

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

SEPTEMBER 23, 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. Development Project Updates

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 September 9, 2019: Consider approval of the minutes of the September 9, 2019, Planning and Zoning Commission Regular Session.

2. RC19-0003 – Red Rock Addition Lot 1, Block A: Consider a request for a Record Plat to create a one-lot residential subdivision. The property is generally located south of Ranch Road and west of Red Rock Lane.

G. REGULAR ITEMS

3. *RC19-0005 – St. Philip the Apostle Catholic Church Addition Lot 1, Block A*

Consider a request for a Record Plat (RC19-0005 – St. Philip the Apostle Catholic Church Addition Lot 1, Block A) to create a one-lot non-residential subdivision. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.

4. *SP19-0006 – St. Philip the Apostle Catholic Church, Phase 1*

Consider a request for a Site Plan (SP19-0006 - St. Philip The Apostle Catholic Church, Phase 1) to develop a church, with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.

5. *SP19-0013 – Beall Retail Development*

Consider a request for a Site Plan (SP19-0013 – Beall Retail Development) to develop a retail building. The property is generally located northwest corner of Flower Mound Road and Old Orchard Lane.

6. *SP19-0014 – Temple Baptist Church*

Consider a request for a Site Plan (SP19-0014 - Temple Baptist Church) to expand an existing church. The property is generally located at the southeast corner of the intersection of Long Prairie Road and Northshore Boulevard.

H. 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 19, 2019, at 2:00 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 23, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the September 9, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on September 9, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF SEPTEMBER, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 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:

Ashley Dierker	Town Attorney
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
Poornima Kashyap	Senior Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. Commissioner Cox would like to revisit idea of different uses in Town based off the Town Council Strategic Planning Session.
2. Commissioner Johnson would like to continue to promote the new Transportation model for the Town and have it presented once approved by Town Council.

E. DIRECTOR'S REPORT

1. Updating Notification Processes.
 - a. Commissioner Dillon voiced support for Staff's efforts to update notification processes, and recommend prioritizing Staff's review of potential zoning sign improvements.

F. CONSENT ITEMS

1. Consider approval of the minutes of the August 26, 2019, Planning and Zoning Commission Regular Session.
2. 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.

Commission Deliberation

Commissioner Johnson moved to approve Consent Items 1-2 as presented in the agenda caption identified above. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

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

G. REGULAR ITEMS

3. 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.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Josh Barton, G&A McAdams

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP19-0017 – Valley Creek Church Parking Lot Expansion, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

4. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

No presentation, available for questions

Commission Deliberation

Commissioner Johnson moved to approve SP19-0018 – Lisanti Cell Tower, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

5. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bill Gravitt, Gallery Custom Signs

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD19-0010 – Parker Square CSP Building 700, with the requirement that the panels be satin black with white lettering. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: Pickering

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

6. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Drew Cunningham, RaceTrac

Spoke in Favor:

None

Spoke in Opposition:

Dhanashri Kondap, 1404 Meandering Creek Path
Madhuri Vyakaranam, 2001 Foxborough Trail

Commission Deliberation

Vice-Chair Neal moved to recommend denial of SUP19-0001 - RaceTrac, as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Neal

NAYS: Picardi, Dillon, Pickering

The motion to recommend denial passed with a vote of 4-3.

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

Commissioner Presentation

Albert Picardi, Commissioner, Place 5

H. WORK SESSION

Discussion of Short-Term Rental Ordinance

- Staff Presentation: Lexin Murphy, Director of Planning Services

I. CLOSED MEETING

The Planning & Zoning Commission convened into a closed meeting at 9:36 p.m. on September 9, 2019, 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 reconvened into an open meeting at 10:23 p.m. on September 9, 2019.

K. ADJOURNMENT – REGULAR SESSION 10:23 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 23, 2019

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Record Plat (RC19-0003- Red Rock Addition Lot 1, Block A) to create a one-lot residential subdivision. The property is generally located south of Ranch Road and west of Red Rock Lane.

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 property consists of an approximate three-acre parcel of land located at the southwest corner of Ranch Road and Red Rock Lane. The purpose of this record plat is to create a buildable lot in order to provide for a single-family residential dwelling. The property is zoned Agricultural District (A) which permits the use by right.

It is anticipated that primary access to the property will be from Red Rock Lane. The record plat provides for all required setbacks and easements. Additionally, an approximate 4,236 square foot right-of-way dedication along the property's Ranch Road frontage will be provided.

III. ATTACHMENTS

A. Background Information

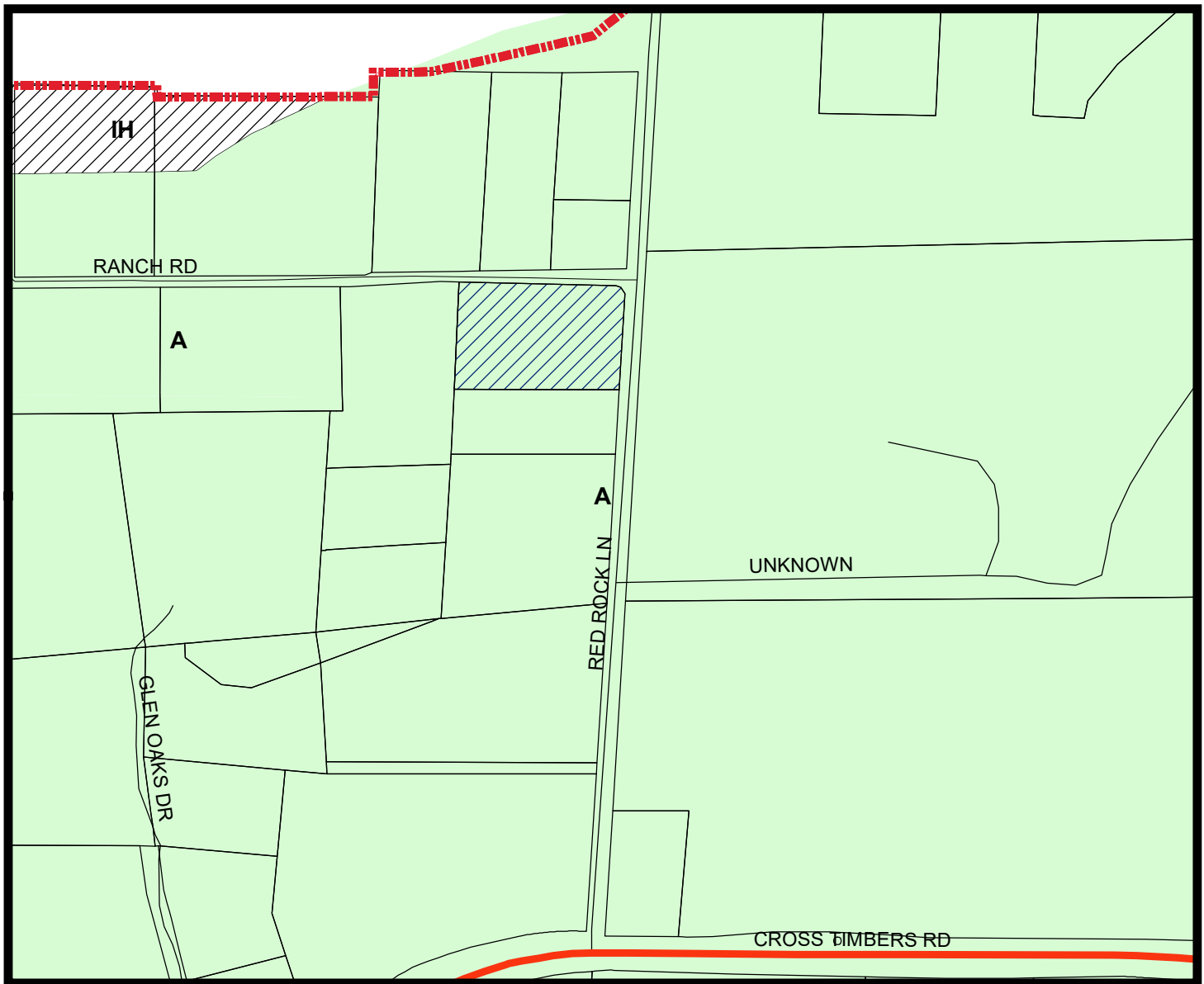
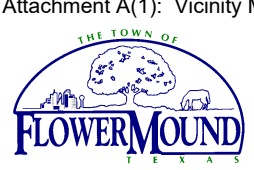
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Record Plat Package

Vicinity Map

Reference Project: RC19-0003



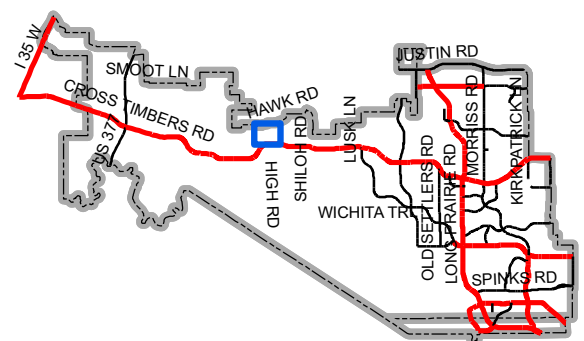
LEGEND

 Agriculture  Interim Holding

 — Subject Property



0 315 630 1,260 Feet



Map Location

Wednesday, May 29, 2019
7501 Ranch Road
M.E.P. & P.R.R. Survey
Town of Flower Mound, Denton County, Texas
Page 1 of 1



Letter of Intent:

To Whom It May Concern:

This is a 3.000 acre tract of land owned by Mike and Caroline Aghyarian, Husband and Wife, as conveyed in Deed recorded in Document Number 2017-142183, Deed Records, Denton County, Texas and being situated in the M.E.P. & P.R.R. Survey, Abstract No. 928. This property has never been platted before and is an unrecorded piece of land. The current address for this lots can be located at 7501 Ranch Road, Flower Mound, Texas. The current zoning district is Agricultural. Currently, there is not an approved conceptual site plan.

These proposed lot sizes are as follows:

Lot 1, Block A – 130,698 square feet or 3.00 acres. This is a vacant lot.

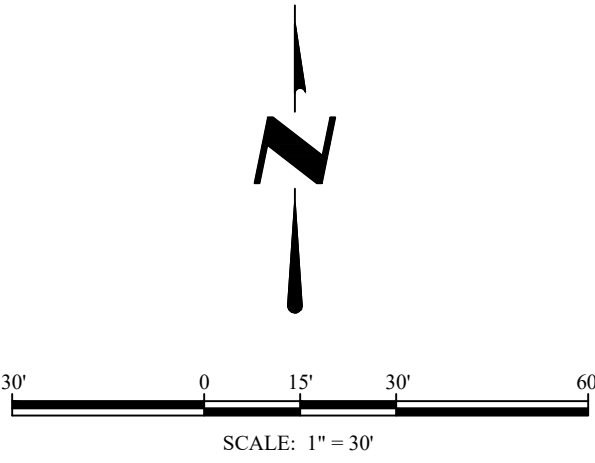
Throughout the process of platting, we appreciate all the help that goes into making this project as smooth and compete as possible. Please contact me if you have any questions, comments or concerns.

A handwritten signature in black ink, appearing to read "Grayson CeBallos". The signature is fluid and cursive.

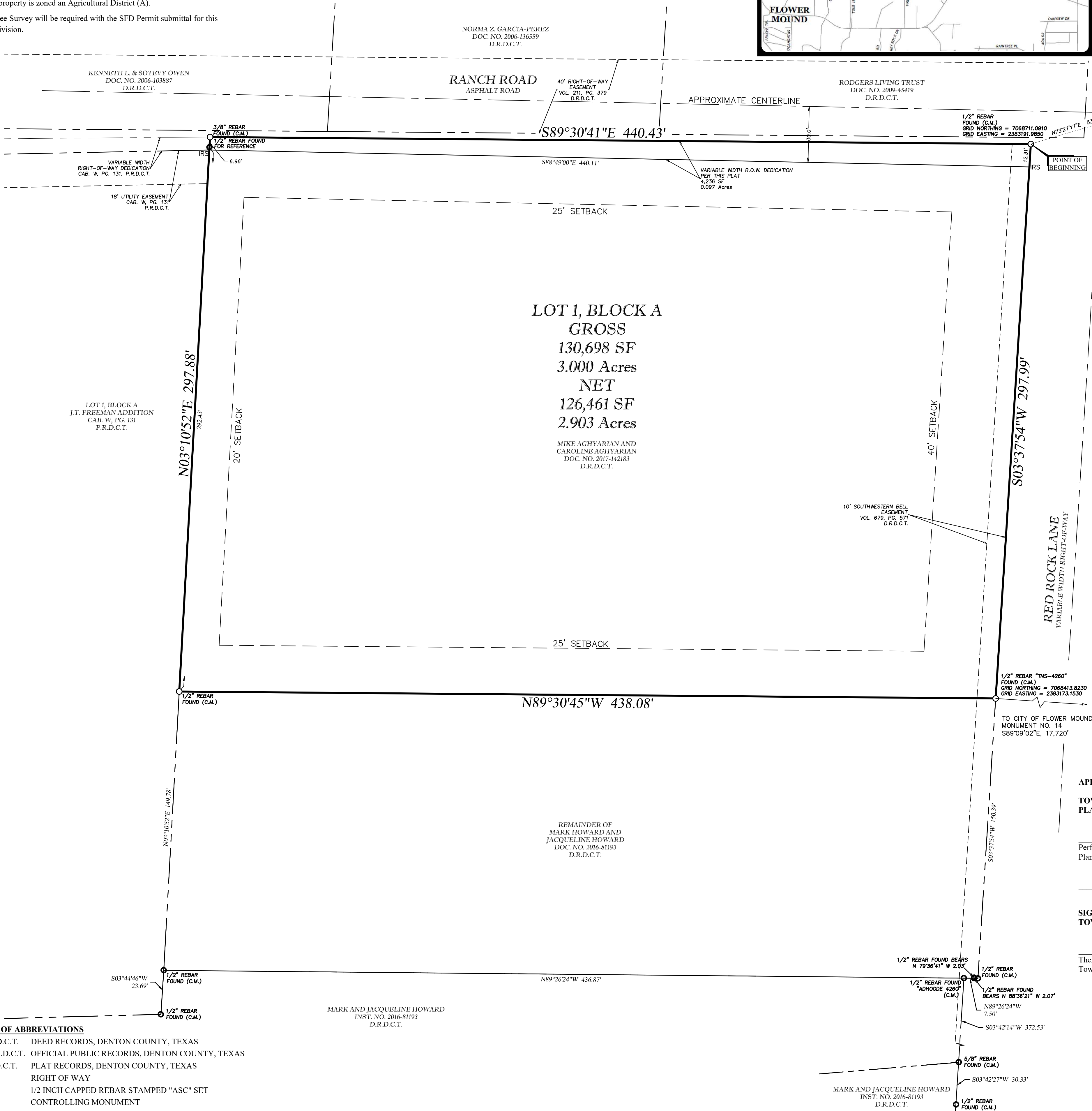
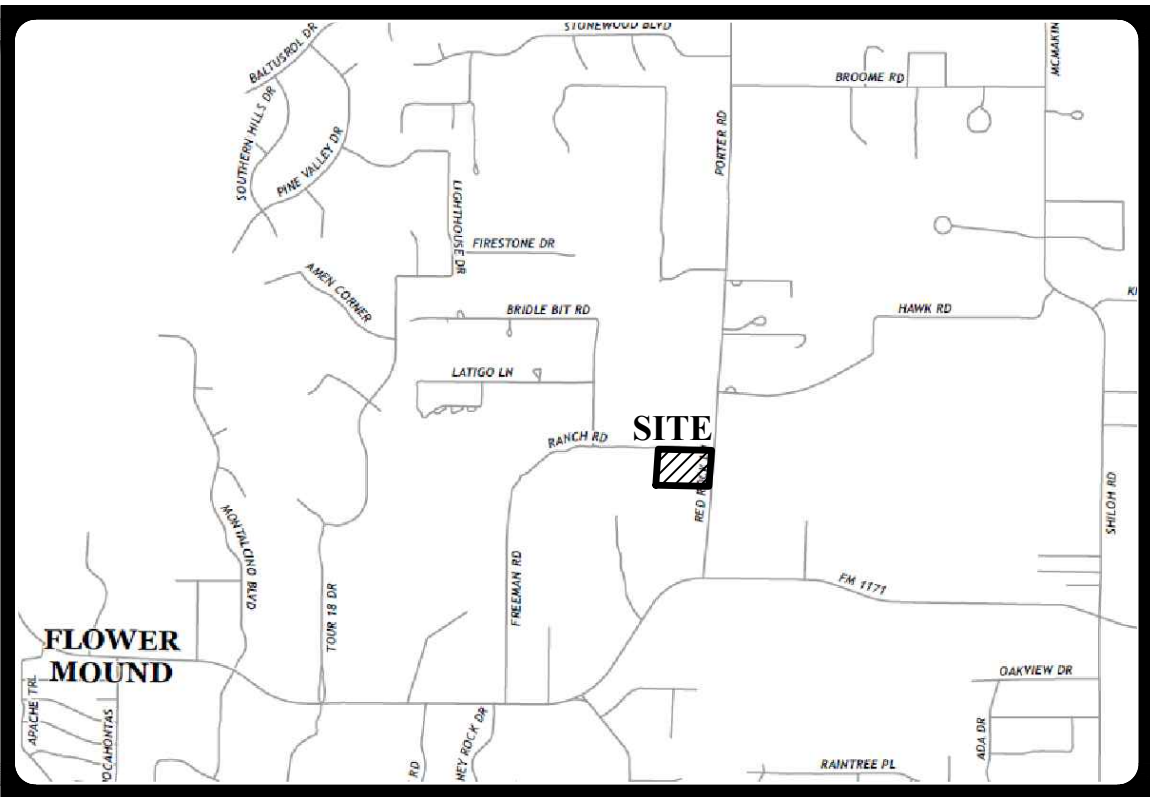
Grayson CeBallos
Project Manager
Windrose Land Services
grayson.ceballos@windorseservices.com
972-370-5871 – Direct
214-217-2544 - Main

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0520G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to plat a previously unrecorded tract of land.
- The property is zoned an Agricultural District (A).
- A Tree Survey will be required with the SFD Permit submittal for this subdivision.



VICINITY MAP
NOT TO SCALE



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/23/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 20__.

Notary Public in and for the State of Texas

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Development Services

_____, 20__
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

OWNER/DEVELOPER
Mike and Caroline Aghyarian
101 Redwood
Highland Village, Texas, 75077

WINDROSE
LAND SURVEYING | PLATTING
220 Elm St., # 200 - Lewisville, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - FIRM REGISTRATION NO. 10194331 - ESTABLISHED 1986

DRAWN BY: G.L.C. DATE: 02/11/2019 CHECKED BY: E.R. JOB NO.: 2019.1.21

-- 2019 --

Owners Certificate:

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Mike and Caroline Aghyarian are the owners of a 3.00 acre tract of land situated in the M.E.P. & P.R.R. Survey, abstract Number 928, same being a tract of land conveyed to Mike and Caroline Aghyarian in deed recorded in Instrument Number 2017-142183, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630);

BEGINNING at a 1/2 inch rebar found for the northeast corner of said Aghyarian tract, same being at the intersection of Ranch Road and the west right of way line of Red Rock Lane (Variable Width Right of Way);

THENCE South 03 degrees 37 minutes 54 seconds West with the west right of way line of said Red Rock Lane, passing a 1/2 inch rebar capped "ASC" set for corner then continuing a total distance of 297.99 feet to a 1/2 inch rebar found for the southeast corner of said Aghyarian tract, same being the northeast corner of a tract of land conveyed to Mark and Jacqueline Howard by deed recorded in Instrument Number 2016-81193, Deed Records, Denton County, Texas and lying on the west right of way line of said Red Rock Lane;

THENCE North 89 degrees 30 minutes 45 seconds West departing the west right of way line of said Red Rock Lane, with the north line of said Howard tract, same being the south line of said Aghyarian tract, a distance of 438.08 feet to a 1/2 inch rebar found for the southwest corner of said Aghyarian tract, same being the northwest corner of said Howard tract and lying on the east line of Lot 1, Block A, J.T. Freedman Addition, an addition to the Town of Flower Mound, as recorded in Cabinet W, Page 131, Plat Records, Denton County, Texas;

THENCE North 03 degrees 10 minutes 52 seconds East with the east line of said Lot 1, same being the west line of said Aghyarian tract, passing a 1/2 inch rebar capped "ASC" set for corner at a distance of 292.43 feet and continuing a total distance of 297.88 feet to a 3/8 inch rebar found for the northeast corner of said Lot 1, same being the northwest corner of said Aghyarian tract, and lying on said Ranch Road;

THENCE South 89 degrees 30 minutes 41 seconds East with said Ranch Road, with the north line of said Aghyarian tract, a distance of 440.43 feet to THE POINT OF BEGINNING and containing 130,698 square feet or 3.000 acres of land, more or less.

Owners Dedication:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Mike and Caroline Aghyarian do hereby adopt this plat designated herein as Red Rock Addition, 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, rights of way and Lot 1, Block A, 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.

WITNESS our hands this the ____ day of ____, 20__.

By: _____
Mike Aghyarian Title

By: _____
Caroline Aghyarian Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mike Aghyarian, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 20__.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Caroline Aghyarian, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 20__.

Notary Public in and for the State of Texas

RECORD PLAT
RED ROCK ADDITION
LOT 1, BLOCK A
BEING 3.00 ACRES OUT OF THE
M.E.P. & P.R.R. SURVEY
ABSTRACT NO. 928
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: September 23, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Record Plat (RC19-0005 – St. Philip the Apostle Catholic Church Addition Lot 1, Block A) to create a one-lot non-residential subdivision. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound 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.

The project has a companion site plan application (SP19-0006) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of the record plat is to create a non-residential lot consisting of approximately 39.52 acres. The subject property is undeveloped and zoned Agricultural (A).

Access to the subject site is from Cross Timbers Road to the north and Walshingham Drive to the south. The plat depicts necessary right-of-way dedications, setbacks and easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

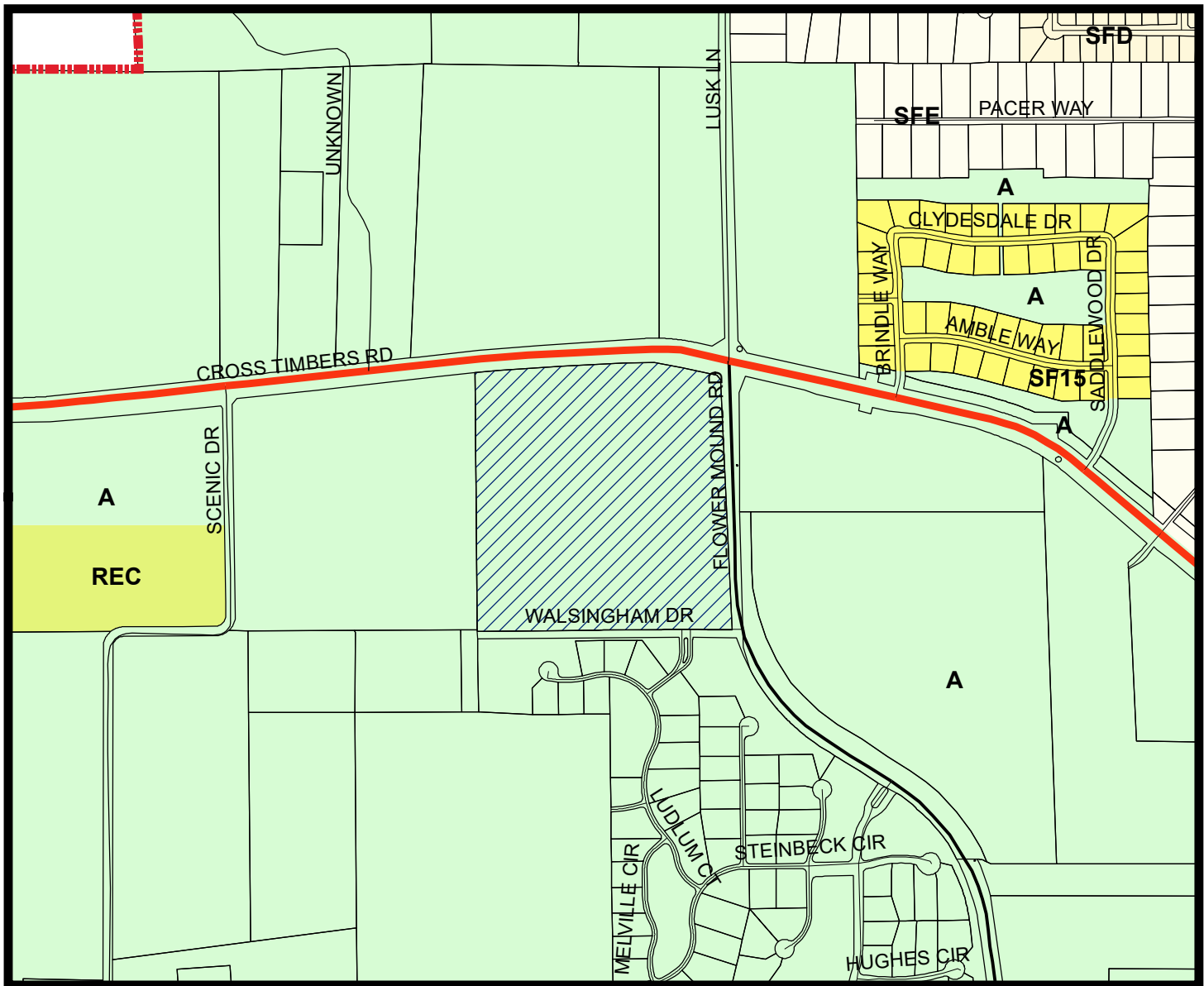
B. Application Details

1. Record Plat Package

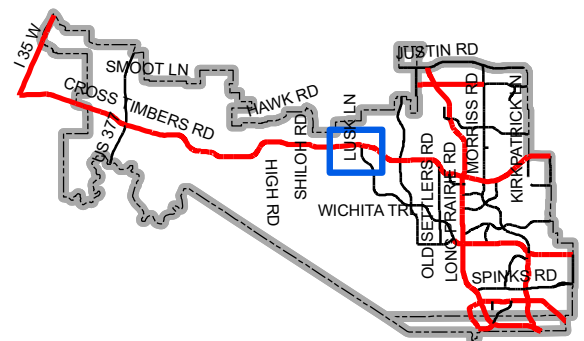
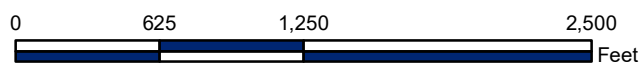
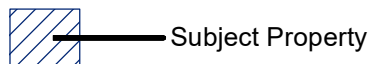
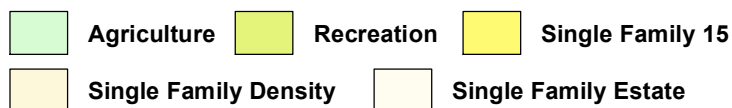


Vicinity Map

Reference Project: RC19-0005 & SP19-0006



LEGEND



Map Location

Original: March 27, 2019

Revised: May 31, 2019

Revised: July 16, 2019

Revised: August 17, 2019

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

Subject: **Letter of Intent for Site Plan Application (SP19-0006) and Record
Plat Application (RC19-0005)**
 St. Philip the Apostle Catholic Church
 5201 Cross Timbers Road
 Southwest Corner of Cross Timbers and Flower Mound Roads

To whom it may concern:

Please accept the Letter of Intent to process a Site Plan and Record Plat and related drawings with the Town of Flower Mound.

The project site is 40.59 acres and currently zoned Agriculture (A). We are not proposing a zoning change as church and related uses are an allowed use.

We are proposing 1 platted lot with right-of-way being dedicated for future Walsingham Drive on the south. The lot will be owned in its entirety by the Catholic Diocese of Ft. Worth and no common areas are proposed.

We have included a Master Plan for the property for informational purposes. The Master Plan includes the Church building and related uses including Parish Hall building, Office Cloister building, Education Cloister building (for religious education classes), Rectory building, and open air Columbarium. The project is anticipated to be constructed in three (3) phases as shown on the Master Plan.

