19-0017

To Whom It May Concern:

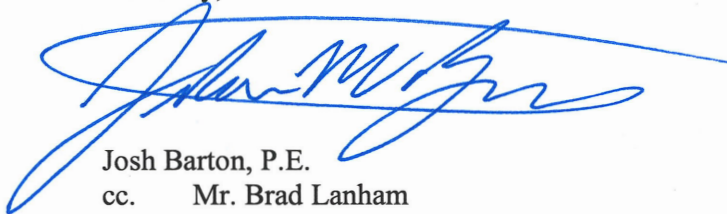
Please accept this letter, on behalf of Valley Creek Church, as an explanation of the proposed Site Plan Application. We are submitting, for review and approval, a Site Plan Application for a parking expansion to the existing church campus. The property is approximately 23.131 acres and is located on lot 1R of the Vista Ridge Church Addition. The existing campus has 799 parking spaces. The final configuration after this site plan will contain 1,067 parking spaces. The addition of 73 parking spaces has been previously approved by permit number ASP19-06035 on August 29, 2019. The remaining 240 spaces will be constructed under a separate permit. We are requesting exemption from the Town of Flower Mound Ordinance found in Sec. 82-74 stating 1 parking space per 3 seats in the main sanctuary. The required amount of parking spaces is 714 based on code however, with the new parking expansion we are 211 parking spaces over the required amount. Thus, we are requesting to allow for an exception for exceeding the allotted 20% deviation. Please refer to the parking study for more information.

The amendments to the site plan are as follows:

- 73 parking spaces along FM 2499 (previously approved with Permit ASP19-06035)
- 240 parking spaces along Dixon Road (constructed under separate permit)

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

Sincerely,



Josh Barton, P.E.
cc. Mr. Brad Lanham



Valley Creek Church

Parking Study

Summary:

Valley Creek Church is a 23.131 acre site located southeast of FM 2499 and Dixon Lane. The site is currently zoned as Agriculture.

Base Code Parking Requirements:

The Town of Flower Mound requires 1 space per ever 3 seats in the main sanctuary. Per the table below (table 1), the existing building has sanctuary seating for 2,143 people, therefore the required amount of parking spaces is 714. There are two Sunday services held every Sunday, one at 9:30 am and one at 11:10 am. The second table (table 2) below is actual data gathered by the church over a six-week period. As you can see, there is an average of 3,842 attendees plus an average of 499 volunteers for both services. That is an average of 4,342 individuals onsite for both services. On average, the attendees to vehicle ratio is 1.5 to 2.0 on a typical weekend. There are currently 799 parking spaces on the site. We are planning on constructing 73 new parking spaces with the permit number ASP19-0066 previously approved on December 18,2018 (see included letter for more information), as well as construction 240 new parking spaces to be constructed under separate permit. The new total amount of parking spaces will be 1,067 and 28 of those spaces are to be designated as accessible parking spaces.

The table below represents a breakdown of the parking requirements based on Town code for Valley Creek Church:

Table 1			
Church Services	Parking Requirements	Total Seats/SF	# of Spaces
Main Sanctuary	1:3 Seats in Main Sanctuary	2,143 Seats	714

The table below shows the total count for Sunday worship services held within Valley Creek Church for a six-week period:

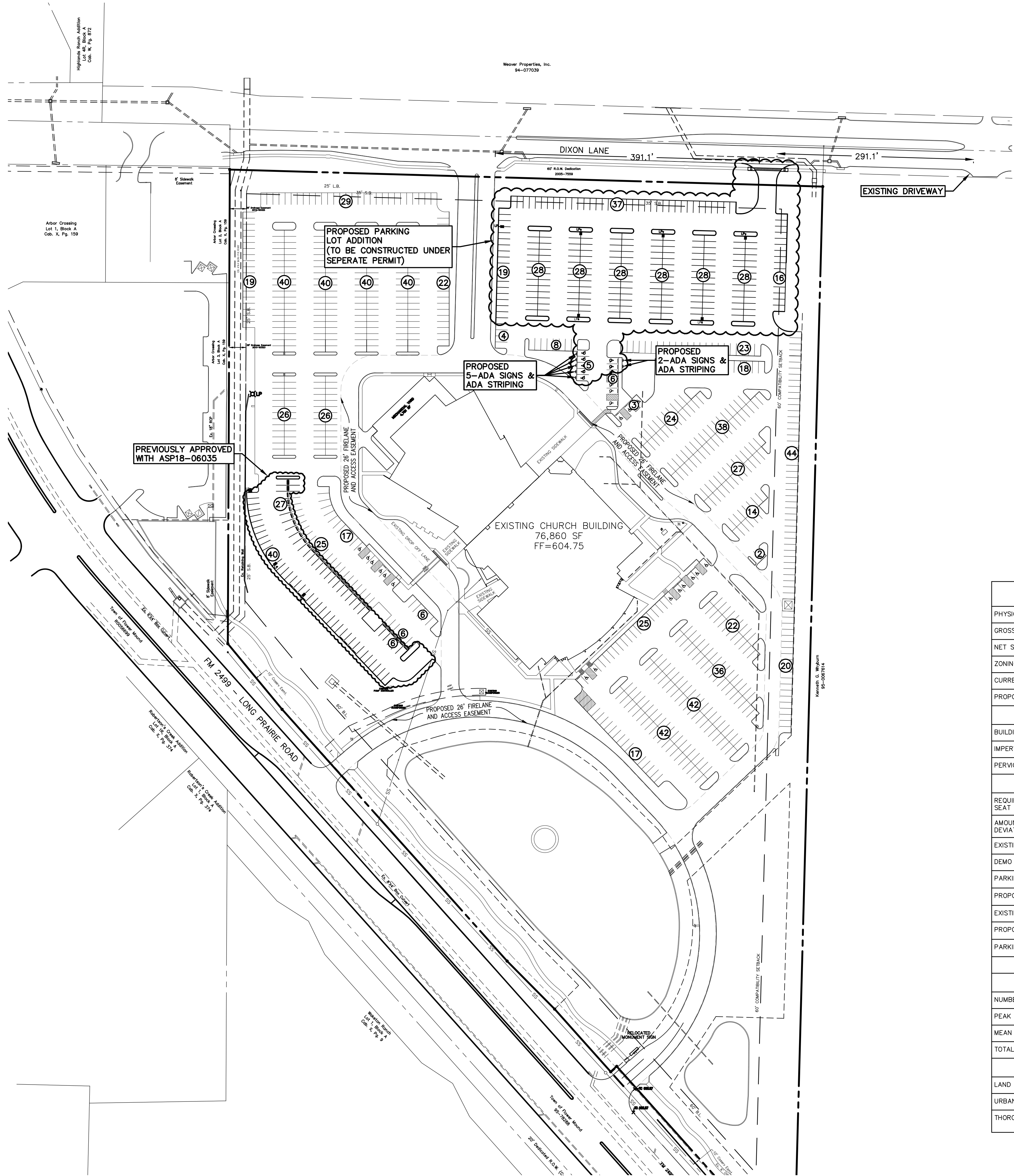
Table 2		
Worship Services	Service Team	Total
3854	489	4343
4042	501	4543
4401	525	4926
3784	481	4265
3606	506	4112
3369	493	3862



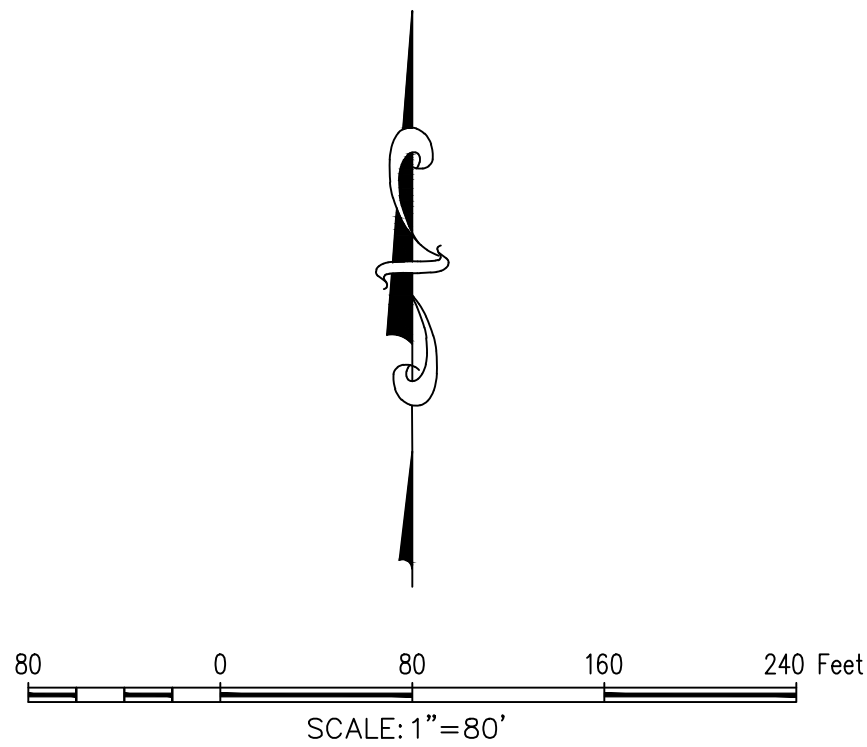
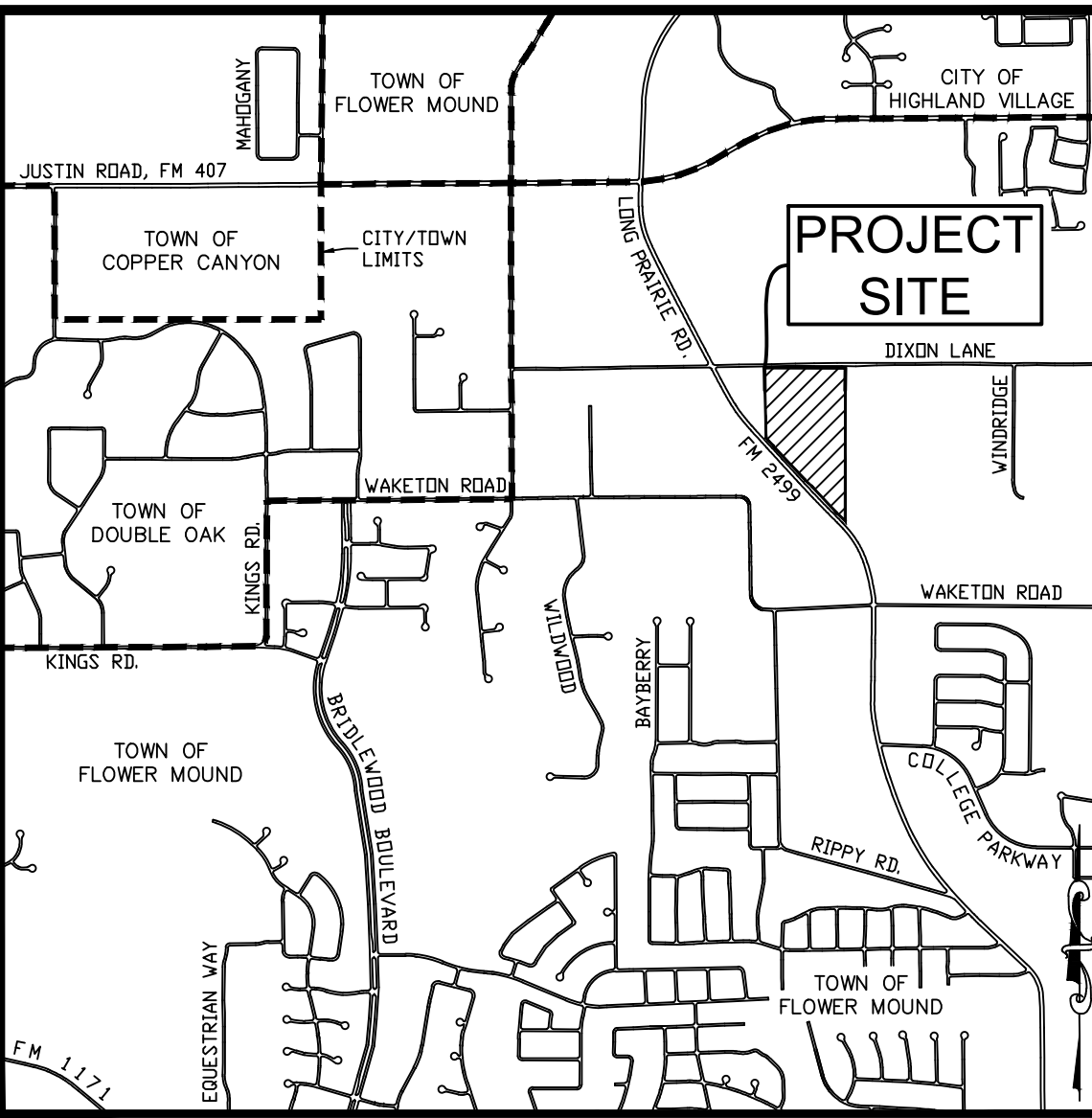
Conclusion:

As illustrated in the two tables and explained above, Valley Creek Church provides several different services for the community each week. The average attendance for a six-week period on a Sunday morning across two services (shown in table 2 above) would be 4,341. Each service is around the same size with approximately 2,170 attendees for each service. There is also an overlap in parking between the two services with people simply staying to visit with others. The peak number of vehicles present during the second Sunday service ranges from 1,247 to 1,663 far exceeding the existing 799 parking spaces. The church is requesting to add these two parking areas to meet their parking needs during normal and peak use. Thus, we are requesting to allow for an exception for exceeding the allotted 20% deviation from the required amount of spaces.

File: 2_101014\2019\Drawings\TP & Civil Plans\SITE SHEETS PHASE 2\16292 ASP
Printed: 8/7/2019 10:38 AM by hanna hanna - Sites: 8/7/2019 10:38 AM by hanna



LEGEND			
ABBREVIATIONS:			
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	OE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grade		
LINES & SYMBOLS:			
Existing:		Proposed:	
---	Contours	---	Contours
---	Asphalt Pavement	---	Asphalt Pavement
---	Wood Fence	---	Wood Fence
---	Chain Link Fence	---	Chain Link Fence
---	Wire Fence	---	Wire Fence
---	Masonry Wall	---	Masonry Wall
---	Centerline of Creek, Swale, or Waterway	---	Centerline of Creek, Swale, or Waterway
---	Waterline	---	Waterline
---	Sanitary Sewer	---	Sanitary Sewer
---	Storm Sewer	---	Storm Sewer
---	Overhead Power	---	Overhead Power
---	Buried Power	---	Buried Power
---	Gas Line	---	Gas Line
---	Fire Hydrant	---	Fire Hydrant
---	Water Valve	---	Water Valve
---	Water Meter	---	Water Meter
---	Sanitary Sewer Manhole	---	Sanitary Sewer Manhole
---	Guy Wire	---	Guy Wire
---	Light Pole	---	Light Pole
---	Power Pole	---	Power Pole
---	Tree	---	Tree
---	Benchmark	---	Benchmark



CHISELED SQUARE IN CONCRETE PAVEMENT LOCATED NEAR EXISTING FIRE HYDRANT AT THE MAIN CIRCULAR DRIVEWAY/ DROPOFF AREA NORTHWEST OF EXISTING MAIN CHURCH BUILDING. ELEV. 602.73

SITE DATA TABLE	
PHYSICAL ADDRESS	5800 LONG PRAIRIE ROAD
GROSS SITE AREA	23.131 ACRES; 1,007,586 SF
NET SITE AREA	23.131 ACRES; 1,007,586 SF
ZONING	AGRICULTURAL
CURRENT USE	CHURCH
PROPOSED USED	CHURCH
LOT COVERAGE DATA	
BUILDING COVERAGE	1.76 ACRES; 76,665 SF
IMPERVIOUS AREA	11.41 ACRES; 497,324 SF
PERVIOUS AREA	9.96 ACRES; 433,901 SF
PARKING SUMMARY	
REQUIRED CHURCH - 1 SPACE PER 3 SEATS IN 2,143 SEAT SANCTUARY	714 SPACES
AMOUNT OF PARKING SPACES WITH THE ALLOWABLE 20% DEVIATION	856 SPACES
EXISTING PARKING	799 SPACES
DEMO AND REMOVE PARKING SPACES	45 SPACES
PARKING WITH PERMIT ASP-06035	73 SPACES
PROPOSED PARKING	240 SPACES
EXISTING HANDICAP PARKING	21 SPACES
PROPOSED HANDICAP PARKING	7 SPACES
PARKING SPACES OVER THE ALLOWABLE 20% DEVIATION	211 SPACES
TOTAL NET PARKING SPACES	1067 SPACES
BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	42'-0"
MEAN HEIGHT	32'-0"
TOTAL SQUARE FOOTAGE	76,860 SF
MASTER PLAN 2001 FEATURES	
LAND USE PLAN	OFFICE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL DIXON LANE - URBAN MINOR ARTERIAL

GENERAL NOTES

- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- TYPICAL PARKING SPACE DIMENSIONS ARE 9'X17.5' (FACE OF CURB).
- ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF FLOWER MOUND DESIGN CRITERIA, CONSTRUCTION STANDARDS, CONSTRUCTION DETAILS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS.
- EXISTING FIRE LANES MUST REMAIN OPEN AT ALL TIME.

VALLEY CREEK CHURCH PARKING LOT EXPANSION

Lot 1R, Block A

VISTA RIDGE CHURCH ADDITION

23.131 Acres

In the

E. MARCH SURVEY, ABSTRACT NO. 834

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A | MCADAMS, TBPE: 19762 JOSHUA M. BARTON, P.E. #129227 DATE 9/5/2019

Drawn By: HH
Date: 08/20/2019
Scale: 1"=80'
Revisions:

16292

C4

OWNER/DEVELOPER
VALLEY CREEK CHURCH
5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS
Ph. (972) 691-9327
Contact: MIKE MARTINI

The John R. McAdams Company, Inc.

(DBA: G&A | McAdams)

111 Hillside Drive

Levittown, PA 19047

762-436-9715

201 County View Drive

Roanoke, Texas 76282

940.240.1012

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: September 9, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Consider a request for a Site Plan (SP19-0018 – Lisanti Cell Tower) to develop a communication tower. The property is generally located south of Spinks Road and east of Long Prairie 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 120-foot-tall communication tower on a 1,600-square-foot internal parcel (land lease from property owner) within an approximate 12.08-acre lot. The proposed cell tower compound is located near the northwest corner of the subject property and will be enclosed by an eight-foot tall masonry enclosure with materials to match those on the main buildings.

The property is located within Planned Development District 135 (PD-135) which allows Campus Industrial (CI) District uses and is controlled by a conceptual site plan depicting two warehouse/distribution buildings with a total of 350,000 square feet of floor area. Both buildings have been constructed and are occupied along with associated parking and landscaping.

On April 1, 2019, the Town Council approved Ordinance No. 09-19 which amended PD-135 to allow development of the subject communication tower. The proposed site plan mirrors the conceptual plans and elevations that were approved by Town Council. The design is a standard metal monopole with space for three wireless carriers. Internal access to the site is being provided through private easements agreed upon between the land owner and the cell tower operator. The easements will be filed by privately by separate instrument. The site plan, landscape plan and elevations are in compliance with the approved conceptual plans provided for within Ordinance No. 09-19

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance No. 09-19

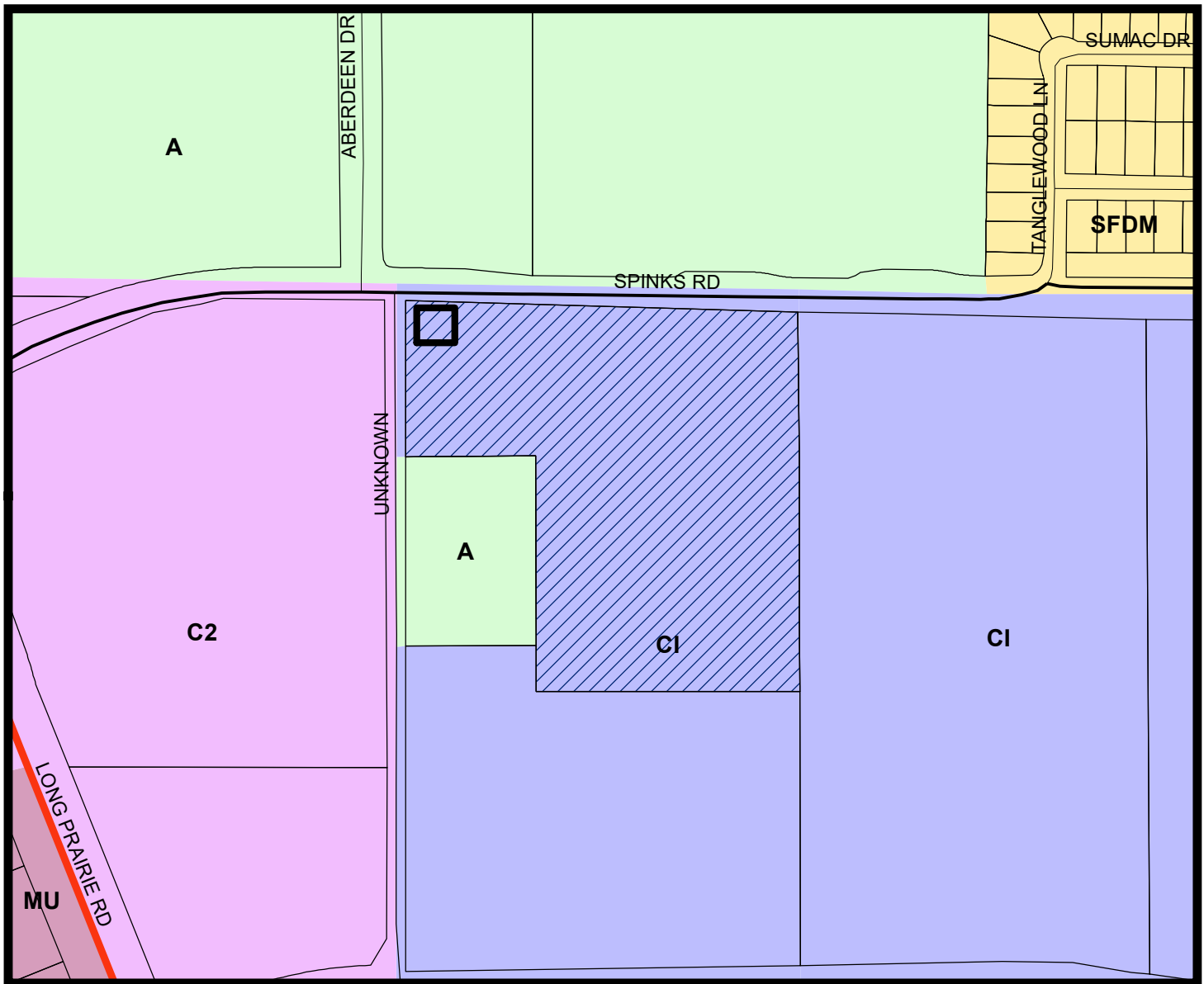
B. Application Details

1. Site Plan Package

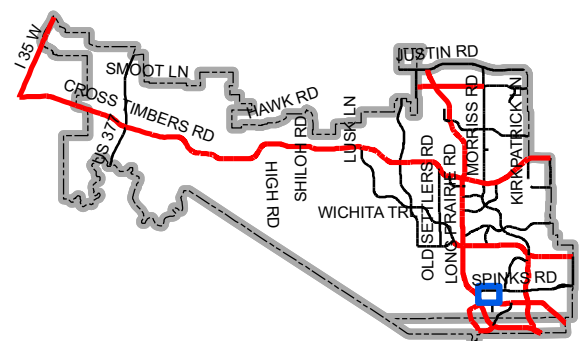
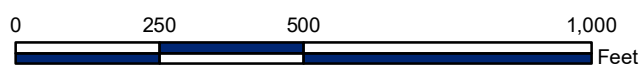
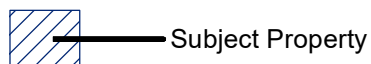
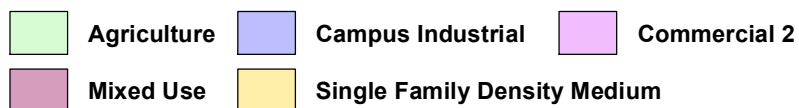


Vicinity Map

Reference Project: SP19-0018



LEGEND



Map Location



August 19, 2019

The Honorable Members of
The Flower Mound Planning and Zoning Commission
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Letter of Intent
Site Plan approval for development of a communication tower at 2191 Spinks Rd
ATC Site 204065

Dear Members of the Planning and Zoning Commission:

American Tower, represented by Crafton Communications, is pleased to submit this Application for site plan approval on the development of a 120 FT Monopole Communication Tower with a 40 FT by 40 FT screened and landscaped equipment compound at 2191 Spinks Rd. The proposed site is part of a 12.08 Acre Planned Development in PD 135. The parent parcel has a base zoning of CI, Campus Industrial, and is currently developed as a food distribution center. The primary tenant on the communication tower will be Verizon. Project #ZDP18-0012 to develop the tower was approved on 4/1/2019 for the development on this tower.

This un-manned site will serve the community by strengthening cell signal without placing any service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.
Thank you for your thoughtful consideration.

Kelsey Bousquet
Zoning Permitting Specialist
Crafton Communications, Inc.
1870 Crown Drive, Suite 1500
Dallas, TX 75234
469-312-0678

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 09-19**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 46-14, WHICH ESTABLISHED PLANNED DEVELOPMENT DISTRICT NO. 135 (PD-135) WITH CAMPUS INDUSTRIAL (CI) USES ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 24.05 ACRES OF LAND SITUATED IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692, BY AMENDING THE PERMITTED USES TO ALLOW DEVELOPMENT OF A COMMUNICATION TOWER; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 24.05 acres of land situated in the Joseph Knight Survey, Abstract Number 692 has filed an application for a Zoning Planned Development amendment to amend Ordinance No. 46-14 for Planned Development District No. 135 (PD-135); and

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on March 25, 2019, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 1, 2019, with respect to the Zoning Planned Development amendment described herein; and

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Zoning Planned Development amendment on the property; and

WHEREAS, the Town Council finds that the amendment as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety, and general welfare of the citizens of the Town of Flower Mound and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property as shown below:

Approximately 24.05 acres of land situated in the Joseph Knight Survey, Abstract Number 692

Exhibit "C" to Ordinance No. 46-14, entitled "Development Standards," is hereby amended to modify Section A entitled "Campus Industrial District (CI) uses," to add a subsection A.2. to allow a commercial communication tower, as more fully described below and as shown on the conceptual site plan, conceptual landscape plan and conceptual elevations attached as Exhibit "A" hereto and incorporated herein:

2. A commercial communication tower is specifically permitted subject to all applicable regulations in Section 98-977 of the ordinances of the Town of Flower Mound except that no additional landscaping is required to be provided around the perimeter of the tower compound wall as shown in Exhibit "A" to Ordinance Number 09-19 which amended PD-135 to allow for this commercial communication tower use.