The Site Plan for Phase 1 is the subject of this submittal and consideration by the appropriate bodies. Phase 1 will consist of Phase 1 of the Church building, which includes extension of a portion of the connected Office Cloister building to house the church offices, religious education classrooms and parish hall until future permanent buildings for these uses are built in the later phases. Phase 1 Church and Office Cloister building combined is 15,979 square feet and is the only building being constructed on the property with Phase 1. Phase 1 also includes the phase 1 of the parking lot, a trash dumpster/enclosure, related drive aisles and the Columbarium.

We are requesting the following exceptions to Town code of ordinances:

- Height exception to the main building and the tower. The maximum height for Agriculture (A) district is 35 feet. We are requesting a mean main building height of 64'-6", a peak main building height of 80'-0" and a tower height of 120'-0".
- Exception to the Compatibility Buffer along the west side of the property. The reason for the exception is our development project is over 300 feet from the west property line. We have provide a letter of support for the adjacent property owner.

Please let us know if you have any questions. We look forward to working with the Town of Flower Mound on this project.

Sincerely,

Jeff Miles

St. Philip the Apostle Catholic Church

Building Committee Member

Cell [REDACTED]

Cc. Scott Martsolf, Martsolf Architecture, [REDACTED]
Phil Armentrout, Martsolf Architecture, [REDACTED]
John Bezner, Civil Point Engineers, Inc., 9 [REDACTED]
Leonard Reeves, Studio 13 Design Group, [REDACTED]

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **Michael F. Olsen, S.T.D., Bishop of the Catholic Diocese of Fort Worth**, is the sole owner of a tract of land situated in the **Joseph Clark Survey, Abstract No. 231**, and the **Rae E. Skillern Trust Survey, Abstract No. 1732**, Denton County, Texas, and being all of called 40.586 acre tract of land described in deed to Michael F. Olsen, S.T.D., Bishop of the Catholic Diocese of Fort Worth, and his successors in office (herein after referred to as the Catholic Diocese tract), recorded in Document No. 2015-27280, Official Records, Denton County, Texas (ORDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation (TXDOT) monument found for the northwest corner of said Catholic Diocese tract, being the common southwest corner of a called 1.5963 acre tract of land described in deed to Denton County, Texas, recorded in Document No. 2007-106352, ORDCT, and being in the east line of a tract of land described as Tract Three in deed to Shady Oaks Family Ranch, LTD., recorded in Document No. 2012-136827, ORDCT, also being in the south Right-of-Way (R.O.W.) line of F.M. Highway 1171, a variable width R.O.W.;

THENCE with the North line of said Catholic Diocese tract, and the common South line of said Denton County tract, same being the South R.O.W. line of said F.M. Highway 1171 the following courses and distances:

North 83°48'19" East, a distance of 66.89 feet, to a 1/2 inch iron rod with orange cap stamped "G&A Consultants" found at the beginning of a non-tangent curve to the right;
With said non-tangent curve to the right having a radius of 5676.50 feet, a chord bearing of North 84°19'11" East, a chord distance of 59.02 feet, a delta angle of 0°35'44", and an arc length of 59.02 feet, to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

South 88°10'56" East, a distance of 130.49 feet, to a TXDOT monument found at the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right having a radius of 5661.47 feet, a chord bearing of North 86°32'18" East, a chord distance of 145.78 feet, a delta angle of 01°28'31", and an arc length of 145.78 feet, to a 1/2 inch iron rod with orange cap stamped "G&A Consultants" found;

North 87°16'35" East, a distance of 311.21 feet, to a 1/2 inch iron rod with orange cap stamped "G&A Consultants" found;

North 83°15'16" East, a distance of 165.84 feet, to a 5/8 inch iron rod found;

South 80°36'51" East, a distance of 50.22 feet, to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;

With the said non-tangent curve to the right having a radius of 1297.58 feet, a chord bearing of South 83°49'05" East, a chord distance of 289.37 feet, a delta angle of 12°48'15", and an arc length of 289.97 feet, to a TXDOT monument found;

South 77°27'36" East, a distance of 50.13 feet, to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

South 17°34'35" East, a distance of 105.71 feet, to a 5/8 inch iron rod with yellow cap stamped "BHB INC" found at the intersection of the said south right-of-way line and the west right-of-way line of Flower Mound Road, and being the northernmost corner of a tract of land called Part 1 described in deed to the Town of Flower Mound recorded in Document No. 2010-23899, ORDCT;

THENCE with the East lines of said Catholic Diocese tract, the common West line of said Town of Flower Mound tract same being the West R.O.W. of said Flower Mound Road the following courses and distances;

South 01°46'35" East, a distance of 961.61 feet, to a 5/8 inch iron rod with yellow cap stamped "BHB INC" found at the beginning of a non-tangent curve to the left;

With the said non-tangent curve to the left having a radius of 1095.00 feet, a chord bearing of South 06°57'07" East, a chord distance of 197.62 feet, a delta angle of 10°21'17", and an arc length of 197.89 feet, to a 5/8 inch iron rod with yellow cap stamped "BHB INC" found at the south corner of said Town of Flower Mound tract;

THENCE South 01°51'19" East, continuing with the east line of said Catholic Diocese tract and the common west line of said Flower Mound Road, a distance of 74.02 feet, to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the southeast corner of said Catholic Diocese tract, being in the North line of a called 152.959 acre tract of land described in deed to Toll Dallas TX, LLC, recorded in Document No. 2013-134887, ORDCT from which a 1/2" iron rod found at an angle point in the West line of a tract of land called Part 2 described in deed to the Town of Flower Mound recorded in Document No. 2010-23899, ORDCT bears S 89°16'13" E, a distance of 15.13 feet;

THENCE with the South line of said Catholic Diocese tract and the Common North line of said Toll Dallas TX tract the following courses and distanices;

North 89°16'13" West, a distance of 245.89 feet, to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

South 89°29'32" West, a distance of 1087.14 feet, to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the southwest corner of said Catholic Diocese tract, being the common Northwest corner of the said Toll Dallas TX tract and being in the east line of the said Tract Three;

THENCE North 00°46'10" West, with the West line of said Catholic Diocese tract and the common East line of said Tract Three, a distance of 1336.95 feet, to the **POINT OF BEGINNING** and containing 40.59 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Michael F. Olsen, S.T.D., Bishop of the Catholic Diocese of Fort Worth** do hereby adopt this plat designating the herein above described property as **St Philip the Apostle Catholic Church Addition** 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, rights-of-way, and Lot 1, Block A, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and ire 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, reconstructing, 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.

OWNER: **Michael F. Olsen, S.T.D., Bishop of the Catholic Diocese of Fort Worth**

BY: _____ Date _____
Michael F. Olsen, S.T.D., (Owner)
Bishop of the Catholic Diocese of Fort Worth

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Michael F. Olsen**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **Ted A. Gossett**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Flower Mound, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Ted A. Gossett, R.P.L.S. # 5991 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Ted A. Gossett**, 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 considerations therein expressed and in the capacity therein stated.

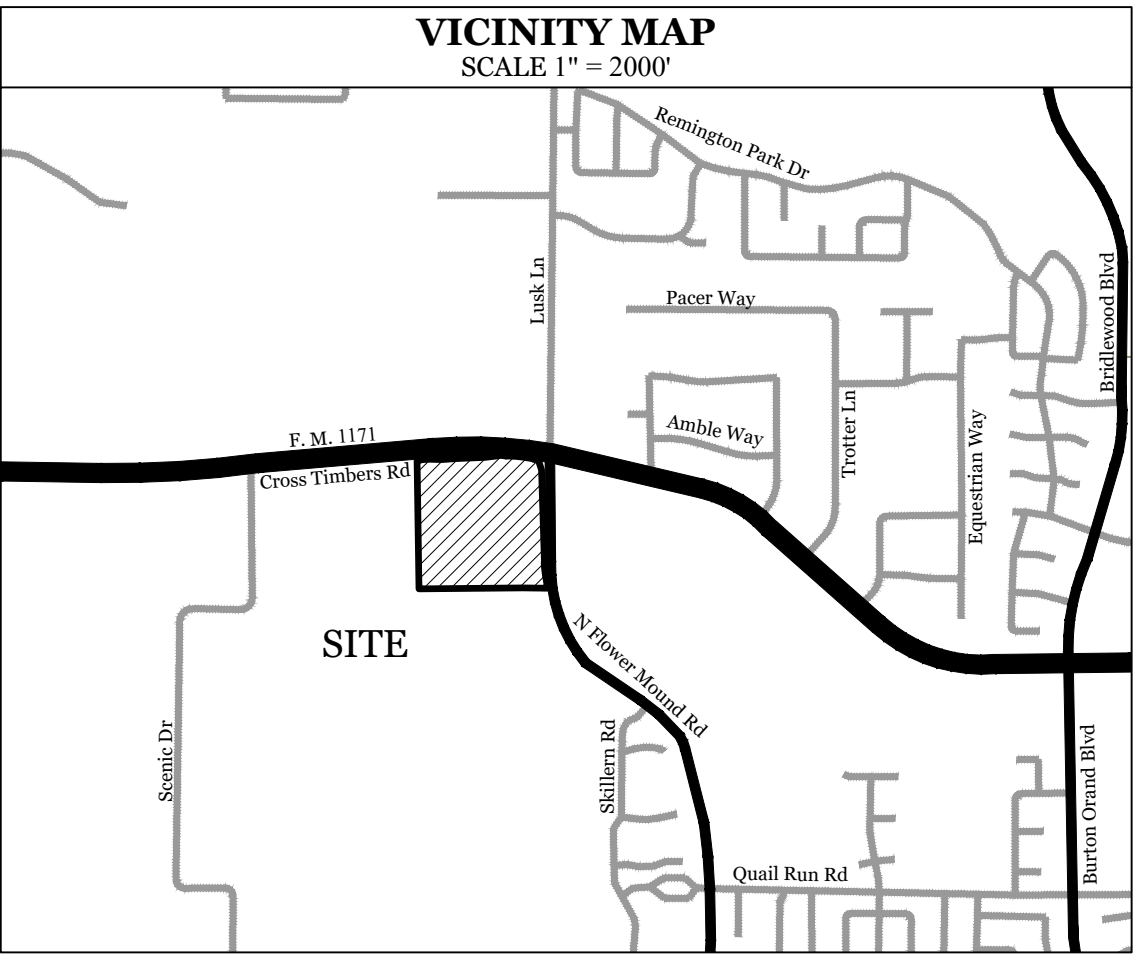
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

John Cox
Notary Public in and for the State of Texas

RECORD PLAT
St Philip the Apostle Catholic Church Addition
LOT 1, BLOCK A

A RECORD PLAT OF LOT 1, BLOCK A , ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION, BEING 40.59 ACRES OF LAND SITUATED IN THE JOSEPH CLARK SURVEY, ABSTRACT NO. 231 AND THE RAE E. SKILLERN TRUST SURVEY, ABSTRACT No. 1732 TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

RC19-0006 PG. 1 OF 1



GENERAL NOTES

- 1.) The purpose of this plat is to designate an unplatted tract of land as one (1) Lot of record.
- 2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0540G.
- 3.) The bearings and grid coordinates shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 4.) Datum tied to Town of Flower Mound Geodetic Control Network Point No. 22 - Set Aluminum Cap Stamped "Town of Flower Mound" X: 2,399,199.810, Y: 7,064,303.140, Orthometric Elevation: 624.94.
- 5.) 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/or withholding of utilities and building permits.
- 6.) The Purpose of this Site will be to facilitate a church or religious institution.

LINE	BEARING	DISTANCE
L1	N 83°48'19" E	66.89'
L2	S 88°10'56" E	130.49'
L3	S 80°36'51" E	50.22'
L4	S 77°27'36" E	50.13'
L5	S 17°34'35" E	105.71'
L6	S 01°51'19" E	74.02'
L7	S 01°51'19" E	40.04'
L8	S 01°51'19" E	40.04'
L9	N 00°46'10" W	40.00'
L10	S 89°29'32" W	15.00'
L11	N 00°00'00" W	311.09'
L12	N 44°39'54" E	76.13'
L13	N 00°00'00" W	210.88'
L14	N 60°00'00" W	65.61'
L15	N 30°00'00" W	65.39'
L16	N 00°00'00" W	128.07'
L17	N 60°00'00" W	33.02'
L18	N 00°00'00" W	203.82'
L19	N 44°59'59" E	41.57'
L20	N 90°00'00" E	296.64'
L21	N 28°13'04" E	56.28'
L22	N 88°13'04" E	250.68'
L23	S 01°51'26" E	15.00'
L24	S 88°13'04" W	242.04'
L25	S 28°13'04" W	56.59'
L26	N 90°00'00" W	124.76'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	59.02'	5676.50'	0°35'44"	N 84°19'11" E	59.01'
C2	145.78'	5661.47'	1°28'31"	N 86°32'18" E	145.79'
C3	289.97'	1297.58'	12°48'15"	S 83°49'05" E	289.97'
C4	197.89'	1095.00'	10°21'17"	S 06°57'07" E	197.62'
C5	125.03'	1150.00'	6°13'46"	N 10°21'34" W	124.97'

LEGEND

- ⊙ = CITY GPS MONUMENT
- (CM) = CONTROLLING MONUMENT
- PG = PAGE
- MON = MONUMENT
- CAB = CABINET
- VOL = VOLUME
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD STAMPED "EAGLE SURVEYING" SET
- INST NO. = INSTRUMENT NUMBER
- PRDCT = PLAT RECORDS DENTON COUNTY, TEXAS
- ORDCT = OFFICIAL RECORDS DENTON COUNTY, TEXAS

TRACT THREE
SHADY OAKS
FAMILY RANCH, LTD.
DOC No. 2012-136827
ORDCT



1" = 100'
0 50 100

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Civil Point Engineers
3102 Maple Avenue, Ste: 400
Dallas, Texas 75201
(972) 554-1100

OWNER
Michael F. Olsen, S.T.D., Bishop of the Catholic Diocese of Fort Worth
800 West Loop 820 South,
Fort Worth, Texas 76108
(817) 945-9311

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Lexin Murphy, Director of Planning Services
Town of Flower Mound



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: September 23, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP19-0006 - St. Philip The Apostle Catholic Church, Phase 1) to develop a church, with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound 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 exception requests to the Town's regulations regarding compatibility buffer and maximum building height, which necessitate special consideration by the Commission (see Analysis below).

The project has a companion application, Record Plat (RP19-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a three-story, approximately 15,979 square feet church building. The land use for this property is Cross Timbers Conservation Development District and zoning is Agricultural (A), which allows the development of the property for a church use by right. The net site acreage is approximately 39.52 acres. As a part of the site plan application, the applicant is requesting certain exceptions:

A. Exception to Section 82-302 Compatibility Buffer

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or property designated for residential use on the comprehensive master plan.

For churches, the landscape setback shall consist of a minimum 25-foot landscape buffer, with native shade trees, a minimum three-inch caliper and of species included in section 94-66 of this Code, approved tree lists, provided at a ratio of one tree per 500 square feet of buffer area. Additionally, churches shall be exempt from the

requirements of subsection (1) of this section, requiring the construction of a brick wall or masonry wall with stucco or mortar wash finish.

The proposed development shares approximately 1,337 linear feet of western property boundary with vacant property zoned Agricultural (A), which allows the development of single-family residences in compliance with the Agricultural district regulations. The applicant is requesting a waiver to both landscaping and fencing requirements along the entire length of the western property boundary. The applicant has provided a letter of support from the adjacent property owner [Attachment A(3)].

B. Exception to Sec. 98-1031, Maximum Height

The subject property is zoned Agricultural (A) and the maximum permitted height within this zoning district is 35 feet measured to the highest point of the flat roof surface. The calculation of building height shall exclude chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height. Additional height above that permitted by district regulations may be granted by the Planning and Zoning Commission at the time of site plan approval.

• Building	3 stories
• Peak Height	80' - 0"
• Mean Height	64' - 6"
• Tower Height	120' - 0"

The applicant has provided an overall masterplan showing the current proposal for your consideration and future expansion for informational purposes. The current site plan depicts a 12,579 square-foot church, 3,400 square foot parish hall, a columbarium, and associated parking. The sanctuary is one story with high ceilings and an open choir loft in the back of the sanctuary. The tower portion is three stories and the parish hall and the office building to the south of the church is two stories.

Nonresidential or multifamily buildings, more than one story, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use five feet for every one foot of building height. The tallest part of the building is 120 feet which requires a compatibility setback of 600 feet measured from the western property line. The building is setback approximately 918.7 feet from the western property line.

Access to the subject site is from Cross Timbers Road to the north and Walshingham Drive to the south. 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 910. Based on this number, the required parking is 303 spaces and the site plan depicts 334 parking spaces which is within the allowable 20 percent deviation.

The proposed building elevations comply with the design standards in the Town's Urban Design Plan. Primary building materials include brick, stone, and stucco. The landscape plan depicts the proposed landscape buffer, streetyard buffer and parking lot trees. Due

to the location of the site that has frontage on three streets, the expansiveness of the site, and the size and location of the building proposed under phase one construction, the applicant is required to plant 220 new trees to satisfy the requirements of street buffer, street yard, and parking lot tree requirements. This is in addition to preserving 95 protected trees and 51 specimen trees. The landscape plan and building elevations comply with applicable town standards.

The property is located within the Cross Timbers Conservation Development District (CTCDD) and is located outside the Town's wastewater service area. The property will contain commercial septic system to serve the proposed development.

Environmental Conservation Commission

On [September 12, 2019](#), the Environmental Conservation Commission (ECC) recommended approval of a permit to remove six specimen trees on the site. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Letter of Support for Compatibility Buffer Exception

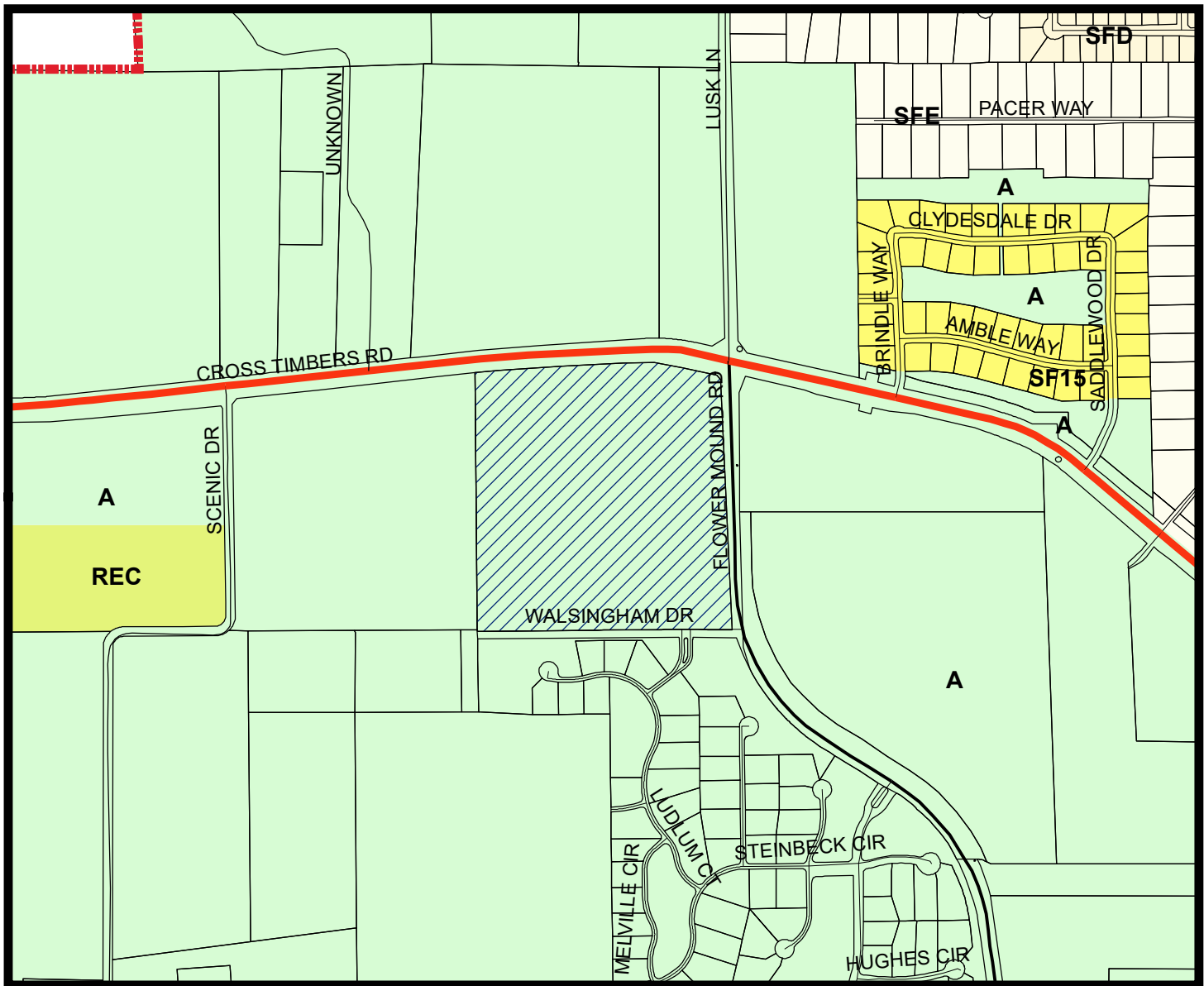
B. Application Details

1. Site Plan Package

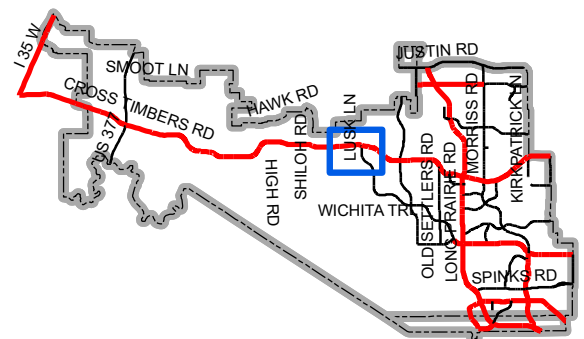
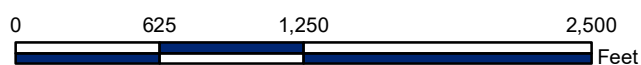
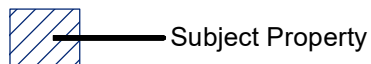
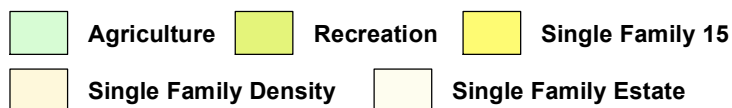


Vicinity Map

Reference Project: RC19-0005 & SP19-0006



LEGEND



Map Location

Original: March 27, 2019

Revised: May 31, 2019

Revised: July 16, 2019

Revised: August 17, 2019

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

Subject: **Letter of Intent for Site Plan Application (SP19-0006) and Record
Plat Application (RC19-0005)**
 St. Philip the Apostle Catholic Church
 5201 Cross Timbers Road
 Southwest Corner of Cross Timbers and Flower Mound Roads

To whom it may concern:

Please accept the Letter of Intent to process a Site Plan and Record Plat and related drawings with the Town of Flower Mound.

The project site is 40.59 acres and currently zoned Agriculture (A). We are not proposing a zoning change as church and related uses are an allowed use.

We are proposing 1 platted lot with right-of-way being dedicated for future Walsingham Drive on the south. The lot will be owned in its entirety by the Catholic Diocese of Ft. Worth and no common areas are proposed.

We have included a Master Plan for the property for informational purposes. The Master Plan includes the Church building and related uses including Parish Hall building, Office Cloister building, Education Cloister building (for religious education classes), Rectory building, and open air Columbarium. The project is anticipated to be constructed in three (3) phases as shown on the Master Plan.

The Site Plan for Phase 1 is the subject of this submittal and consideration by the appropriate bodies. Phase 1 will consist of Phase 1 of the Church building, which includes extension of a portion of the connected Office Cloister building to house the church offices, religious education classrooms and parish hall until future permanent buildings for these uses are built in the later phases. Phase 1 Church and Office Cloister building combined is 15,979 square feet and is the only building being constructed on the property with Phase 1. Phase 1 also includes the phase 1 of the parking lot, a trash dumpster/enclosure, related drive aisles and the Columbarium.

We are requesting the following exceptions to Town code of ordinances:

- Height exception to the main building and the tower. The maximum height for Agriculture (A) district is 35 feet. We are requesting a mean main building height of 64'-6", a peak main building height of 80'-0" and a tower height of 120'-0".
- Exception to the Compatibility Buffer along the west side of the property. The reason for the exception is our development project is over 300 feet from the west property line. We have provide a letter of support for the adjacent property owner.

Please let us know if you have any questions. We look forward to working with the Town of Flower Mound on this project.

Sincerely,

Jeff Miles

St. Philip the Apostle Catholic Church

Building Committee Member

Cell [REDACTED]

Cc. Scott Martsolf, Martsolf Architecture, [REDACTED]
Phil Armentrout, Martsolf Architecture, [REDACTED]
John Bezner, Civil Point Engineers, Inc., 9 [REDACTED]
Leonard Reeves, Studio 13 Design Group, [REDACTED]

Ms. Poornima Kashyap, AICP
Senior Planner, Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

Subject: Exception to the Compatibility Buffer between
St. Philip the Apostle Church property and
Shady Oaks Family Ranch, Ltd. Property

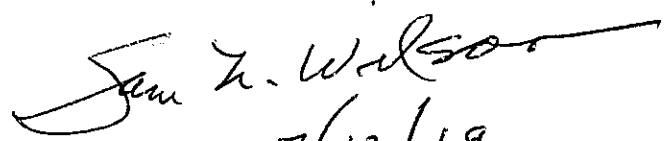
Dear Ms. Kashyap,

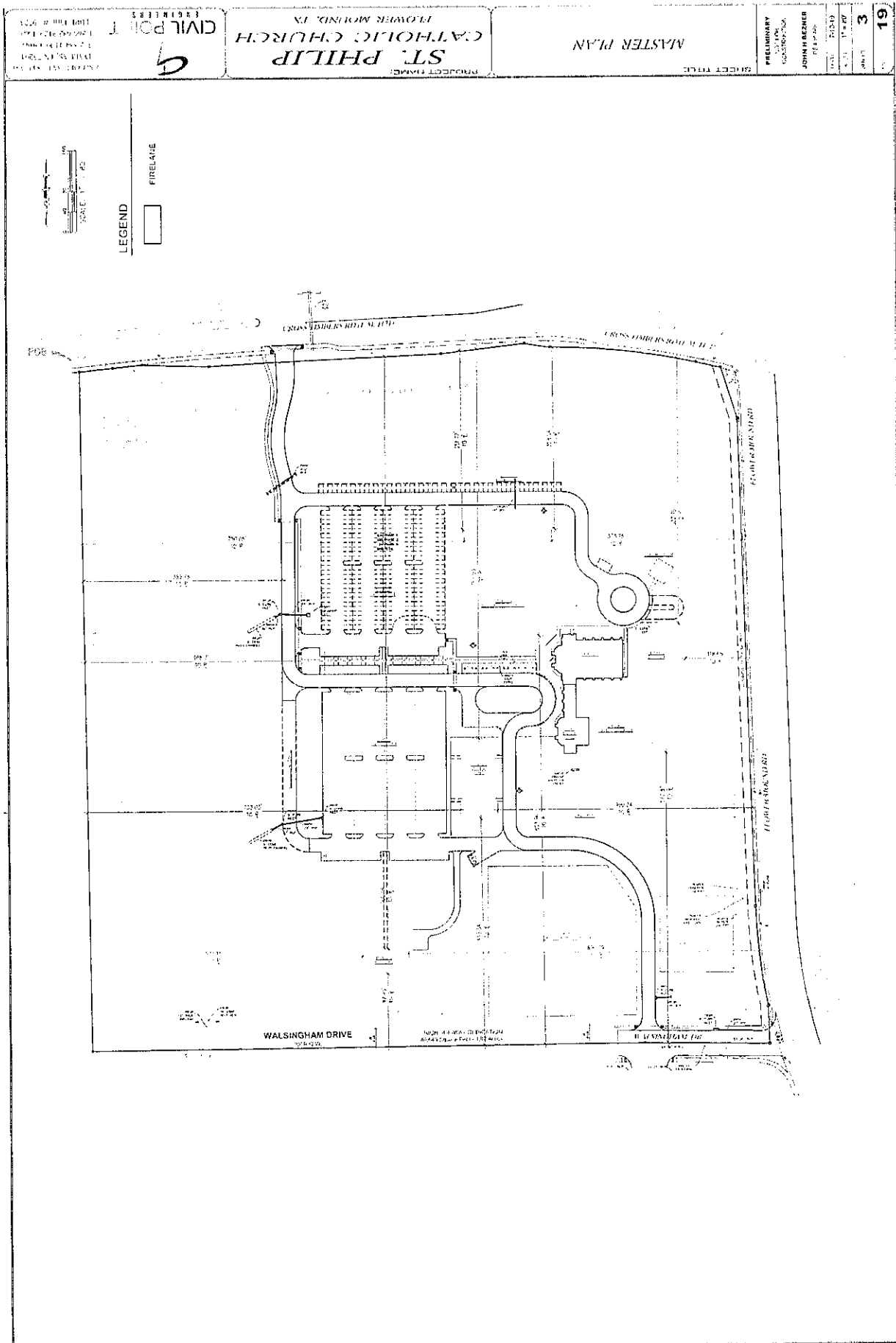
I represent the property owner, Shady Oaks Family Ranch, Ltd., which owns property fronting Cross Timbers Road and adjacent to the west of property line of the Catholic Diocese of Ft. Worth tract. I understand the Diocese is developing a church campus for St. Philip the Apostle Catholic Church. The attached Master Plan was provided to me by Church representatives.

The Church has requested my support of an Exception to the Town required Compatibility Buffer, which I understand is normally required of a new church project when adjacent to a residential property. It is my understanding the closest structure will be the west side of their driveway, which is over 300 feet away from our common property line. I also understand their closest building, when the project is completely built out, will be over 500 feet away from our common property line. I am also told the land between their driveway and closest building and our common property line will remain undeveloped, other than for drainage and stormwater detention and possibly agriculture uses as allowed under the Town ordinances.

Knowing the above conditions, we support their request to eliminate the compatibility buffer. Please convey our support to the Planning & Zoning Commission and Town Council, as needed. Also, feel free to contact me if you have any questions.

Sincerely,


7/12/19



2626 COLE AVE., STE. 300
DALLAS, TX 75204
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723



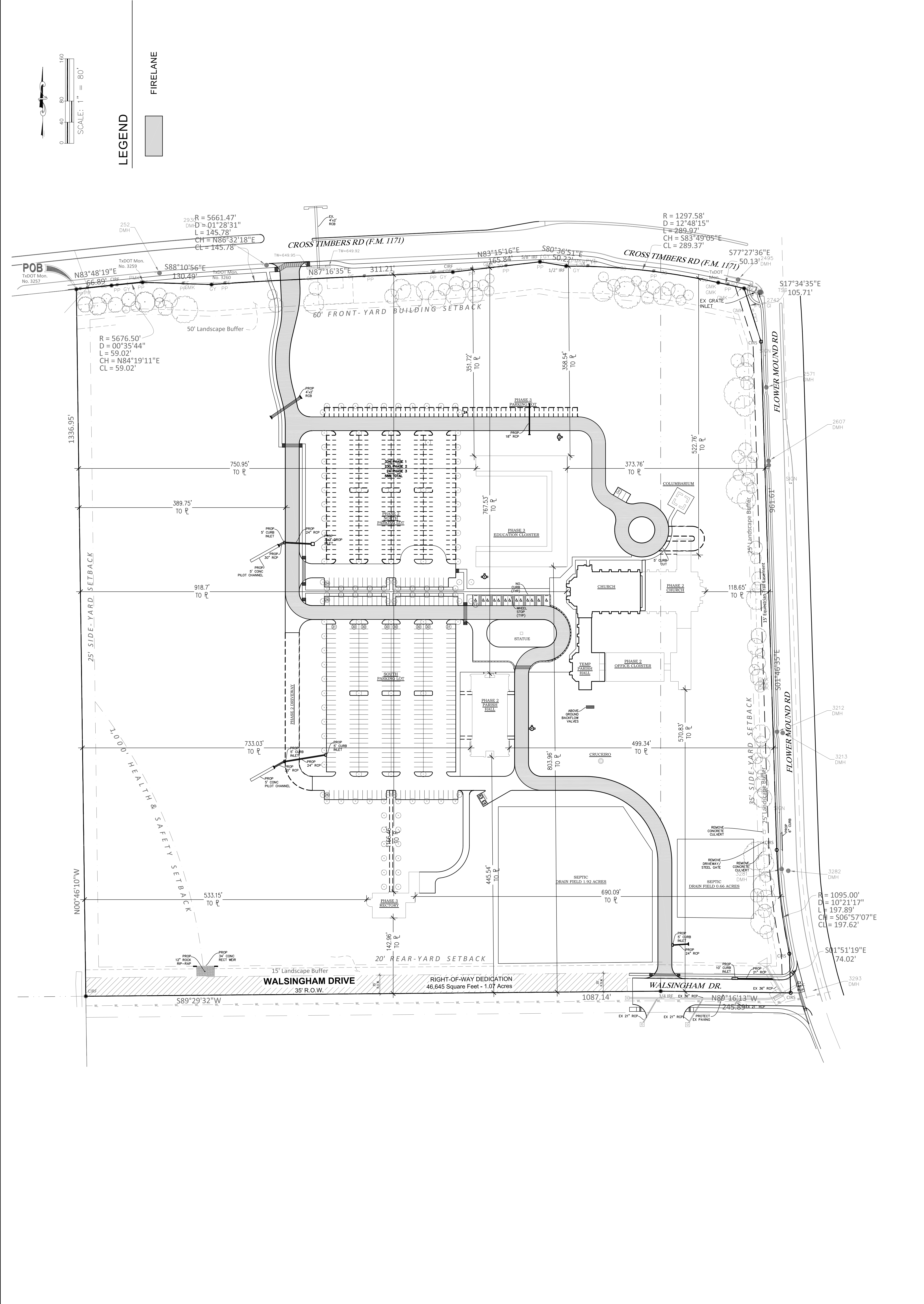
PROJECT NAME:
**ST. PHILIP
CATHOLIC CHURCH**
FLOWER MOUND, TX

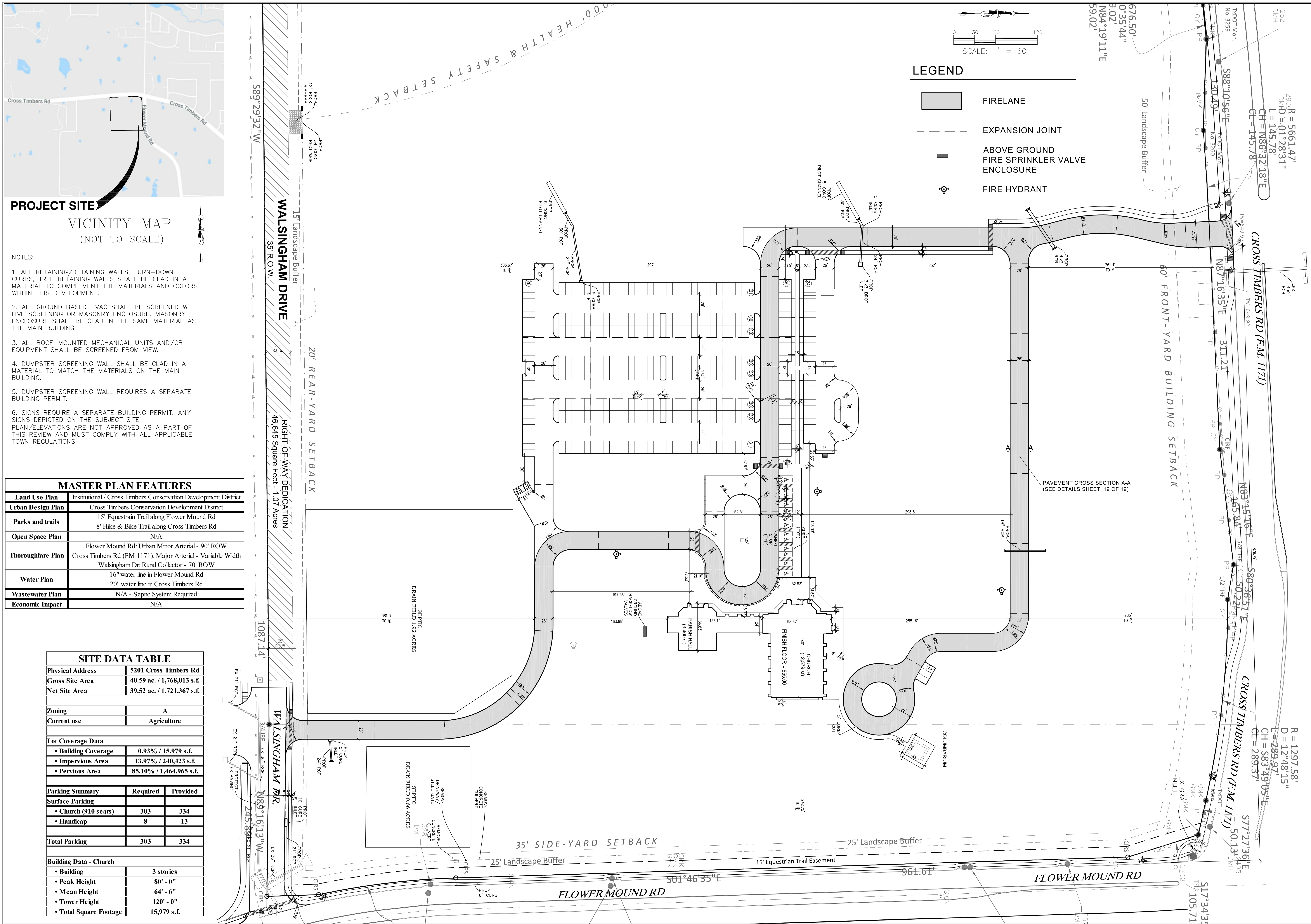
MASTER PLAN

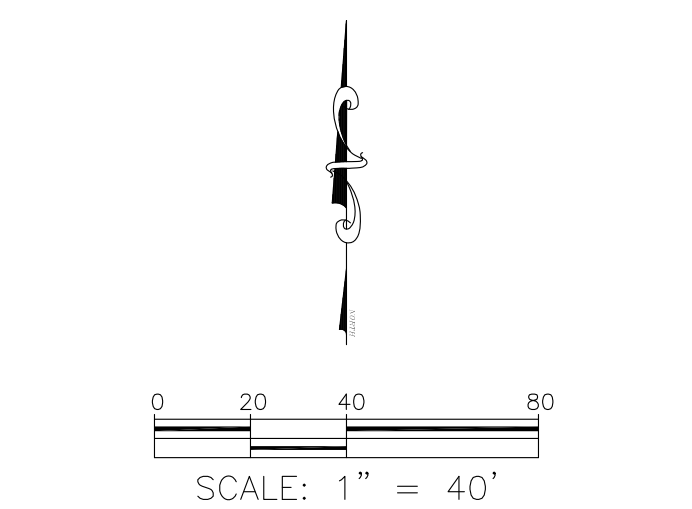
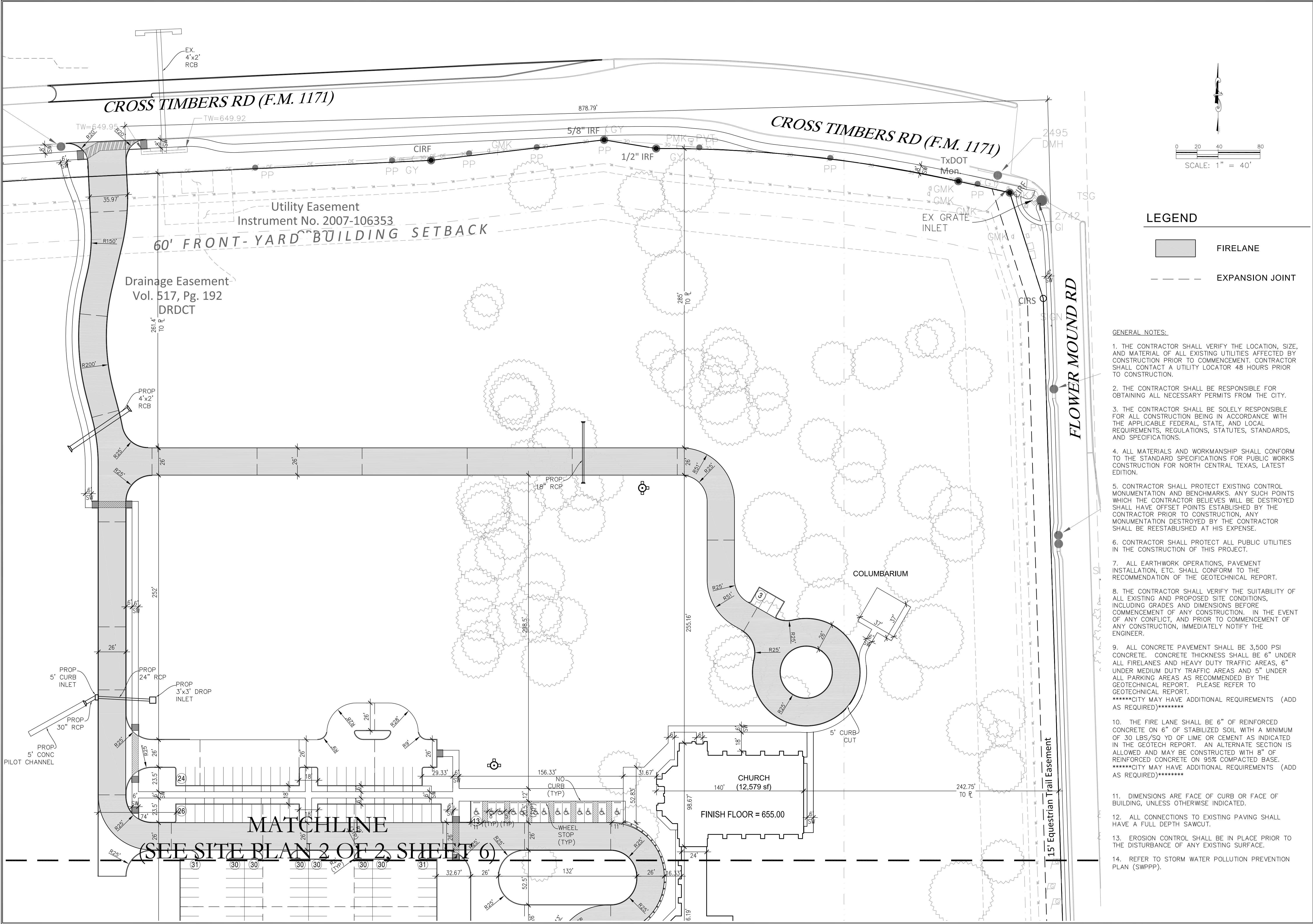
SHEET TITLE:

PRELIMINARY
NOT FOR
CONSTRUCTION
JOHN H BEZNER
PE # 98469

DATE 7-15-19
SCALE 1" = 80'
SHEET **3**
OF **19**







- LEGEND**
- FIRELANE
 - EXPANSION JOINT

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
 4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION.
 5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
 6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
 8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
 9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
*****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
 10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 95% COMPACTED BASE.
*****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
 11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
 12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
 13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

2626 COLE AVE., STE 300
DALLAS, TX 75204
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPPE Firm #: 9723

CIVIL POINT
ENGINEERS

PROJECT NAME:
**ST. PHILIP
CATHOLIC CHURCH**
FLOWER MOUND, TX

SHEET TITLE:
SITE PLAN (1/2)

PRELIMINARY
NOT FOR
CONSTRUCTION

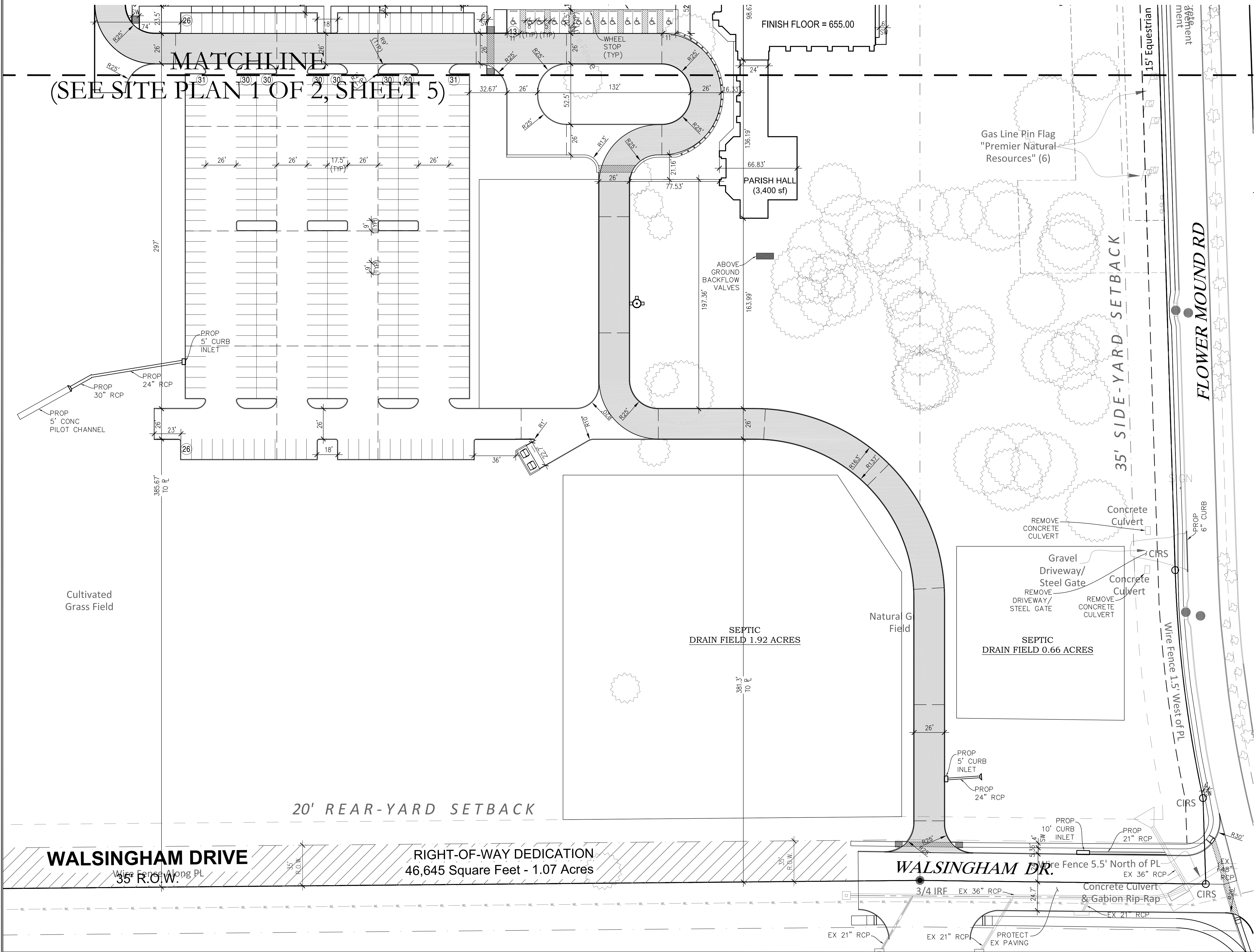
JOHN H BEZNER
PE #98469

DATE **7-15-19**

SCALE **1" = 40'**

SHEET **5**

OF **19**



LEGEND

FIRELANE

EXPANSION JOINT

PROJECT NAME:

**ST. PHILIP
CATHOLIC CHURCH**
FLOWER MOUND, TX

SHEET TITLE:

SITE PLAN (2/2)

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE 7-15-19

SCALE 1" = 40'

SHEET **6**

OF **19**

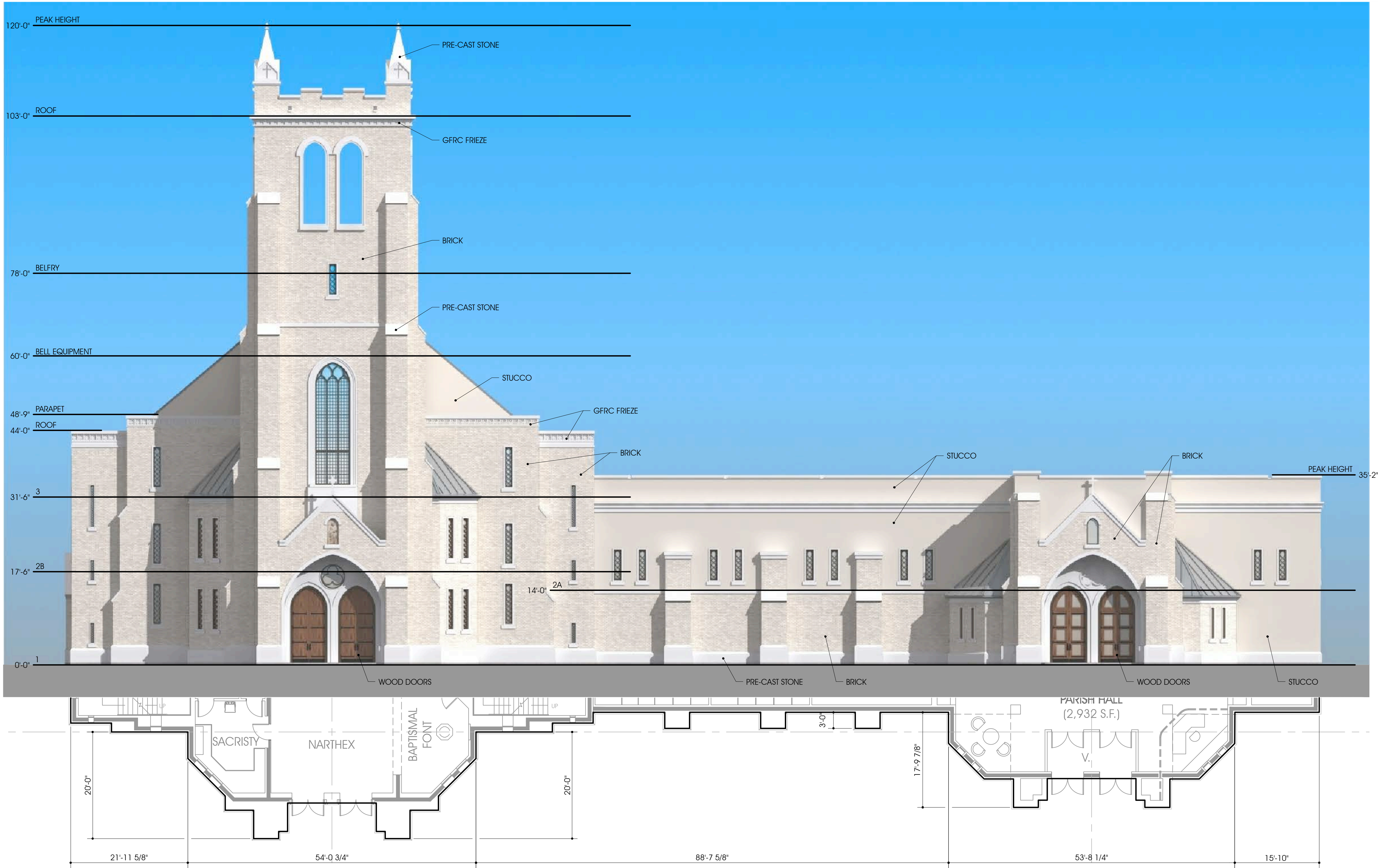
2626 COLE AVE., STE 300
DALLAS, TX 75204
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBP Firm #: 9723

**CIVIL POINT
ENGINEERS**

MATERIALS AND COLORS	
BRICK	MAGNUM BRICK CO., OLD ENGLISH
PRECAST STONE	ADVANCED ARCHITECTURAL STONE, CLASSIC WT
STUCCO	TEXAS STUCCO SUPPLY, FINE, 3098 CRESCENT
FRIEZE	GFRC TO MATCH PRECAST STONE
STANDING SEAM METAL ROOF	PAC-CLAD, CHARCOAL
STOREFRONT METAL	BAUT ALUMINUM, DARK BRONZE

NOTE: ANY EXTERNAL ELECTRICAL
PANELS WILL BE PAINTED/TEXTURED TO
MATCH THE MATERIAL OF THE BUILDING

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	7,665 s.f.	7,706 s.f.	9,996 s.f.	9,373 s.f.
2.	Facade S.F. (exclusive of doors and windows)	6,506 s.f.	6,738 s.f.	9,068 s.f.	8,208 s.f.
3.	Doors and Windows S.F.	1,159 s.f.	968 s.f.	928 s.f.	1,165 s.f.
4.	Primary Masonry Totals	6,506 s.f. and 100% of 6,506 s.f.	6,738 s.f. and 100% of 6,738 s.f.	9,068 s.f.	8,208 s.f.
	- Brick S.F.	5,258 s.f. and 81% of 6,506 s.f.	4,446 s.f. and 66% of 6,738 s.f.	2,022 s.f. and 22% of 9,068 s.f.	5,797 s.f. and 71% of 8,208 s.f.
	- Precast Stone S.F.	692 s.f. and 11% of 6,506 s.f.	586 s.f. and 9% of 6,738 s.f.	602 s.f. and 7% of 9,068 s.f.	719 s.f. and 9% of 8,208 s.f.
	- Stucco S.F.	556 s.f. and 8% of 6,506 s.f.	1,706 s.f. and 25% of 6,738 s.f.	6,444 s.f. and 71% of 9,068 s.f.	1,692 s.f. and 20% of 8,208 s.f.
5.	Secondary Masonry Totals - None				



1 WEST ELEVATION / ARTICULATION PLAN
Scale: 3/32" = 1'-0"

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

410 East 6 th Street
Fort Worth, Texas 76102

Phone: (817) 820-0005
Fax: (817) 820-0008

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:

WEST ELEVATION /
ARTICULATION PLAN

Project No.

1905

Date:

7/9/2019

Sheet No.