SECTION 2

The use of the property described above shall be subject to all applicable regulations contained in this Ordinance including all attached Exhibits hereto, PD-135, the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5

Any person, firm or corporation who violates any provision of this Ordinance or of the concept plan as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 6

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 8

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 1ST DAY OF APRIL, 2019.

APPROVED:

Steve Dixon

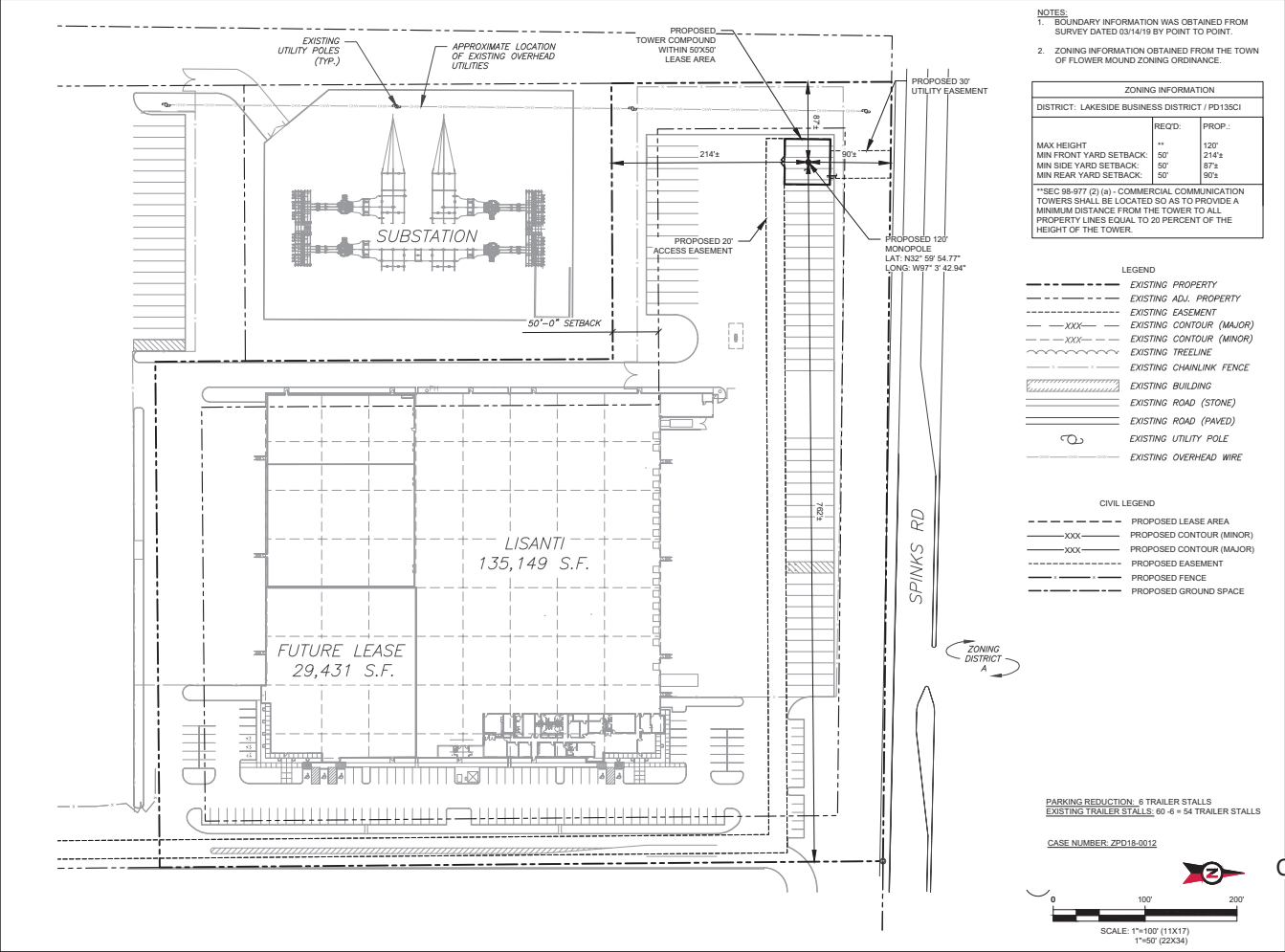
Steve Dixon, MAYOR

ATTEST:

Theresa Scott

Theresa Scott, TOWN SECRETARY

Exhibit "A"



AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PIRACY OR REUSE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	SRF	10/22/18
△	UPDATED OVERALL SKETCH	KL	01/24/19
△	REVISED LOCATION	NRP	03/14/19
△	REVISED PARKING	NRP	03/15/19

ATC SITE NUMBER:
204065

ATC SITE NAME:
LAKEVILLE VILLAGE

SITE ADDRESS:
2010 LAKEVILLE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY: SRF

APPROVED BY: KRF

DATE DRAWN: 10/22/18

ATC JOB NO: 12607385

Conceptual Site Plan

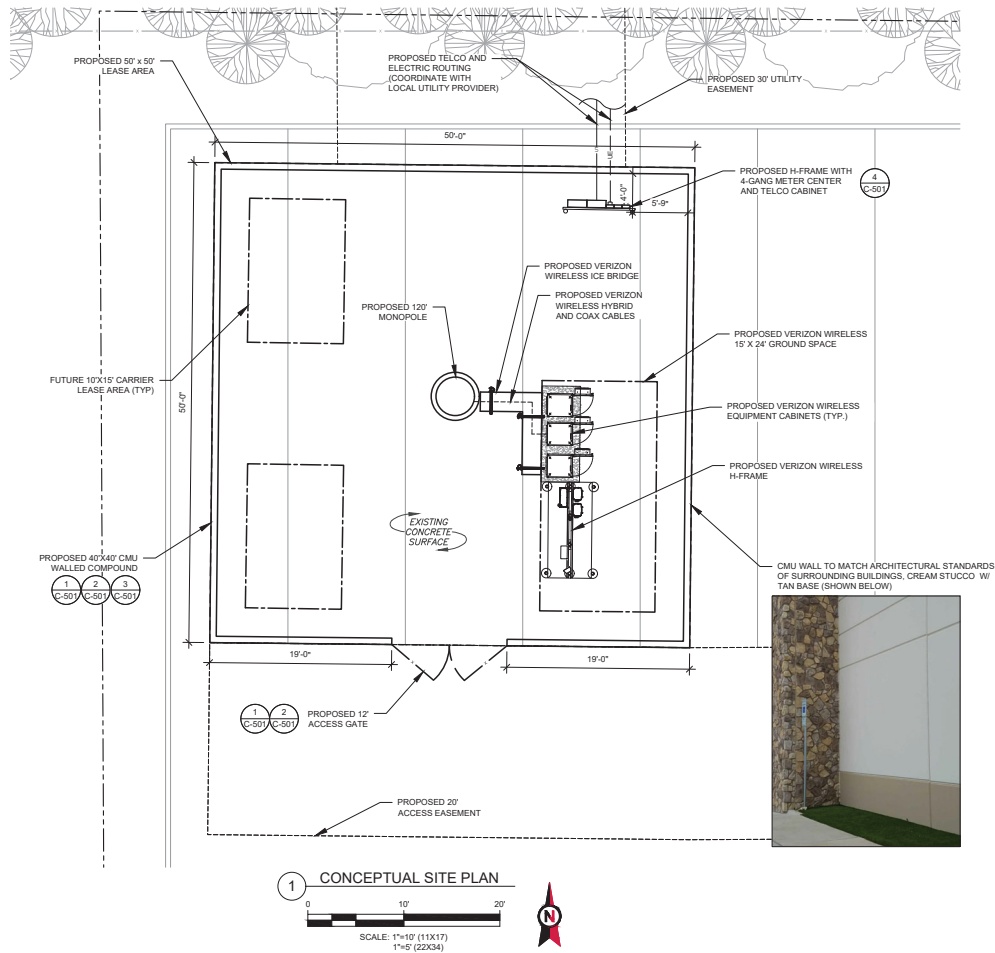
SHEET NUMBER: C-101	REVISION: 4
-------------------------------	-----------------------

Copyright © 2019 ATC IP, LLC. All Rights Reserved.

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT. CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.

PARKING REDUCTION: 6 TRAILER STALLS
EXISTING TRAILER STALLS: 60 -6 = 54 TRAILER STALLS

-----	PROPOSED LEASE AREA
-----XXX-----	PROPOSED CONTOUR (MINOR)
-----XXX-----	PROPOSED CONTOUR (MAJOR)
-----	PROPOSED EASEMENT
-----x-----x-----	PROPOSED FENCE
-----	PROPOSED GROUND SPACE



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE WORK FOR WHICH THEY WERE PREPARED. NO REUSE OF ANY OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURES. ANY REVISION OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19
3	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:

204065

ATC SITE NAME:
LAKESIDE VILLAGE

SITE ADDRESS:
LAKESIDE PARKWAY
VER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

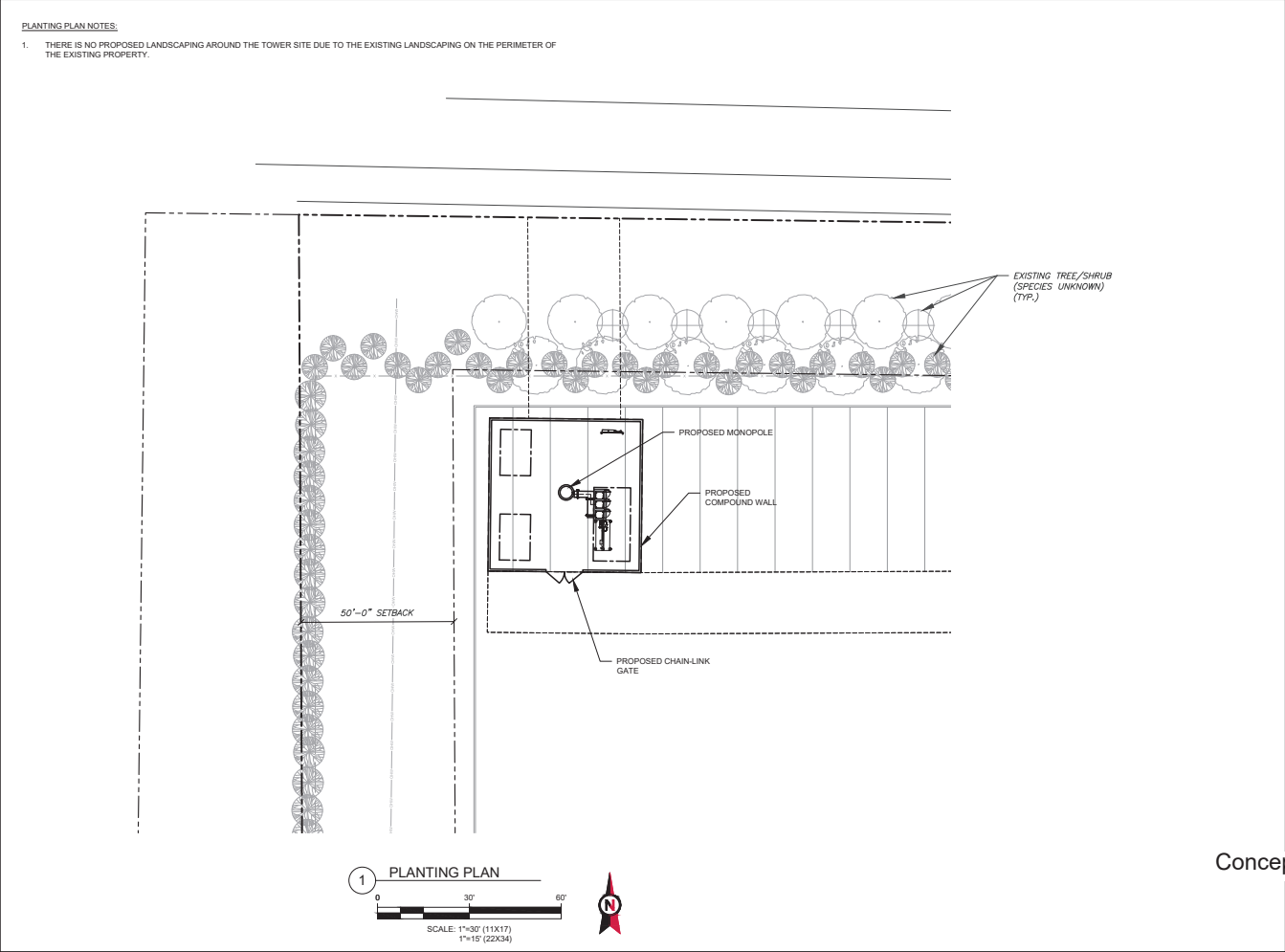
CONCEPTUAL SITE PLAN

SHEET NUMBER:

C-102

REVISION:

3



AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	SRF	10/22/18
△	UPDATED OVERALL SKETCH	KL	01/24/19
△	REVISED LOCATION	NRP	03/14/19
△			
△			

ATC SITE NUMBER:
204065

ATC SITE NAME:
LAKE SIDE VILLAGE

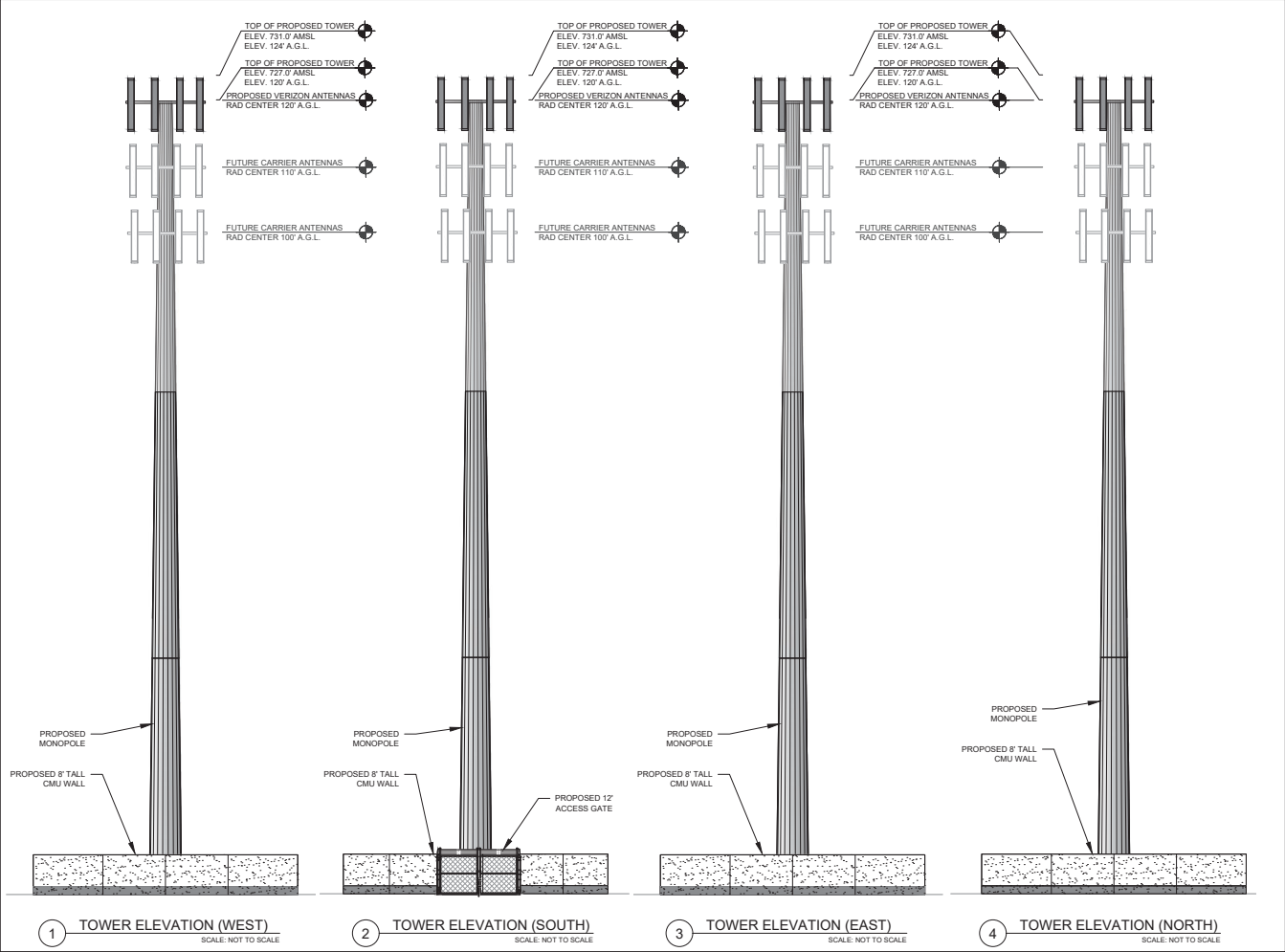
SITE ADDRESS:
2010 LAKE SIDE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO.:	12607385

Conceptual Landscape Plan

SHEET NUMBER:	REVISION:
C-201	3





AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	SRF	10/22/18
△	UPDATED CMU	KL	01/24/19
△	REVISED CMU WALL	KL	02/27/19
△	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:
204065

ATC SITE NAME:
LAKEVILLE VILLAGE

SITE ADDRESS:
2010 LAKEVILLE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY: SRF

APPROVED BY: KRF

DATE DRAWN: 10/22/18

ATC JOB NO.: 12607385

Conceptual Elevations

SHEET NUMBER:
C-302

REVISION:
3

Copyright © 2019 ATC TOWER SERVICES, LLC. All Rights Reserved.



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19
3	REVISED LOCATION	NRP	03/14/19
4	REVISED PARKING	NRP	03/15/19
5	REVISED GROUND SPACE	SRF	06/24/19
8	PER COMMENTS	NRP	08/29/19

ATC SITE NUMBER:

204065

ATC SITE NAME:

LISANTI SITE

SITE ADDRESS:

2191 SPINKS ROAD
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

SITE PLAN

SHEET NUMBER:

C-101

REVISION:

8

- NOTES:**
- BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY DATED 03/14/19 BY POINT TO POINT.
 - ZONING INFORMATION OBTAINED FROM THE TOWN OF FLOWER MOUND ZONING ORDINANCE.

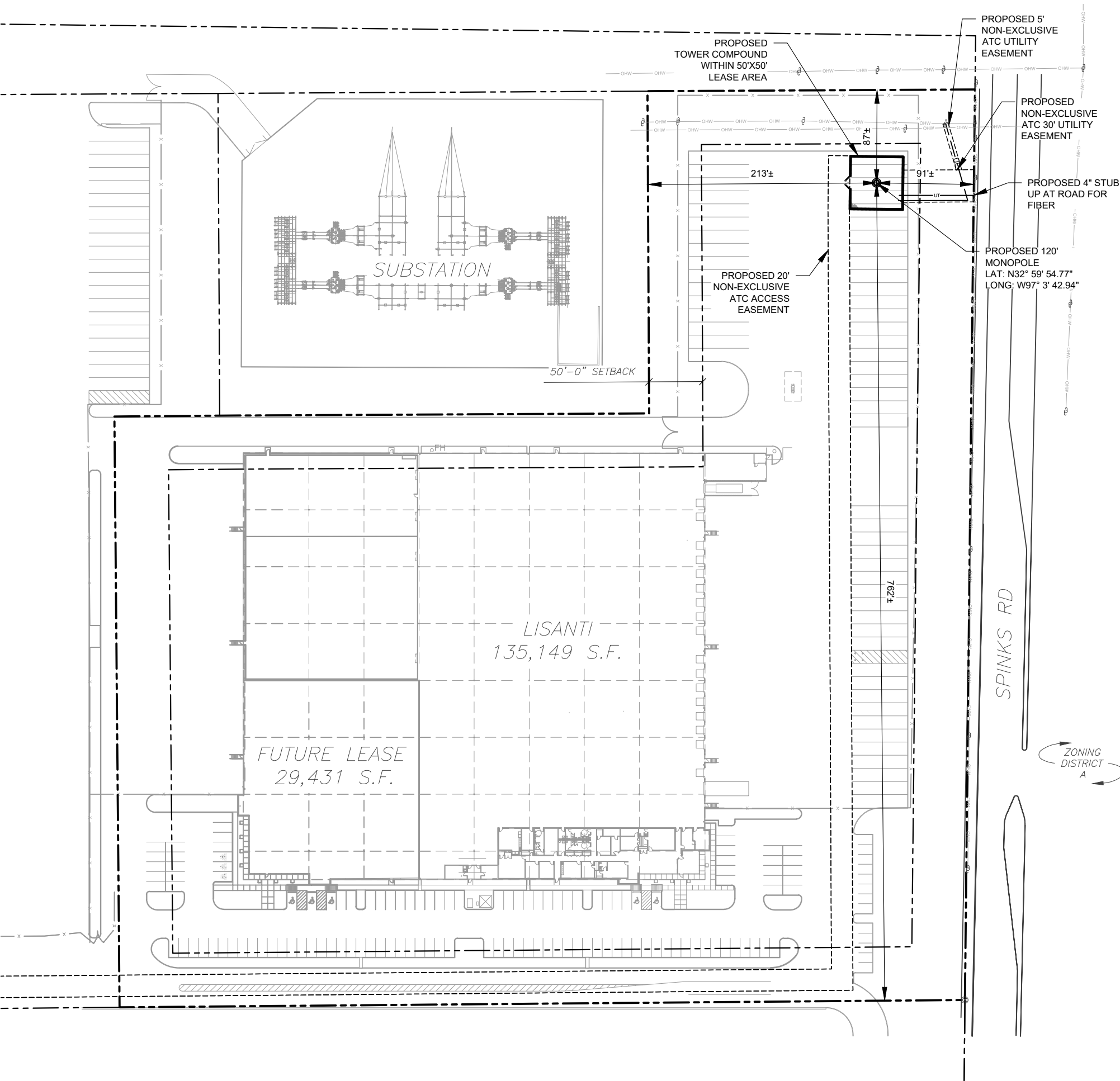
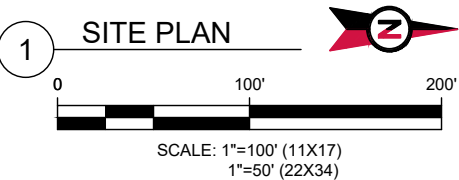
ZONING INFORMATION		
DISTRICT: LAKESIDE BUSINESS DISTRICT / PD135C1		
MAX HEIGHT	REQ'D:	PROP.:
MIN FRONT YARD SETBACK:	50'	120'
MIN SIDE YARD SETBACK:	50'	213'±
MIN REAR YARD SETBACK:	50'	87'±
**SEC 98-977 (2) (a) - COMMERCIAL COMMUNICATION TOWERS SHALL BE LOCATED SO AS TO PROVIDE A MINIMUM DISTANCE FROM THE TOWER TO ALL PROPERTY LINES EQUAL TO 20 PERCENT OF THE HEIGHT OF THE TOWER.		

LEGEND	
	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRE

CIVIL LEGEND	
	PROPOSED LEASE AREA
	PROPOSED CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED GROUND SPACE

PARKING REDUCTION: 6 TRAILER STALLS
EXISTING TRAILER STALLS: 60 -6 = 54 TRAILER STALLS

CASE NUMBER: SP19-0018





AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19
3	REVISED LOCATION	NRP	03/14/19
5	REVISED GROUND SPACE	SRF	06/24/19
7	ADDED UTILITY CONDUIT	NRP	08/08/19
8	PER COMMENTS	NRP	08/29/19

ATC SITE NUMBER:
204065

ATC SITE NAME:
LISANTI SITE

SITE ADDRESS:
2191 SPINKS ROAD
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

SITE PLAN

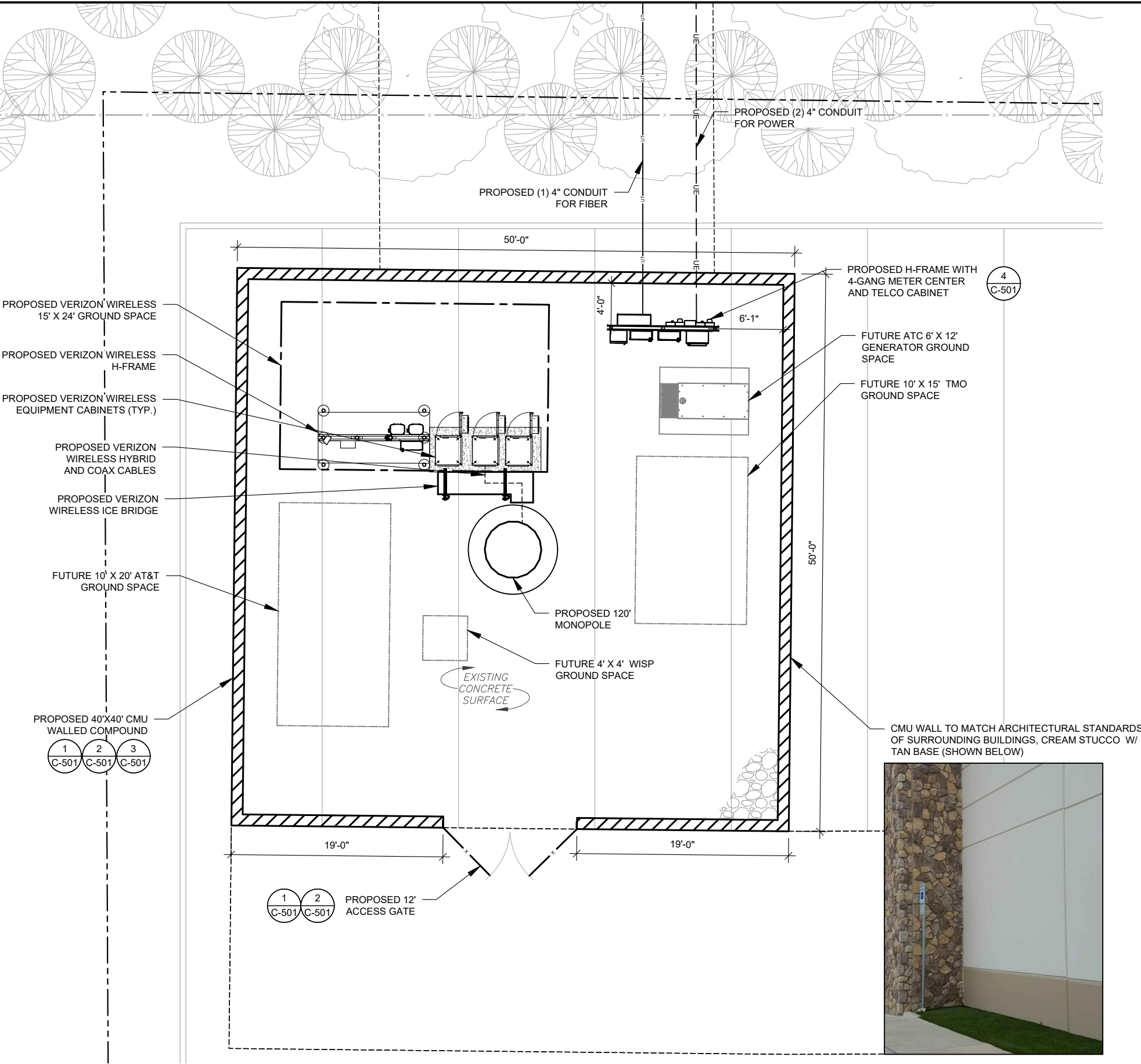
SHEET NUMBER:
C-102

REVISION:
8

- SITE PLAN NOTES:**
- THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
 - ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.