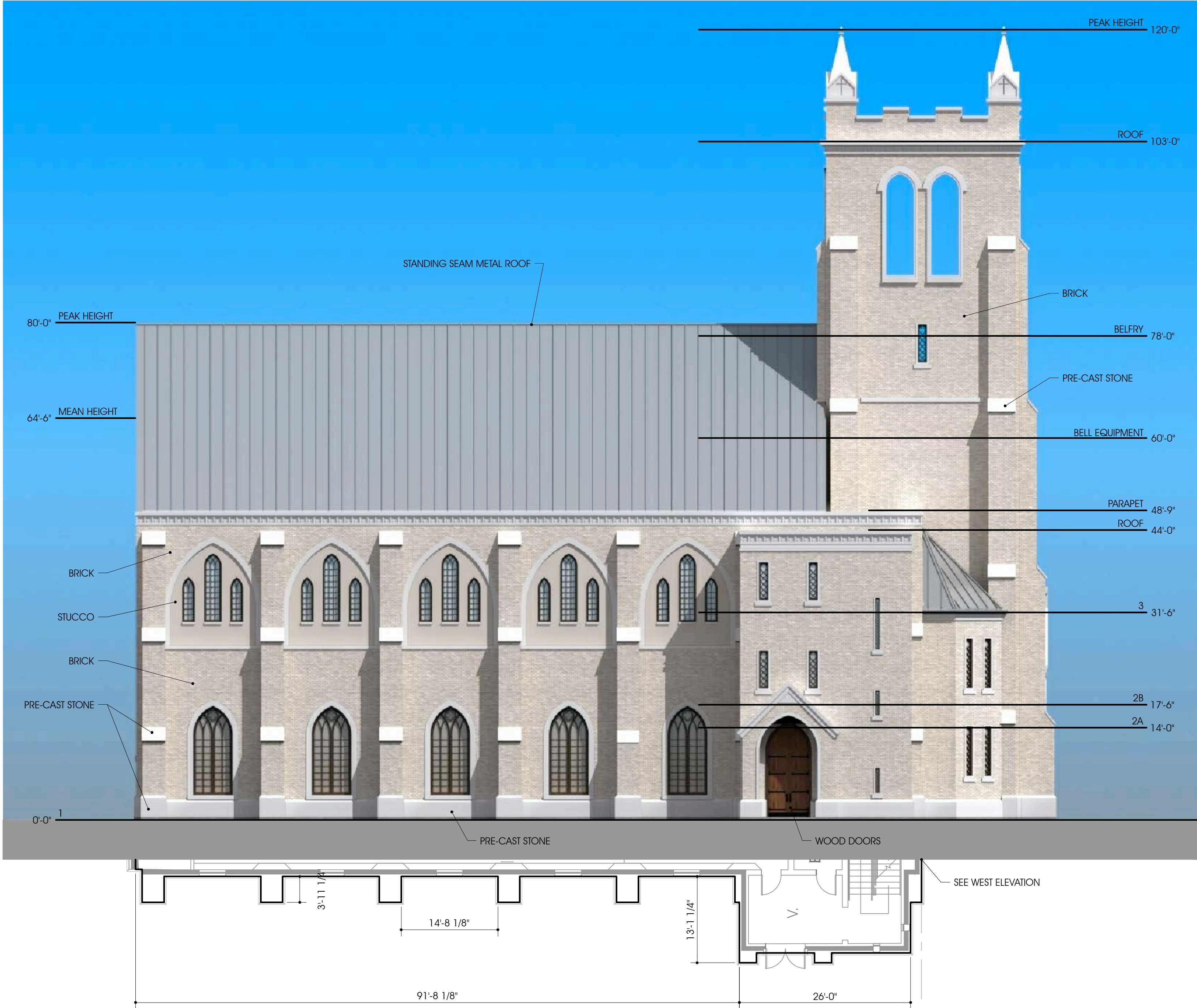
A3.1

A3.2



1 EAST ELEVATION / ARTICULATION PLAN

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	7,665 s.f.	7,706 s.f.	9,996 s.f.	9,373 s.f.
2.	Facade S.F. (exclusive of doors and windows)	6,506 s.f.	6,738 s.f.	9,068 s.f.	8,208 s.f.
3.	Doors and Windows S.F.	1,159 s.f.	968 s.f.	928 s.f.	1,165 s.f.
4.	Primary Masonry Totals	6,506 s.f. and 100% of 6,506 s.f.	6,738 s.f. and 100% of 6,738 s.f.	9,068 s.f.	8,208 s.f.
	- Brick S.F.	5,258 s.f. and 81% of 6,506 s.f.	4,446 s.f. and 66% of 6,738 s.f.	2,022 s.f. and 22% of 9,068 s.f.	5,797 s.f. and 71% of 8,208 s.f.
	- Precast Stone S.F.	692 s.f. and 11% of 6,506 s.f.	586 s.f. and 9% of 6,738 s.f.	602 s.f. and 7% of 9,068 s.f.	719 s.f. and 9% of 8,208 s.f.
	- Stucco S.F.	556 s.f. and 8% of 6,506 s.f.	1,706 s.f. and 25% of 6,738 s.f.	6,444 s.f. and 71% of 9,068 s.f.	1,692 s.f. and 20% of 8,208 s.f.
5.	Secondary Masonry Totals - None				



1 NORTH ELEVATION / ARTICULATION PLAN

Scale: 3/32" = 1'-0"

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

410 East 6 th Street
Fort Worth, Texas 76102

Phone: (817) 820-0005
Fax: (817) 820-0008

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:

NORTH ELEVATION /
ARTICULATION PLAN

Project No.

1905

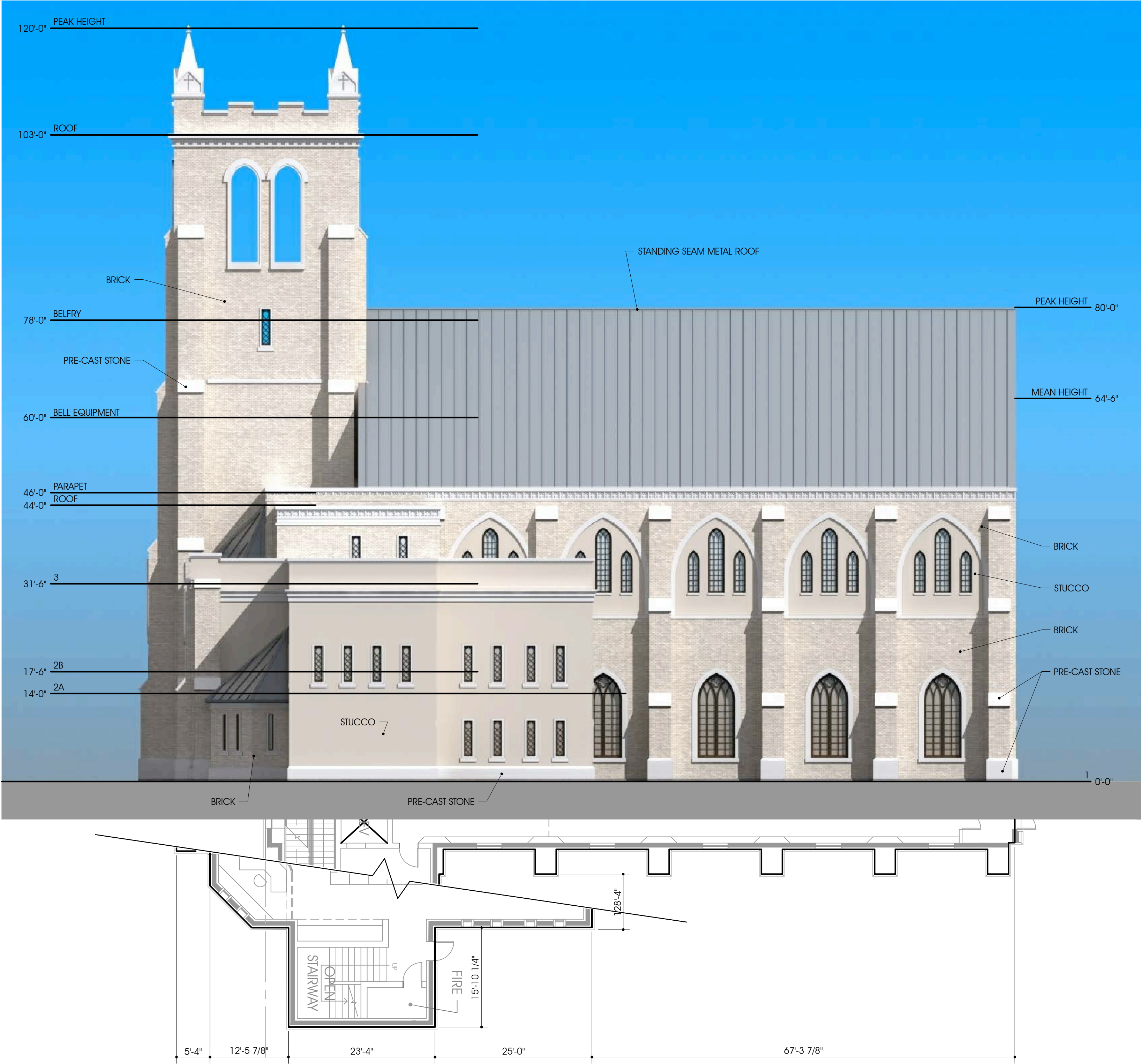
Date:

7/9/2019

Sheet No.

A3.3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	7,665 s.f.	7,706 s.f.	9,996 s.f.	9,373 s.f.
2.	Facade S.F. (exclusive of doors and windows)	6,506 s.f.	6,738 s.f.	9,068 s.f.	8,208 s.f.
3.	Doors and Windows S.F.	1,159 s.f.	968 s.f.	928 s.f.	1,165 s.f.
4.	Primary Masonry Totals	6,506 s.f. and 100% of 6,506 s.f.	6,738 s.f. and 100% of 6,738 s.f.	9,068 s.f.	8,208 s.f.
	- Brick S.F.	5,258 s.f. and 81% of 6,506 s.f.	4,446 s.f. and 66% of 6,738 s.f.	2,022 s.f. and 22% of 9,068 s.f.	5,797 s.f. and 71% of 8,208 s.f.
	- Precast Stone S.F.	692 s.f. and 11% of 6,506 s.f.	586 s.f. and 9% of 6,738 s.f.	602 s.f. and 7% of 9,068 s.f.	719 s.f. and 9% of 8,208 s.f.
	- Stucco S.F.	556 s.f. and 8% of 6,506 s.f.	1,706 s.f. and 25% of 6,738 s.f.	6,444 s.f. and 71% of 9,068 s.f.	1,692 s.f. and 20% of 8,208 s.f.
5.	Secondary Masonry Totals - None				



1 SOUTH ELEVATION / ARTICULATION PLAN

Scale: 3/32" = 1'-0"

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

410 East 6 th Street
Fort Worth, Texas 76102

Phone: (817) 820-0005
Fax: (817) 820-0008

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:

SOUTH ELEVATION /
ARTICULATION PLAN

Project No.

1905

Date:

7/9/2019

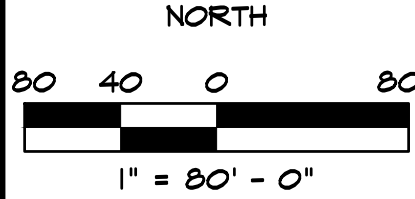
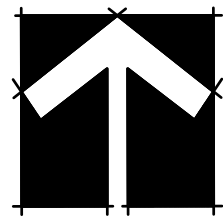
Sheet No.

A3.4



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

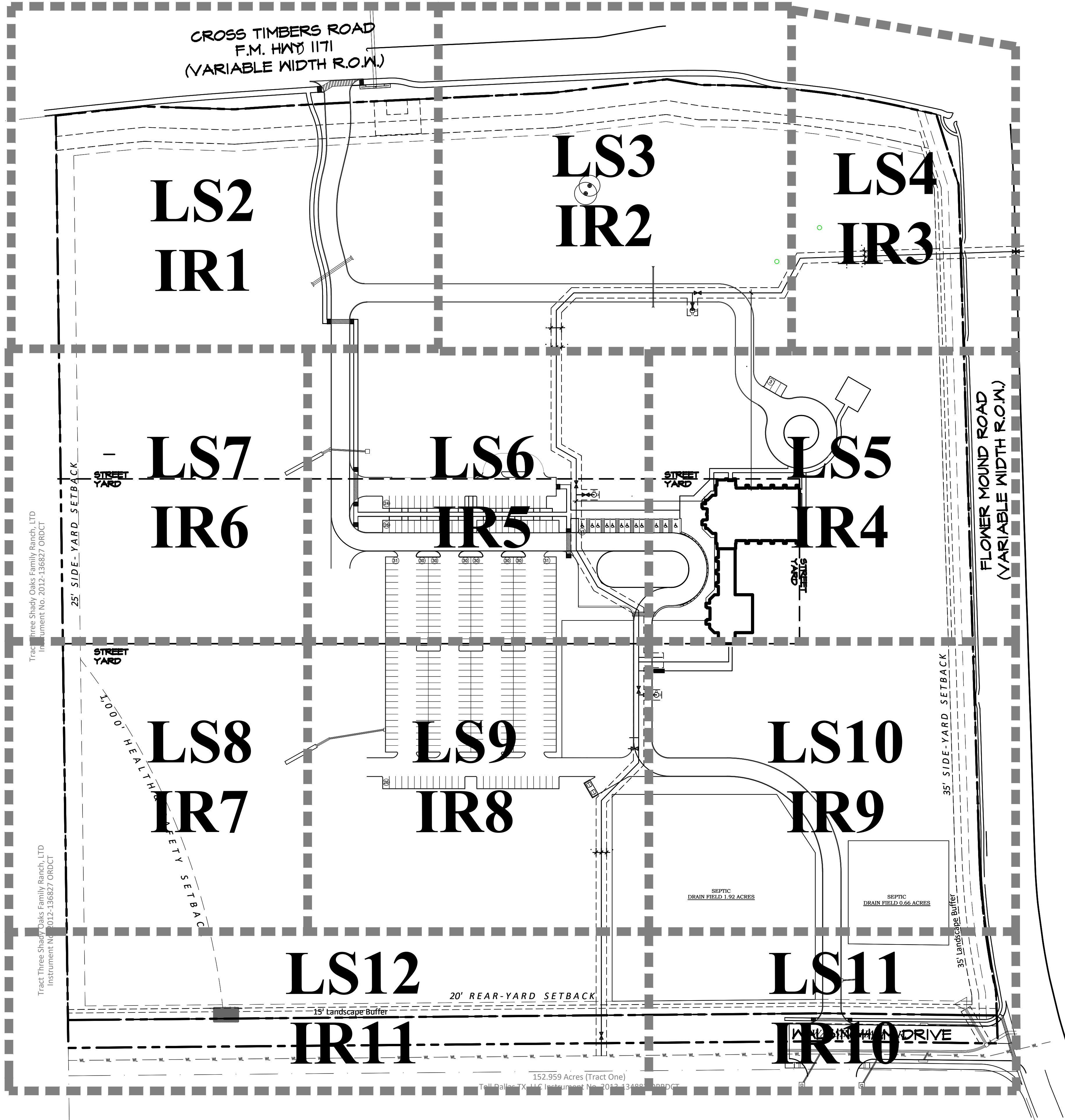
St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		BY	DATE
#	0		
	2	LWR	8/9/19
CITY COMMENTS			

PROJECT
CPT026

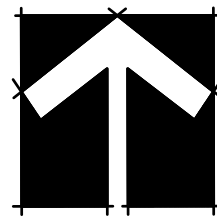
SHEET
L1 of 13





Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 10 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

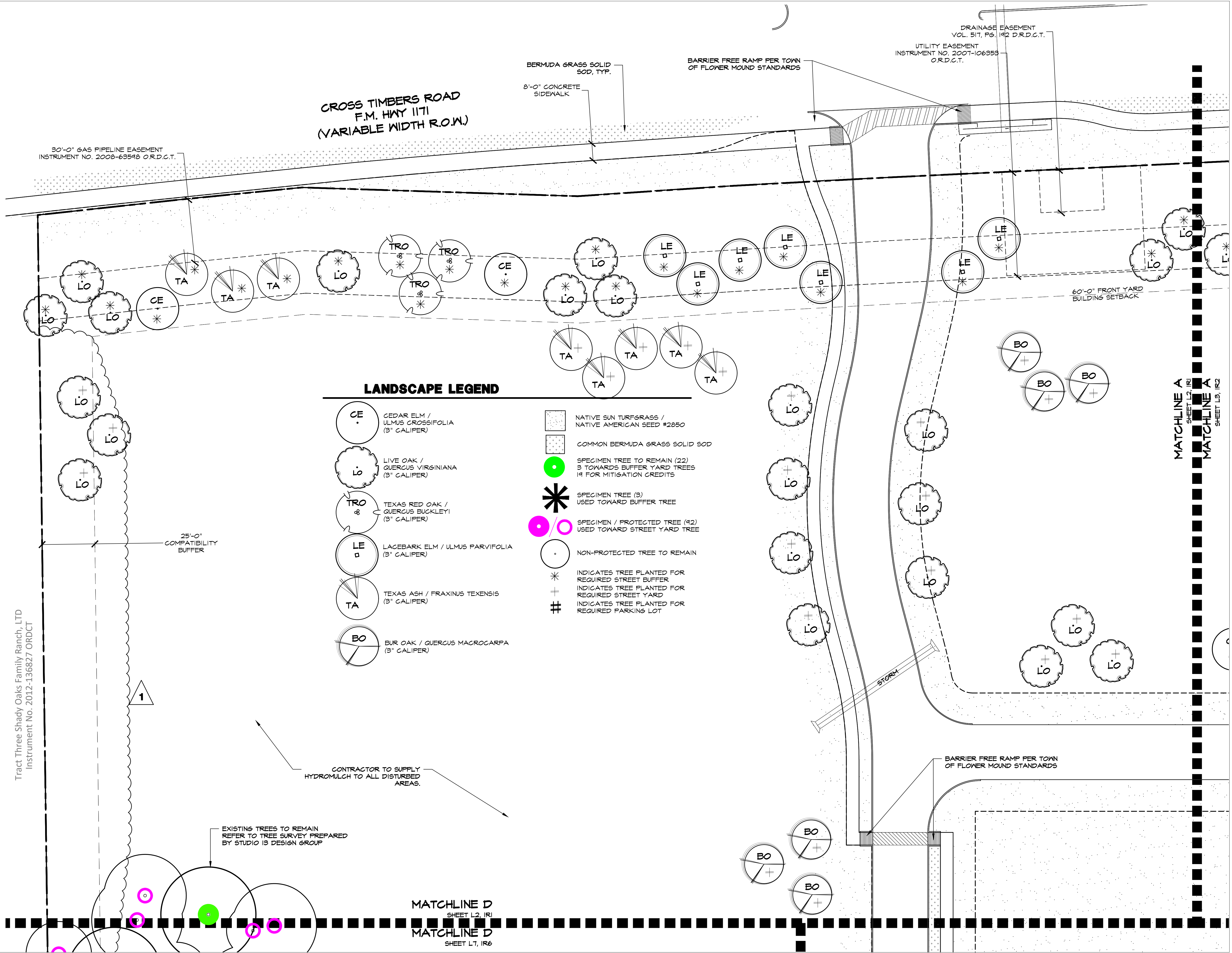
St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

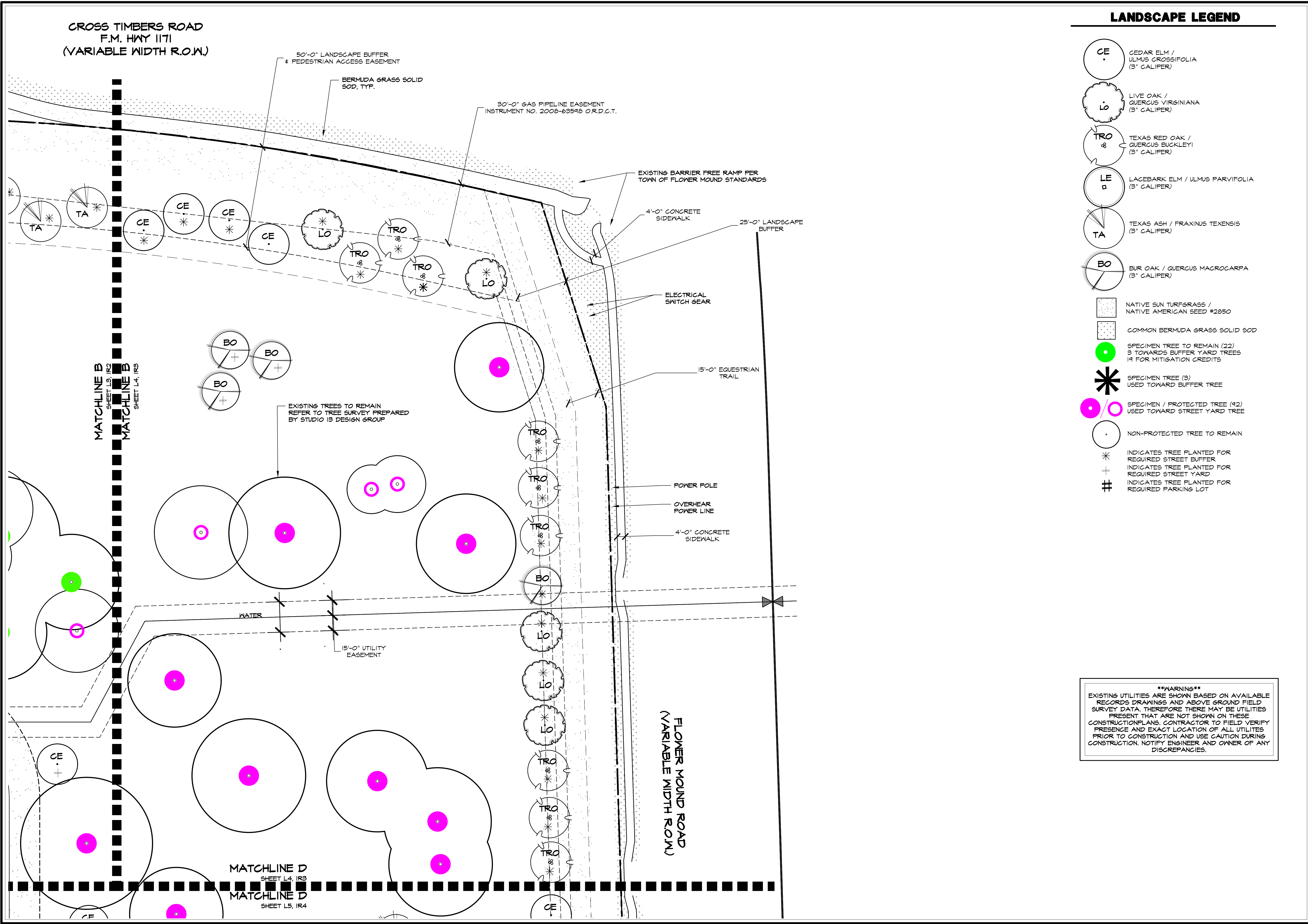
#	PLAN REVIEW REVISIONS	BY	DATE
1	REQUESTED VARIANCE ON COMPATIBILITY BUFFER	LWR	3/26/19
2	CITY COMMENTS	LWR	3/9/19

PROJECT
CPT026

SHEET
L2 of 13



Drawing: \\Studio13main\Users\Shared\Folders\shared\Projects\CPT026 - St. Philips Church\DWG\CPT026-LS.dwg Saved By: Leonard
Save Time: 8/16/2019 11:56 AM
Plotted by: ##### Plot Date: 8/16/2019 11:56 AM



STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REEFERS
STATE OF TEXAS
August 9, 2019

NORTH

20 10 0 10 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	LNR	8/9/19
2		

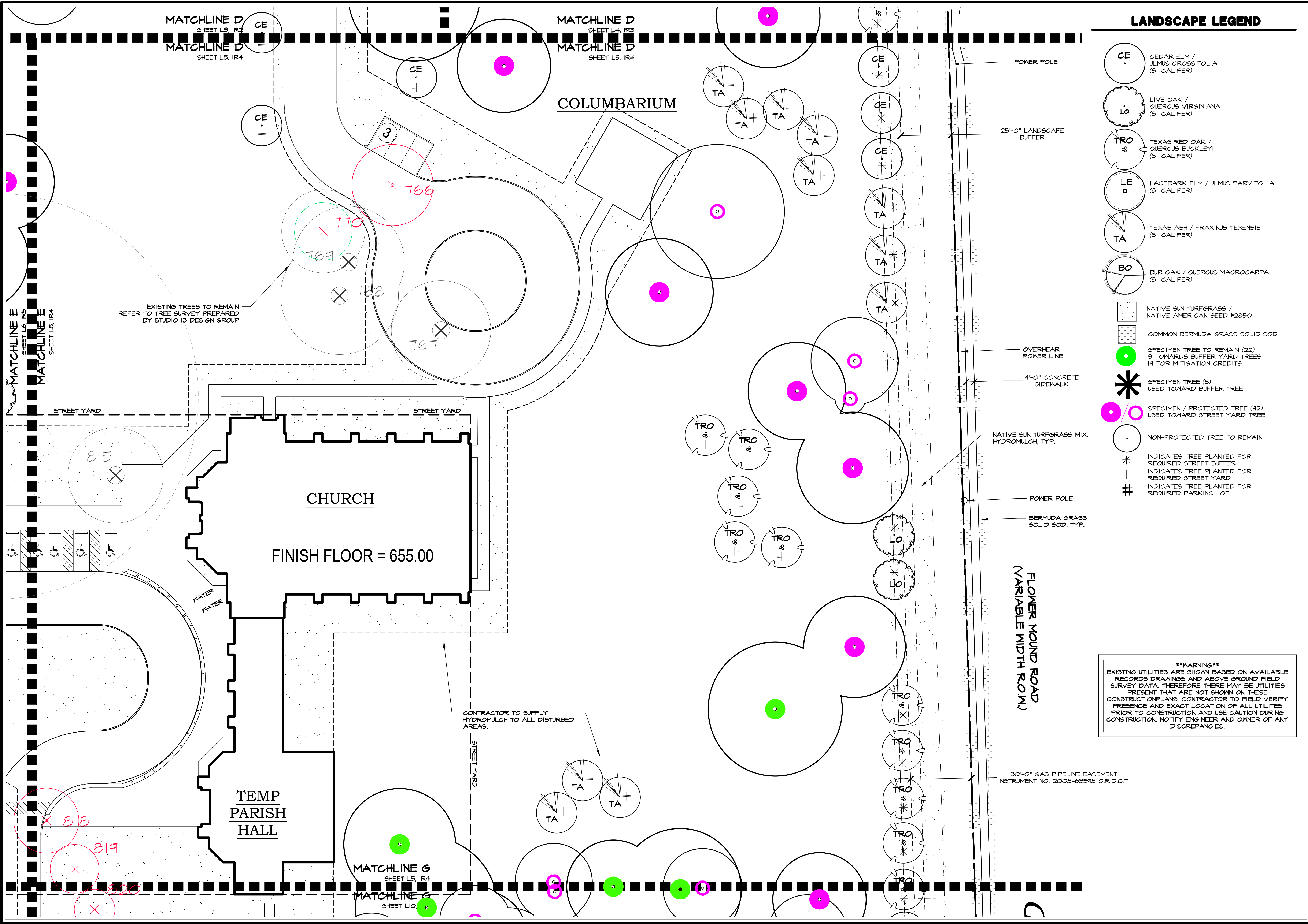
PROJECT

CPT026

SHEET

L4 of 13

Drawing: \\Studio3man\Users\Shared\Folders\shared\Projects\CPT026 - St. Philips Church\DWG\CPT026-LS.dwg Saved By: Leonard
Save Time: 8/16/2019 11:56 AM
Plotted by: ##### Plot Date: 8/16/2019 11:56 AM



STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REEDS
1977
August 4, 2019

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
	LWR	8/9/19

#	CITY COMMENTS
0	
2	

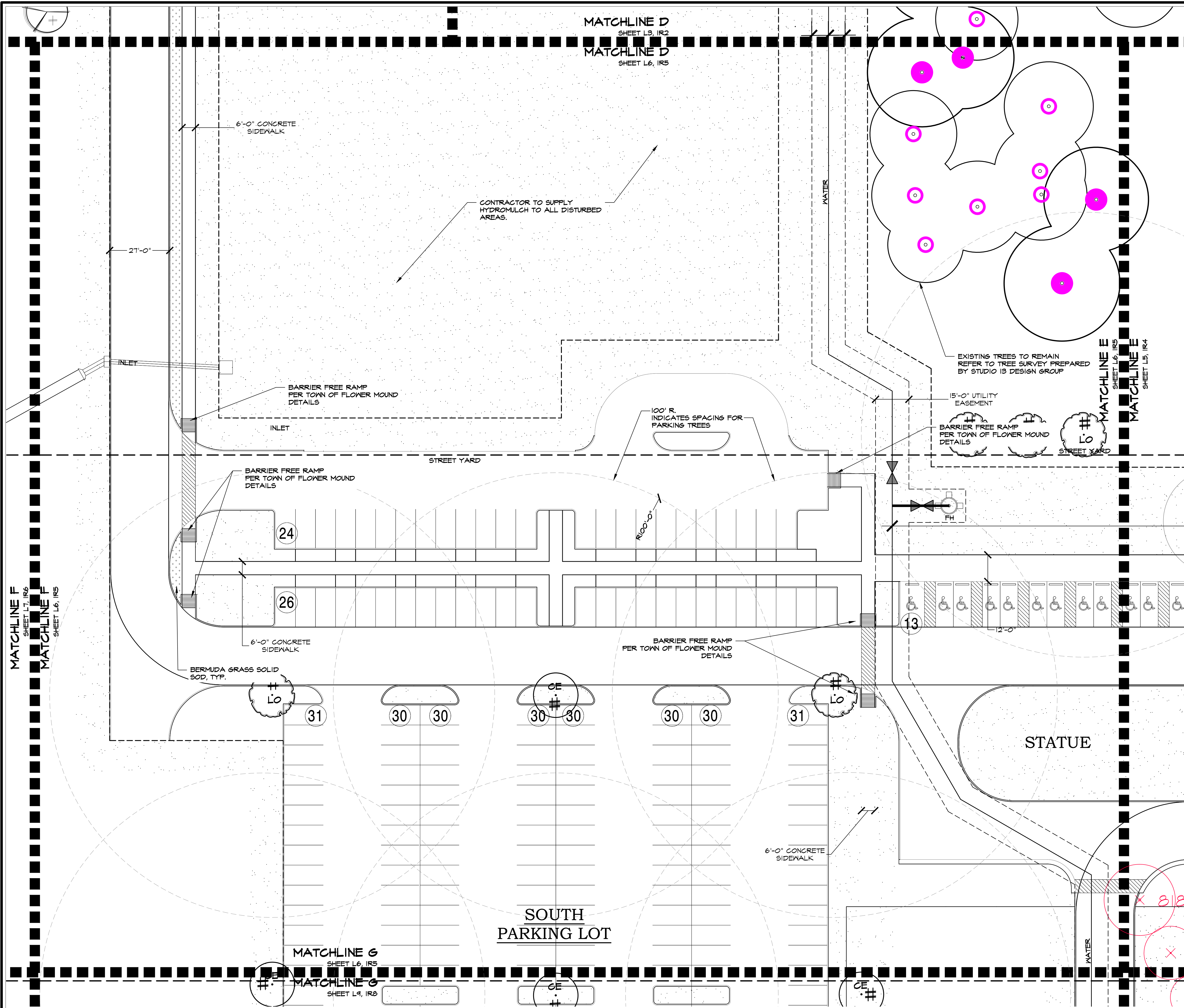
PROJECT

CPT026

SHEET

L5 of 13

Drawing: \\Studio3man\\e\\Users\\Shared\\Folders\\shared\\Projects\\CPT026 - St. Philips Church\\DWG\\CPT026-LS.dwg Saved By: Leonard
Save Time: 8/16/2019 11:56 AM
Plotted by: ##### Plot Date: 8/16/2019 11:57 AM



LANDSCAPE LEGEND

- CE** CEDAR ELM / ULMUS CROSSIFOLIA (3" CALIPER)
- LO** LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TRO** TEXAS RED OAK / QUERCUS BUCKLEYI (3" CALIPER)
- LE** LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
- TA** TEXAS ASH / FRAXINUS TEXENSIS (3" CALIPER)
- BO** BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- NATIVE SUN TURFGRASS / NATIVE AMERICAN SEED #2850**
- COMMON BERMUDA GRASS SOLID SOD**
- SPECIMEN TREE TO REMAIN (22)**
3 TOWARDS BUFFER YARD TREES
19 FOR MITIGATION CREDITS
- SPECIMEN TREE (3)**
USED TOWARD BUFFER TREE
- SPECIMEN / PROTECTED TREE (42)**
USED TOWARD STREET YARD TREE
- NON-PROTECTED TREE TO REMAIN**
- *** INDICATES TREE PLANTED FOR REQUIRED STREET BUFFER
- +** INDICATES TREE PLANTED FOR REQUIRED STREET YARD
- #** INDICATES TREE PLANTED FOR REQUIRED PARKING LOT

****WARNING****
EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

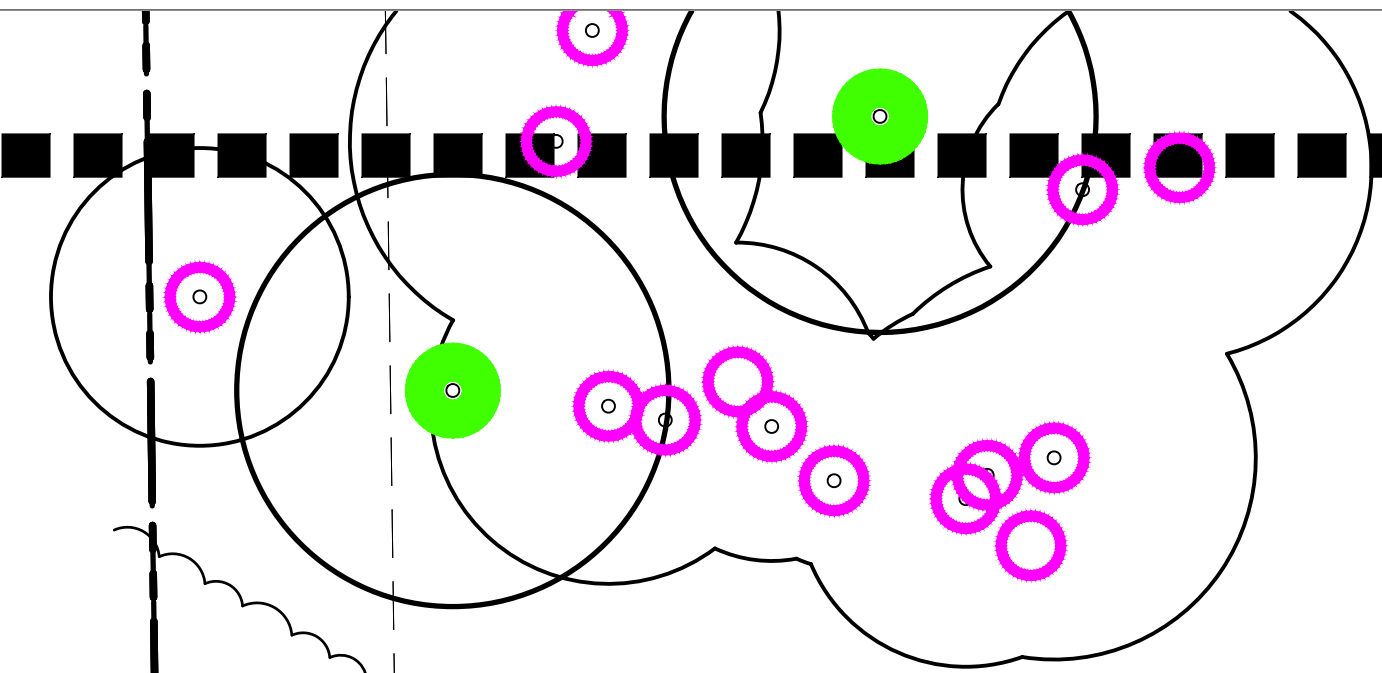
LEONARD W. REEDS
STATE OF TEXAS
August 4, 2019

NORTH
20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING			
Landscape Plans			
St. Philip the Apostle			
Town of Flower Mound, Denton County, Texas			
PLAN REVIEW REVISIONS	BY	DATE	
	LWR	8/9/19	
CITY COMMENTS			
#	0	2	
PROJECT CPT026			
SHEET L6 of 13			

Tract Three Shady Oaks Family Ranch, LTD
Instrument No. 2012-136827 ORDCT

25' SIDE-YARD SETBACK



EXISTING TREES TO REMAIN
REFER TO TREE SURVEY PREPARED
BY STUDIO 13 DESIGN GROUP

CONTRACTOR TO SUPPLY
HYDROMULCH TO ALL DISTURBED
AREAS.

25'-0"
COMPATIBILITY
BUFFER

STREET YARD

MATCHLINE D
SHEET L2, IR1
MATCHLINE D
SHEET L7, IR6

MATCHLINE G
SHEET L7, IR6
MATCHLINE G
SHEET L8, IR7

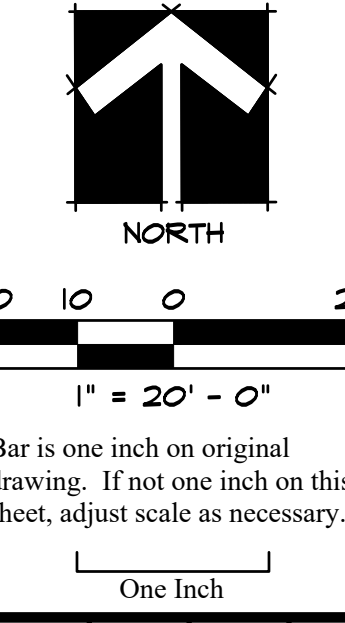
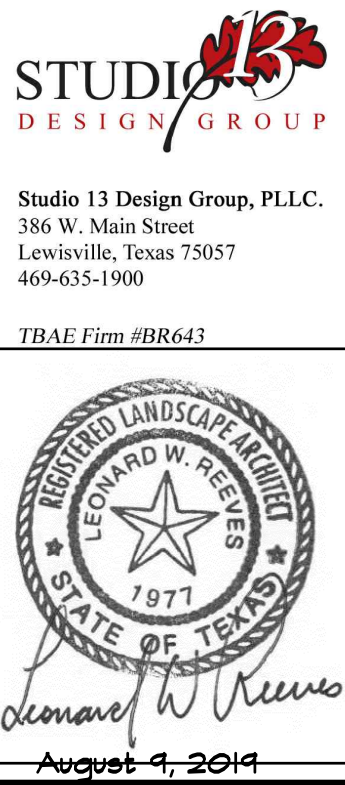
MATCHLINE F
SHEET L7, IR6
MATCHLINE F
SHEET L6, IR5

MATCHLINE G
SHEET L6, IR5
MATCHLINE G
SHEET L9, IR8

LANDSCAPE LEGEND

- CE CEDAR ELM /
ULMUS CROSSIFOLIA
(3" CALIPER)
- LO LIVE OAK /
QUERCUS VIRGINIANA
(3" CALIPER)
- TRO TEXAS RED OAK /
QUERCUS BUCKLEYI
(3" CALIPER)
- LE LACEBARK ELM / ULMUS PARVIFOLIA
(3" CALIPER)
- TA TEXAS ASH / FRAXINUS TEXENSIS
(3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)
- NATIVE SUN TURFGRASS /
NATIVE AMERICAN SEED #2850
- COMMON BERMUDA GRASS SOLID SOD
- SPECIMEN TREE TO REMAIN (22)
3 TOWARDS BUFFER YARD TREES
19 FOR MITIGATION CREDITS
- SPECIMEN TREE (3)
USED TOWARD BUFFER TREE
- SPECIMEN / PROTECTED TREE (42)
USED TOWARD STREET YARD TREE
- NON-PROTECTED TREE TO REMAIN
- INDICATES TREE PLANTED FOR
REQUIRED STREET BUFFER
- INDICATES TREE PLANTED FOR
REQUIRED STREET YARD
- INDICATES TREE PLANTED FOR
REQUIRED PARKING LOT

****WARNING****
EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE
RECORDS DRAWINGS AND ABOVE GROUND FIELD
SURVEY DATA. THEREFORE THERE MAY BE UTILITIES
PRESENT THAT ARE NOT SHOWN ON THESE
CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY
PRESENCE AND EXACT LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION AND USE CAUTION DURING
CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY
DISCREPANCIES.



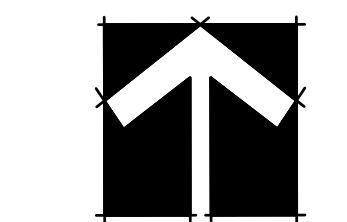
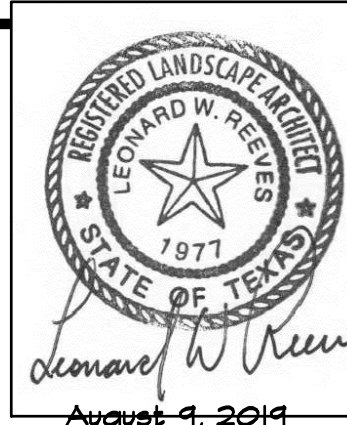
LANDSCAPE AND SCREENING

Landscape Plans
St. Philip the Apostle
Town of Flower Mound, Denton County, Texas

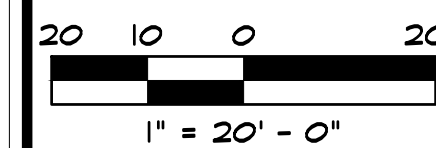
#	PLAN REVIEW REVISIONS	BY	DATE
1	REQUESTED VARIANCE ON COMPATIBILITY BUFFER	ABC	3/26/19
2	CITY COMMENTS	LNR	8/9/19

PROJECT
CPT026

SHEET
L7 of 13



NORTH



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

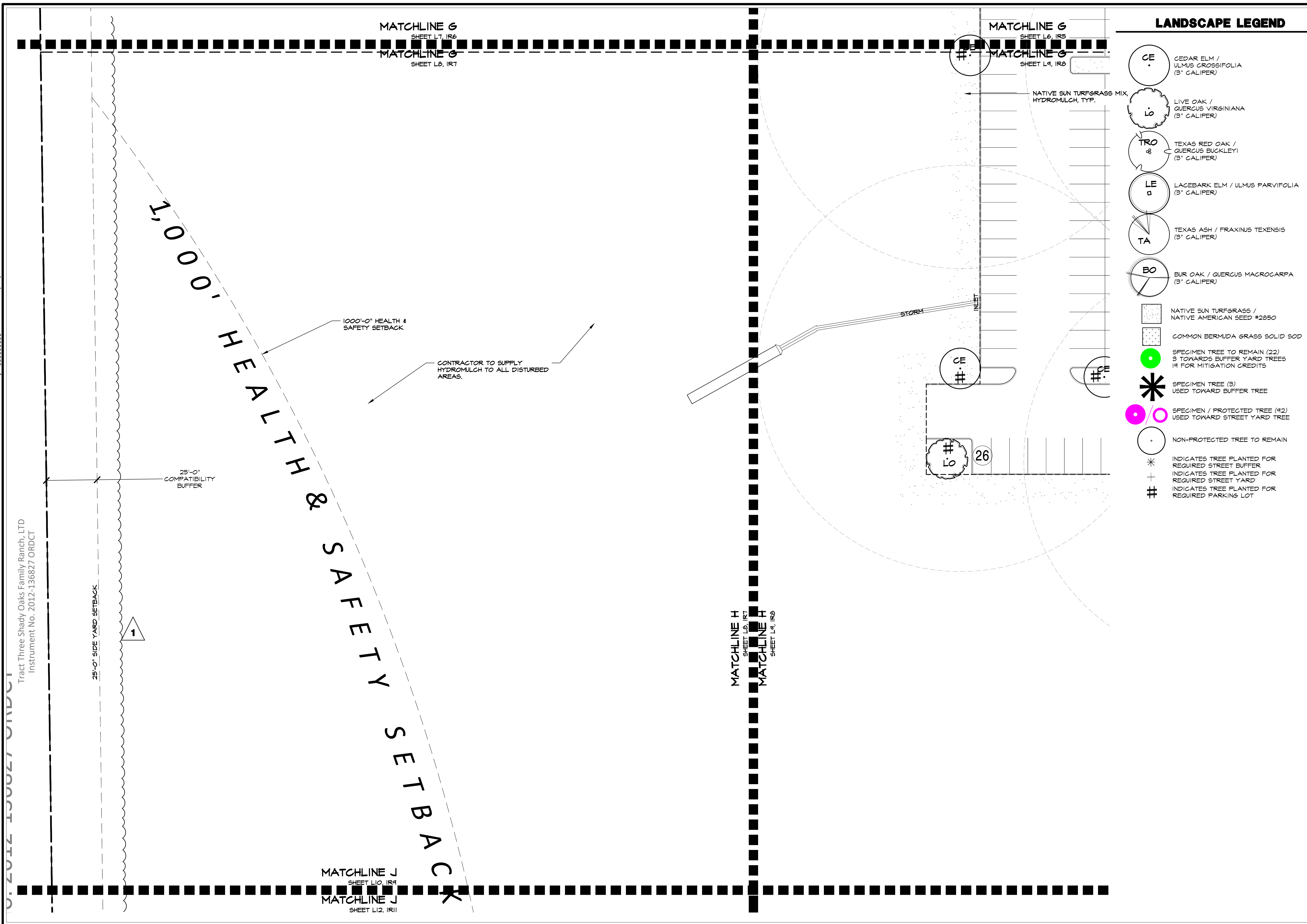
#	PLAN REVIEW REVISIONS	BY	DATE
1	REQUESTED VARIANCE ON COMPATIBILITY BUFFER	ABC	3/26/19
2	CITY COMMENTS	LNR	8/4/14

PROJECT

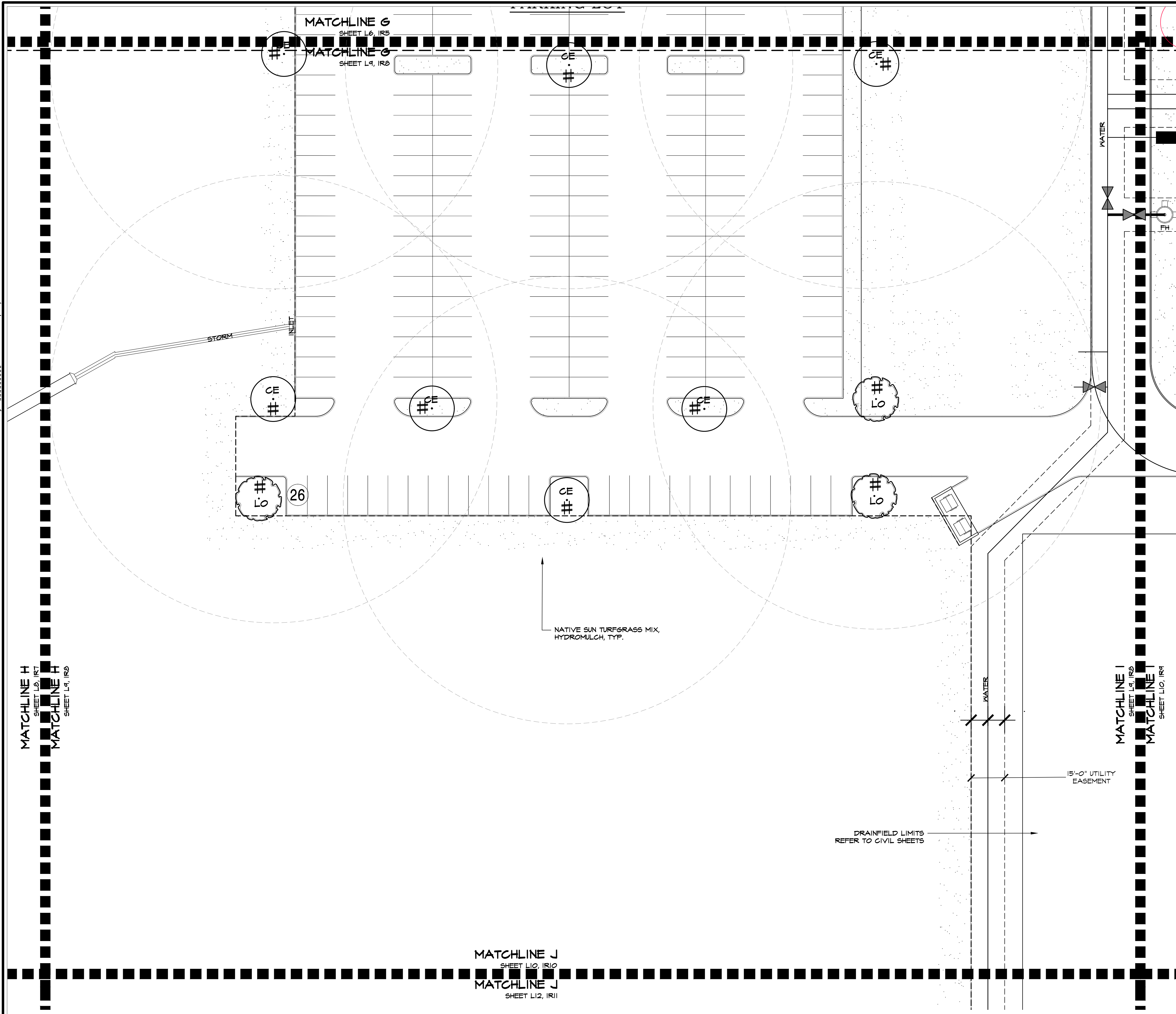
CPT026

SHEET

L8 of 13



Drawing: \\Studio3main\Users\Shared\Folders\shared\Projects\CPT026 - St. Philips Church\DWG\CPT026-LS.dwg Saved By: Leonard
Save Time: 8/16/2019 11:56 AM
Plotted by: ##### Plot Date: 8/16/2019 11:57 AM



LANDSCAPE LEGEND

CE

CEDAR ELM /
ULMUS CROSSIFOLIA
(3" CALIPER)

LO

LIVE OAK /
QUERCUS VIRGINIANA
(3" CALIPER)

TRO

TEXAS RED OAK /
QUERCUS BUCKLEYI
(3" CALIPER)

LE

LACEBARK ELM / ULMUS PARVIFOLIA
(3" CALIPER)

TA

TEXAS ASH / FRAXINUS TEXENSIS
(3" CALIPER)

BO

BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)

NATIVE SUN TURFGRASS /
NATIVE AMERICAN SEED #2850

COMMON BERMUDA GRASS SOLID SOD

SPECIMEN TREE TO REMAIN (22)
3 TOWARDS BUFFER YARD TREES
19 FOR MITIGATION CREDITS

SPECIMEN TREE (3)
USED TOWARD BUFFER TREE

SPECIMEN / PROTECTED TREE (42)
USED TOWARD STREET YARD TREE

NON-PROTECTED TREE TO REMAIN

*

INDICATES TREE PLANTED FOR
REQUIRED STREET BUFFER

+

INDICATES TREE PLANTED FOR
REQUIRED STREET YARD

#

INDICATES TREE PLANTED FOR
REQUIRED PARKING LOT

****WARNING****
EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

20 10 0 10 20

1" = 20' - 0"

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			
2	CITY COMMENTS	LWR	8/9/19

PROJECT

CPT026

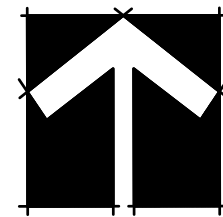
SHEET

L9 of 13



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	REQUESTED VARIANCE ON COMPATIBILITY BUFFER	ABC	3/26/19
2	CITY COMMENTS	LNR	8/9/19

PROJECT
CPT026

SHEET
L10 of 13

LANDSCAPE LEGEND

- CE CEDAR ELM / ULMUS CROSSIFOLIA (3" CALIPER)
- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TRO TEXAS RED OAK / QUERCUS BUCKLEYI (3" CALIPER)
- LE LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
- TA TEXAS ASH / FRAXINUS TEXENSIS (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- NATIVE SUN TURFGRASS / NATIVE AMERICAN SEED #2850
- COMMON BERMUDA GRASS SOLID SOD
- SPECIMEN TREE TO REMAIN (22)
3 TOWARDS BUFFER YARD TREES
19 FOR MITIGATION CREDITS
- SPECIMEN TREE (3)
USED TOWARD BUFFER TREE
- SPECIMEN / PROTECTED TREE (42)
USED TOWARD STREET YARD TREE
- NON-PROTECTED TREE TO REMAIN
- * INDICATES TREE PLANTED FOR REQUIRED STREET BUFFER
- + INDICATES TREE PLANTED FOR REQUIRED STREET YARD
- # INDICATES TREE PLANTED FOR REQUIRED PARKING LOT

****WARNING****
EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

FLOWER MOUND ROAD
(VARIABLE WIDTH R.O.M.)

POWER POLE

35'-0" LANDSCAPE BUFFER

OVERHEAD POWER LINE

BERMUDA GRASS SOLID SOD, TYP.

INLET

INLET

EXISTING TREES TO REMAIN
REFER TO TREE SURVEY PREPARED
BY STUDIO 13 DESIGN GROUP

CONTRACTOR TO SUPPLY
HYDROMULCH TO ALL DISTURBED
AREAS.

DRAINFIELD LIMITS
REFER TO CIVIL SHEETS

NATIVE SUN TURFGRASS MIX,
HYDROMULCH, TYP.

DRAINFIELD LIMITS
REFER TO CIVIL SHEETS

CRUCEIRO

SEPTIC
DRAIN FIELD 1.92 ACRES

SEPTIC
DRAIN FIELD 0.66 ACRES

MATCHLINE J
SHEET L10, IR4
MATCHLINE J
SHEET L11, IR10

MATCHLINE G
SHEET L5, IR4

MATCHLINE G
SHEET L10

MATCHLINE I
SHEET L9, IR3
MATCHLINE I
SHEET L10, IR4

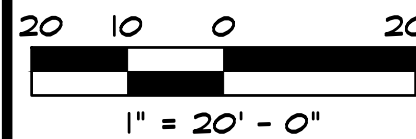
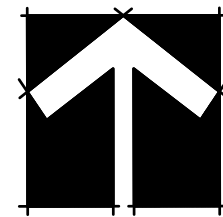
Plotted by: ##### Plot Date: 8/16/2019 11:57 AM

Drawing: \\Studio13main\Users\Shared\Folders\Church\DWG\CPT026-LS.dwg Saved By: Leonard
Save Time: 8/16/2019 11:56 AM



Studio 13 Design Group, PLLC.
386 W. Main Street
Louisville, Texas 75057
409-635-1900

TBAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

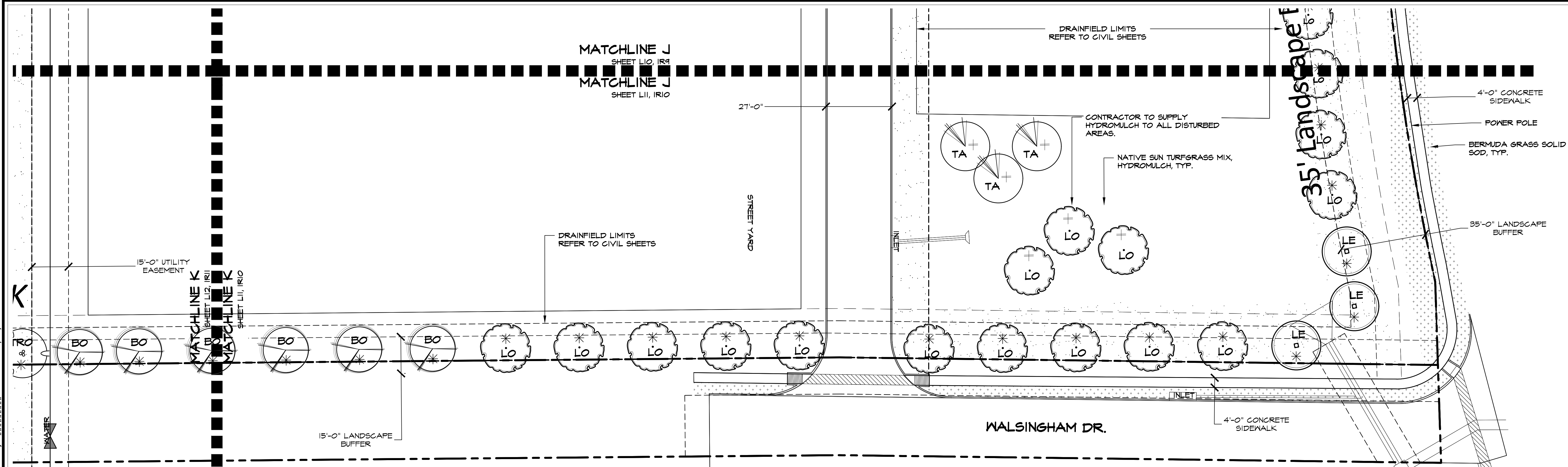
St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE	CITY COMMENTS
0				
2		LWR	8/9/19	