PARKING REDUCTION: 6 TRAILER STALLS
EXISTING TRAILER STALLS: 60 -6 = 54 TRAILER STALLS

- CIVIL LEGEND**
- PROPOSED LEASE AREA
 - XXX--- PROPOSED CONTOUR (MINOR)
 - XXX--- PROPOSED CONTOUR (MAJOR)
 - PROPOSED EASEMENT
 - x-x-x- PROPOSED FENCE
 - PROPOSED GROUND SPACE



1 SITE PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)







AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19
3	REVISED LOCATION	NRP	03/14/19
5	REVISED GROUND SPACE	SRF	06/24/19
8	PER COMMENTS	NRP	08/29/19

ATC SITE NUMBER:

204065

ATC SITE NAME:

LISANTI SITE

SITE ADDRESS:

2191 SPINKS ROAD
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

LANDSCAPE PLAN

SHEET NUMBER:

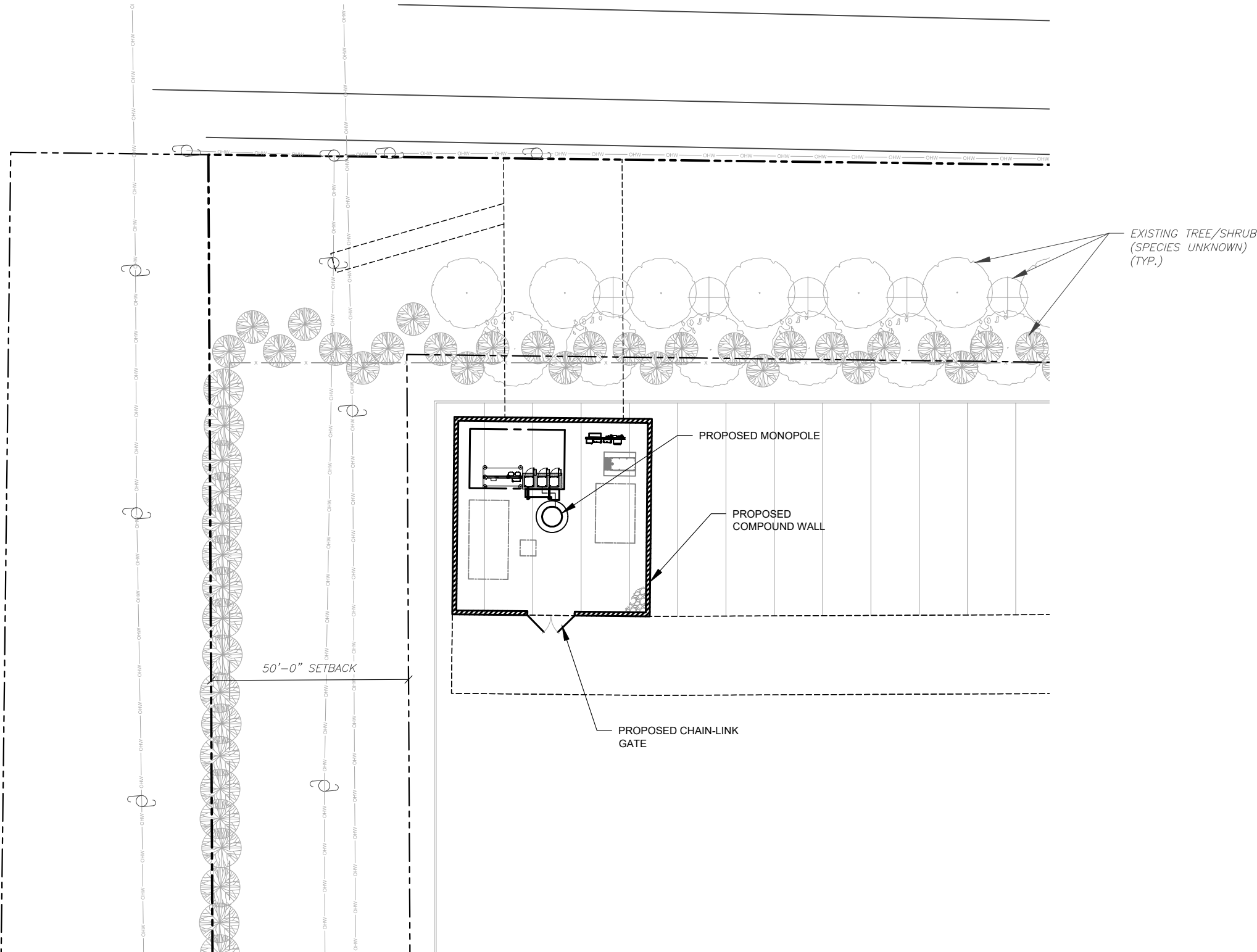
C-201

REVISION:

8

PLANTING PLAN NOTES:

1. THERE IS NO PROPOSED LANDSCAPING AROUND THE TOWER SITE DUE TO THE EXISTING LANDSCAPING ON THE PERIMETER OF THE EXISTING PROPERTY.



1 LANDSCAPE PLAN

030'60'

SCALE: 1"=30' (11X17)
1"=15' (22X34)





REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED CMU	KL	01/24/19
2	REVISED CMU WALL	KL	02/27/19
3	REVISED LOCATION	NRP	03/14/19

3

1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT , ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED CMU	KL	01/24/19
2	REVISED CMU WALL	KL	02/27/19
3	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:
204065

ATC SITE NAME:
LISANTI SITE

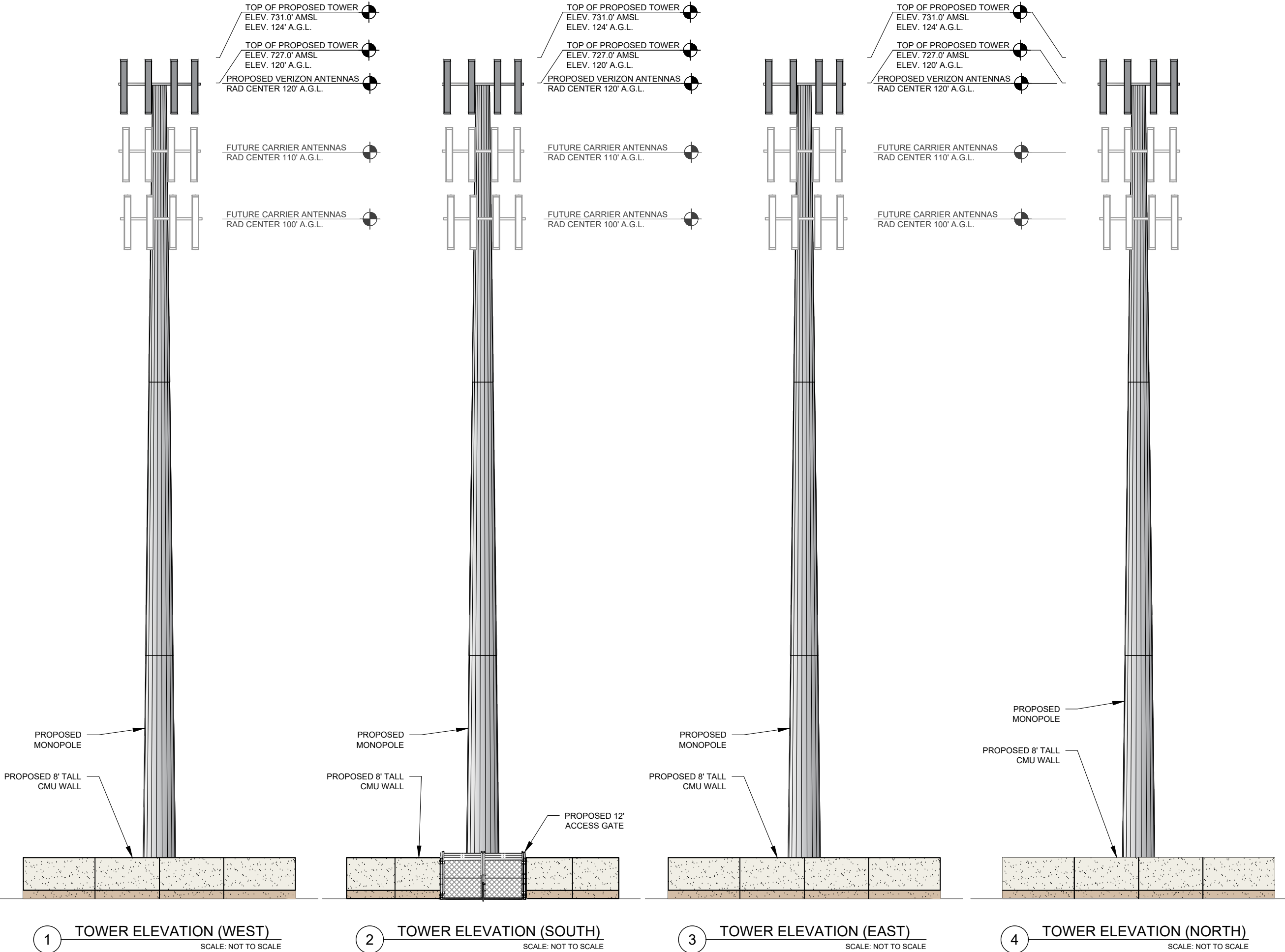
SITE ADDRESS:
2191 SPINKS ROAD
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

COLOR ELEVATIONS

SHEET NUMBER: C-301	REVISION: 3
-------------------------------	-----------------------





AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED CMU	KL	01/24/19
2	REVISED CMU WALL	KL	02/27/19
3	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:
204065

ATC SITE NAME:
LISANTI SITE

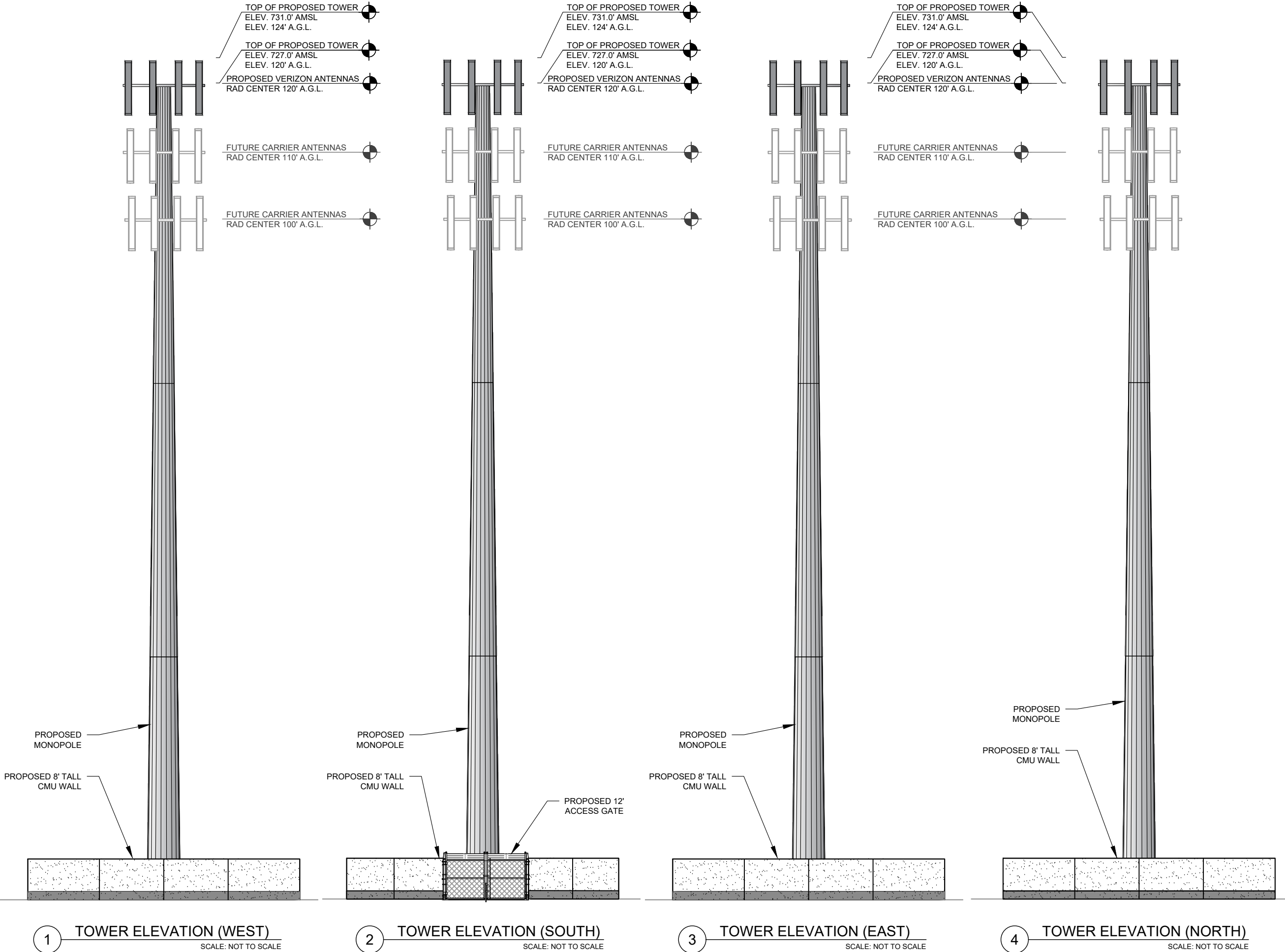
SITE ADDRESS:
2191 SPINKS ROAD
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

**BLACK AND WHITE
ELEVATIONS**

SHEET NUMBER: C-302	REVISION: 3
-------------------------------	-----------------------





PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 5
REGULAR ITEM

DATE: September 9, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD19-0010 – Parker Square CSP Building 700) to amend the Comprehensive Sign Standards within Planned Development District No. 24 (PD-24) by allowing certain attached office tenant signs for Building 700. The property is located north of Cross Timbers Road at 700 Parker Square 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 Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to amend the sign regulations within Planned Development District No. 24 (PD-24) for Parker Square. Specifically, the applicant is requesting to allow two attached tenant signs for one building (700 Parker Square). The proposed amendment will not affect the remainder of PD-24.

The subject building currently contains four tenant signs on the building's front facade (two on each side of the main entrance). These four signs are 1-foot, 6 inches tall by 4-feet wide. These signs were allowed under a Parker Square sign ordinance from 2004 that was repealed in 2007.

The applicant is proposing to replace the existing four tenant signs with two 80-inch tall by 4-foot wide tenant signs (1 on each side of the main entrance). This is an incremental increase of 20 inches of sign space on each side of the main entrance. The new signs will contain 16 changeable aluminum panels (8 per sign). Each panel will have a maximum height of 10 inches and width of 48 inches.

Section 86-68 Walls Signs of the Town Code states:

Nonresidential buildings (multitenant interior access).

a. One wall sign shall be permitted per building wall not to exceed two walls to identify a maximum of two tenants.

b. One additional wall sign shall be permitted, to be utilized as a "directory" sign to list building tenants, with uniform lettering and oriented so as not to be

readable from a public street. Such additional wall sign shall not exceed six feet in height, shall not exceed 18 square feet of sign area, shall not contain lettering exceeding two inches in height, and shall not be visible from any public street.

The proposed signs exceed the Town's maximum allowable height by 8 inches, allowable square footage by approximately 8.7 square feet, lettering exceeds two inches in height, and they are both visible from a public street.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had received no correspondence in support and no correspondence in opposition to the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

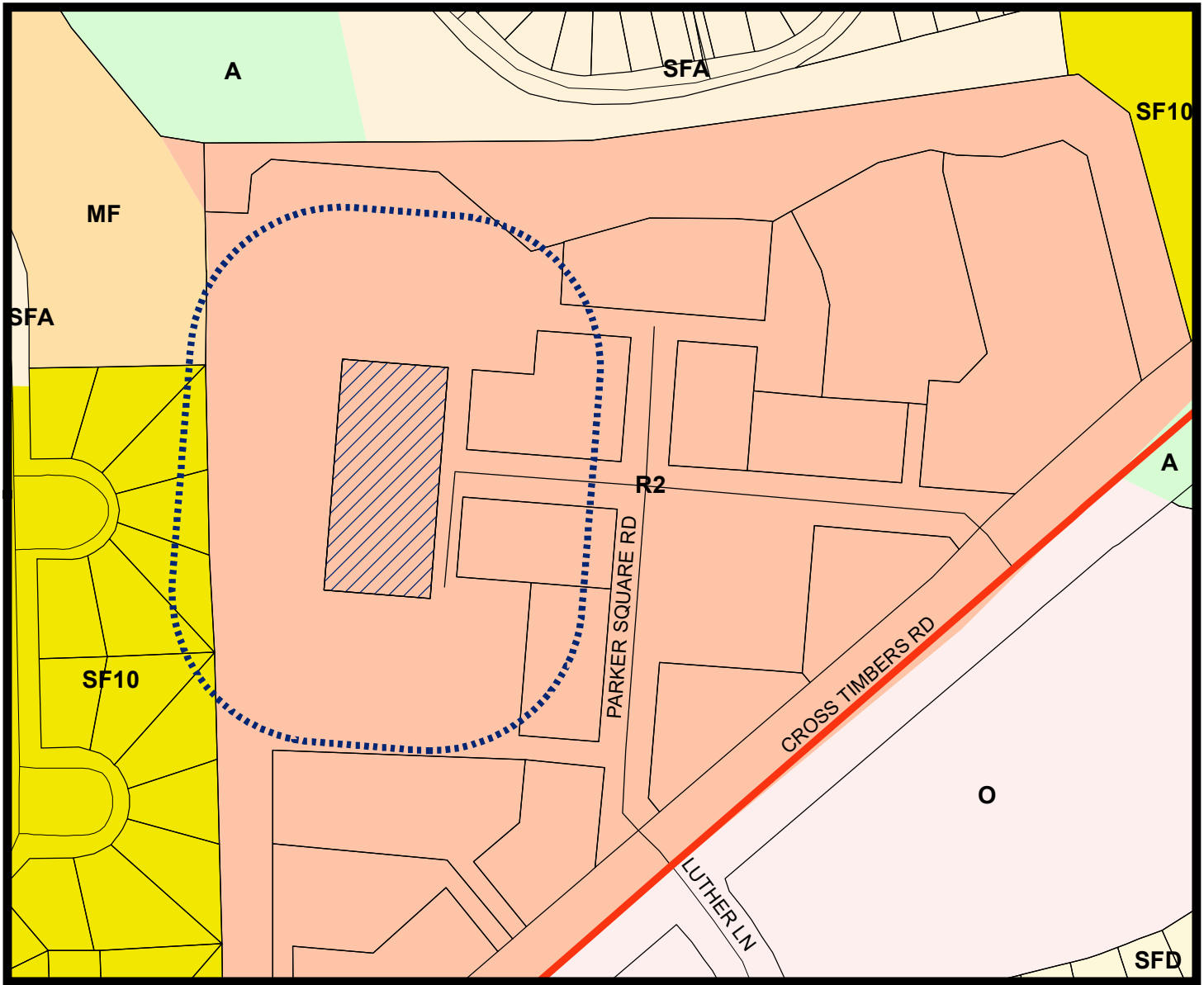
B. Application Details

1. Proposed Sign Package

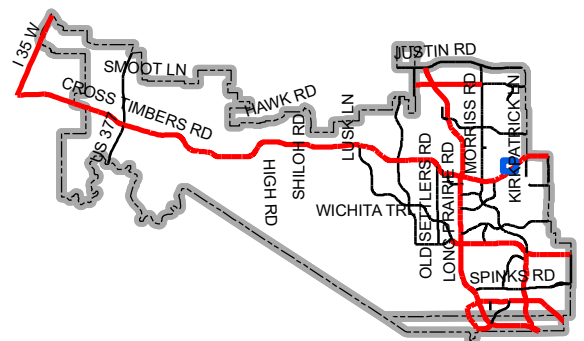
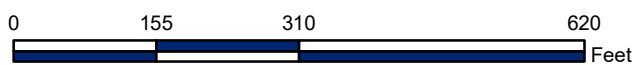
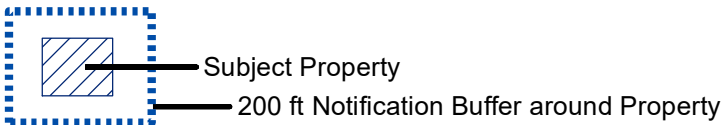
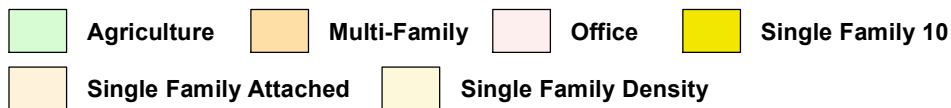


Vicinity Map

Reference Project: ZPD19-0010



LEGEND



Map Location



July 24, 2019

Bill Gravitt
543 Bennett Lane, Lewisville, TX 75057
940.368.9903

Letter of Intent

A. Proposed Rezoning

Gallery Custom Signs, on behalf of the building owner (Responsive Education Solutions) is submitting this letter to gain Town of Flower Mound approval to alter the main facade signage at 700 Parker Square. The reason for this request is to satisfy the need of the building owner to properly represent the presence of many newly acquired building tenants who have moved into the Flower Mound 700 Parker Square address. The building owner wishes to increase visibility to clients driving past the building by adding architecturally complimentary signs that enhance the stately look of 700 Parker Square.

The specific changes we are requesting are as follows:

- **Attached Document “A”:** “Parker Square Sign Standards”, Page 7, Section: **“Special Mounting Locations at Building 700”**.
 - Change the size of the current allowed signage from quantity (4) 1’6”H x 4’W tenant signs (2 on each side of the main entrance), spaced approximately 12” apart (a total of approximately 5 feet of space), to a new allowed size of (2) 80”H x 4’W tenant signs (1 on each side of the main entrance). This is an incremental increase of 20” of sign space on each side of the main entrance. The new signs will include quantity 8, 10”Hx48”W changeable aluminum panels, enclosed by a 1.25”W aluminum frame. **Please see attachments, “B”, and “C”** for a visual reference.

B. Existing Zoning Districts

- Four 1’6”H x 4’W fabricated aluminum sign panels with paint finish and applied dimensional border and lettering (2 on each side of the main entrance).

C. Define Acreage of Subject Property - Not Applicable

D. Indicate Phases of Development - proposed changes will be a one time change. No phases.

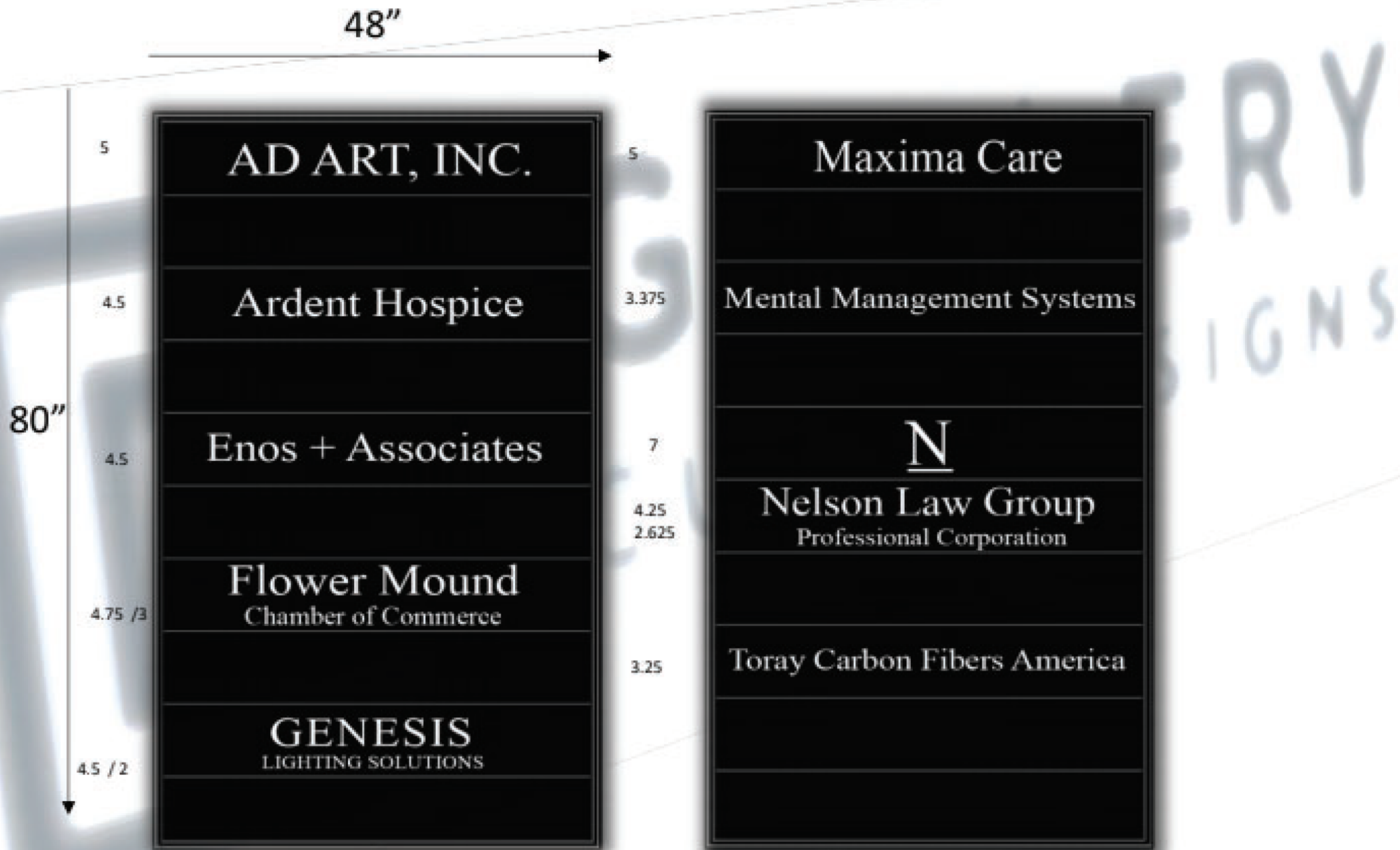
E. Special Considerations - this property is unique in this development in that it has an increasing number of tenants (up to 20 tenants), but the current signage criteria does not suit this number as it only allows for (4) total tenant signs. The building owner wishes to enhance the aesthetics of the building while increasing the functionality of the signage.