PROJECT
CPT026

SHEET
L11 of 13



LANDSCAPE LEGEND

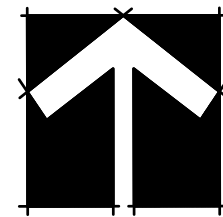
- CEDAR ELM /
ULMUS CROSSIFOLIA
(3" CALIPER)
- LIVE OAK /
QUERCUS VIRGINIANA
(3" CALIPER)
- TEXAS RED OAK /
QUERCUS BUCKLEYI
(3" CALIPER)
- LACEBARK ELM / ULMUS PARVIFOLIA
(3" CALIPER)
- TEXAS ASH / FRAXINUS TEXENSIS
(3" CALIPER)
- BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)
- WATER
- NATIVE SUN TURFGRASS /
NATIVE AMERICAN SEED #2050
- COMMON BERMUDA GRASS SOLID SC
- SPECIMEN TREE TO REMAIN (22)
3 TOWARDS BUFFER YARD TREES
19 FOR MITIGATION CREDITS
- SPECIMEN TREE (3)
USED TOWARD BUFFER TREE
- SPECIMEN / PROTECTED TREE (42)
USED TOWARD STREET YARD TREE
- NON-PROTECTED TREE TO REMAIN
- INDICATES TREE PLANTED FOR
REQUIRED STREET BUFFER
- INDICATES TREE PLANTED FOR
REQUIRED STREET YARD
- INDICATES TREE PLANTED FOR
REQUIRED PARKING LOT

****WARNING****
EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	REQUESTED VARIANCE ON COMPATIBILITY BUFFER	ABC	3/26/19
2	CITY COMMENTS	LNR	8/9/19

PROJECT
CPT026

SHEET
L12 of 13

****WARNINGS****
EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

MATCHLINE J
SHEET L10, IRI10
MATCHLINE J
SHEET L12, IRI11

MATCHLINE L
SHEET L12, IRI11
MATCHLINE L
SHEET L12, IRI11

MATCHLINE K
SHEET L12, IRI11
MATCHLINE K
SHEET L11, IRI10

20' REAR-YARD SETBACK

DRAINFIELD LIMITS
REFER TO CIVIL SHEETS

15'-0" UTILITY
EASEMENT

WATER

WATER

15' Landscape Buffer

15'-0" LANDSCAPE
BUFFER

LANDSCAPE LEGEND

- CE CEDAR ELM / ULMUS CROSSIFOLIA (3" CALIPER)
- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TRO TEXAS RED OAK / QUERCUS BUCKLEYI (3" CALIPER)
- LE LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
- TA TEXAS ASH / FRAXINUS TEXENSIS (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- NATIVE SUN TURFGRASS / NATIVE AMERICAN SEED #2850
- COMMON BERMUDA GRASS SOLID SOD
- SPECIMEN TREE TO REMAIN (22)
3 TOWARDS BUFFER YARD TREES
14 FOR MITIGATION CREDITS
- SPECIMEN TREE (3)
USED TOWARD BUFFER TREE
- SPECIMEN / PROTECTED TREE (42)
USED TOWARD STREET YARD TREE
- NON-PROTECTED TREE TO REMAIN
- INDICATES TREE PLANTED FOR
REQUIRED STREET BUFFER
- INDICATES TREE PLANTED FOR
REQUIRED STREET YARD
- INDICATES TREE PLANTED FOR
REQUIRED PARKING LOT

Tract Three Shady Oaks Family Ranch, LTD
Instrument No. 2012-136827 ORDCT

MATCHLINE J
SHEET L10, IRI11
MATCHLINE J
SHEET L12, IRI11

25'-0" COMPATIBILITY
BUFFER

1000'-0" HEALTH &
SAFETY SETBACK

MATCHLINE L
SHEET L12, IRI11
MATCHLINE L
SHEET L12, IRI11

15' Landscape Buffer

152.959 Acres (Tract One)
Toll Dallas TX, LLC Instrument No. 2013-134887 OPRDCT

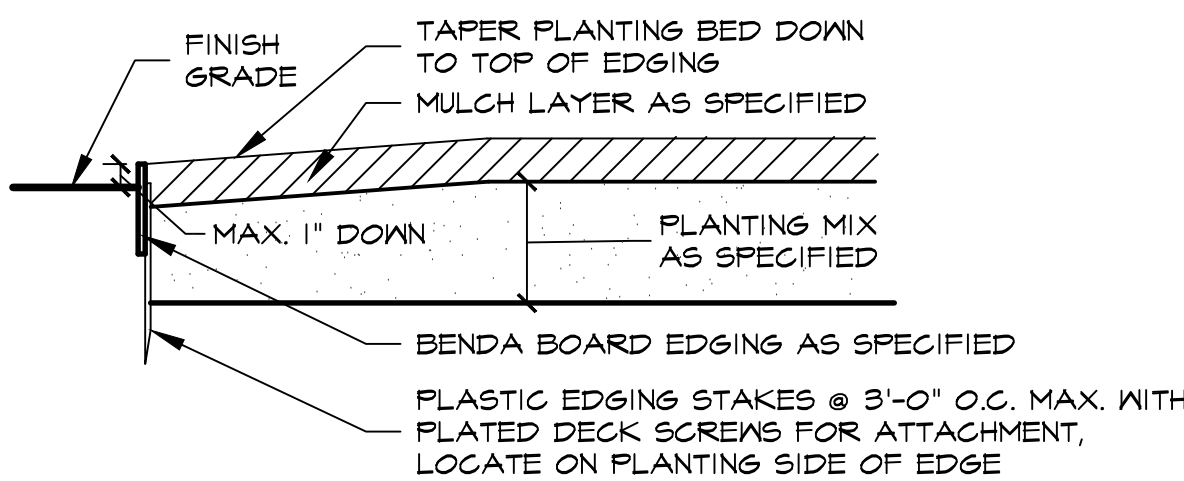
#	PLAN REVIEW REVISIONS	BY	DATE
1	REQUESTED VARIANCE ON COMPATIBILITY BUFFER	ABC	3/26/19
2	CITY COMMENTS	LNR	8/9/19
3	RECEIVED PER PLANNING DEPT. COMMENTS	LNR	9-18-2019

PROJECT
CPT026

SHEET
L13 of 13

PLANT LIST

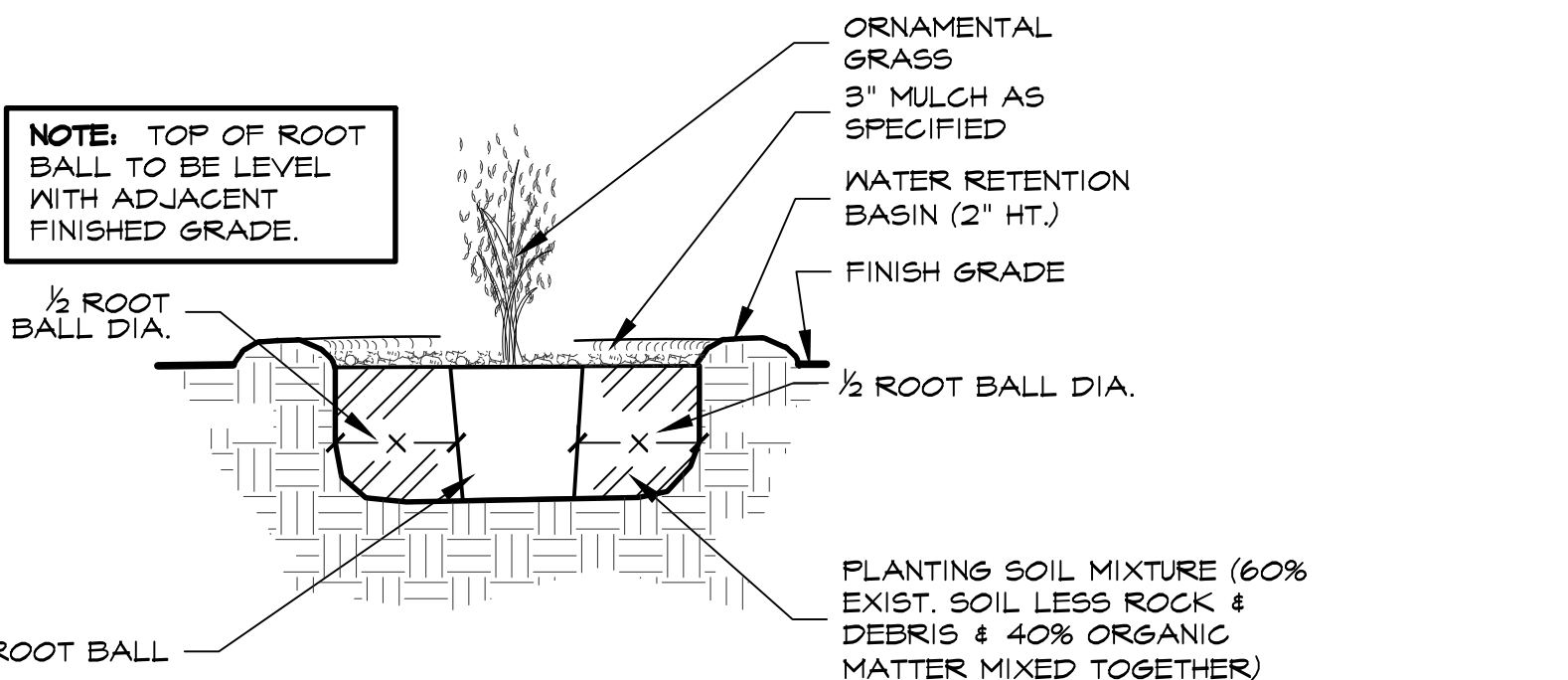
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
TA	TEXAS ASH / FRAXINUS TEXENSIS	3" CALIPER	AS SHOWN	35	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	44	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	72	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
TRO	TEXAS RED OAK / QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN	32	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LE	LACEBARK ELM / ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	15	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
BO	BUR OAK / QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	31	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
	NATIVE SUN TURFGRASS / NATIVE AMERICAN SEED #2850	SEED	SQUARE FEET	XX	DRILL SEED INSTALLATION, SEED RATE AT 1 LB PER 340 SF PER NATIVE AMERICAN SEED SPECIFICATIONS.
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	XX	



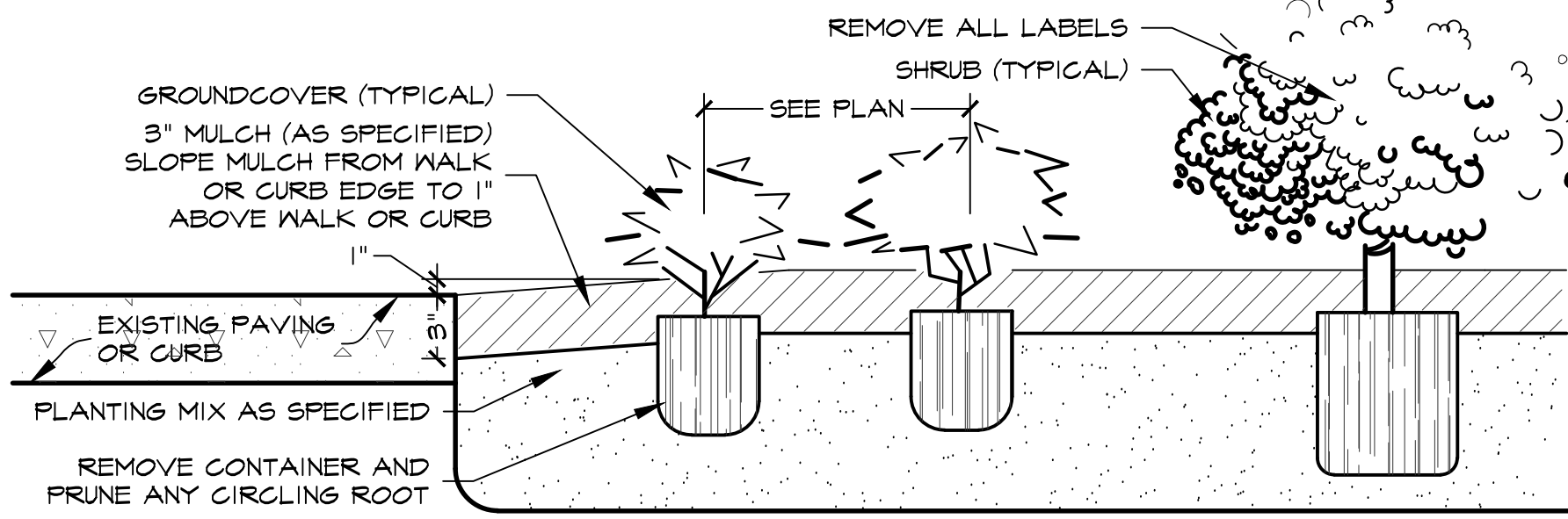
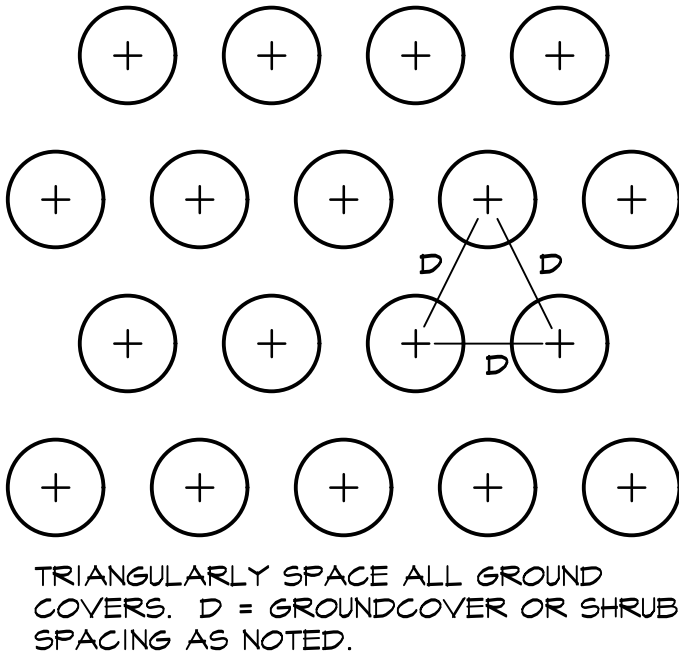
4 TYPICAL BED EDGING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

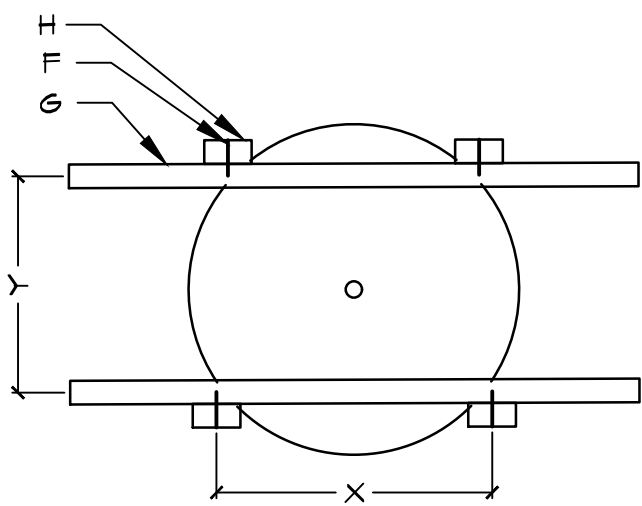
- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF FLOWER MOUND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWER MOUND.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWER MOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRATCH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT TOWN OF FLOWER MOUND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN OF FLOWER MOUND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF FLOWER MOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.



1 POCKET PLANTING ORNAMENTAL GRASS DETAIL
NOT TO SCALE



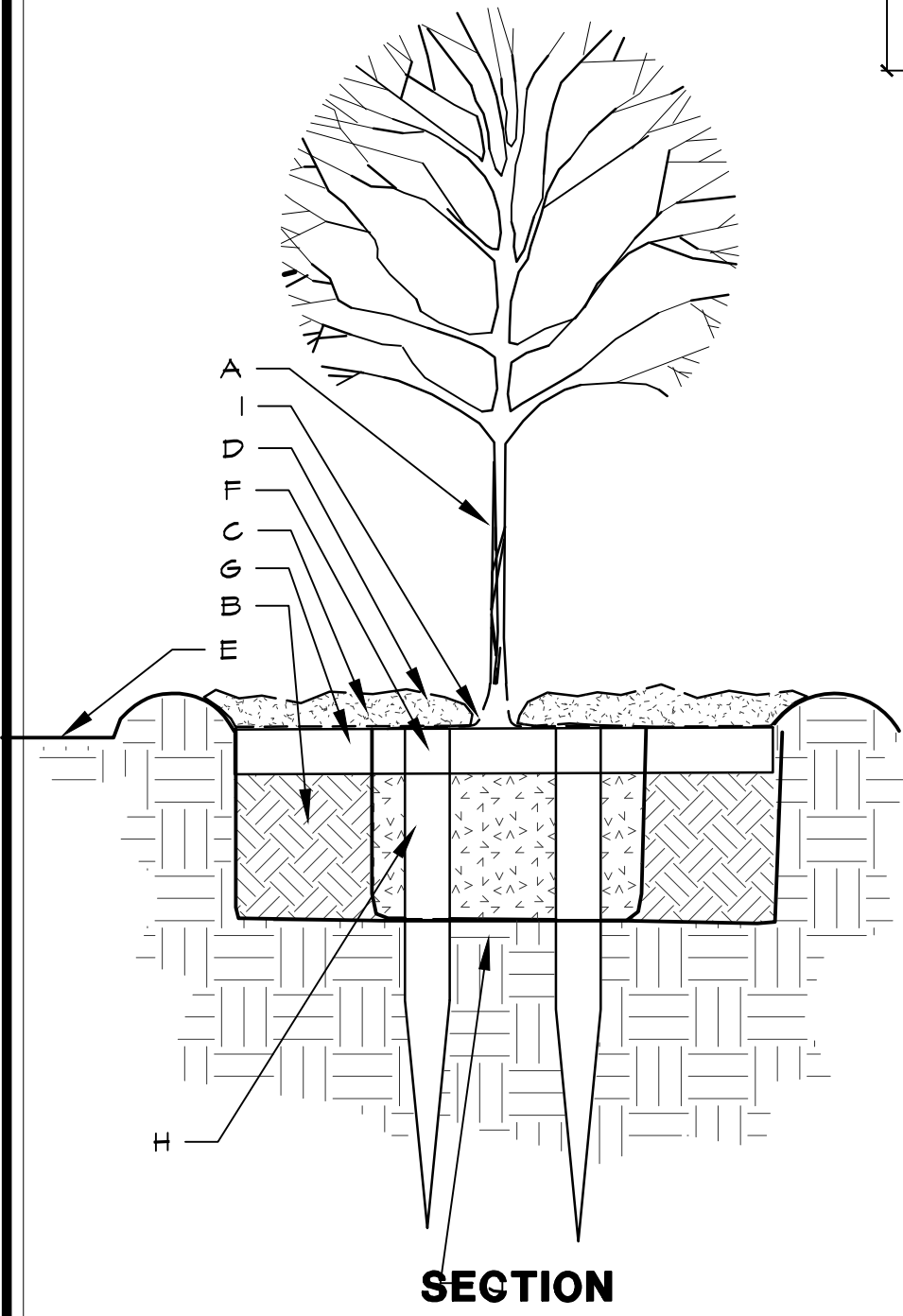
2 SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



PLAN VIEW

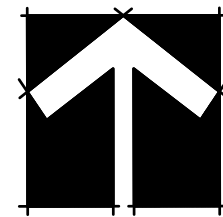
GENERAL NOTES:

- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
 - ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
 - PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.
- CONSTRUCTION NOTES:**
- TREE
 - LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - WATER RETENTION BASIN
 - 3" DEPTH MULCH AS SPECIFIED
 - FINISH GRADE
 - 2 1/2 DRYNALL SCREW (UNFINISHED)
 - 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER).
NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
 - 2" X 2" X 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
 - REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO 1/4" Y. DIMENSION EQUAL TO 1/4"
 - ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.



SECTION

3 TREE PLANTING
NOT TO SCALE



50 25 0 50
1" = 50' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE MITIGATION PLAN

Tree Survey Layout

St. Philip the Apostle

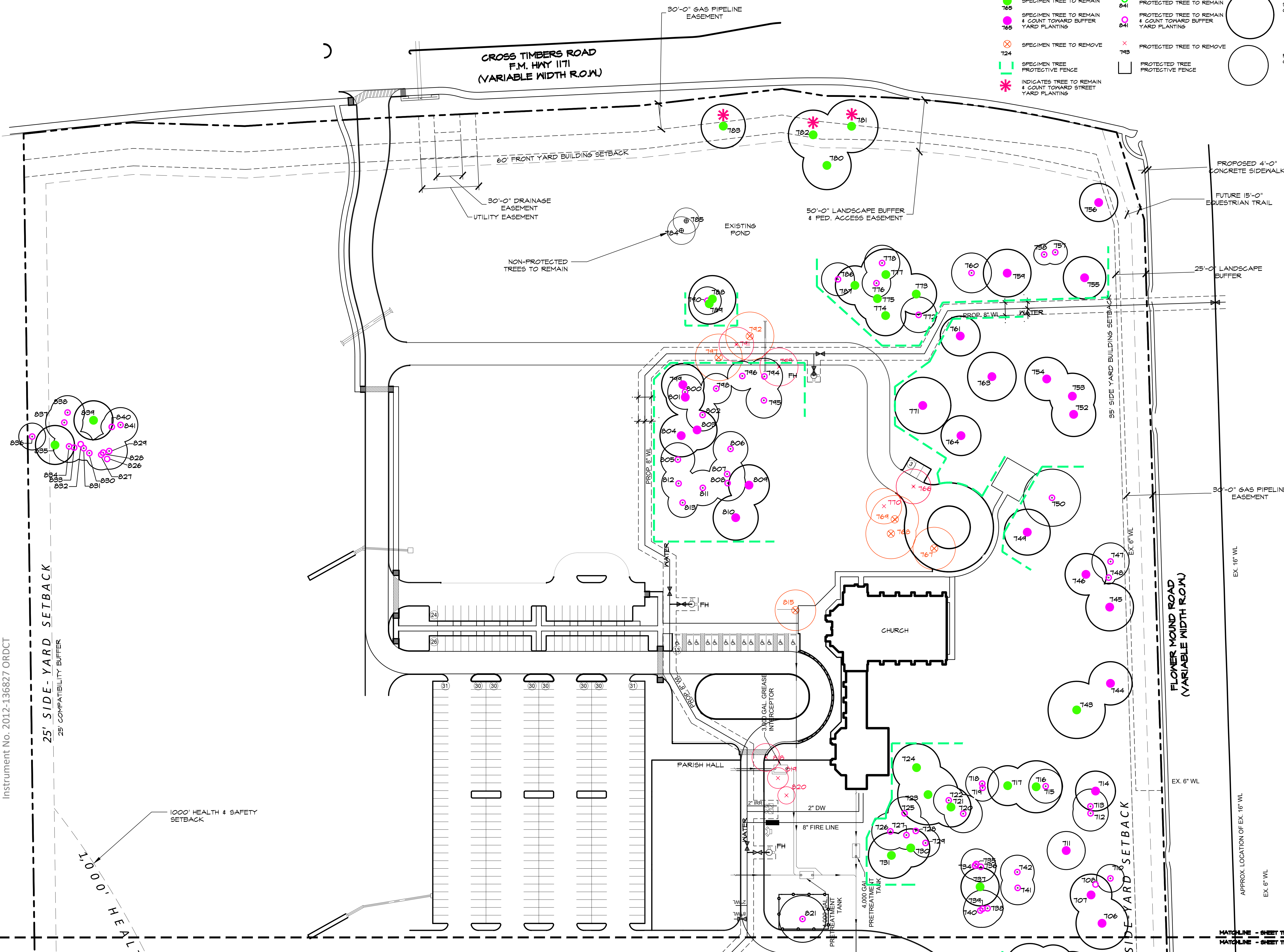
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
0		
2	LNR	8/9/19
3	LNR	9/10/19

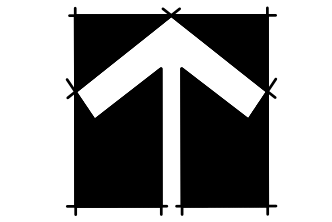
PROJECT
CPT026

SHEET
TR1 of 4

- TREE SURVEY LEGEND**
- SPECIMEN TREE TO REMAIN
 - SPECIMEN TREE TO REMAIN & COUNT TOWARD BUFFER YARD PLANTING
 - ✗ SPECIMEN TREE TO REMOVE
 - SPECIMEN TREE PROTECTIVE FENCE
 - ✱ INDICATES TREE TO REMAIN & COUNT TOWARD STREET YARD PLANTING
 - PROTECTED TREE TO REMAIN
 - PROTECTED TREE TO REMAIN & COUNT TOWARD BUFFER YARD PLANTING
 - ✗ PROTECTED TREE TO REMOVE
 - PROTECTED TREE PROTECTIVE FENCE
 - SPECIMEN TREE CANOPY OUTLINE
 - PROTECTED TREE CANOPY OUTLINE



MATCHLINE - SHEET TR1 TR2
MATCHLINE - SHEET TR2 TR3



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE MITIGATION PLAN

Tree Survey Layout

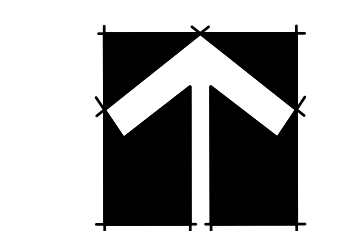
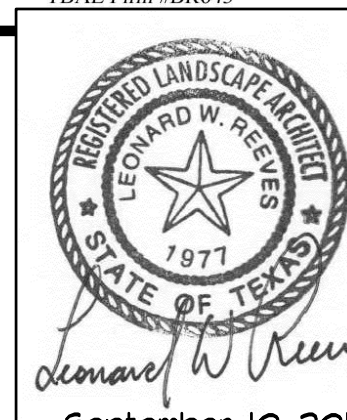
St. Philip the Apostle

Town of Flower Mound, Denton County, Texas

#	DATE	BY	PLAN REVIEW REVISIONS		TOWN COMMENTS	TOWN COMMENTS
			1	2		
0						
2	8/9/19	LNR				
3	9/10/19	LNR				
PROJECT						
CPT026						
SHEET						
TR2 of 4						

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)	Street Yard Credit (1:1 ratio)
702	25	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Street Yard	Remain					1
703	25	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Street Yard	Remain					1
704	33	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Street Yard	Remain					1
705	30	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Street Yard	Remain					1
706	30	Post Oak	Quercus stellata	Slight UL	1	Yes	Yes	Street Yard	Remain					1
707	24	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Street Yard	Remain					1
708	15	Post Oak	Quercus stellata	US/UL	1	Yes	No	Street Yard	Remain					1
710	16	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	No	Street Yard	Remain					1
711	22	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Street Yard	Remain					1
712	21	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
713	20	Post Oak	Quercus stellata	Slight CD/UL Trunk Rot	1	Yes	No	Street Yard	Remain					1
714	23	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Street Yard	Remain					1
715	20	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
716	30	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Buildable Area	Remain			18		1
717	23	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Buildable Area	Remain			18		1
718	19	Post Oak	Quercus stellata	UL/Mistle Toe	1	Yes	No	Street Yard	Remain					1
719	16	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	No	Street Yard	Remain					1
720	22	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
721	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		1
722	18	Post Oak	Quercus stellata	Leaning / UL	1	Yes	No	Street Yard	Remain			18		1
723	35	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		1
724	28	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		1
725	19	Post Oak	Quercus stellata	CD/UL	1	Yes	No	Street Yard	Remain					1
726	22	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
727	17	Post Oak	Quercus stellata	US/UL	1	Yes	No	Street Yard	Remain					1
728	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
729	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
730	20	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		1
731	27	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Buildable Area	Remain			18		1
734	16	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
735	21	Post Oak	Quercus stellata	CD/UL	1	Yes	No	Street Yard	Remain					1
736	18	Post Oak	Quercus stellata	Leaning/UL	1	Yes	No	Street Yard	Remain					1
737	22	Post Oak	Quercus stellata	Fair	1	Yes	Yes	Buildable Area	Remain			18		1
738	18	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
739	22	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
740	20	Post Oak	Quercus stellata	Leaning CD/UL	1	Yes	No	Street Yard	Remain					1
741	20	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	No	Street Yard	Remain					1
742	20	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	No	Street Yard	Remain					1
743	33	Post Oak	Quercus stellata	OK	1	Yes	Yes	Buildable Area	Remain			18		1
744	25	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
745	28	Post Oak	Quercus stellata	Fair	1	Yes	Yes	Street Yard	Remain					1
746	24	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
747	22	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
748	29	Cedar Elm	Ulmus crassifolia	UL/US	1	Yes	No	Street Yard	Remain					1
749	27	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
750	33	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Street Yard	Remain					1
752	26	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
753	27	Post Oak	Quercus stellata	OK/Slight Lean	1	Yes	Yes	Street Yard	Remain					1
754	25	Post Oak	Quercus stellata	Cavity in Trunk	1	Yes	Yes	Street Yard	Remain					1
755	25	Post Oak	Quercus stellata	Slight Lean/Split Trunk	1	Yes	Yes	Street Yard	Remain					1
756	22	Post Oak	Quercus stellata	CD/UL	1	Yes	Yes	Street Yard	Remain					1
757	14	Cedar Elm	Ulmus crassifolia	UL	1	Yes	No	Street Yard	Remain					1
758	12	Cedar Elm	Ulmus crassifolia	UL	1	Yes	No	Street Yard	Remain					1
759	27	Post Oak	Quercus stellata	OK/Slight CD	1	Yes	Yes	Street Yard	Remain					1
760	23	Cedar Elm	Ulmus crassifolia	Mistle Toe/OK	1	Yes	No	Street Yard	Remain					1
761	23	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
763	28	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
764	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
766	20	Post Oak	Quercus stellata	Slight CD	1	Yes	No	Buildable Area	Remove		3			1
767	24	Post Oak	Quercus stellata	Mistle Toe/UL/CD	1	Yes	Yes	Buildable Area	Remove	48				1
768	29	Post Oak	Quercus stellata	Slight CD/UL	1	Yes	Yes	Buildable Area	Remove	54				1
769	27	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remove					1
770	20	Post Oak	Quercus stellata	UL	1	Yes	No	Buildable Area	Remove		3			1
771	32	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
772	20	Post Oak	Quercus stellata	Slight UL	1	Yes	No	Street Yard	Remain					1
773	23	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		1
774	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		1
775	27	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		1
776	16	Post Oak	Quercus stellata	Light trunk split-UL	1	Yes	No	Street Yard	Remain					1
777	29	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Buildable Area	Remain			18		1
778	20	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
780	28	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		1