Current



Proposed





Materials: Extruded Aluminum Frame/Panels, All Weather UV Paint (Satin Black), Hidden Tamper Proof Fasteners, Mounted w/Corrosion Resistant Masonry Anchors (hidden)



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: September 9, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 456 (SUP19-0001 - RaceTrac) to permit a convenience store with gasoline sales, with an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances, an exception to Section IV.C.5. of the Town's Engineering Design Criteria regarding the requirement for a wet detention pond, an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design and a waiver to the Architectural Standards in the Town's Urban Design Plan regarding roof pitch. The property is generally located east of Long Prairie Road and south of Spinks Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been scheduled for consideration by the Planning and Zoning Commission. There are exceptions and a waiver request to the Town's regulations as well as unresolved items which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-456) for a 5,411-square-foot convenience store with gasoline sales. The property is located within Planned Development District No. 38 (PD-38) for Commercial District-2 (C-2) uses. The C-2 zoning district requires Town Council approval of an SUP for a convenience store with gasoline sales. The site is currently undeveloped and is approximately 1.74 acres in size and is part of a larger 17.68 acre tract of land.

As part of the request, the applicant has requested certain exceptions, a waiver and a deviation to the Code of Ordinances and Urban Design Standards. There are also unresolved items. In summary, the items are listed below. Section III of the staff report below provides additional information as needed.

Exceptions:

- **Driveway Spacing:** An exception to Section 32-3 of the Town Code regarding driveway spacing in order to construct a driveway on Spinks Road less than 250

linear feet from another proposed driveway. The proposed spacing is 172 linear feet.

- **Retention Pond:** An exception to Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide a wet retention pond with a fountain. The applicant is proposing a temporary dry detention area.
- **Meritorious Design:** Exception to Section 2.1 of the Town's Urban Design standards to permit development that has meritorious quality and design. It is staff's position that the current building design constitutes "franchise architecture" which means the design and construction of building for which the tenants and/or uses are readily recognizable solely by the buildings' architectural elevations, colors, materials, other architectural elements and/or the arrangement thereof.

Waiver:

- **Roof Pitch:** Waiver to Section 12.1 of the Town's Urban Design standards requiring roofs of non-residential buildings 15,000 square feet or less to reflect hip and/or gable styles that replicate residential scale and pitch.

Deviation:

- **Parking:** deviation to Section 82-73 of the Town's Code of Ordinances to exceed required parking by greater than 20 percent (5 parking spaces)

Unresolved Items:

- **Driveway Spacing:** Staff is not in support of the proposed "right in, right out" second driveway on Spinks Road. In addition to not meeting the Town's spacing requirements, other similar developments have demonstrated the second driveway is not necessary.
- **Truck Turning Movements:** Staff is concerned that large delivery trucks will have a difficult time maneuvering within the site in order to enter and exit back on to Long Prairie Road. Staff is also concerned the trucks will utilize Spinks Road for access which is not a designated truck route in the Town.

The proposed concept plan depicts a one-story building and a fuel island canopy with 8 pumps. Access to the lot will be from Long Prairie Road and Spinks Road (two driveways proposed) via mutual access drive easements that will serve several future lots within the larger development. The proposed store will have 32 parking spaces, which exceeds the allowable deviation by five spaces. The proposed landscape plan provides the required 25-foot-wide buffer along both Long Prairie Road and Spinks Road.

The existing zoning for the subject property (PD-38) was approved by Town Council in February of 1986. As is similar to other PD's approved during this time, the ordinance requires submittal of an overall site plan for a Tract being developed **in part or in whole**. Since the proposed use is a part of a larger tract, an overall site plan was submitted by the applicant depicting a potential build-out of the entire tract (Attachment A(4)). This is a non-regulatory plan and the actual development of the remainder of the parent tract will be determined at site plan or when/if the parent tract is rezoned.

At their August 26, 2019 meeting, the Planning and Zoning Commission (P&Z) conducted a work session regarding the subject request. The P&Z meeting may be viewed here:

<http://flowermoundtx.swagit.com/play/08262019-1303/7/>

III. REQUESTED EXCEPTION, WAIVER AND DEVIATION

A. Exception to Architectural Standards (Meritorious Design)

The Urban Design Plan provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of “enduring and exemplary quality and design.” The purpose of these standards is to encourage building design of meritorious quality throughout the Town and prohibit franchise architecture. Some of the architectural standards addressed are building materials, colors, roof pitch, pedestrian scale, entry points, and building orientation. As allowed by the Urban Design Plan, an applicant can request a waiver to certain Architectural Standards if their proposal is determined to have meritorious quality and design.

Section 2.1 of the Urban Design standards state:

To ensure that the character and quality of retail and commercial buildings or structures contribute to desired community character objectives, franchise architecture is prohibited. The term "franchise architecture" means the design and construction of buildings for which the tenants and/or uses are readily recognizable solely by the buildings' architectural elevations, colors, materials, other architectural elements and/or the arrangement thereof.

It is staff's opinion that the proposed elevations still constitute franchise architecture. It should be noted however, that significant modifications have been made since the initial submittal to improve the proposed elevations.

B. Waiver to Architectural Standards (Roof Pitch)

Section 12.1 of the Town's Urban Design standards states:

Roofs and Parapets

12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission a waiver to this request for individual projects. Such requests should only be contemplated in areas that are not adjacent to residences, are part of large-scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed commercial building is less than 15,000 square feet and is proposed to have a primarily flat non-pitched roof, which necessitates Council approval of the proposed waiver. Please refer to the proposed elevations in Attachment B(1).

C. Deviation to computing parking and loading requirements:

Section 82-73 of the Town's Code of Ordinances provides for alternative off-street parking requirements that reduce or exceed required parking by greater than 20 percent:

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

The required parking for the proposed use per Town Code is 1 space per 250 square feet of building area. 5,411 sq. ft. equals 22 required spaces. The Town Code allows a deviation of 20% which would grant the applicant ability to have up to 27 spaces. The applicant is proposing 32 parking spaces which are 5 spaces over the allowed 20% deviation. Please refer to Attachment A(6) for the applicant's rationale for the request as well as their proposed mitigation for the additional parking spaces.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had received no correspondence in support and six correspondence in opposition to the project. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. TIA
4. Non-regulatory Comprehensive Site Plan
5. Existing PD-38 Ordinance
6. Parking Study

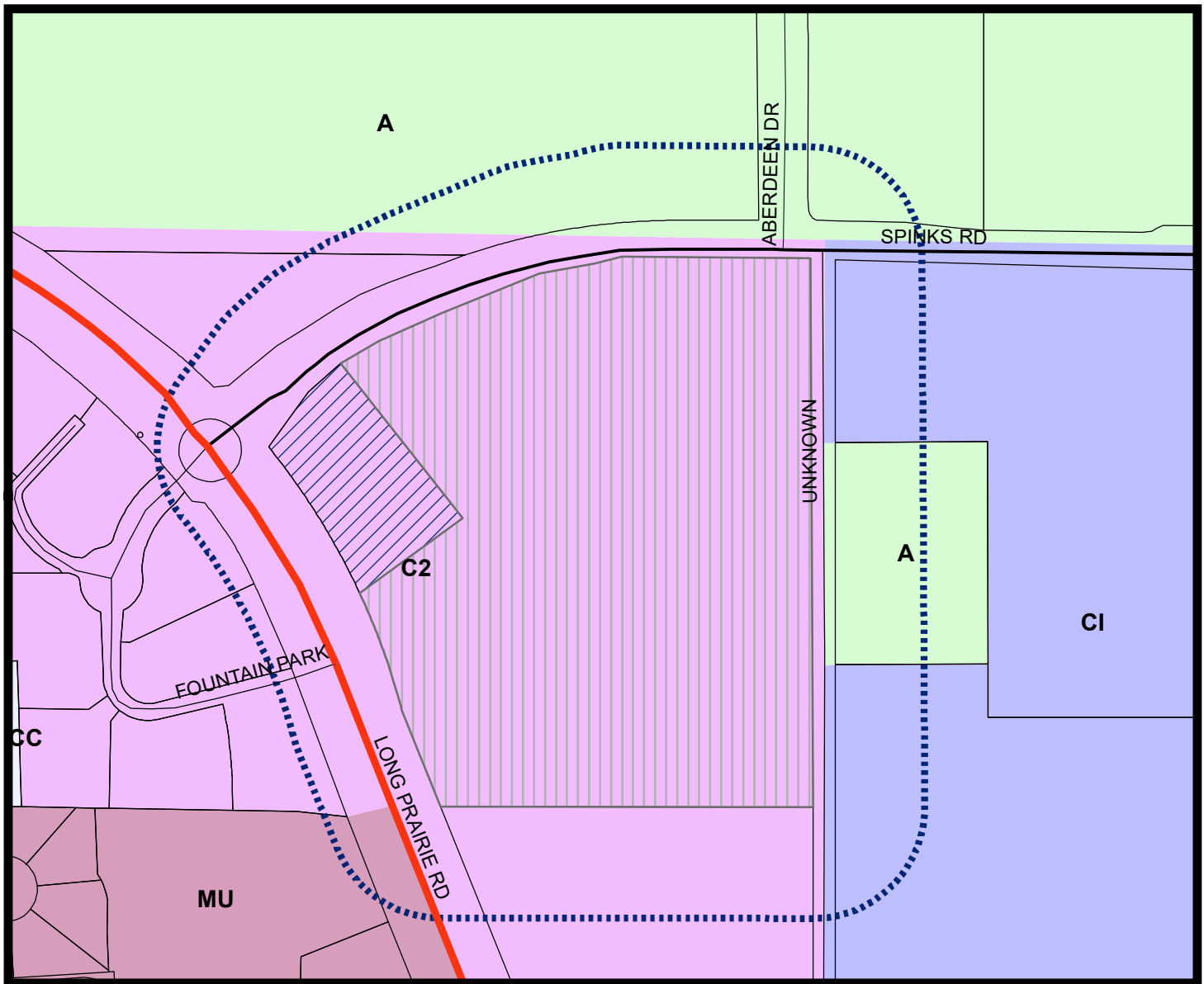
B. Application Details

1. Specific Use Permit Package

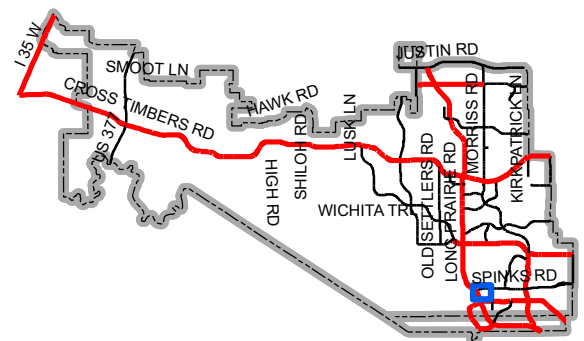
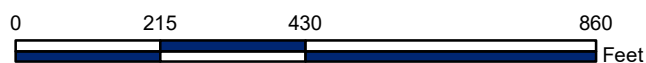
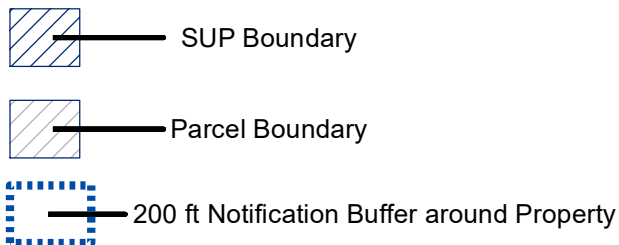


Vicinity Map

Reference Project: SUP19-0001



LEGEND



Map Location



January 8th, 2019
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Council Members,

RaceTrac Petroleum, Inc. is pleased to announce a proposed state-of-the-art convenience store and fuel facility at the intersection of Highway 2499 and Spinks Road.

RaceTrac Petroleum, Inc. is a family-owned, privately held corporation operating approximately 700 stores in 12 states. RaceTrac currently operates 110 stores in the Dallas Fort-Worth metroplex, and is excited to bring its latest offer to the Town of Flower Mound.

The proposed site at the southeast corner of Highway 2499 and Spinks Road is zoned PD-38 with a C-2 base zoning. RaceTrac Petroleum, Inc. is requesting a Specific Use Permit to allow for a convenience store and fuel facility on the 1.7 acre site.

The proposed site plan for the project is composed of RaceTrac's latest prototypical convenience store building as well as eight multi-product dispensers underneath a fuel canopy (16 individual fueling positions). The proposed landscape plan combines the use of street trees, screening shrubs, seeding, and a variety of other miscellaneous plants.

RaceTrac prides itself on being able to become an integral part of each community it enters into, and this store will be no different. One example of this is that RaceTrac invites all uniformed members of the local law enforcement and fire department to enjoy complimentary beverages throughout the day. Additionally, this store is expected to add 25 jobs to the local employment base.

If you should have any questions or concerns regarding the items included in this application, please do not hesitate to contact the project manager for this site directly, Andrew Malzer (706-288-7672, amalzer@racetrac.com).

Kind Regards,

Andrew Malzer
Engineering Project Manager

**TRAFFIC IMPACT STUDY FOR
RACETRAC
FLOWER MOUND, TEXAS**

Prepared for:

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

Prepared by:



3030 LBJ Freeway, Suite 1660
Dallas, Texas 75234
Phone: (972) 248-3006
Fax: (972) 248-3855

August 2019



08/27/2019

TABLE OF CONTENTS

INTRODUCTION	5
SITE ACCESSIBILITY	8
PROPOSED DEVELOPMENT.....	10
TRAFFIC VOLUMES.....	12
TRIP DISTRIBUTION AND ASSIGNMENT	14
INTERSECTION CAPACITY ANALYSES	21
LINK ANALYSIS	25
ACCESS MANAGEMENT ANALYSIS.....	26
CONCLUSIONS AND RECOMMENDATIONS	30
APPENDIX.....	32

LIST OF TABLES

Table 1. Trip Generation Characteristics for Proposed Development.....	10
Table 2. Historical Traffic Volumes and Estimated Average Annual Growth Rate	12
Table 3: Level of Service Criteria for Signalized Intersections.....	22
Table 4: Level of Service Criteria for Unsignalized Intersections	22
Table 5: Capacity Analysis Results – Existing and Background Traffic Conditions	23
Table 6: Capacity Analysis Results –Total Traffic Conditions at Build-Out	24
Table 7. Study Area Roadway Link Analyses	25
Table 8: Access Point Spacing Evaluation	26
Table 9: Right Turn Deceleration Lane Analysis Results	27
Table 10: Sight Distance Evaluation.....	29

LIST OF FIGURES

Figure 1. Vicinity Map of the Study Area	6
Figure 2. Proposed Site Plan.....	7
Figure 3. Existing and Proposed Lane Configurations	9
Figure 4. Existing Peak Hour Traffic Counts (2018) and Build-Out Year (2020) Background Peak Hour Traffic Volumes	13
Figure 5. Assumed Directional Distribution for Non-Pass-by Trips	15
Figure 6. Assumed Directional Distribution for Pass-by Trips	16
Figure 7. Site Generated Non-Pass-by Trips	17
Figure 8. Site Generated Pass-by Trips.....	18
Figure 9. Total Site Generated Peak Hour Traffic Volumes	19
Figure 10. Build-Out Year (2020) Total Peak Hour Traffic Volumes	20

INTRODUCTION

This traffic study was conducted to analyze the traffic impacts of the proposed RaceTrac that will be located on the southeast corner of the intersection of Long Prairie Road (FM 2499) and Spinks Road in Flower Mound, Texas. The specific focus of this study was to determine the impact that traffic generated by the proposed development would have on the adjacent intersections and at the proposed site access points.

The proposed development will consist of a gas station with 16 fueling positions and a 5,411 square-foot convenience store. Based on the discussions with the Town, the Build-Out year for the proposed development was assumed to be 2020. A vicinity map of the study area is shown in **Figure 1** and a site plan for the proposed development is shown in **Figure 2**. The following elements were included in the study:

Data Collection

- Obtained the proposed site plan, information related to planned roadway improvements, and other relevant information.
- Obtained 2018 AM and PM peak period turning movement counts for the intersections of Long Prairie Road (FM 2499) at Spinks Road and at Lakeside Parkway from the Town of Flower Mound.

Traffic Analysis

- Assessed the general accessibility of the site.
- Estimated the number of trips that will be generated by the proposed development.
- Estimated the directional distribution of traffic approaching/departing the proposed development.
- Assigned the estimated traffic to the area roadways and site access points.
- Performed capacity analyses for the study area intersections under the following traffic conditions:
 - Existing conditions
 - Background traffic conditions at the proposed site Build-Out (2020)
 - Total (background + site) traffic conditions at the proposed site Build-Out
- Performed link capacity analysis along the study roadways.
- Evaluated the need for deceleration lanes at the site access points and study area intersections.

Recommendations

- Determined if any roadway improvements are needed to accommodate projected traffic generated by the proposed development.

Documentation

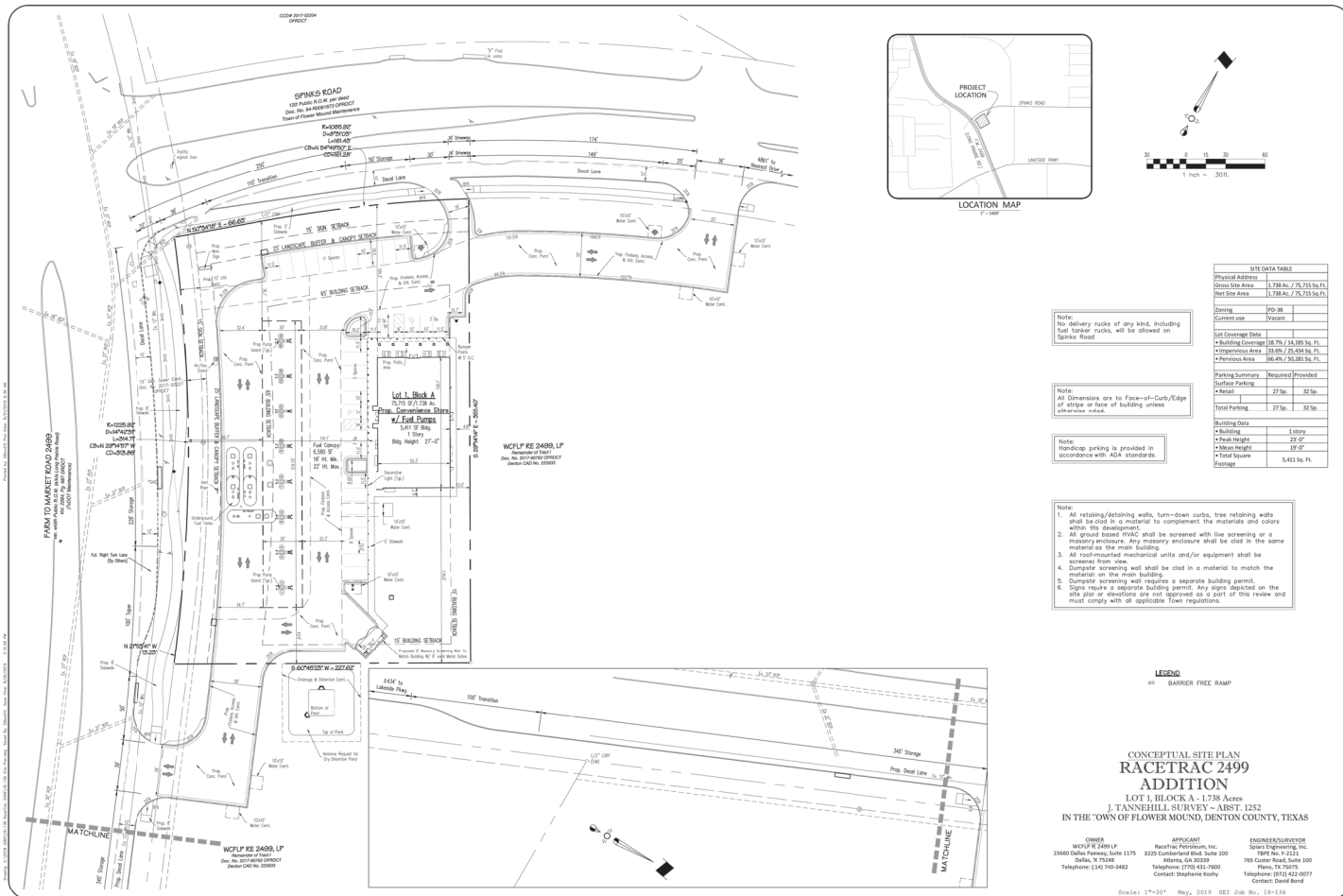
- Prepared a report documenting the study procedures and results.

Figure 1. Vicinity Map of the Study Area



LEE ENGINEERING

Figure 2



SITE ACCESSIBILITY

Site accessibility describes the ease with which vehicles can get to and from a development. A site's accessibility is affected by the geographical location of the development with respect to other activity areas, the roadway system, and physical restraints such as rivers or lakes.

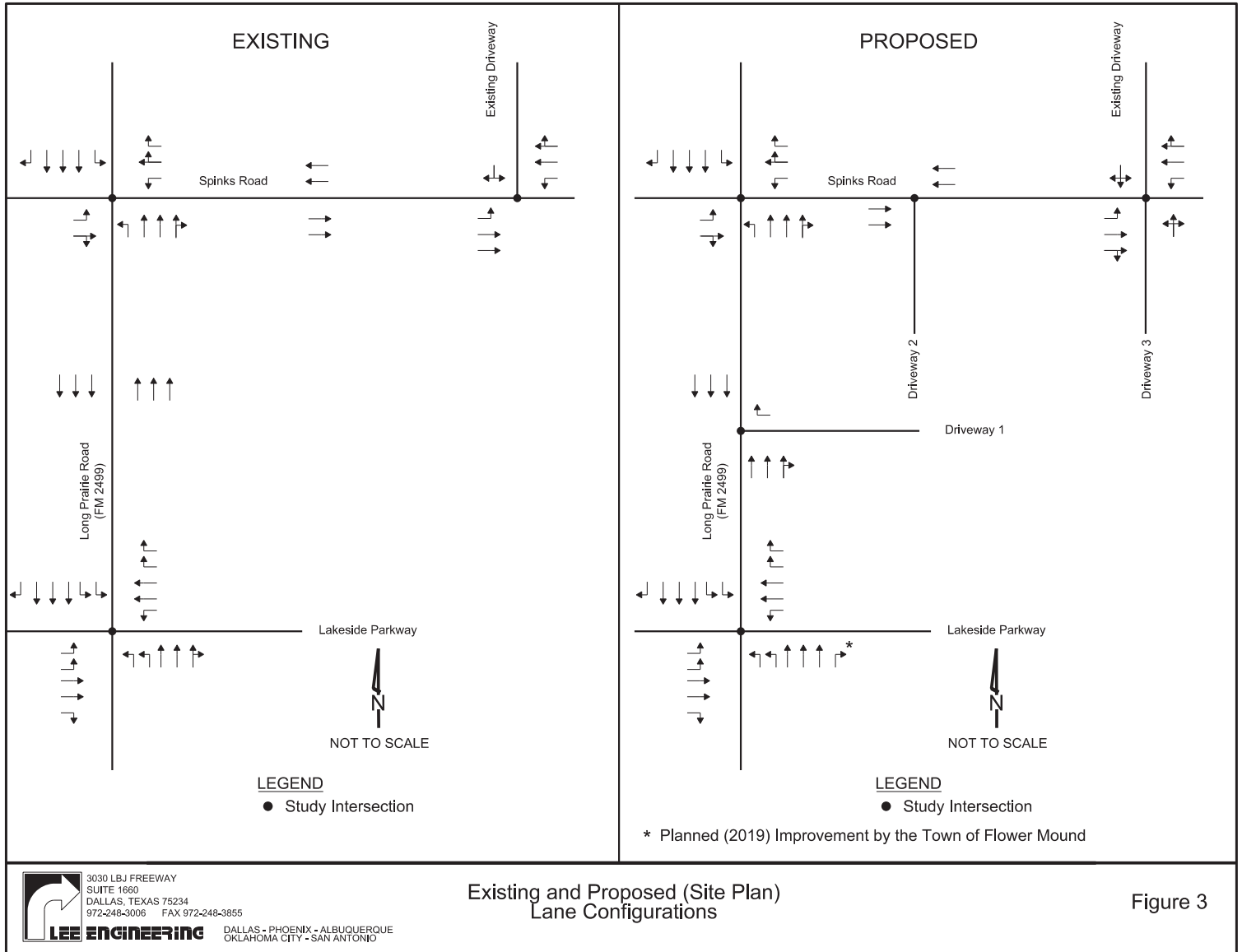
The proposed development will be located on the southeast corner of the intersection of Long Prairie Road (FM 2499) and Spinks Road in Flower Mound, Texas. Access to the proposed development will be provided via one Right-in/Right-Out (RIRO) driveway (Driveway 1) on Long Prairie Road (FM 2499). One entry-only driveway (Driveway 2) and one full access driveway (Driveway 3) will provide access from Spinks Road.

The existing and proposed (as shown in the site plan) lane configurations for the study area roadways and intersections are shown in **Figure 3**. A brief description of each area roadway is provided below:

Long Prairie Road (FM 2499) – Long Prairie Road (FM 2499) borders the proposed development to the west and is a six-lane divided roadway with a posted speed limit of 55 mph. This roadway is classified as a Major Arterial in the 2018 Town of Flower Mound Thoroughfare Plan.

Spinks Road – Spinks Road borders the proposed development to the north. It is a four-lane divided roadway with a posted speed limit of 35 mph. This roadway is classified as an Urban Minor Arterial in the 2018 Town of Flower Mound Thoroughfare Plan.

Lakeside Parkway – Lakeside Parkway is a four-lane divided roadway with a posted speed limit of 45 mph. This roadway is classified as a Major Arterial in the 2018 Town of Flower Mound Thoroughfare Plan.



PROPOSED DEVELOPMENT

The proposed development is a gas station with 16 fueling positions and a 5,411 square-foot convenience store. Based on the discussions with the Town, the Build-Out year of the proposed development will be 2020.

The number of trips generated by a development is a function of the type and quantity of the land use within the development. The number of vehicle trips generated by the proposed development were estimated based on the trip generation rates and equations provided in the publication entitled *Trip Generation Manual, Tenth Edition*, by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the proposed development were made for the AM and PM peak hours, as well as on a daily basis. The trip generation rates/equations used for this development and the resulting number of trips generated by this development are shown in **Table 1**.

Table 1. Trip Generation Characteristics for Proposed Development

Rates/Equations ¹										
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Super Convenience Market/Gas Station	960	T = 230.52*(X)			T = 28.08*(X)			T = 22.96*(X)		
Super Convenience Market/Gas Station Pass-by Trip Percentage	960	--			76%			76%		
Directional Split ²										
Super Convenience Market/Gas Station	960	50/50			50/50			50/50		
Number of Trips										
Land Use	Variable ³ (X)	Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Super Convenience Market/Gas Station Total Trips	16	3,688	1,844	1,844	450	225	225	368	184	184
Super Convenience Market/Gas Station Pass-by Trips					342	171	171	280	140	140
Total Trips		3,688	1,844	1,844	450	225	225	368	184	184
Total Pass-by Trips					342	171	171	280	140	140
TOTAL NEW TRIPS		3,688	1,844	1,844	108	54	54	88	44	44

¹T = Trips Ends; X = fueling Positions; ²XX / YY = % entering vehicles / % exiting vehicles

When a motorist makes an intermediate stop at an adjacent land use during their journey to their primary trip destination, they are said to have made a pass-by trip. Pass-by trips are not new traffic generated by a development as these trips are attracted out of the existing traffic streams adjacent to the site. The *ITE Trip Generation Handbook* publishes average pass-by rates for different land uses based on studies at similar types of developments.

For a super convenience market/gas station land use, information in this Handbook indicates a pass-by rate of 76% during the AM and PM peak hours. As a result, the majority of traffic generated by the proposed RaceTrac during the AM and PM peak hours is projected to be traffic that is already traveling on the adjacent roadways and passing by this site.

TRAFFIC VOLUMES

Existing Traffic Volumes

The AM and PM peak period turning movement count data for the intersections of Long Prairie Road (FM 2499) at Spinks Road and Lakeside Parkway were obtained from the Town of Flower Mound. The Town had collected these counts on Wednesday, August 29, 2018. Year 2018 was considered as the existing condition based on the discussions with the Town. **Figure 4** shows the existing traffic counts.

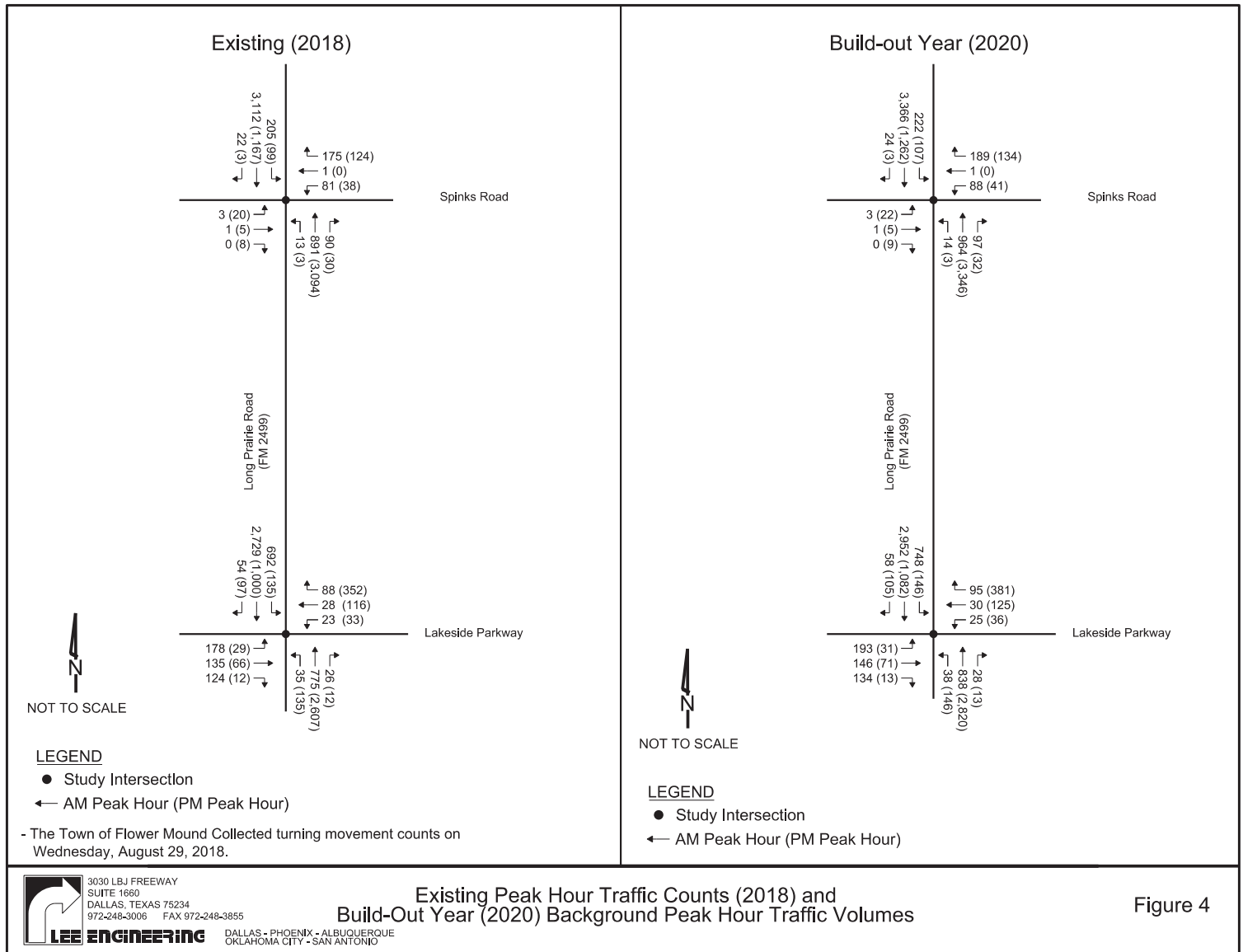
Background Traffic Volumes

Historical 24-hour traffic volume data for Long Prairie Road (FM 2499) near the study area was obtained from TxDOT's Statewide Planning Map and from the Town of Flower Mound. Significant variability was observed in the TxDOT data. Therefore, the following 24-hour traffic volume data shown in **Table 2** was used to estimate the average annual growth rate.

Table 2. Historical Traffic Volumes and Estimated Average Annual Growth Rate

Year	Location
	Long Prairie Road (FM 2499) north of Spinks Road
2016 (TxDOT)	43,916
2019 (TOFM)	49,175
Annual Growth Rate	4%

Based on the data shown in Table 2, an annual growth rate of four percent (4%) was used to estimate the projected traffic volumes at site Build-Out (2020). The Build-Out year (2020) background traffic volumes are also provided in Figure 4.



TRIP DISTRIBUTION AND ASSIGNMENT

Trip Distribution

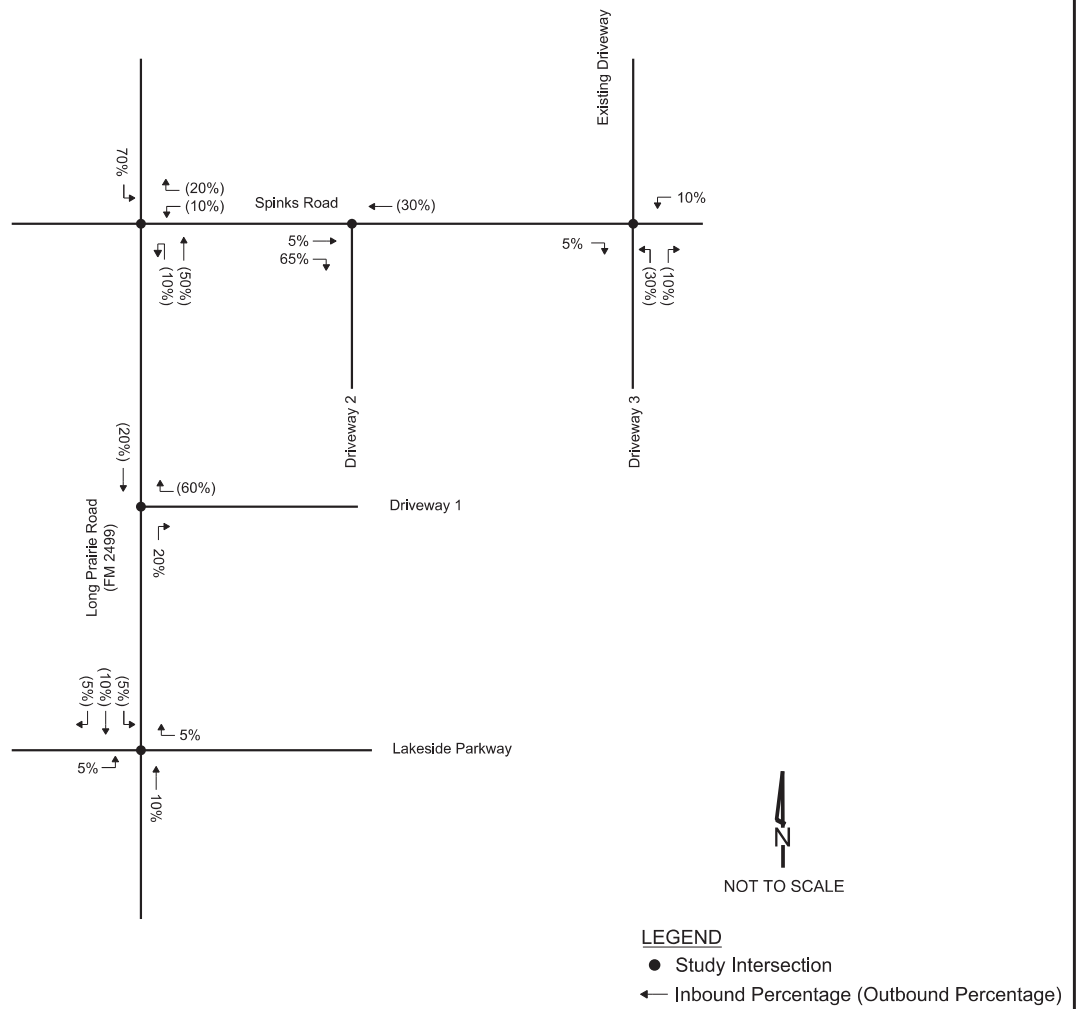
The existing traffic volumes and roadways in the area, along with the proposed site layout, were used to determine the directions from which traffic would approach and depart the proposed development. The assumed directional distribution for non-pass-by trips is provided in **Figure 5**. The assumed directional distribution for pass-by trips is provided in **Figure 6**.

Site Traffic Volumes

Traffic volumes predicted to be generated by the proposed development were assigned to the area roadways and site access points based on the directional distributions identified in Figures 5 and 6. The estimated non-pass-by site generated traffic volumes for the AM and PM peak hours are shown in **Figure 7**. The estimated pass-by site generated traffic volumes for the AM and PM peak hours are shown in **Figure 8**. **Figure 9** shows total site generated traffic volumes for the AM and PM peak hours (pass-by + non-pass-by).

Total Traffic Volumes

Total (background + site) peak hour traffic volumes at Build-Out year (2020) of the proposed development were obtained by adding the Build-Out year (2020) Background traffic volumes (Figure 4) to the total site generated traffic volumes (Figure 9) and are shown in **Figure 10**.



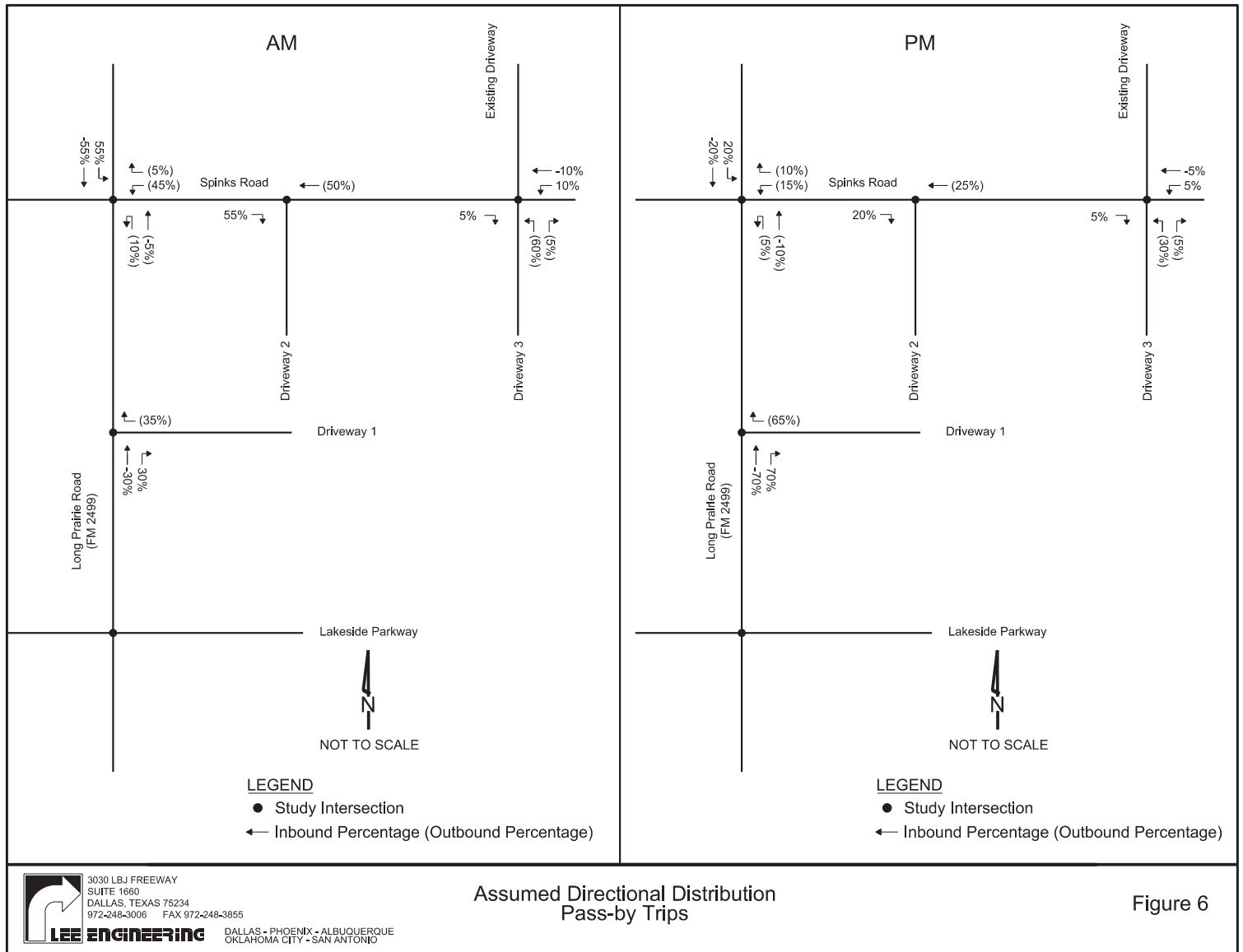
3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855

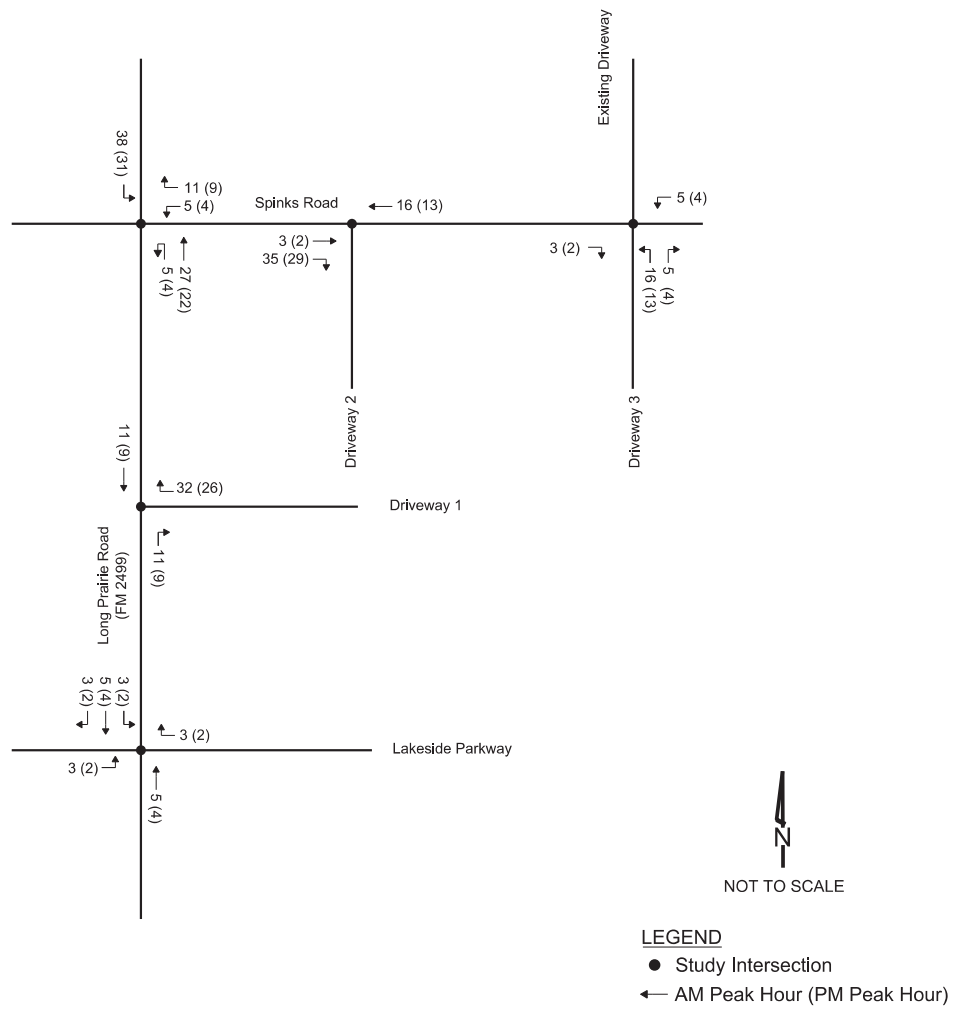
LEE ENGINEERING

DALLAS • PHOENIX • ALBUQUERQUE
OKLAHOMA CITY • SAN ANTONIO

Assumed Directional Distribution
Non-pass-by Trips

Figure 5





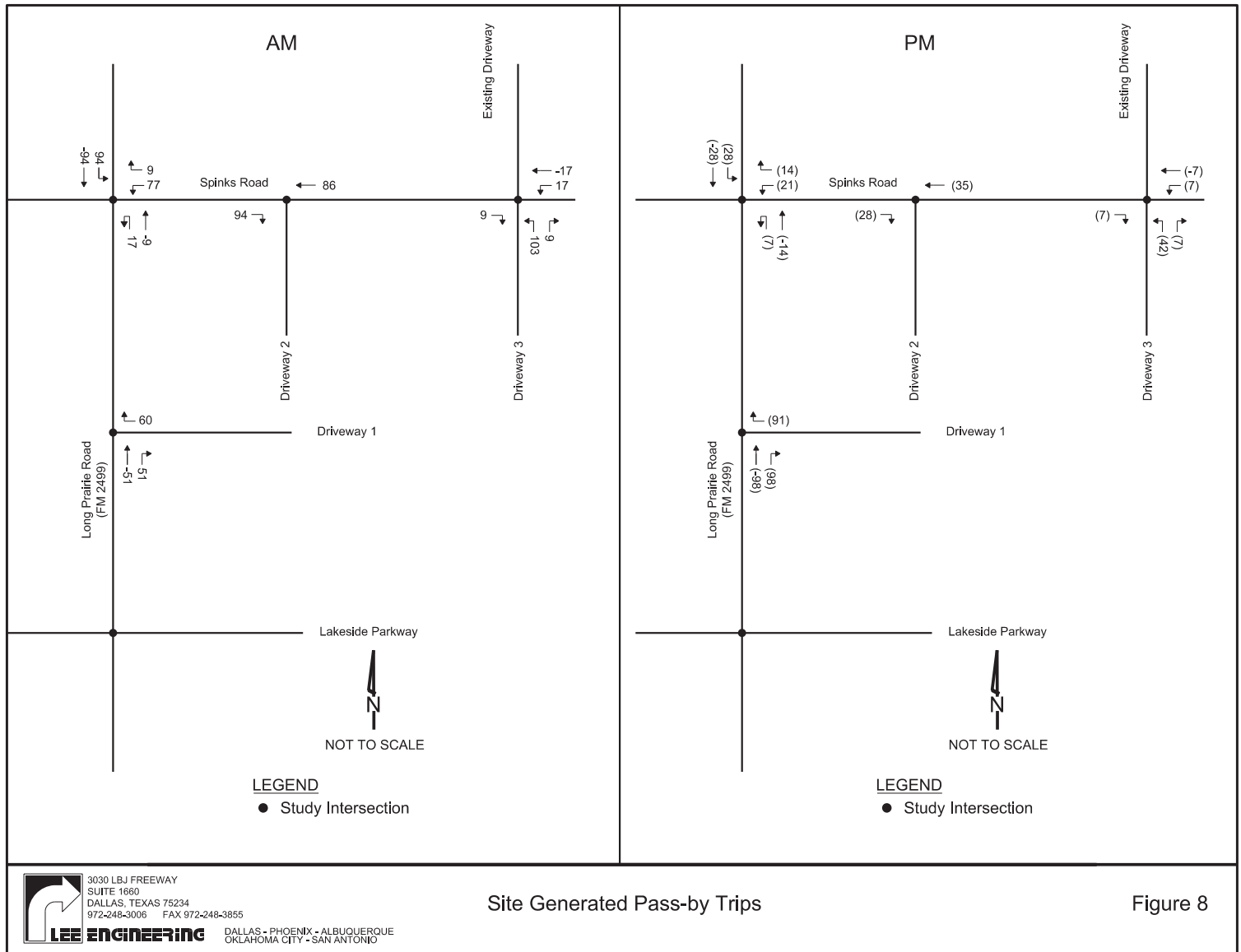
3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855

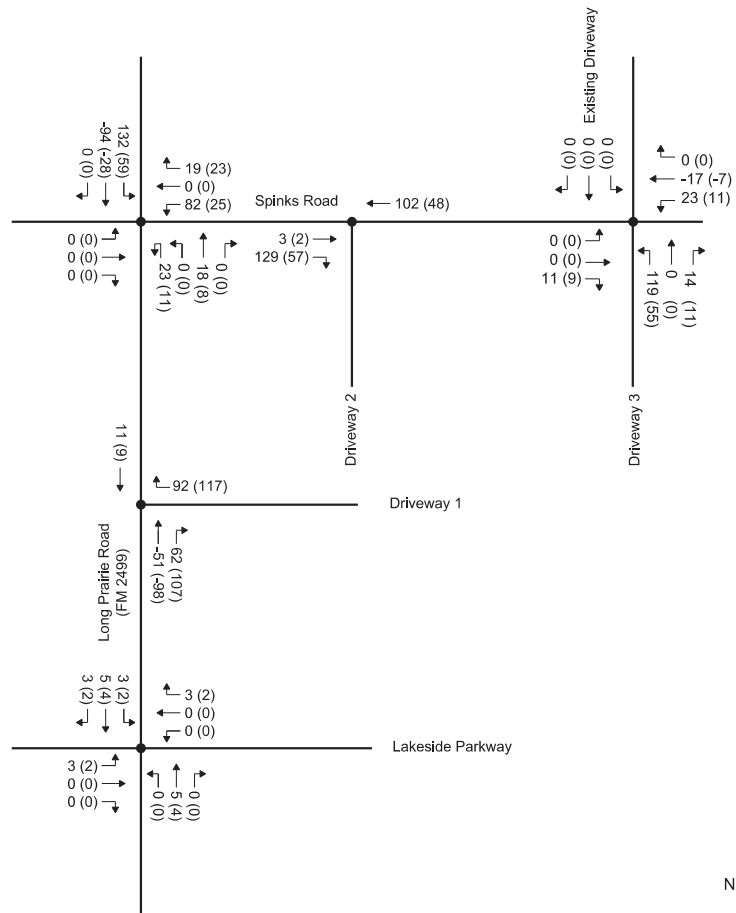
LEE ENGINEERING

DALLAS • PHOENIX • ALBUQUERQUE
OKLAHOMA CITY • SAN ANTONIO

Site Generated Non-pass-by Trips

Figure 7





NOT TO SCALE

LEGEND

- Study Intersection
- ← AM Peak Hour (PM Peak Hour)



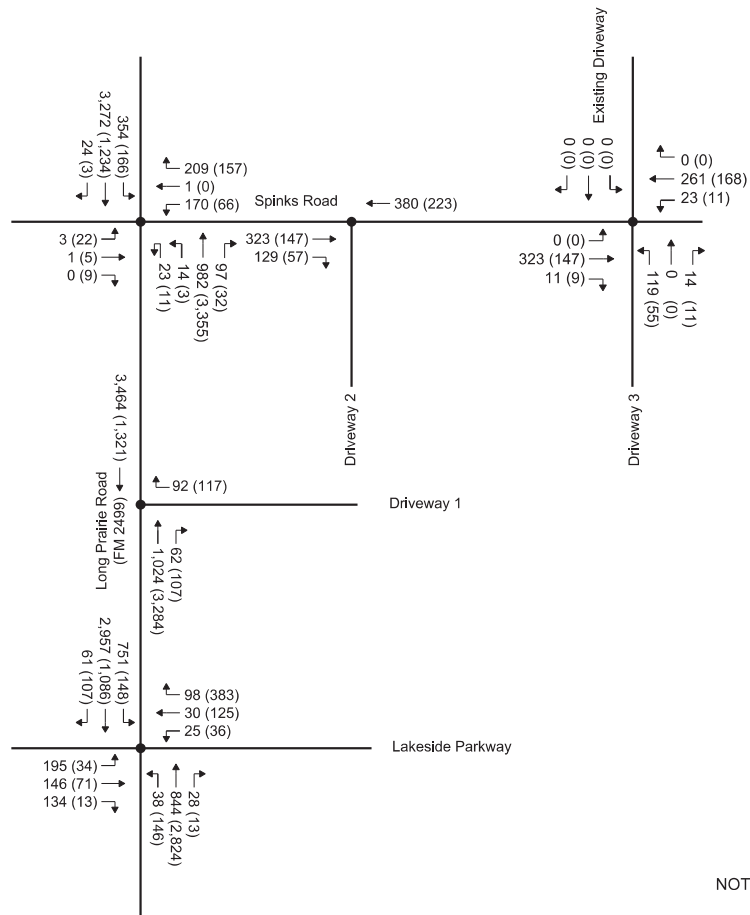
3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855

LEE ENGINEERING

DALLAS • PHOENIX • ALBUQUERQUE
OKLAHOMA CITY • SAN ANTONIO

Total Site Generated Peak Hour Traffic Volumes

Figure 9



3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855

LEE ENGINEERING

DALLAS • PHOENIX • ALBUQUERQUE
OKLAHOMA CITY • SAN ANTONIO

Build-Out Year (2020) Total Peak hour Traffic Volumes

Figure 10

INTERSECTION CAPACITY ANALYSES

The Level of Service (LOS) of an intersection is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. The LOS criteria for a signalized intersection are shown in **Table 3**. LOS is given a letter designation from A to F, with LOS A representing very short delays (less than 10 seconds of average control delay per vehicle) and LOS F representing very long delays (more than 80 seconds of average control delay per vehicle). LOS C, ranging from 20.1 to 35 seconds of average control delay per vehicle, is considered the limit of acceptable operation in the Town of Flower Mound.