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)	Street Yard Credit (1:1 ratio)
780	28	Post Oak	Quercus stellata	Slight CD	1	Yes	Yes	Buildable Area	Remain			18		1
781	30	Post Oak	Quercus stellata	Trunk Damage	1	Yes	Yes	Landscape Buffer	Remain					1
782	28	Post Oak	Quercus stellata	OK	1	Yes	Yes	Landscape Buffer	Remain					1
783	25	Post Oak	Quercus stellata	OK	1	Yes	Yes	Landscape Buffer	Remain					1
784	16	Sugarberry	Celtis laevigata	OK	1	No	No	Buildable Area	Remain					1
785	16	Boisduroc	Maclura pomifera	OK	1	No	No	Buildable Area	Remain					1
786	19	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
787	22	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		1
788	27	Post Oak	Quercus stellata	Leaning/UL	1	Yes	Yes	Buildable Area	Remain			18		1
789	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		1
790	16	Post Oak	Quercus stellata	US/UL	1	Yes	No	Street Yard	Remain					1
791	19	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Buildable Area	Remove	54	3			1
792	27	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Buildable Area	Remove					1
793	20	Post Oak	Quercus stellata	UL	1	Yes	No	Buildable Area	Remove		3			1
794	21	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
795	20	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
796	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
797	27	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Buildable Area	Remove	54				1
798	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
799	24	Post Oak	Quercus stellata	Trunk Rot/UL	1	Yes	Yes	Street Yard	Remain					1
800	20	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
801	22	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
802	18	Post Oak	Quercus stellata	UL/Minor Trunk Rot	1	Yes	No	Street Yard	Remain					1
803	23	Post Oak	Quercus stellata	UL	1	Yes	Yes	Street Yard	Remain					1
804	24	Post Oak	Quercus stellata	Slight UL	1	Yes	Yes	Street Yard	Remain					1
805	19	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
806	20	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
807	20	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	No	Street Yard	Remain					1
808	20	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
809	23	Post Oak	Quercus stellata	UL/Slight CD	1	Yes	Yes	Street Yard	Remain					1
810	26	Post Oak	Quercus stellata	OK	1	Yes	Yes	Street Yard	Remain					1
811	20	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1
812	19	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
813	17	Post Oak	Quercus stellata	UL/Slight Lean	1	Yes	No	Street Yard	Remain					1
815	23	Black Jack Oak	Quercus marilandica	Mistle Toe/Slight CD	1	Yes	Yes	Buildable Area	Remove	46				1
818	12	Black Jack Oak	Quercus marilandica	OK/Fence inside tree	1	Yes	No	Buildable Area	Remove		3			1
819	10	Post Oak	Quercus stellata	OK	1	Yes	No	Buildable Area	Remove		3			1
820	4	Post Oak	Quercus stellata	OK	1	Yes	No	Buildable Area	Remove					1
821	19	Pecan	Carya ilinoensis	Slight CD	1	Yes	No	Street Yard	Remain					1
822	19	Sugarberry	Celtis laevigata	UL/Leaning	1	No	No	Street Yard	Remain					0
823	6	Gum bumelia	Sideroxylon lanuginosum	UL	1	Yes	No	Street Yard	Remain					1
824	10	Sugarberry	Celtis laevigata	OK	1	No	No	Street Yard	Remain					0
825	12	Sugarberry	Celtis laevigata	OK	1	No	No	Street Yard	Remain					0
826	13	Post Oak	Quercus stellata	UL/Slight Lean	1	Yes	No	Street Yard	Remain					1
827	17	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
828	18	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
829	21	Post Oak	Quercus stellata	UL/Slight Lean	1	Yes	No	Street Yard	Remain					1
830	9	Post Oak	Quercus stellata	UL/Leaning/US	1	Yes	No	Street Yard	Remain					1
831	14	Post Oak	Quercus stellata	UL/US	1	Yes	No	Street Yard	Remain					1
832	14	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
834	18	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
835	22	Post Oak	Quercus stellata	UL	1	Yes	Yes	Buildable Area	Remain			18		1
836	15	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
837	21	Post Oak	Quercus stellata	OK/UL	1	Yes	No	Street Yard	Remain					1
838	19	Post Oak	Quercus stellata	UL	1	Yes	No	Street Yard	Remain					1
839	22	Post Oak	Quercus stellata	Slight UL	1	Yes	Yes	Buildable Area	Remain			18		1
840	12	Post Oak	Quercus stellata	UL/US	1	Yes	No	Street Yard	Remain					1
841	20	Post Oak	Quercus stellata	OK	1	Yes	No	Street Yard	Remain					1



NORTH

50 25 0 50



1" = 50' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

TREE PRESERVATION PLAN

Tree Protection Layout

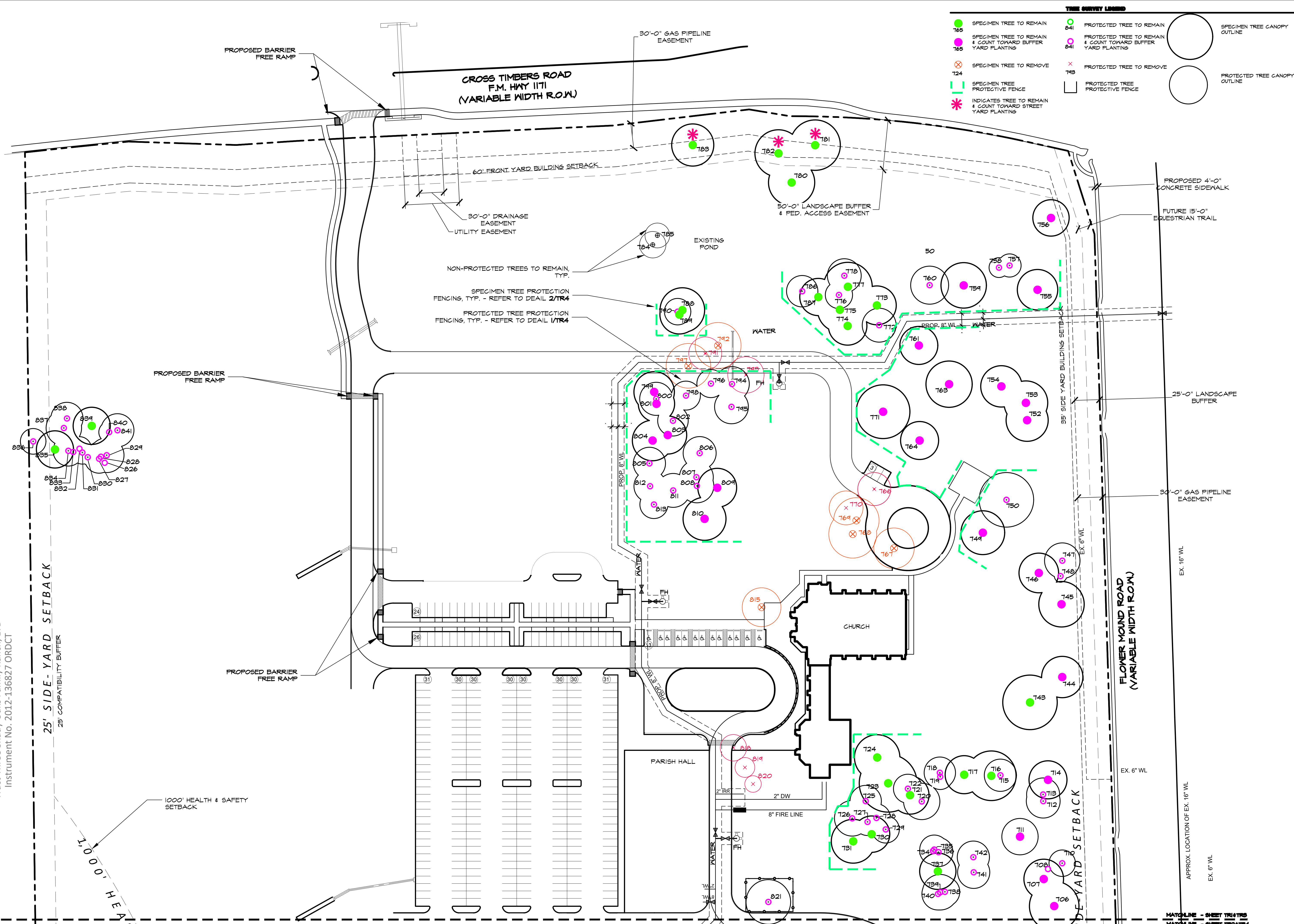
St. Philip the Apostle
Town of Flower Mound, Denton County, Texas

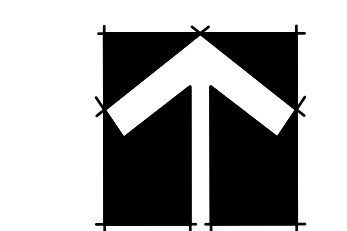
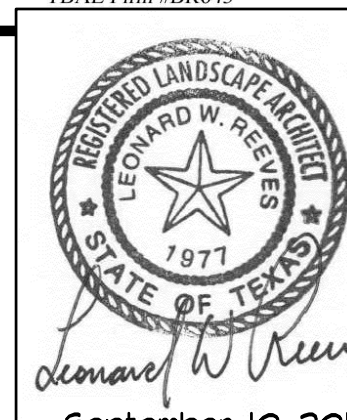
#	PLAN REVIEW REVISIONS	BY	DATE
0			
2	TOWN COMMENTS	LNR	8/4/19
3	TOWN COMMENTS	LNR	9/10/19

PROJECT
CPT026

SHEET

TR3 of 4





NORTH

50 25 0 50



$1" = 50' - 0"$

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE PRESERVATION PLAN

Tree Protection Layout

St. Philip the Apostle

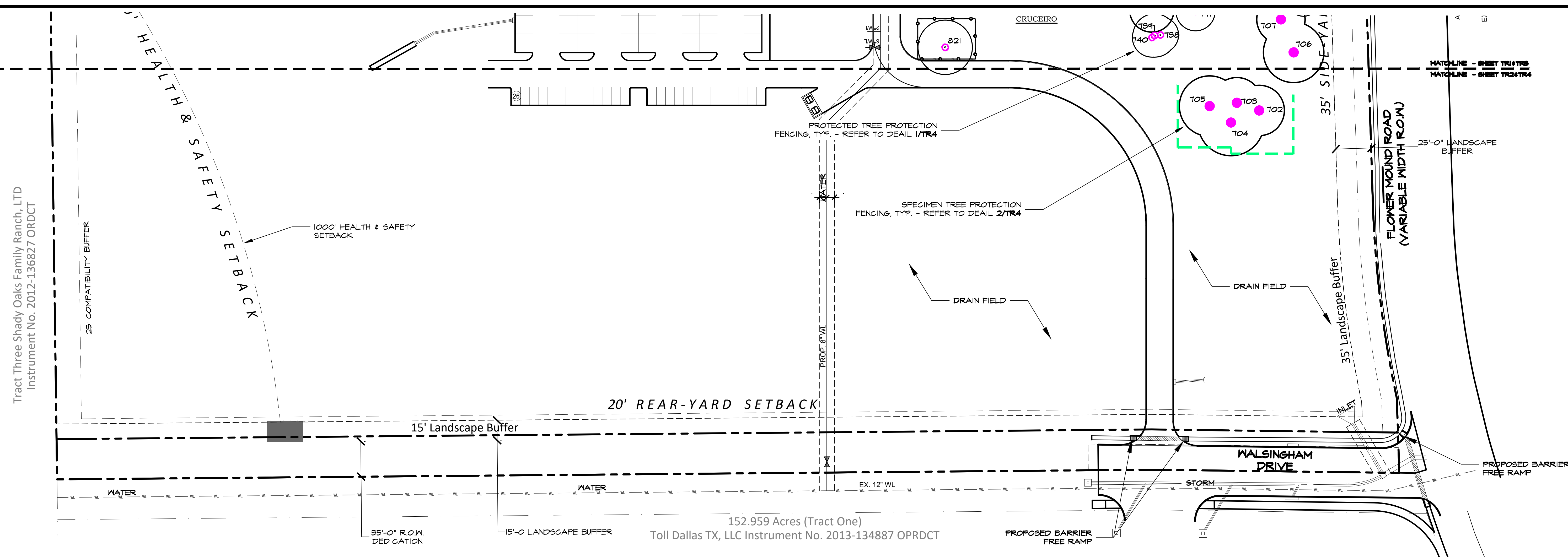
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			
2	TOWN COMMENTS	LWR	8/9/19
2	TOWN COMMENTS	LWR	9/10/19

PROJECT
CPT026

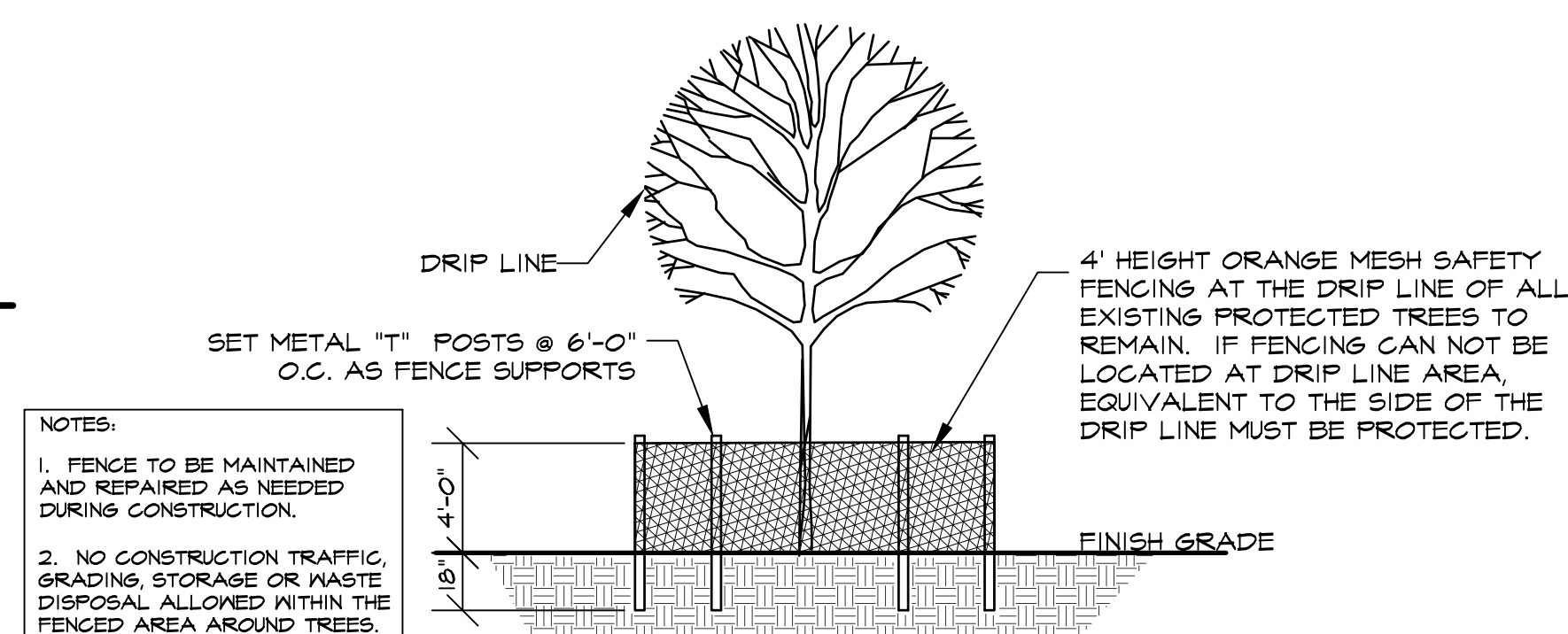
SHEET

TR4 of 4

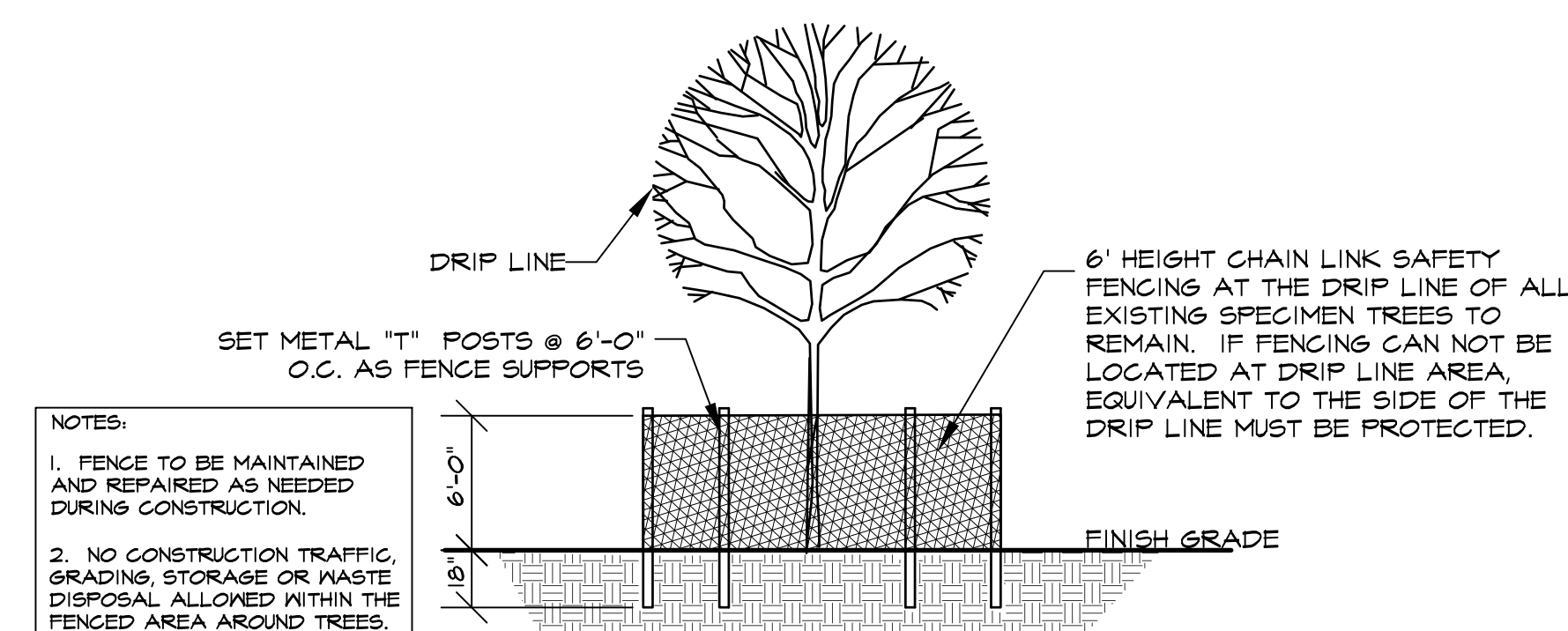


TREE PROTECTION NOTES

1. EXISTING SPECIMEN AND PROTECTED TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE MESH SAFETY FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIPLINE OF PROTECTED TREES OR TREE GROUPS TO REMAIN. CHAIN LINK SAFETY FENCING (MIN. 6'-0" HEIGHT) SHALL BE INSTALLED AT THE PARKING LINE OF ALL SPECIMEN TREES ON SITE. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL, SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE SHOULDER AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIPLINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1 PROTECTED TREES - TREE PROTECTION DETAIL
TR4 NOT TO SCALE



2 SPECIMEN TREE - TREE PROTECTION DETAIL
TR4 NOT TO SCALE



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: September 23, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP19-0013 – Beall Retail Development) to develop a retail building. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

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 request is to obtain site plan approval to develop a one-story, 11,651 square-foot retail building on Lot 2, Block A, of the Goddard School of Flower Mound subdivision. The subject site is approximately 1.55 acres and currently vacant. The property is zoned Planned Development District-120 (PD-120) with Retail District-2 (R-2) uses.

Primary access to the site will be from Flower Mound Road and Old Orchard Lane. Mutual access easements are being dedicated with the approved replat to provide internal circulation. The proposed development consists of retail and restaurant uses. The required parking for this development is 70 spaces and the site plan depicts 76 spaces which is within the Town's allowable 20% deviation.

The landscape plan depicts required number of buffer trees, parking lot trees, and street yard trees. The proposed development complies with the Town's landscape requirements and PD-120 requirements. The elevations predominantly consist of brick and stone with stucco accents and a pitched roof design. The proposed site plan, landscape plan, and elevations comply with the development guidelines in PD-120 and applicable Town standards.

On July 16, 2018, the Town Council approved an amendment to PD-120 (Ordinance No. 27-18) to modify conceptual plans, elevations, and certain development standards, and also approved certain exceptions and modifications to the Code of Ordinances.

The approved concept plan depicted two buildings to be located on separate lots, Area A and Area B, and separated by a mutual access fire lane. On February 4, 2019, the Town

Council approved a site plan for the Goddard School to be located within Area A. This proposed site plan is for Area B. As required by the PD, a shared amenity area consisting of a raised planter with seat wall, shade structure, benches, and decorative pots (located within Area B), perimeter and compatibility landscaping was approved with the Goddard School site plan and will be installed with Phase 1 development.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

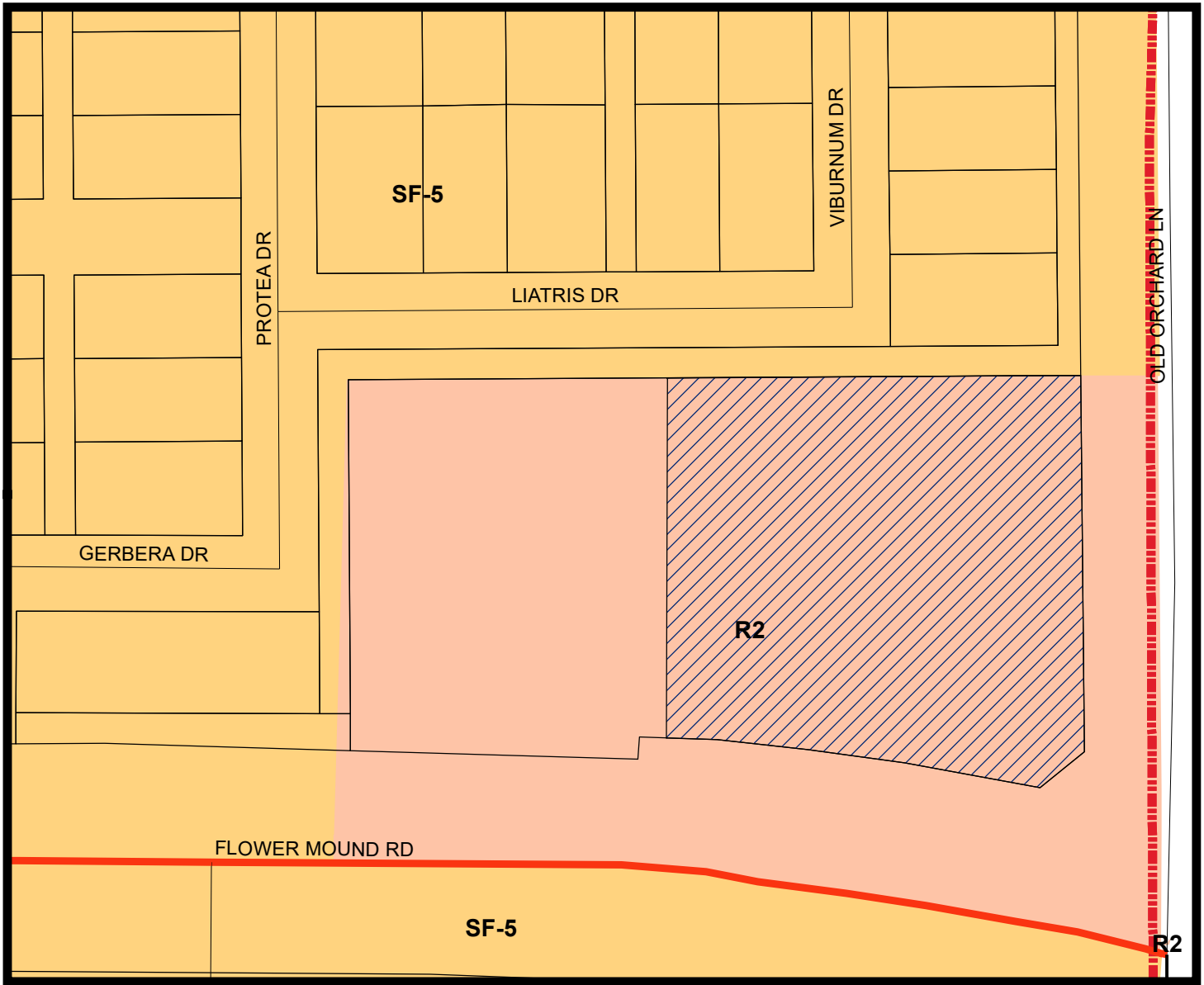
B. Application Details

1. Site Plan Package



Vicinity Map

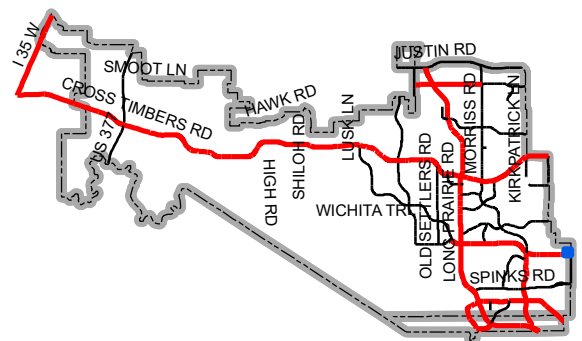
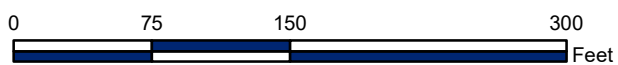
Reference Project: SP19-0013



LEGEND

Retail 2 Single Family 5

— Subject Property



Map Location



T: 469.331.8566 | F: 469.213.7145 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

LETTER OF INTENT

ATTN: Poornima Kashyap,
Town of Flower Mound,
2121 Cross Timber Road
Flower Mound, Texas 75028
Phone: 972-874-6349

Date: July 22nd, 2019

Subject: Letter of Intent for submitting Site Plan of Retail Development at Flower Mound Road (F.M. 3040) & Old Orchard Lane, Flower Mound, Texas

Dear Madam,

This letter of intent is to inform the Town of Flower Mound about submitting the Site Plan request.