For unsignalized intersections, the levels of service, as shown in **Table 4**, are defined by average control delay in seconds per vehicle. LOS C (ranging from 15.1 to 25.0 seconds of average delay per vehicle) is considered the limit of acceptable operation for an unsignalized intersection in the Town of Flower Mound.

Capacity analyses were conducted for the study area intersections under the following analysis scenarios:

- Existing (2018) Traffic Conditions
- Build-Out Year (2020) Background Traffic Conditions
- Build-Out Year (2020) Total Traffic Conditions

The intersection capacity analyses were conducted using HCM methodologies in the *Synchro 10* traffic analysis software package. For existing and background conditions, the existing lane configurations provided in Figure 3 were used. For total conditions, the proposed lane configurations provided in Figure 3 were used.

Additional performance measures such as volume to capacity (v/c) ratios and queue lengths also provide an indication of operations. For example, at two-way stop controlled intersections, main street traffic volumes may impose longer average delays for a small number of side-street vehicles, thus creating vehicle delays which correspond to a poor level of service. Motorists and agencies will typically accept longer delays (LOS D to F) if gaps in the traffic stream are anticipated within a reasonable timeframe and the side street traffic volumes do not warrant a traffic signal.

Table 3: Level of Service Criteria for Signalized Intersections

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	≤ 10.0	Very low vehicle delays, free flow, signal progression extremely favorable, most vehicles arrive during given signal phase.
B	10.1 to 20.0	Good signal progression, more vehicles stop and experience higher delays than for LOS A.
C	20.1 to 35.0	Stable flow, fair signal progression, significant number of vehicles stop at signals.
D	35.1 to 55.0	Congestion noticeable, longer delays and unfavorable signal progression, many vehicles stop at signals.
E	55.1 to 80.0	Limit of acceptable delay, unstable flow, poor signal progression, traffic near roadway capacity, frequent cycle failures.
F	> 80.0	Unacceptable delays, extremely unstable flow and congestion, traffic exceeds roadway capacity, stop-and-go conditions.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010

Table 4: Level of Service Criteria for Unsignalized Intersections

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	≤ 10.0	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
B	10.1 to 15.0	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
C	15.1 to 25.0	Moderate delays at intersections with satisfactory to good traffic flow. Light congestion; infrequent backups on critical approaches.
D	25.1 to 35.0	Increased probability of delays along every approach. Significant congestion on critical approaches, but intersection functional. No standing long lines formed.
E	35.1 to 50.0	Heavy traffic flow condition. Heavy delays probable. No available gaps for cross-street traffic or main street turning traffic. Limit of stable flow.
F	> 50.0	Unstable traffic flow. Heavy congestion. Traffic moves in forced flow condition. Average delays greater than one minute highly probable. Total breakdown.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010

Existing and Background Traffic Conditions

The lane configurations shown in Figure 3 and the traffic volumes shown in Figures 4 were used for these analyses. **Table 5** presents the analysis results for the study intersections under Existing (2018) and Build-Out year (2020) Background traffic conditions. Traffic generated by the proposed development is not included in any of the analysis results in Table 5. The shaded cells indicate approaches which are predicted to operate beyond an acceptable level of service (LOS C).

Table 5: Capacity Analysis Results – Existing and Background Traffic Conditions

Long Prairie Road (FM 2499) and Spinks Road (Signalized)						
Scenario	Peak Hour	Intersection	EB	WB	NB	SB
Existing (2018) Conditions	AM	7.8 (A) ¹	65.8 (E)	38.3 (D)	1.5 (A)	7.3 (A)
	PM	9.3 (A)	51.6 (D)	16.0 (B)	10.7 (B)	3.9 (A)
Build-Out Year (2020) Background Conditions*	AM	9.8 (A)	65.5 (E)	38.6 (D)	1.4 (A)	10.0 (B)
	PM	14.2 (B)	51.3 (D)	16.5 (B)	17.9 (B)	3.9 (A)
Long Prairie Road (FM 2499) and Lakeside Parkway (Signalized)						
Scenario	Peak Hour	Intersection	EB	WB	NB	SB
Existing (2018) Conditions	AM	43.8 (D)	66.6 (E)	34.0 (C)	20.9 (C)	46.8 (D)
	PM	28.0 (C)	54.7 (D)	29.7 (C)	32.0 (C)	15.9 (B)
Build-Out Year (2020) Background Conditions*	AM	28.5 (C)	68.3 (E)	34.9 (C)	27.3 (C)	23.5 (C)
	PM	33.0 (C)	55.7 (E)	33.8 (C)	39.8 (D)	15.7 (B)

¹ Delay in seconds/vehicle (Level of Service); * Split adjustments

Under the Existing (2018) conditions, the intersection of Long Prairie Road (FM 2499) and Spinks Road operates at LOS C or better while the intersection of Long Prairie Road (FM 2499) and Lakeside Parkway operates beyond LOS C during the AM peak hour.

The intersections of Long Prairie Road (FM 2499) at Spinks Road and Lakeside Parkway are predicted to operate at LOS C under the Build-Out year (2020) background conditions.

Total Traffic Conditions

To evaluate the conditions of the study area under Build-Out year (2020) Total traffic conditions, the study area intersections were analyzed in Synchro 10 using the proposed lane configurations (Figure 3) and the projected Build-Out year (2020) Total traffic volumes (Figure 10). **Table 6** presents the capacity analysis results for total traffic conditions at Build-Out.

Table 6: Capacity Analysis Results –Total Traffic Conditions at Build-Out

Long Prairie Road (FM 2499) and Spinks Road (Signalized)						
Scenario	Peak Hour	Intersection	EB	WB	NB	SB
Build-Out Year (2020) Total Conditions	AM	15.8 (B)	63.0 (E)	45.5 (D)	5.6 (A)	15.8 (B)
	PM	24.6 (C)	51.5 (D)	23.8 (C)	30.6 (C)	9.3 (A)
Long Prairie Road and Driveway 1 (Side Street Stop Controlled)						
Scenario	Peak Hour	Intersection ¹	EBL	WB	NBR	SBL
Build-Out Year (2020) Total Conditions	AM	--	--	17.6 (C) ²	0.0 (A)	--
	PM	--	--	79.8 (F) V/C=0.79 [6]	0.0 (A)	--
Long Prairie Road (FM 2499) and Lakeside Drive (Signalized)						
Scenario	Peak Hour	Intersection	EB	WB	NB	SB
Build-Out Year (2020) Total Conditions	AM	26.1 (C)	68.5 (E)	34.4 (C)	27.4 (C)	20.1 (C)
	PM	33.7 (C)	56.1 (E)	34.3 (C)	40.7 (D)	15.8 (B)
Spinks Road and Driveway 3 (Side Street Stop Controlled)						
Scenario	Peak Hour	Intersection	EBL	WBL	NB	SB
Build-Out Year (2020) Total Conditions	AM	--	0.0 (A)	8.1 (A)	17.3 (C)	0.0 (A)
	PM	--	0.0 (B)	7.4 (A)	10.0 (B)	0.0 (A)

¹ HCM methodology does not provide intersection-wide delay/level of service for TWSC analysis; ² Delay in seconds/vehicle (Level of Service); V/C = volume to capacity ratio; [##] = 95th percentile queue length

As shown in Table 6, all study area intersections are predicted to operate at LOS C or better during the AM and PM peak hours under total traffic conditions at the site build out. All site driveway approaches are predicted to operate at LOS C or better during the AM and PM peak hours except for the westbound approach of Driveway 1 during the PM peak hour. However, the v/c ratio for the westbound approach of Driveway 1 indicates that the volume is not predicted to exceed the capacity. Based on the site layout, the motorists at Driveway 1 have the option to use Driveway 3 if delays become unacceptable at Driveway 1.

LINK ANALYSIS

Link analysis was performed for major roadway links present in the study area. The Town of Flower Mound Thoroughfare Plan classifies Long Prairie Road (FM 2499) and Lakeside Parkway as Major Arterial. Spinks Road is classified as an Urban Minor Arterial in the Town's Thoroughfare Plan. **Table 7** presents the link analysis results, based on the roadway capacities identified in the Town of Flower Mound's "*Smart Growth Manual*".

Table 7. Study Area Roadway Link Analyses

Roadway	Direction	Roadway Capacity in vph/lane (LOS)	Existing (2018) Volume (vph/lane) and LOS		Build-Out (2020) Background (vph/lane) and LOS		Build-Out (2020) Total (vph/lane) and LOS	
			AM	PM	AM	PM	AM	PM
Long Prairie Road (FM 2499) Between Spinks Road and Driveway 1	NB	780-880 (C) 880-990 (D)	331 (<C)	1,042 (E)	358 (<C)	1,127 (>E)	372 (<C)	1,134 (>E)
	SB	990-1100 (E)	1,064 (E)	404 (<C)	1,151 (>E)	437 (<C)	1,155 (>E)	440 (<C)
Long Prairie Road (FM 2499) Between Driveway 1 and Lakeside Parkway	NB	780-880 (C) 880-990 (D)	347 (<C)	996 (E)	375 (<C)	1,077 (E)	379 (<C)	1,080 (E)
	SB	990-1100 (E)	1,158 (>E)	411 (<C)	1,253 (>E)	444 (<C)	1,256 (>E)	447 (<C)
Spinks Road Between Long Prairie Road (FM 2499) and Driveway 2	EB	620-700 (C) 700-775 (D)	148 (<C)	67 (<C)	160 (<C)	72 (<C)	226 (<C)	102 (<C)
	WB	775-875 (E)	129 (<C)	81 (<C)	139 (<C)	88 (<C)	190 (<C)	112 (<C)
Spinks Road Between Driveway 2 and Driveway 3	EB	620-700 (C) 700-775 (D)	148 (<C)	67 (<C)	160 (<C)	72 (<C)	161 (<C)	74 (<C)
	WB	775-875 (E)	129 (<C)	81 (<C)	139 (<C)	88 (<C)	190 (<C)	112 (<C)
Lakeside Parkway East of Long Prairie Road (FM 2499)	EB	620-700 (C) 700-775 (D)	427 (<C)	107 (<C)	461 (<C)	115 (<C)	463 (<C)	116 (C)
	WB	775-875 (E)	70 (<C)	251 (<C)	75 (<C)	271 (<C)	77 (<C)	272 (<C)

As shown in Table 7, all study area roadway segments are predicted to operate at LOS C or better except for the southbound Long Prairie Road (FM 2499) segments during the AM peak hour and the northbound Long Prairie Road (FM 2499) segments during the PM peak hour under existing, background and total conditions.

ACCESS MANAGEMENT ANALYSIS

As part of this study, access management analyses were performed to consider the need for deceleration lanes as well as to determine if adequate driveway spacing and intersection sight distances are provided for the proposed site driveways.

Access Spacing

The locations of the proposed site access points were evaluated against the Town of Flower Mound's and TxDOT's current access spacing criteria. **Table 8** provides the proposed spacing for the site access points.

Based on the guidelines provided in *TxDOT's Access Management Policy and Criteria*, 425 feet of access spacing is required roadways with the posted speed limit of 50 mph or higher such as Long Prairie Road (FM 2499).

Based on the guidelines provided in *The Town of Flower Mound Access Management Policy and Criteria*, 360 feet of access spacing is required for major arterials and collectors with the assumed operating speed of 45 mph.

Based on the guidelines provided in *The Town of Flower Mound Access Management Policy and Criteria*, 250 feet of access spacing is required for minor arterials and collectors with the assumed operating speed of 35 mph.

Table 8: Access Point Spacing Evaluation

Along	Between	Required Spacing	Proposed Spacing	Meets Requirement?
Long Prairie Road (FM 2499)	Spinks Road and Driveway 1	425 feet (TxDOT)	377 feet	No
		360 feet (TOFM)*		Yes*
Spinks Road	Long Prairie Road (FM 2499) and Driveway 2	250 feet	250 feet	Yes
Spinks Road	Driveway 2 and Driveway 3	250 feet	172 feet	No

* based on Town's *Access Management Policy and Criteria* for major arterials

As presented in Table 8, Driveway 1 does not meet TxDOT's access spacing criteria. However, it does meet the Town's criteria.

Driveway 2 also meets the Town's access spacing criteria.

Driveway 3 does not meet the Town's access spacing criteria.

Auxiliary Lane Analysis

The proposed site driveways were analyzed to determine the need for right turn deceleration lanes. Guidelines in TxDOT's *Access Management Manual* state that:

- For roadways with a posted speed limit less than or equal to 45 mph, a right turn deceleration lane should be considered when peak right turn volumes are greater than 60 vehicles per hour.
- For roadways with a posted speed limit greater than 45 mph, a right turn deceleration lane should be considered when peak right turn volumes are greater than 50 vehicles per hour.

Guidelines in *Town of Flower Mound Access Management Policy and Criteria* state that right turn deceleration lanes are required at all driveways served by a median opening and all driveways with a projected peak-hour right-turn entering volume of 50 vehicles or more. In addition, the Town's *Design Criteria* states that a right turn deceleration lanes and left-turn bays are required at any intersection of collectors and arterials as shown on the *Town of Flower Mound Thoroughfare Plan*.

Table 9 summarizes the projected right turn volumes under Build-Out year (2020) Total traffic conditions.

Table 9: Right Turn Deceleration Lane Analysis Results

Intersection	Approach	Speed Limit (mph)	Threshold (vph)	Volume (vph) AM (PM)	Meets Town's Requirements?
Driveway 1 at Long Prairie Road (FM 2499)	NB	55	50	62 (107)	Yes
Driveway 2 at Spinks Road	EB	35	50	129 (57)	Yes
Driveway 3 at Spinks Road	EB	35	50	11 (9)	Yes (Served by a median opening)
Intersection of Long Prairie Road (FM 2499) and Spinks Road (Major and Urban Minor Arterial Intersection)	NB	55	50	97 (32) *	Yes

* = The proposed development does not add any traffic to this movement

As shown in Table 9, right turn deceleration lanes are required at Driveways 1, 2 and 3. A northbound right turn deceleration lane is also warranted at the intersection Long Prairie Road (FM 2499) and Spinks Road, based on the Town's criteria. Based on the assumed directional distribution shown in figures 5 and 6, the proposed RaceTrac development is not predicted to add any traffic to the northbound right turn movement at the intersection of Long Prairie Road (FM 2499) and Spinks Road.

Based on the criteria specified in TxDOT's *Roadway Design Manual*, the proposed northbound right turn deceleration lane along Long Prairie Road (FM 2499) at Driveway 1 needs to be 540 feet long. This deceleration lane length includes 510 feet of deceleration length (with 100 feet of taper) and 30 feet of storage. Figure 3-4 of TxDOT's *Roadway Design Manual* indicates that the curb radius is included in the total length.

The proposed northbound right turn deceleration lane at the intersection of Long Prairie Road (FM 2499) and Spinks Road also needs to be 540 feet long. However, the available spacing between Spinks Road and Driveway 1 along Long Prairie Road (FM 2499) is 377 feet. Using 20 mph speed differential allowed by TxDOT's *Roadway Design Manual*, the required deceleration length can be reduced to 345 feet. With 345 feet of deceleration lane and 30 feet of storage, the proposed northbound right turn deceleration lane at the intersection of Long Prairie Road (FM 2499) and Spinks Road should be 375 feet long. Given the need for adequate tangent length before the taper, there is not adequate space to provide a turn lane of 375 feet long. Therefore, a turn lane should be designed to maximize the length available for deceleration and storage. A variance will be needed from TxDOT for this turn lane.

Based on the criteria specified in Town's *Design Criteria and Construction Standards*, a right turn deceleration lane along minor arterials like Spinks Road needs to be 160 feet long including a 110 feet of deceleration length (with 100 feet of taper) and 50 feet of storage. Therefore, a 160-foot long right turn deceleration lanes are needed at Driveways 2 and 3.

The proposed spacing between Driveway 2 and Driveway 3 along Spinks Road is 174 feet including curb radii. The Town's *Design Criteria and Construction Standards* indicates that curb radii are not included in total deceleration lane length. Therefore, a 160-foot long eastbound right turn deceleration lane cannot be provided at Driveway 3. The proposed site plan shows a 355-foot long continuous right turn deceleration lane serving Driveways 2 and 3 along Spinks Road.

Lee Engineering recommends owner install and maintain Do Not Enter (R5-1) signs and directional arrow pavement marking to ensure that Driveway 2 functions as an entry-only driveway.

Intersection Sight Distance

As part of this traffic analysis, the available and required intersection sight distances for motorists accessing the adjacent roadways from the proposed development site driveways were analyzed. The sight distance required at each proposed site driveway was estimated using the procedures developed by the American Association of State Highway and Transportation Officials (AASHTO) and published in the 2011 edition of *A Policy on Geometric Design of Highways and Streets*. At these locations, the motorist should be able to see if and when adequate gaps exist to perform their desired maneuver. **Table 10** presents the required and available sight distance for vehicles exiting at the proposed development driveways.

Table 10: Sight Distance Evaluation

Major Roadway	Long Prairie Road (FM 2499)	Spinks Road
Posted Speed Limit	55 mph	35 mph
Minor Roadway	Driveway 1	Driveway 3
Design Vehicle	Passenger Car	Passenger Car
Required Intersection Sight Distance	530'	440'
Available Sight Distance to the Left	>1000'	465
Available Sight Distance to the Right	N/A	600'
Available > Required		
To the Left	Yes	Yes
To the Right	N/A	Yes

The field investigation results indicate that adequate sight distance is predicted to be available at the proposed site access points.

CONCLUSIONS AND RECOMMENDATIONS

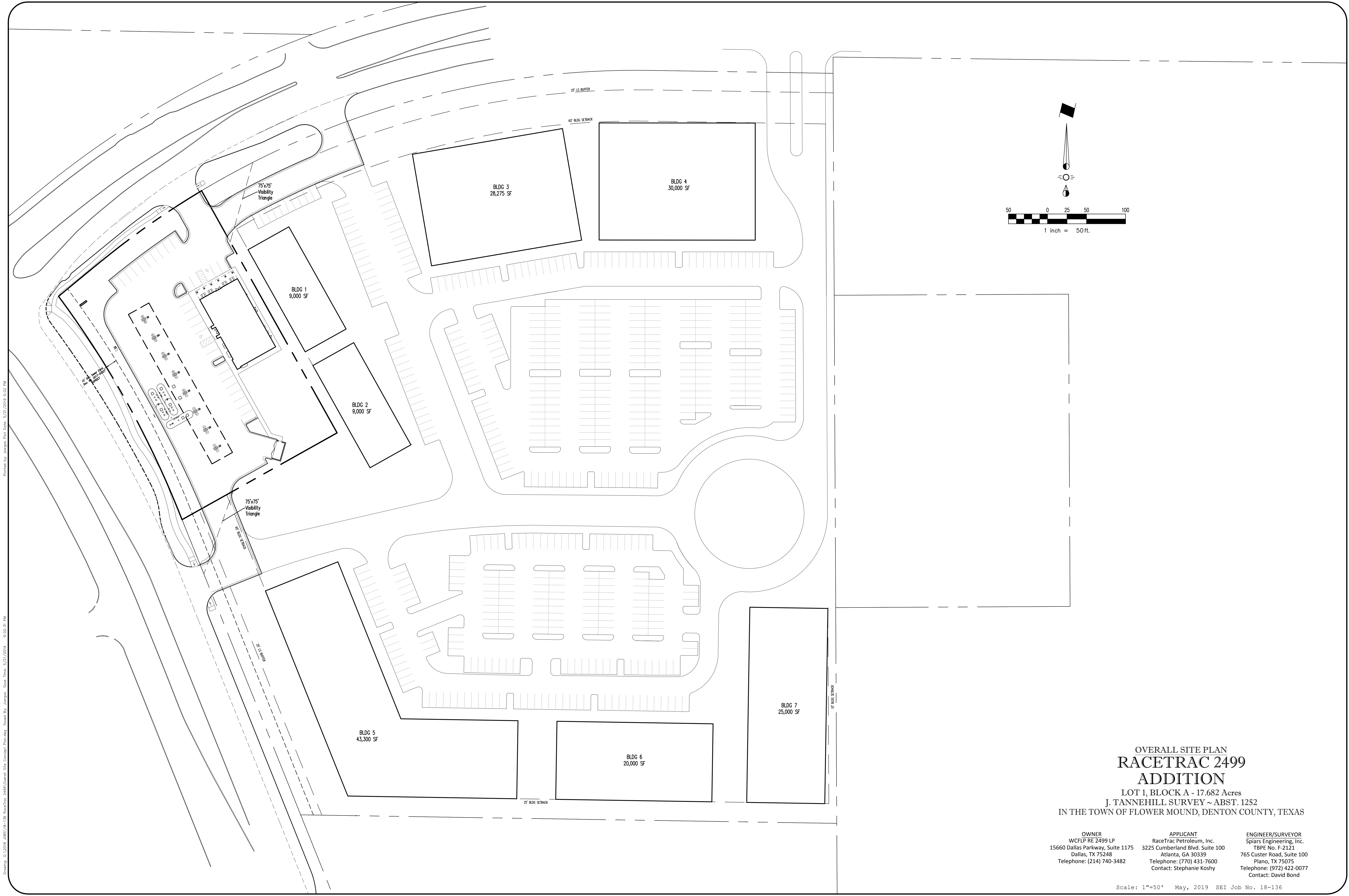
Based on this traffic study, the following conclusions and recommendations can be made:

- The proposed development is predicted to generate approximately 3,688 daily trips with 450 trips during the AM peak hour and 368 trips during the PM peak hour.
- Capacity Analysis:
 - Signalized intersections of Long Prairie Road (FM 2499) at Spinks Road and Lakeside Parkway operate at LOS C or better under the existing conditions except the intersection of Long Prairie Road (FM 2499) and Lakeside Parkway during the AM peak hour.
 - Signalized intersections of Long Prairie Road (FM 2499) at Spinks Road and Lakeside Parkway are predicted to operate at LOS C or better under the Build-Out year (2020) Background and Total Traffic conditions with modified splits.
 - All site driveway approaches are predicted to operate at LOS C or better under the Build-Out year (2020) Total Traffic conditions except for the westbound approach of Driveway 1 during the PM peak hour. The v/c ratio indicates that the volume is not predicted to exceed the capacity for this approach. The motorists at Driveway 1 have an option to use Driveway 3 if the delay becomes unacceptable.
 - Link capacity analysis results indicate that all study area roadway segments are predicted to operate at LOS C or better except for the southbound Long Prairie Road (FM 2499) segments during the AM peak hour and the northbound Long Prairie Road (FM 2499) segments during the PM peak hour under existing, background and total conditions.
- Access Management:
 - Based on the site plan provided, spacing between Spinks Road and Driveway 1 does not meet TxDOT's minimum spacing criteria. However, Driveway 1 meets the Town's minimum spacing criteria. Spacing between Long Prairie Road (FM 2499) and Driveway 2 meets the Town's criteria. Spacing between Driveways 2 and 3 does not meet the Town's minimum spacing criteria.
 - Right turn deceleration lanes are warranted for all site driveways. Right turn deceleration lane is also warranted for the northbound approach at the intersection of Long Prairie Road (FM 2499) and Spinks Road. Based on the assumed direction distribution, the proposed development is not predicted to add any traffic to the northbound right turn movement at the intersection of Long Prairie Road (FM 2499) and Spinks Road.

- Adequate spacing is not available between Spinks Road and Driveway 1 to accommodate a 375-foot long right turn deceleration lane for the northbound approach of Long Prairie Road (FM 2499) at Spinks Road. A variance from TxDOT will be needed for this right turn deceleration lane.
- Owner shall install and maintain Do Not Enter (R5-1) signs and directional arrow pavement marking to ensure that Driveway 2 functions as an entry-only driveway.
- At the time of the site visit and under the existing conditions, adequate sight distance is predicted to be provided for passenger cars exiting the site driveways.

Plotted by: Jorgas Plot Date: 5/21/2019 5:02 PM

Drawing G: 2018 085\18-136 RaceTrac 2499\Overall Site Concept Plotting Saved By: Jorgas Save Time: 5/21/2019 5:02:31 PM



OWNER
WCFLP RE 2499 LP
15660 Dallas Parkway, Suite 1175
Dallas, TX 75248
Telephone: (214) 740-3482

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd. Suite 100
Atlanta, GA 30339
Telephone: (770) 431-7600
Contact: Stephanie Koshy

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 17-86

AN ORDINANCE AMENDING ORDINANCE NO. 1-75, THE ZONING ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, GRANTING A ZONING CHANGE ON A CERTAIN TRACT OF LAND WITHIN THE TOWN OF FLOWER MOUND, TEXAS BEING APPROXIMATELY 32.294 ACRES OF LAND IN THE J. TANNEHILL SURVEY, ABSTRACT NO. 1252, DENTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBIT "A", ORDERING A CHANGE IN THE USE OF SAID TRACT OF LAND AS PARTICULARLY DESCRIBED HEREIN FROM A, AGRICULTURAL DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT NO. 38 FOR C-2, COMMERCIAL DISTRICT-2 USES IN ACCORDANCE WITH THE REQUIREMENTS STATED IN THE EXHIBITS ATTACHED HERETO AND INCORPORATED HEREIN, AND WITH THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE, AND WITH A COMPREHENSIVE SITE PLAN OF THE DEVELOPMENT; PROVIDING A SEVERABILITY CLAUSE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, application was made to amend the official Zoning District Map of the Town of Flower Mound, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Flower Mound, Texas, as required by State statutes and the Zoning Ordinance of the Town of Flower Mound, Texas, and all the legal requirements, conditions and pre-requisites having been complied with, the case having come before the Town Council of the Town of Flower Mound, Texas, after all legal notices, requirements, conditions and pre-requisites having been complied with; and

WHEREAS, the Developer and Owner, the Planning and Zoning Commission and the Town Council all agree the Tract located west of Farm-to-Market Road 2499 in this Planned Development District is best suited for development in accordance with the campus commercial concept described on the Flower Mound Land Use and Thoroughfare Plan adopted by Ordinance No. 80-85 on the 23rd day of December, 1985, and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, at a public hearing called by the Town Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of

this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, at a public hearing called by the Town Council of the Town of Flower Mound, Texas, did consider the following factors in making a determination as to whether the requested changes should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the transportation; water, sewerage, schools, parks and other public facilities; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, encourage the most appropriate use of land throughout this Town; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas does find that there is a public necessity for the zoning changes, that the public demands them, that the public interest clearly requires the amendments, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, does find that the changes in zoning lessen the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes the health and the general welfare; provides adequate light and air; prevents the over-crowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, has determined that there is a necessity and need for the changes in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the tract of land requested for a change since the tract of land was originally classified and therefore feels that the respective changes in zoning classification for the tract of land are needed, are called for, and are in the best interest of the public at large, the citizens of the Town of Flower Mound, Texas, and helps promote the general health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS:

Section 1. That all of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That Ordinance No. 1-75, the Zoning Ordinance of the Town of Flower Mound, Texas passed on January 9, 1975, as originally adopted and amended, is hereby amended and changed in the following particulars and all other existing Sections, Subsections, Paragraphs, Sentences, Definitions, Phrases and Words of said Zoning Ordinance are not amended, but remain intact and are hereby ratified, verified and affirmed.

A. That the allowed use of a tract of land being approximately 32.294 acres of land in the J. Tannehill Survey, Abstract No. 1252, and the M. L. Cowan Survey, Abstract No. 1637, Denton County, Texas as more particularly described in Exhibit "A" attached hereto and incorporated herein, which in accordance with the Zoning Ordinance, Ordinance No. 1-75 is presently zoned A, Agricultural District is changed to PD, Planned Development District No. 38 for C-2, Commercial District-2 uses in accordance with the requirements stated in the Exhibits attached hereto and incorporated herein, and with the specific requirements contained in this Ordinance, and with the comprehensive site plan of the development.

Section 3. That a zoning map, a copy of which is attached hereto as Exhibit "C" and incorporated herein, showing the general layout of Planned Development District No. 38 was submitted by the Developer and Owner and reviewed and approved by the Town Council upon the recommendation of the Planning and Zoning Commission for approval as a general development plan.

Section 4. That a comprehensive site plan which shall be in substantial conformity with the general development plan shown in Exhibit "C" shall be submitted by the Developer and Owner as required by the Zoning Ordinance, Ordinance No. 1-75 for each Tract in this Planned Development District and shall be approved by the Planning and Zoning Commission and the Town Council and filed as part of this Ordinance prior to the issuance of any Building Permit in each such Tract in this Planned Development District.

Section 5. That the herein described property shall be used only in the manner and for the purpose provided by the Zoning Ordinance, Ordinance No. 1-75, as amended herein by the granting of this Planned Development District.

Section 6. That the development of the herein described property shall be developed in accordance with all PD, Planned Development District regulations as provided by the Zoning Ordinance, Ordinance No. 1-75, except as otherwise provided by this Ordinance.

Section 7. That in carrying out the development of this PD, Planned Development District, the development conditions shall be conditions precedent to the granting of any Certificate of Occupancy as required in the Zoning Ordinance, Ordinance No. 1-75.

Section 8. The Town Manager is hereby directed to correct the official zoning district maps of the Town of Flower Mound, Texas, to reflect the herein changes in zoning.

Section 9. That in all other respects the use of the property herein above described shall be subject to all the applicable regulations contained in said Zoning Ordinance and all other applicable and pertinent ordinances for the Town of Flower Mound, Texas.

Exhibit "A"

9.600 Acre Tract:

SITUATED in Denton County, Texas, in the J. Tannehill Survey, Abstract No. 1252, being a resurvey of the 9.550 acre Tract A described in a deed from Dorothy D. Coker, Executrix to Charles J. Wilson dated December 15, 1970, recorded in Volume 612, Page 618, of the Denton County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set at the northeast corner of said 9.550 acre tract, in the west R.O.W. line of Farm Road No. 2499, same being the southeast corner of the 0.116 acre of land described in a deed from Joseph B. Coker and wife, Dorothy D. Coker to the town of Flower Mound dated September 13, 1965, recorded in Volume 531, Page 173, of the Denton County Deed Records; a water tower is located on said 0.116 acre tract;

THENCE southerly with said west R.O.W. line as follows:

South 53°34'36" east, 233.8 feet to a broken concrete R.O.W. marker at the point of curvature of a curve to the right, from

which the radius center lies south 36°25'24" west, 909.93 feet; THENCE with said curve to the right, an arc of 861.93 feet

around a central angle of 54°16'23" to a concrete R.O.W. marker at the point of tangency of said curve;

THENCE south 0°41'47" west 37.5 feet to an iron pin set at the southeast corner of said 9.550 acre tract for a corner;

THENCE north 87°55'47" west 498.84 feet with the south line of said 9.550 acre tract and with an established fence to an iron pin set at the south, southwest corner of said 9.550 acre tract for a corner; same being the southeast corner of a 1.00 acre tract described in a deed from Flanagan to Greener dated September 27, 1973, recorded in Volume 686, Page 586, of the Denton County Deed Records;

THENCE north 0°24' west, 261.11 feet with the east line of said 1.00 acre tract to an iron pin set for a corner at the northeast corner of said 1.00 acre tract;

THENCE north 87°49'21" west, with the north line of said 1.00 acre tract passing an iron pin set at 146.66 feet and continuing in all 166.66 feet to an iron pin set at the northwest corner of said 1.00 acre tract and the west, southwest corner of said 9.550 acre tract for a corner; same being in the center of a north-south gravel road;

THENCE north 0°34'05" west, 632.89 feet with the west line of said 9.550 acre tract and the center of said gravel road to an iron pin set at the northwest corner of said 9.550 acre tract for a corner; same being the southwest corner of said 0.116 acre tract;

THENCE north 89°23'14" east, 115.89 feet with the north line of said 9.550 acre tract and with the south line of said 0.116 acre tract, along a line on the south side of a chain link fence to the PLACE OF BEGINNING and containing 9.600 acres of land, more or less.

24.6246 Acre Tract:

SITUATED in Denton County, Texas, in the J. Tannehill Survey, Abstract No. 1252, being a resurvey of the 24.623 acre Tract B described in a deed from Dorothy D. Coker, Executrix to Charles J. Wilson dated December 15, 1970, recorded in Volume 612, Page 618, of the Denton County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set at the northeast corner of said 24.623 acre tract, in the center of an east-west gravel road at the junction of the center of a dirt road from the south;

THENCE south 0°47' west, 1021.06 feet with the east line of said 24.623 acre tract and with the center of said dirt road to an iron pin set at the southeast corner of said 24.623 acre tract for a corner;

THENCE north 88°02'17" west, with the south line of said 24.623 acre tract and with an established fence passing an iron pin set at 30.0 feet and continuing in all 857.49 feet to an iron pin set at the southwest corner of said 24.623 acre tract, in the east R.O.W. line of Farm Road No. 2499 for a corner;

THENCE northerly with the west line of said 24.623 acre tract and with said east R.O.W. line as follows:

North $0^{\circ}41'47''$ east, 40.0 feet to an iron pipe set beside a damaged R.O.W. marker at the point of curvature of a curve to the left, from which the radius center bears north $89^{\circ}18'13''$ west, 999.93 feet;
THENCE with said curve to the left, an arc of 947.18 feet around a central angle of $54^{\circ}16'23''$ to a concrete R.O.W. marker at the point of tangency of said curve;
THENCE north $53^{\circ}34'36''$ west, 315.7 feet to an iron pin set at the northwest corner of said 24.623 acre tract for a corner;
THENCE south $88^{\circ}01'57''$ east, 1531.54 feet with the north line of said 24.623 acre tract and with the center of said gravel road to the PLACE OF BEGINNING and containing 24.6246 acres of land, more or less.

EXHIBIT "B"

The development on the tract of land described in Exhibit "A" shall be in accordance with the comprehensive site plan of the development as required by the Zoning Ordinance of the Town of Flower Mound, Texas, Ordinance No. 1-75, and shall be subject to the following conditions and requirements:

1. Development Standards - East Tract

- A. The tract designated on Exhibit "C" as the East Tract consisting of approximately 23.578 acres located on the north and south sides of Spinks Road and located on the east side of Farm-to-Market Road 2499 shall be developed only for C-2, Commercial District-2 uses.
- B. Development of the East Tract shall be in compliance with all regulations applicable to C-2, Commercial District-2 contained in the Zoning Ordinance of the Town, Ordinance No. 1-75, as amended, except as otherwise provided in paragraph 3 of this Exhibit B.

2. Development Standards - West Tract

- A. The tract designated on Exhibit "C" as the West Tract consisting of approximately 8.716 acres located on the west side of Farm-to-Market Road 2499 shall be developed only for C-2, Commercial District-2 uses except that the following enumerated uses shall be prohibited throughout the West Tract:
 - 1. Amusement, Commercial (Outdoor)
 - 2. Animal Pound (Public or Private)
 - 3. Auto Glass, Seat Cover or Muffler Shop
 - 4. Auto Leasing (when not accessory use)
 - 5. Auto Parts and Accessory Sales (Indoor)
 - 6. Auto Repair Garage
 - 7. Auto Rental (when not accessory use)
 - 8. Bait and Sporting Goods (Sales)
 - 9. Bottling Works
 - 10. Building Material Yard and Construction Office
 - 11. Bus Station or Terminal
 - 12. Cabinet and Upholstery Shop
 - 13. Carnival or Circus (Temporary)
 - 14. Cleaning, Dyeing or Laundry Plant
 - 15. Contractor Storage or Equipment Yard
 - 16. Dance Hall, Public
 - 17. Engine, Motor Repair
 - 18. Greenhouse (Wholesale)
 - 19. Greenhouse or Plant Nursery (Retail Sales) (No Contract Work)
 - 20. Household Appliance Service and Repair
 - 21. Kennel
 - 22. Lithographic Shop
 - 23. Motorcycle or Scooter Sales and Service
 - 24. New or Used Car Auto Sales (Outdoor Lot)
 - 25. Outside Sales

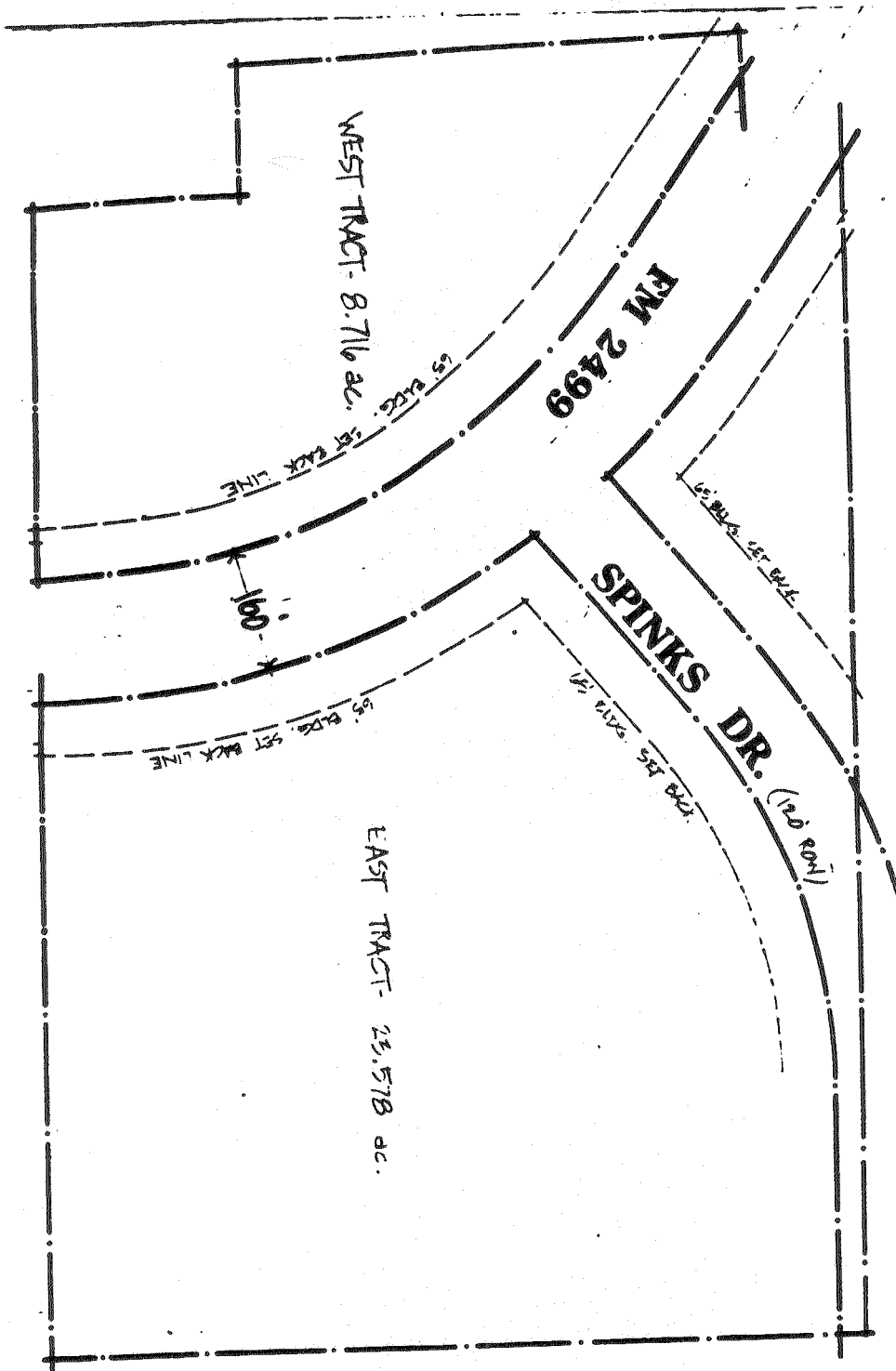
26. Paint Shop
27. Plumbing Shop
28. Restaurant or Eating Place (Drive-In Service)
29. Restaurant or Eating Place (Drive-In and Inside)
30. Second Hand Store
31. Storage or Hauling Company
32. Tires, Batteries, Shocks, Brakes, Etc. (work inside)
33. Tool Rental (Domestic Equipment)
34. Truck Freight Terminal
35. Truck and/or Bus Leasing
36. Truck Sales
37. Upholstery, Tops, Fabric, Carpet Shop
38. Veterinarian Hospital (Outside Animal Pens)

- B. Development of the West Tract shall be generally in accordance with the campus commercial concept described on the Flower Mound Land Use and Thoroughfare Plan adopted by Ordinance No. 80-85 on the 23rd day of December, 1985, and in all events shall be in compliance with all regulations applicable to C-2, Commercial District-2 contained in the Zoning Ordinance of the Town, Ordinance No. 1-75, as amended, except as otherwise provided in paragraph 3 of this Exhibit B.

3. Development Standards - General Requirements (East and West Tracts)

- A. An overall site plan for a Tract being developed in part or in whole, including internal circulation streets, proposed lot layouts, proposed fire lanes, and utility easements shall be submitted prior to or simultaneously with the submission of any comprehensive site plan for any area within the respective Tract being developed.
- B. Access points of ingress/egress from any major street or thoroughfare into either of the Tracts shall be determined at the time the overall site plan for the respective Tract is submitted for approval by the Town Planning and Zoning Commission.
- C. Developer and Owner agree that all ingress and egress from any major street or thoroughfare shall be limited in number in a manner approved by the Town Planning and Zoning Commission to allow and maintain such streets as free flowing arterials to the greatest extent possible.
- D. The Town reserves the right to realign Spinks Road if determined by the Planning and Zoning Commission and the Town Council to be necessary.
- E. A minimum of fifteen percent (15%) of the net area shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Town Planning and Zoning Commission.
- F. Native trees shall be preserved whenever possible and no tree eight inches (8") in caliper or greater shall be removed unless noted on the site plan and approved by the Town Planning and Zoning Commission.

- G. All utilities, dumpsters and mechanical units shall be screened from public view in a manner approved by the building official.
- H. A minimum sixty-five foot (65') building setback shall be provided from the right-of-way of all major and secondary streets. The first twenty-five feet (25') shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Town Planning and Zoning Commission. No parking shall be allowed in the first twenty-five feet (25') measured from the property line.



ZONING CASE Z-1-86
A 32.294 Acre
PLANNED DEVELOPMENT
FLOWER MOUND, TEXAS

OWNER:
IIA, Inc.
 12655 North Central Expressway
 Suite 800
 Dallas, Texas

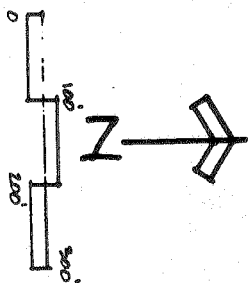


EXHIBIT "C"

Proposed Zoning: Commercial Two/PD



200 Galleria Pkwy, Suite 900 Atlanta, Ga 30339

To whom it may concern:

This letter is to request a deviation from the number of parking spaces required at the proposed RaceTrac convenience store at the Southeast corner of Spinks Rd. and Hwy 2499. The parking requirements for this use are calculated in the Development Standards Chapter 82 of the Town of Flower Mound Code of Ordinances.

The RaceTrac site plan currently shows 32 proposed parking spaces. Per the previously referenced parking requirements, a maximum of 27 parking spaces are allowed.

Due to the nature of the expanded food, drink, and convenience products offered within the proposed store, RaceTrac is requesting a deviation of five additional parking spaces for this site.

RaceTrac believes that these five additional parking spaces will better accommodate the proposed use and to allow its guests to enjoy a more convenient and efficient experience. This includes utilization of the attached covered patio that serves as an added-feature to the proposed building structure.

The need for additional parking is emphasized when examining two of RaceTrac's other nearby stores, known as Justin Rd. and Grapevine Mills, respectively.

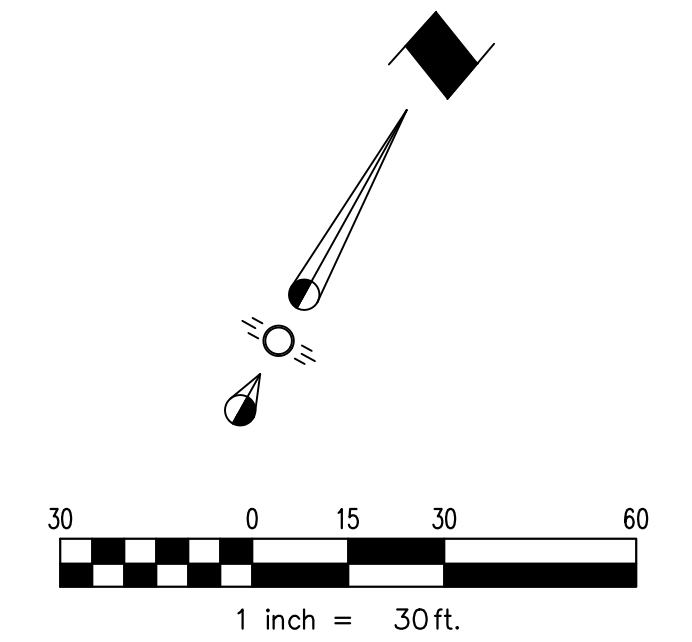
The Justin Rd. store has 20 parking spaces but was built over 18 years ago. The convenience industry has changed significantly in that time, which is reflected in the building and site being proposed. In contrast, the Grapevine Mills store was opened less than two months ago and has 38 parking spaces. This is more reflective of the quantity of spaces that are necessary to properly serve our guests given the high quality food and drink products, in addition to other traditional convenience store offers.

In order to mitigate for these additional five parking spaces, enhanced buffer landscaping is proposed along both frontages of the site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Cunningham', with a long, sweeping horizontal line extending to the right.

Drew Cunningham
Senior Engineering Project Manager



Note:
No delivery trucks of any kind, including fuel tanker trucks, will be allowed on Spinks Road.

Note:
All Dimensions are to Face-of-Curb/Edge
of stripe or face of building unless
otherwise noted.

Note:
Handicap parking is provided in accordance with ADA standards.

Note:

1. All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to complement the materials and colors within this development.
2. All ground based HVAC shall be screened with live screening or a masonry enclosure. Any masonry enclosure shall be clad in the same material as the main building.
3. All roof-mounted mechanical units and/or equipment shall be screened from view.
4. Dumpster screening wall shall be clad in a material to match the materials on the main building.
5. Dumpster screening wall requires a separate building permit.
6. Signs require a separate building permit. Any signs depicted on the site plan or elevations are not approved as a part of this review and must comply with all applicable Town regulations.

LEGEND

BFR BARRIER FREE RAMP

CONCEPTUAL SITE PLAN
RACETRAC 2499
ADDITION

LOT 1, BLOCK A - 1.738 Acres
J. TANNEHILL SURVEY ~ ABST. 1252
IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

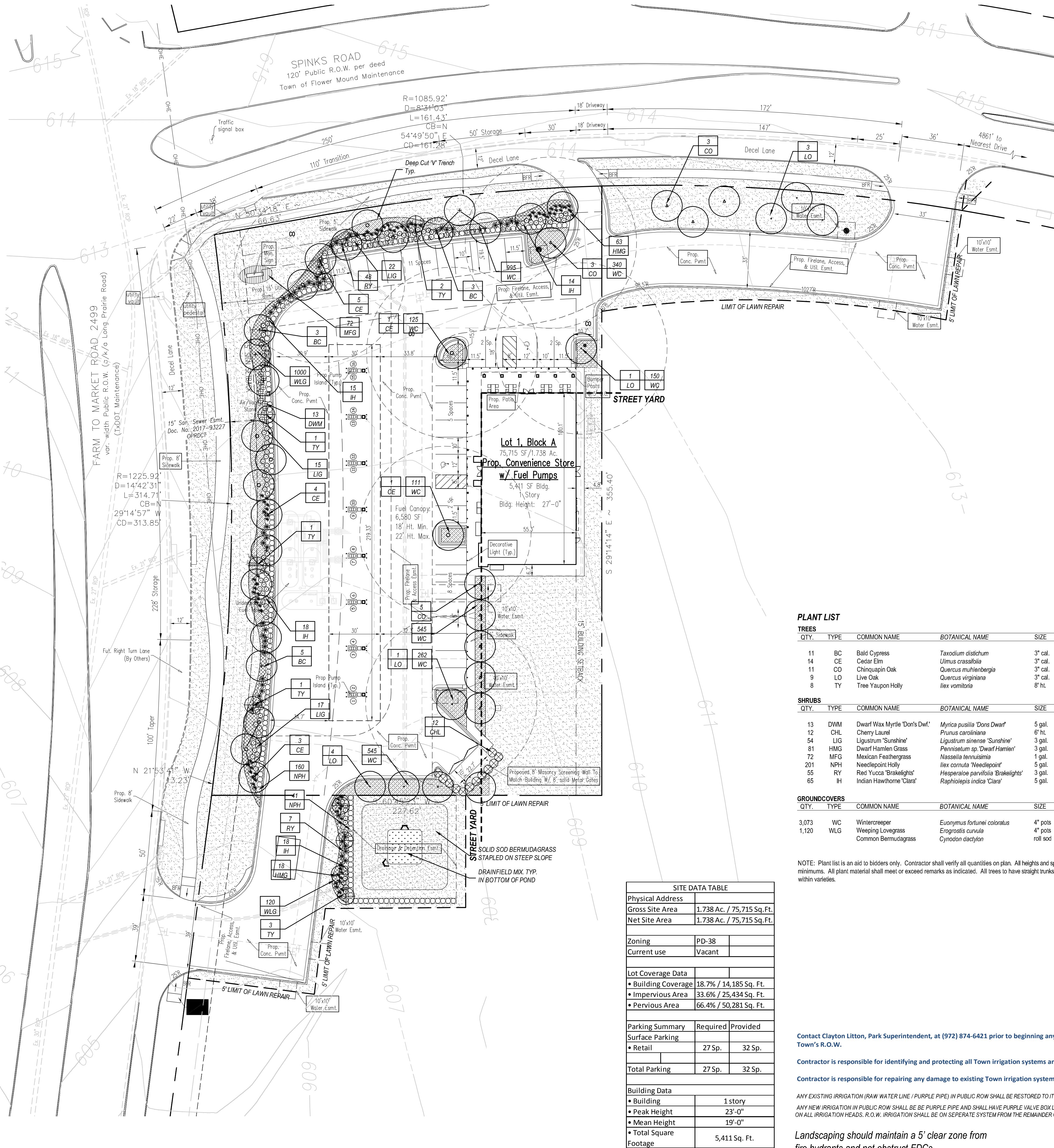
<u>OWNER</u>	<u>APPLICANT</u>	<u>ENGINEER/SURVEYOR</u>
WCFLP RE 2499 LP	RaceTrac Petroleum, Inc.	Sparks Engineering, Inc.
15660 Dallas Parkway, Suite 1175	3225 Cumberland Blvd. Suite 100	TBPE No. F-2121
Dallas, TX 75248	Atlanta, GA 30339	765 Guster Road, Suite 100
Telephone: (214) 740-3482	Telephone: (770) 431-7600	Piano, TX 75075
	Contact: Stephanie Koshy	Telephone: (972) 422-0077
		Contact: David Bond

Plotted by: DBond10 Plot Date: 9/3/2019 9:29 PM

Drawing: G:\2018 JOBS\18-136 RoseTrac 2499\18-136 Site Plan.dwg Saved By: DBond10 Save Time: 8/27/2019 9:48:57 AM

Plotted by: Brian Pitt Date: 9/4/2019 9:07 AM

Drawing: P:\Projects\2018\MT Flower Mound\MTT\100.dwg Saved By: Matt Save Time: 8/23/2019 3:35:50 PM



DRAINFIELD MIX LAWN NOTES

- Installation of Drainfield Mix to be performed by hydro-seeding.
- Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.
- Install the following mix at the specified rate of 90 pounds acre or per manufacturers recommendations.
- Seed mix available from Native American Seed: 1 800 728 4093.

LANDSCAPE TABULATIONS

STREETYARD
Requirements: 20% of Streetyard to be landscape
(1) tree per 2,500 s.f. for streetyards
10,000 and 110,000 s.f. plus 10 trees

FM 2499 (50,346 s.f.)
Required 10,069 s.f. (20%)
(20) trees plus 10 = (30) trees
Provided 11,914 s.f.
(30) trees, 3" cal.

Spinks (8,534 s.f.)
Required 1,706 s.f. (20%)
(9) trees
Provided 2,751 s.f.
(9) trees, 3" cal.

PARKING LOT (31 spaces)
Requirements: (1) tree, 3" cal., per 10 spaces
90 s.f. per ea. 12 spaces
Required (3) trees, 3" cal.
240 s.f.
Provided (6) trees, 3" cal.
2,275 s.f.

STREET BUFFER
Requirements: (1) tree, 3" cal., per 30 l.f.
FM 2499: 314.71 l.f.
Required (10) trees, 3" cal.
Spinks: 228.06 l.f.
Required (8) trees, 3" cal.
Provided (14) trees, 3" cal.
Provided (8) trees, 3" cal.

50' radius: tree to parking space

PLANT LIST

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
11	BC	Bald Cypress	Taxodium distichum	3" cal.	container grown, 13' ht., 4'-5' spread min.
14	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 13' ht., 4'-5' spread min.
11	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal.	container grown, 13' ht., 4'-5' spread min.
9	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 13' ht., 4'-5' spread min.
8	TY	Tree Yaupon Holly	Ilex vomitoria	8' ht.	B&B, 3-5 cane, no cross cuning

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
13	DWM	Dwarf Wax Myrtle 'Dons Dwarf'	Myrica pusilla 'Dons Dwarf'	5 gal.	container, full plant, 36" o.c.
12	OHL	Cherry Laurel	Prunus caroliniana	6" ht.	container, full to base, 5" o.c.
54	LIG	Ligustrum 'Sunshine'	Ligustrum sinense 'Sunshine'	3 gal.	container, full plant, 36" o.c.
81	HMG	Dwarf Hamden Grass	Pennisetum sp. 'Dwarf Hamden'	3 gal.	container, full top of container, 36" o.c.
72	MFG	Mexican Feathergrass	Nassella tenuissima	1 gal.	container, full top of container, 18" o.c.
201	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container, full plant, 36" o.c.
55	RY	Red Yucca 'Brakeights'	Hesperaloe parvifolia 'Brakeights'	3 gal.	container, full plant, 36" o.c.
65	IH	Indian Hawthorne 'Clara'	Raphiolepis indica 'Clara'	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3,073	WC	Wintercreeper	Euonymus fortunei coloratus	4" pots	container, (3) 12" runners min. 12" o.c.
1,120	WLG	Weeping Lovegrass	Eragrostis curvula	4" pots	container, full top of container, 12" o.c.
		Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

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

SITE DATA TABLE	
Physical Address	
Gross Site Area	1.738 Ac. / 75,715 Sq. Ft.
Net Site Area	1.738 Ac. / 75,715 Sq. Ft.
Zoning	PD-38
Current use	Vacant
Lot Coverage Data	
• Building Coverage	18.7% / 14,185 Sq. Ft.
• Impervious Area	33.6% / 25,434 Sq. Ft.
• Pervious Area	66.4% / 50,281 Sq. Ft.
Parking Summary	Required Provided
• Surface Parking	
• Retail	27 Sp. 32 Sp.
Total Parking	27 Sp. 32 Sp.
Building Data	
• Building	1 story
• Peak Height	23'-0"
• Mean Height	19'-0"
• Total Square Footage	5,411 Sq. Ft.

Landscape should maintain a 5' clear zone from fire hydrants and not obstruct FDCs.

HYDROMULCH NOTES

- Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
- Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container, 'Conweb' or equal.
- Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terra-Tack one', as manufactured by Growers, Inc., or equal.
- Use a 4x8' batter board against all beds areas.
- If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
- In the event ryegrass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
- All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
- Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

LANDSCAPE NOTES

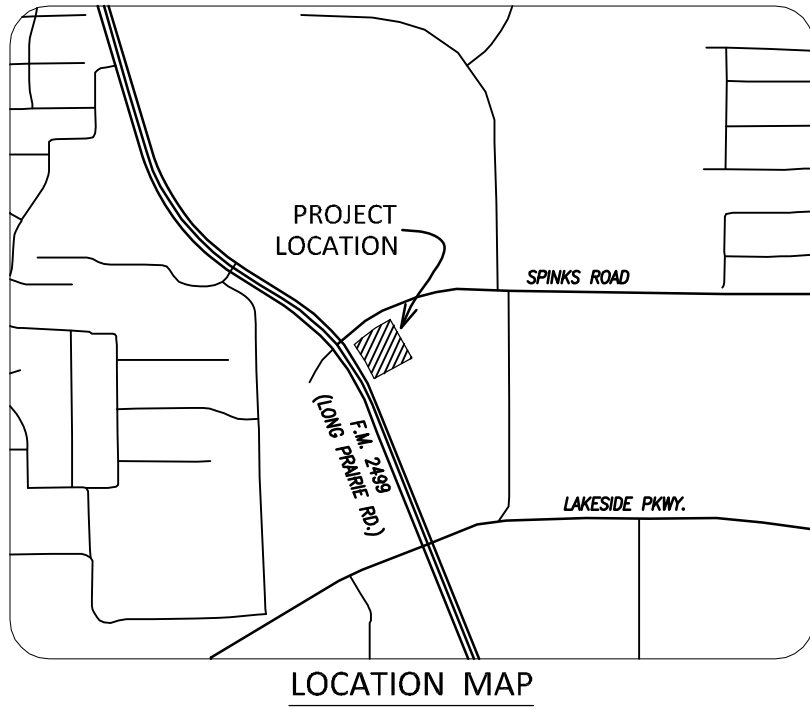
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution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

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GRAPHIC PLANT LEGEND

	CEDAR ELM		WEEPING LOVEGRASS
	LIVE OAK		WINTERCREEPER
	BALD CYPRESS		MEXICAN FEATHER GRASS
	CHINQUAPIN OAK		LAWN BERMUDAGRASS
	TREE YAUPON HOLLY		
	CHERRY LAUREL		
	DWARF WAX MYRTLE		
	NEEDLEPOINT HOLLY		
	RED YUCCA 'BRAKEIGHTS'		
	INDIAN HAWTHORNE 'CLARA'		
	SUNSHINE LIGUSTRUM		
	DWARF HAMLEN GRASS		



GENERAL LAWN NOTES

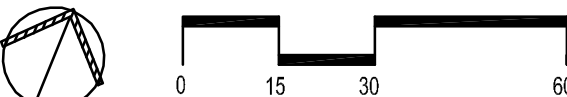
- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive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

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

01 LANDSCAPE PLAN

SCALE: 1" = 30'-0"



LANDSCAPE PLAN RACETRAC 2499 ADDITION

LOT 1, BLOCK A - 1.738 Acres
J. TANNEHILL SURVEY ~ ABST. 1252

IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



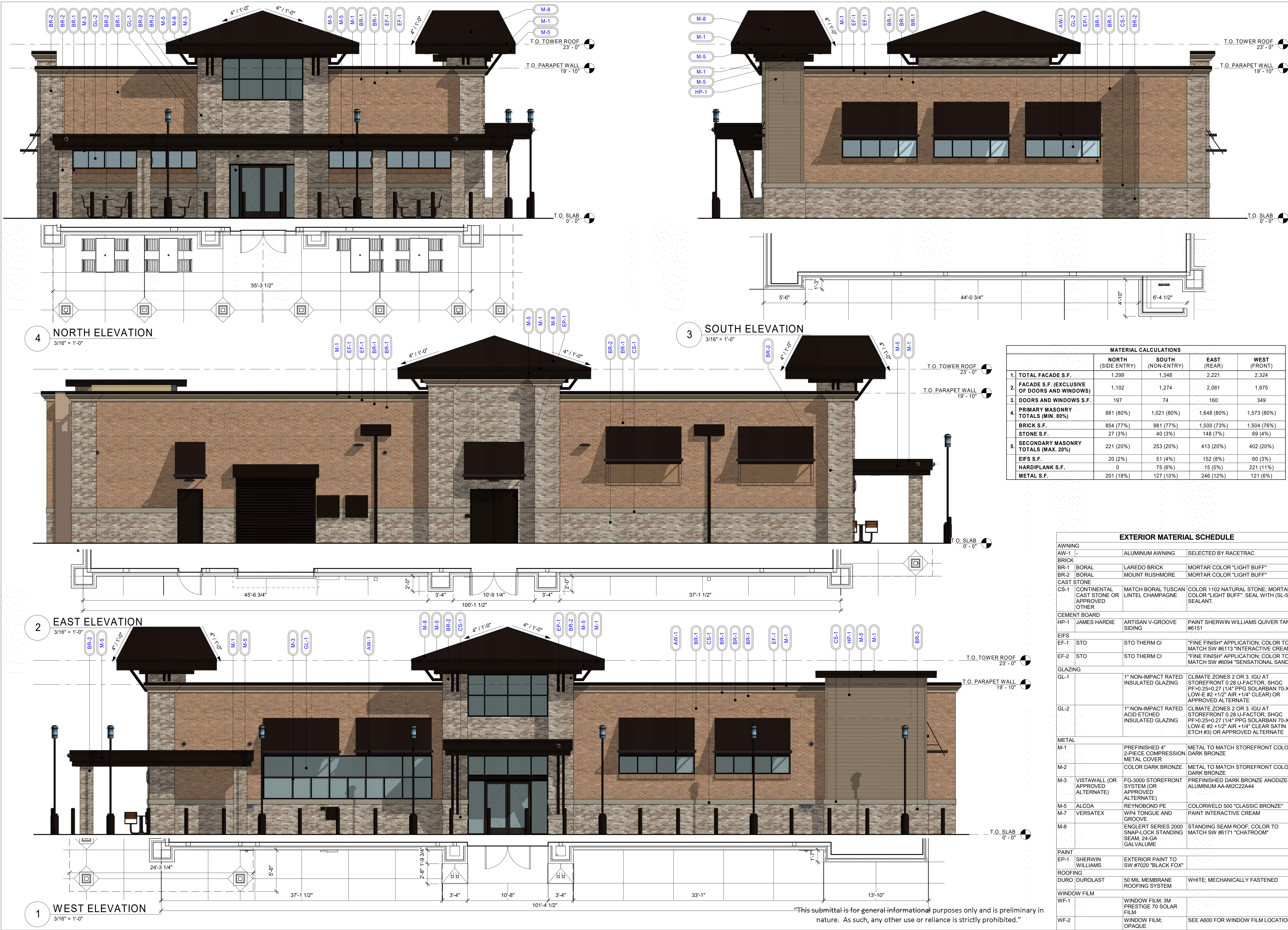
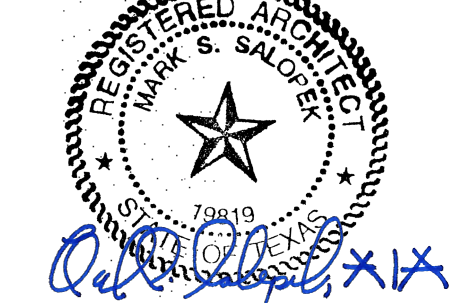
smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0983
Fax 214.871.0945
Email smr@smr-ls.com

OWNER WCF LP RE 2499 LP 15660 Dallas Parkway, Suite 1175 Dallas, TX 75248 Telephone: (214) 740-3482 Contact: Matthew Gallo	APPLICANT RaceTrac Petroleum, Inc. 3225 Cumberland Blvd. Suite 100 Atlanta, GA 30339 Telephone: (770) 431-7600 Contact: Andrew Malzer	ENGINEER/SURVEYOR Spars Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Contact: David Bond
--	---	---

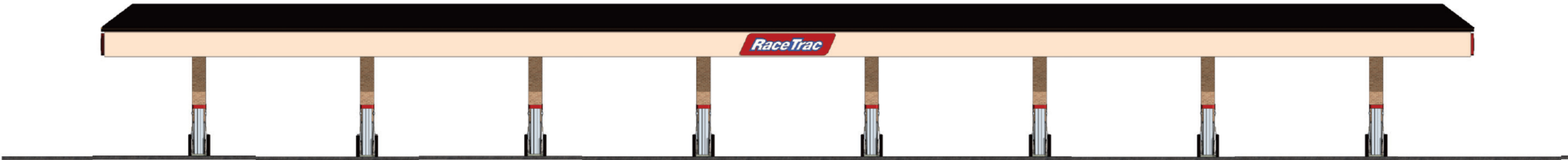
Scale: 1"=30' AUG. 23, 2019 SEI Job No. 18-136

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
11/02/18	PRELIM. PACKAGE
02/25/19	PRELIM. PACKAGE
03/08/19	PRELIM. PACKAGE
03/18/19	PRELIM. PACKAGE
4/18/19	PRELIM. PACKAGE
4/30/19	PRELIM. PACKAGE
6/20/19	PRELIM. PACKAGE
07/24/19	PRELIM. PACKAGE

STANDARD PLAN BULLETINS (SPB) MODIFY THE
PROTOTYPE SERIES SET NOTED ABOVE. THE
LISTED SPB REPRESENTS THE LATEST
MODIFICATION INCORPORATED TO THIS
PROTOTYPE SERIES SET AT ORIGINAL RELEASE.
THE ISSUE/REVISION RECORD COLUMN ABOVE
LISTS ANY REVISIONS OR SPB INCORPORATED IN
THIS SET AFTER THE ORIGINAL RELEASE.
CONTACT RACETRAC ENGINEERING AND
CONSTRUCTION FOR ANY SUBSEQUENT
BULLETINS NOT INCORPORATED HEREIN.



"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."



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



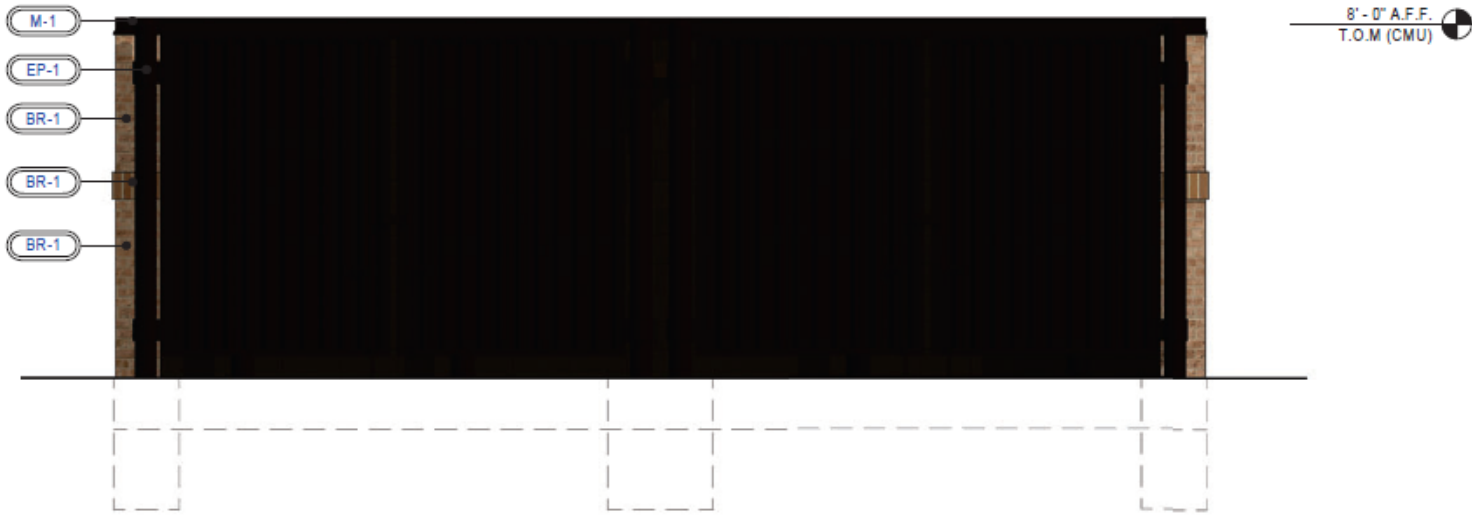
1 CANOPY ELEVATION
1/8" = 1'-0"



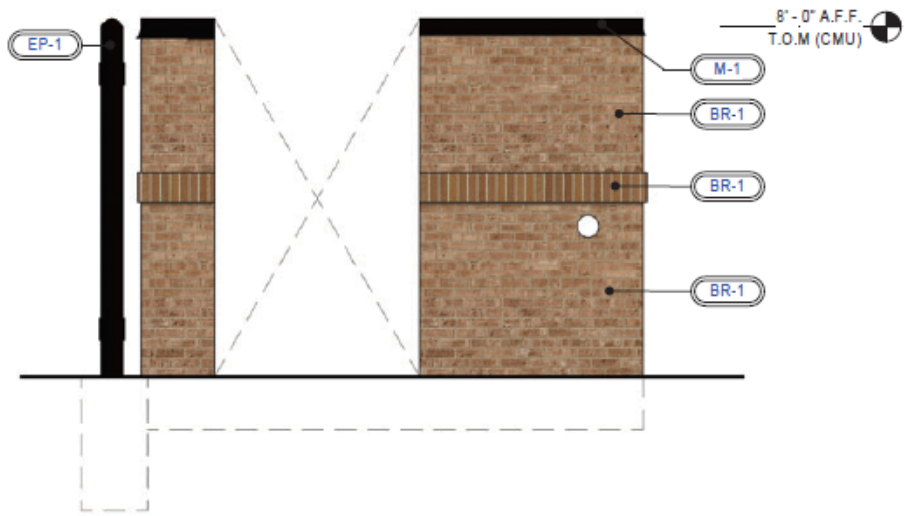
FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BR-2	BORAL	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BUFF"
EF-2	STO	STO THERM CI	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #0094 "SENSATIONAL SAND"
FASCIA			
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
METAL			
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION	
"TAN"	LANE CANOPIES	ETT TAN FASCIA	
	McGEE CANOPIES	ETT TAN FASCIA	
	MADISON CANOPIES	PUEBLO TAN FASCIA	
"RED"	LANE CANOPIES	TRD RED FASCIA	
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED	
	MADISON CANOPIES	PROGRAM RED FASCIA	

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

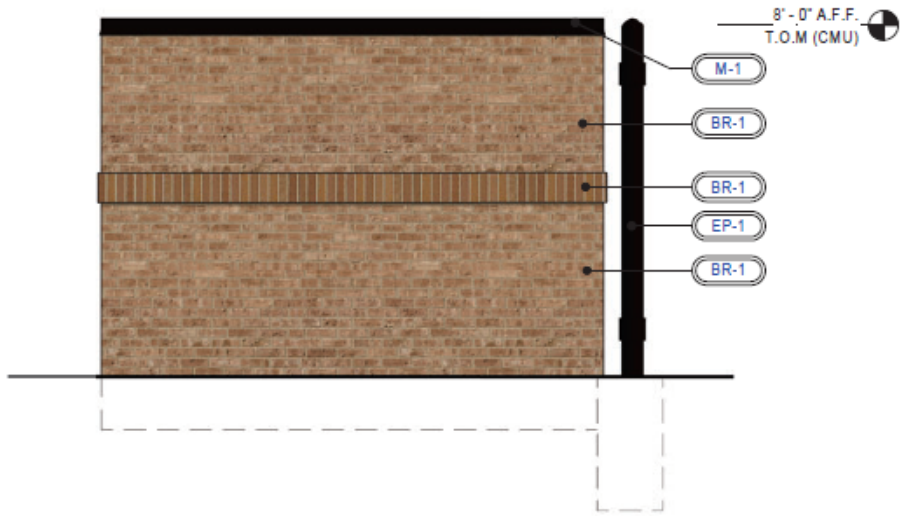
DUMPSTER FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
METAL			
M-1		PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-10		METAL GATE W/ SOLID METAL BACKING FINISHED TO MATCH EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	



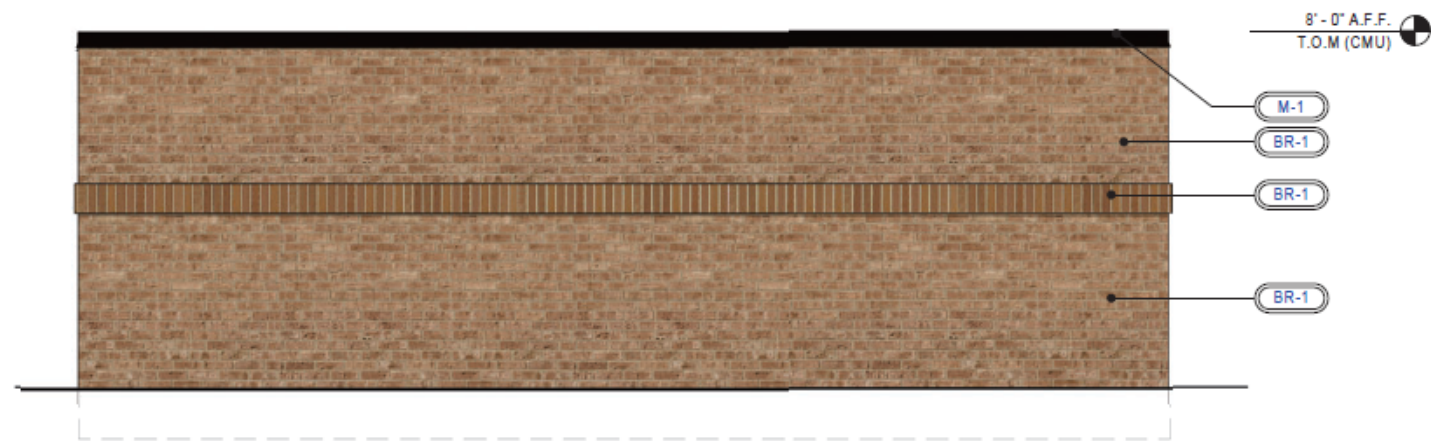
5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



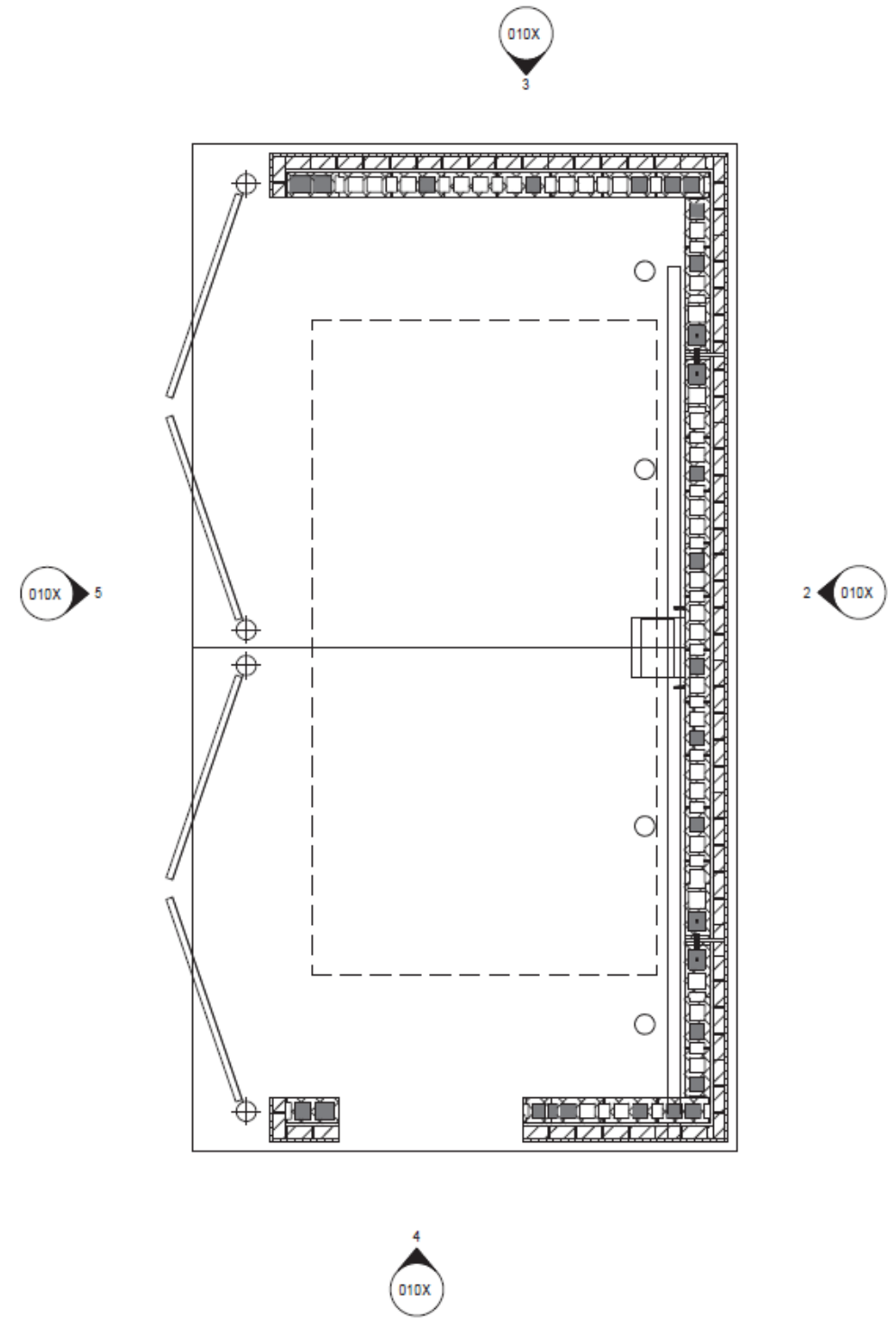
4 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"



3 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"



2 DUMPSTER ENCLOSURE REAR ELEVATION
3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"