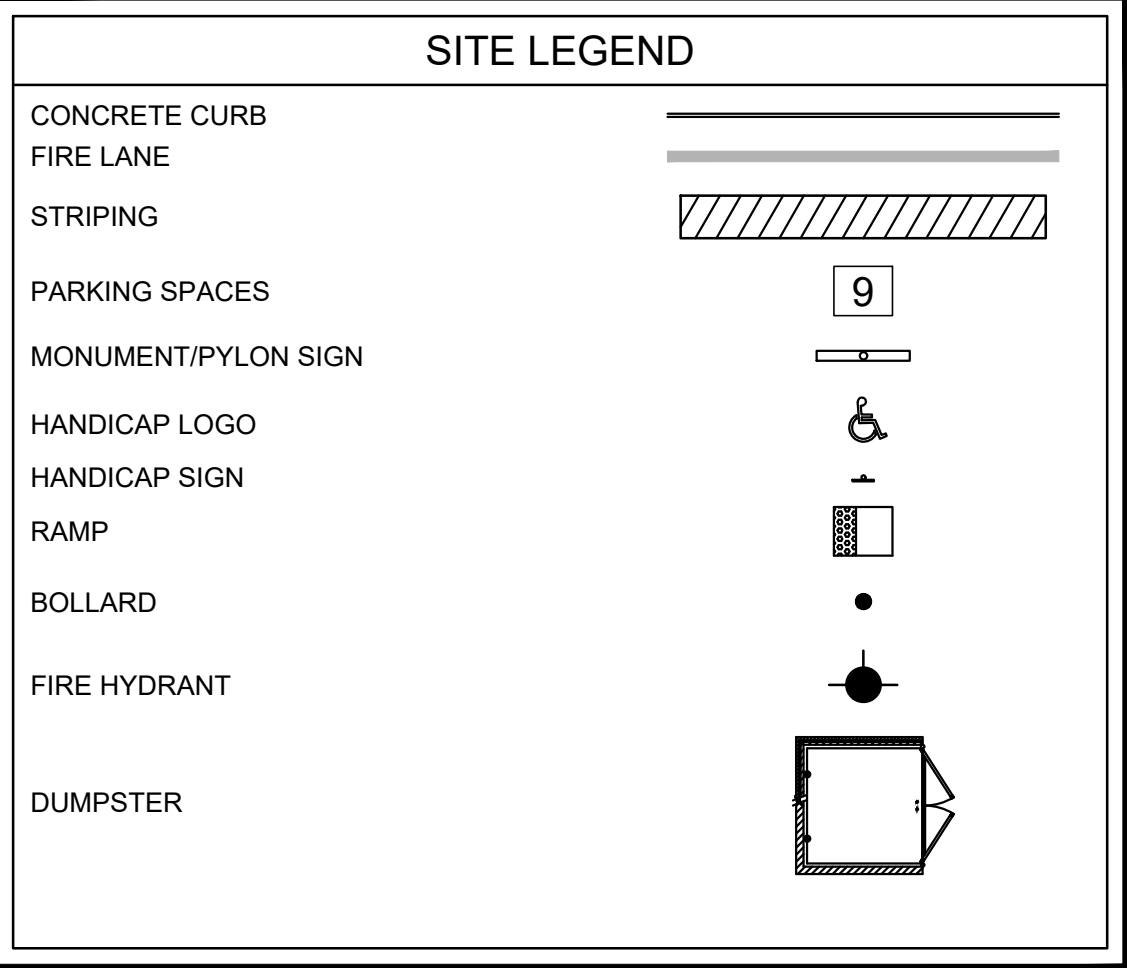
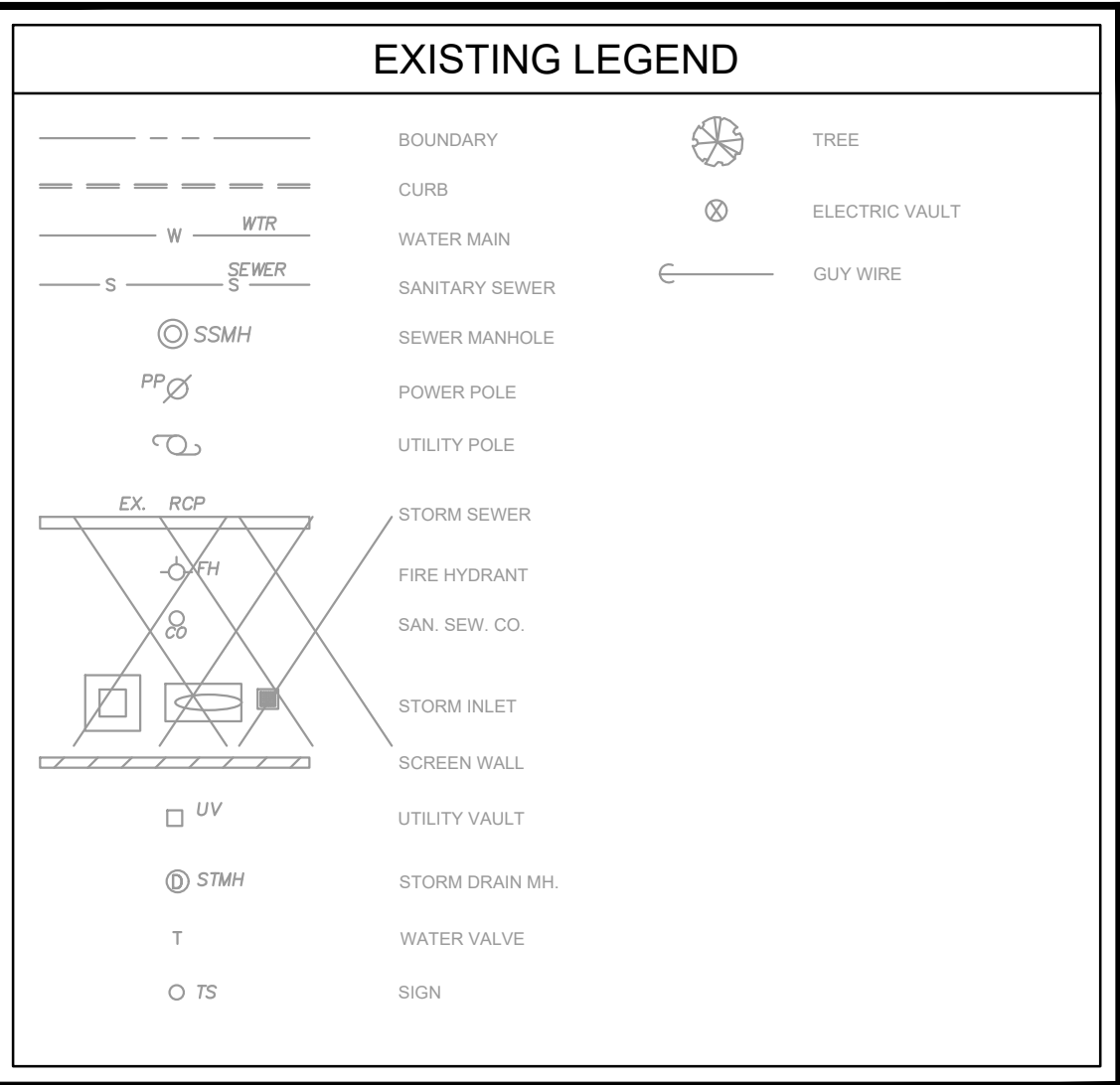
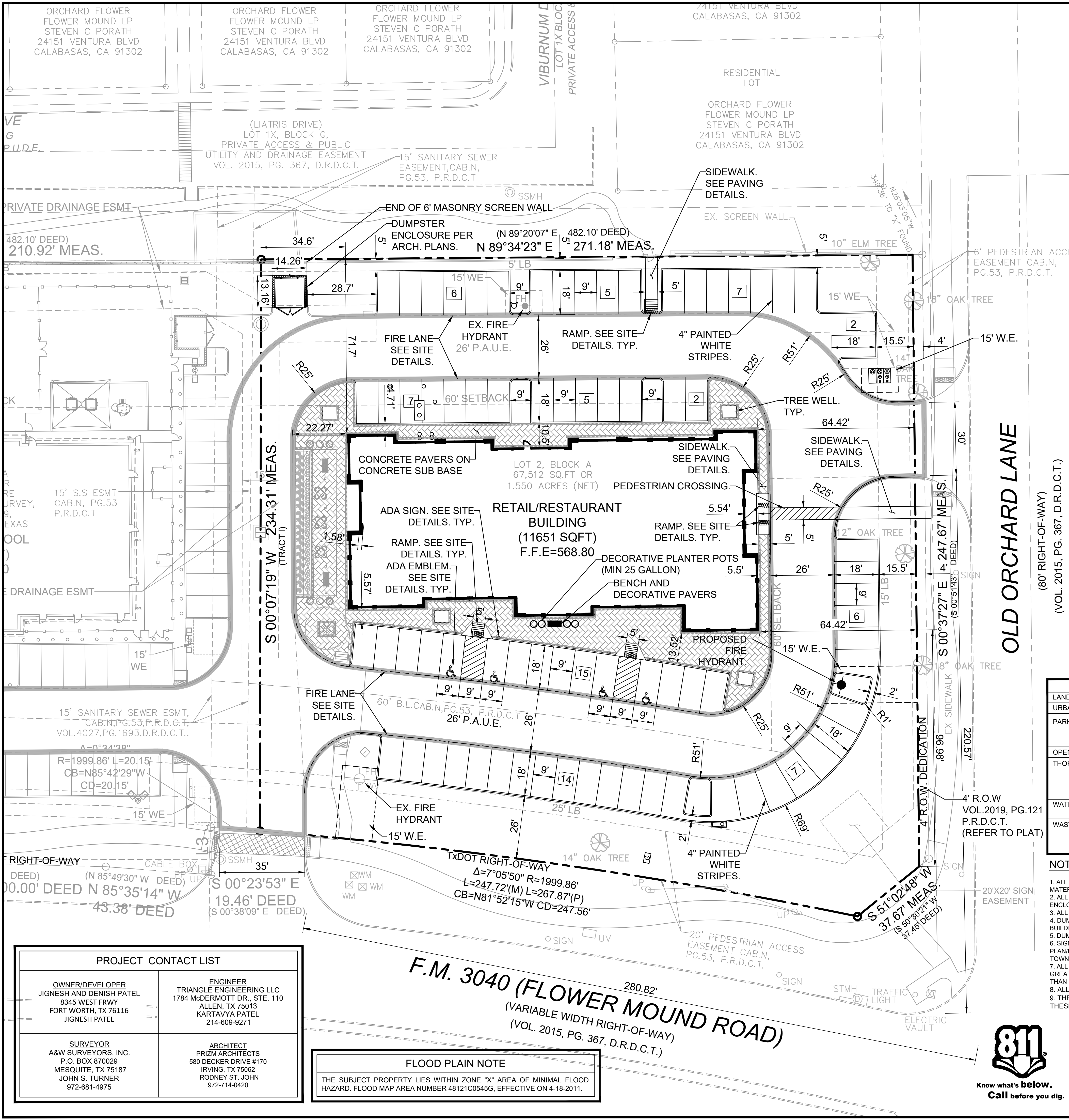
Site Data:

- a) Existing Zoning District: Amended PD-120 (R-2)
- b) Development Plan Acreage: 1.550 acres
- c) Proposed Use: Retail
 - Proposed Building Area: 11,651 SF Retail Development
 - Proposed Parking Space Quantities: Retail Development – 76 Spaces
 - Phase Development: No
- d) Special consideration: No

On July 16, 2018, the Town Council of the Town of Flower Mound approved a request for rezoning (ZPD18-0003 – Goddard School at Orchard Flower) to amend Planned Development District No.120 (PD-120) with Single-Family District-5 (SF-5) and Retail District (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances.

We believe the Goddard School and Retail Development will be a great addition for the Town of Flower Mound.

Sincerely,
Kiew Kam

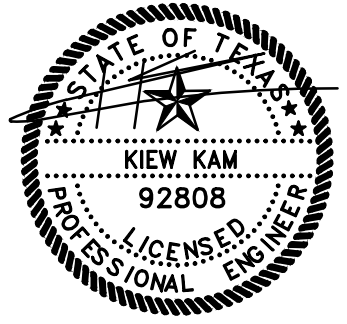


REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division

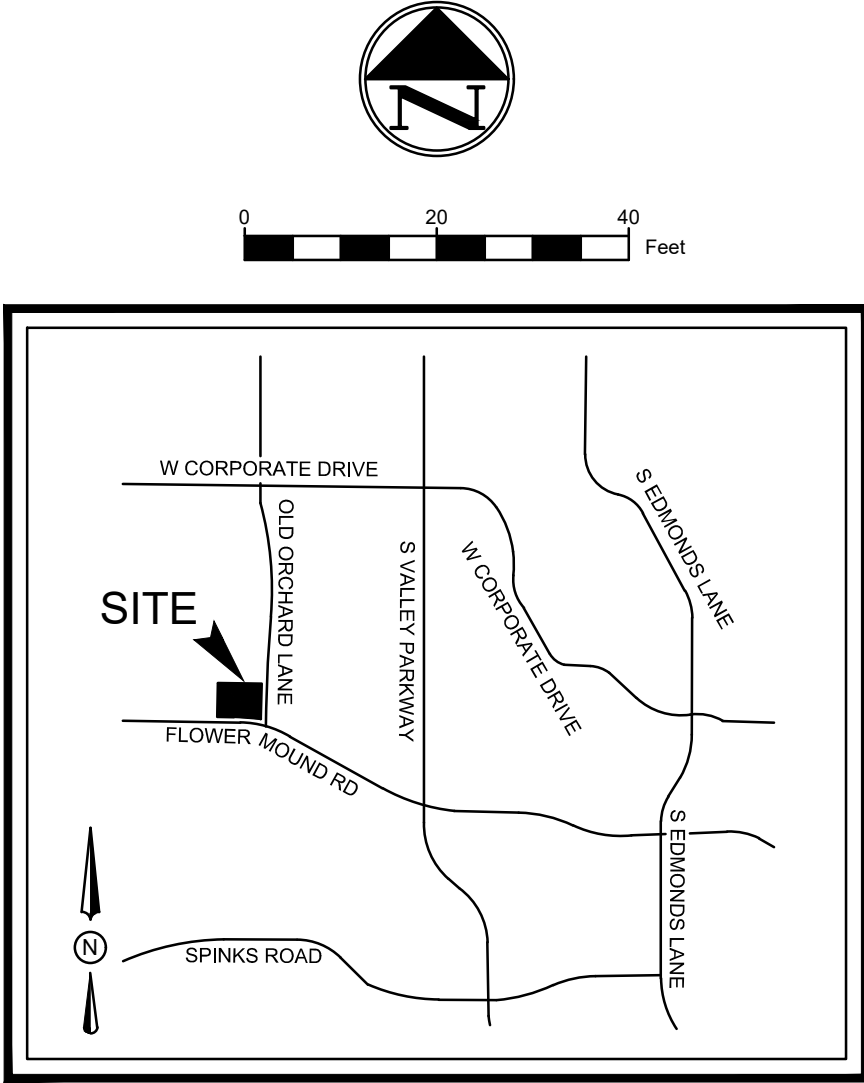
MASTER PLAN FEATURES TABLE	
LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE NORTH SIDE OF FLOWER MOUND ROAD AND CONNECTED TO EXISTING 8' MULTI-PURPOSE TRAIL ON THE WEST SIDE OF OLD ORCHARD LANE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FLOWER MOUND ROAD - MAJOR ARTERIAL WITH 120 FEET OF ROW OLD ORCHARD LANE - URBAN COLLECTOR WITH 80 FEET OF ROW INGRESS/EGRESS DRIVEWAY OFF FLOWER MOUND ROAD INGRESS/EGRESS DRIVEWAY OFF OLD ORCHARD LANE CROSS ACCESS PROVIDED TO NEIGHBORING PROPERTY TO EAST
WATER PLAN	LONG PRAIRIE DISTRICT, 12 INCH WATER LINES ALONG NORTH SIDE FLOWER MOUND ROAD AND WEST SIDE OF OLD ORCHARD LANE
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 10 INCH SANITARY SEWER LINES ALONG NORTH SIDE OF FLOWER MOUND ROAD AND 10 LINE EXTENDED THROUGH PROPERTY A PORTION OF LINE EXTENDED THROUGH PROPERTY TO ABANDONED AS PART OF THIS DEVELOPMENT

- NOTES**
- ALL RETAINING/DRAINAGE WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - ALL ACCESSIBLE WALKWAYS SHALL HAVE CROSS SLOPES NO GREATER THAN 2% AND RUNNING SLOPES NOT GREATER THAN 5%. NO GAPS IN THE SIDEWALK NO GREATER THAN 1/2 INCH OR ELEVATION CHANGE GREATER THAN 1/4 INCH.
 - ALL WORK WITHIN TXDOT ROW REQUIRE SEPARATE PERMIT ISSUED BY TXDOT.
 - THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NO.	DATE	DESCRIPTION	BY
1	06-17-19	1ST CITY SUBMITTAL	KK
2	07-22-19	REVISED CITY SUBMITTAL	KK
3	08-13-19	REVISED CITY SUBMITTAL	KK



08/13/2019



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE DATA SUMMARY TABLE			
NUMBER OF LOTS:		1	
NET SITE AREA:		1,550 ACRES OR 67,512 S.F.	
ZONING:		AMENDED PD-120	
CURRENT USE:		RETAIL	
LOT COVERAGE DATA			
BUILDING COVERAGE		17.27%	
IMPERVIOUS AREA		52,412 S.F. OR 77.6%	
PERVIOUS AREA		15,100 S.F. OR 22.4%	
FLOOR AREA RATIO:		0.173:1	
PARKING SUMMARY		REQUIRED	PROVIDED
RETAIL (9151 SF)		37	40
RESTAURANT (2500 SF)		33	36
HANDICAP PARKING		2	4
TOTAL PARKING (11,651 SF)		70	76
BUILDING DATA			
NUMBER OF STORIES		1	
PEAK HEIGHT		34'-1 1/2"	
MEAN HEIGHT		30'-8"	
RETAIL SQUARE FOOTAGE		9,151 S.F.	
RESTAURANT SQUARE FOOTAGE		2,500 S.F.	
TOTAL SQUARE FOOTAGE		11,651 S.F.	

SITE PLAN
BEALL RETAIL DEVELOPMENT
100 FLOWER MOUND RD.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
LOT 2, BLOCK A, GODDARD SCHOOL AT FLOWER MOUND

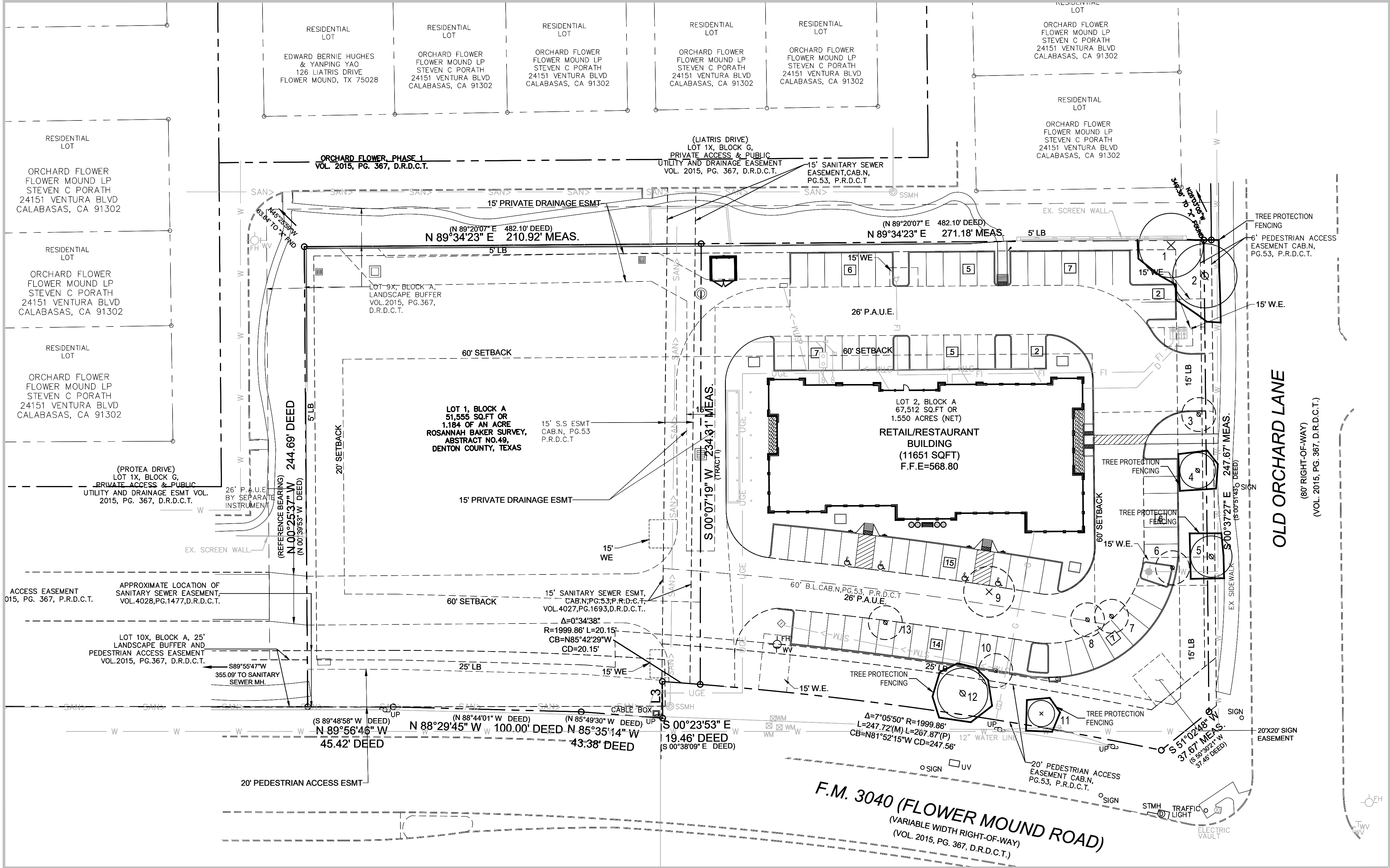
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
OR	OR	6-17-19	SCALE BAR	030-19

TX. P.E. FIRM #11525

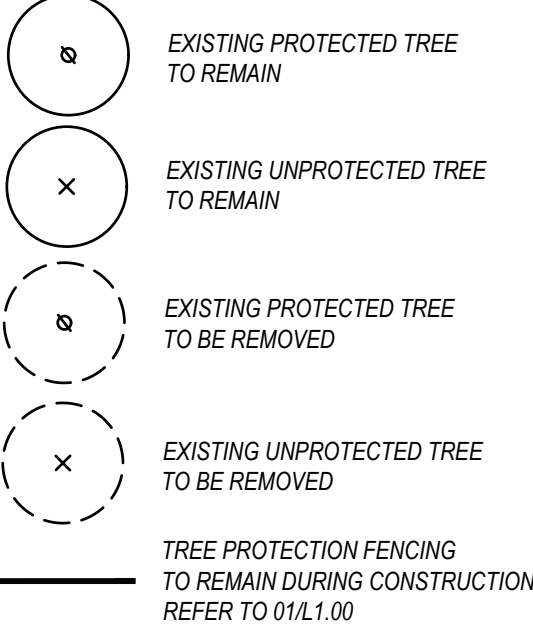
C-3.0



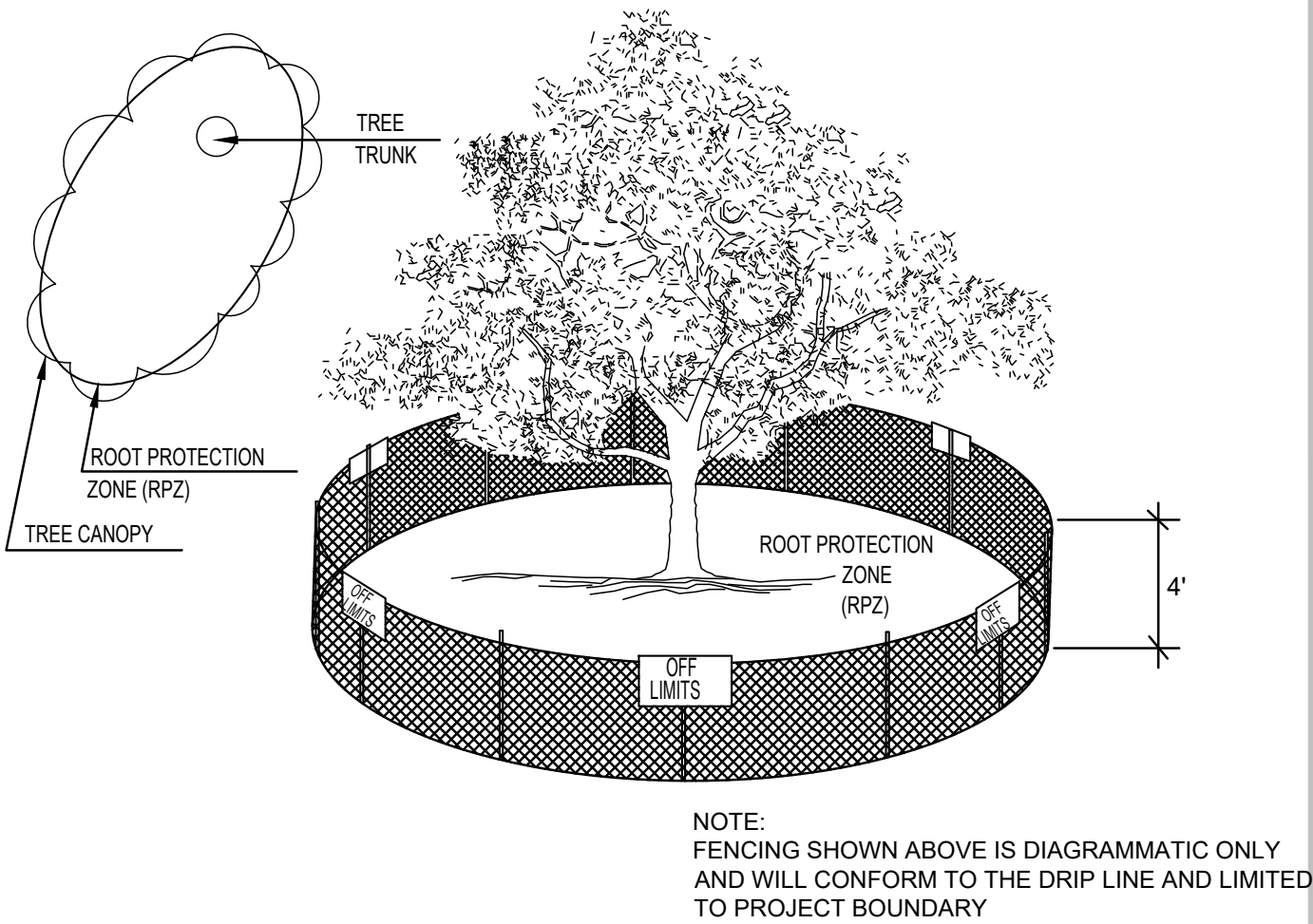
TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	CONDITION	REMARKS	CREDITS	MITIGATION REQUIRED
1	10.5	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO REMAIN		
2	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN	NOT APPLICABLE	1-3" CAL. TREE
3	9.75	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
4	11.25	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN	NOT APPLICABLE	
5	14	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
6	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		1-3" CAL. TREE
7	13.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		1-3" CAL. TREE
8	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		1-3" CAL. TREE
9	11	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED		
10	13.5	AMERICAN ELM	ULMUS AMERICANA	FAIR	PROTECTED TREE TO BE REMOVED		
11	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	GOOD	UNPROTECTED TREE TO REMAIN		1-3" CAL. TREE
12	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN	NOT APPLICABLE	
13	15	AUSTRIAN PINE	PINUS NIGRA	GOOD	PROTECTED TREE TO BE REMOVED		1-3" CAL. TREE

EXISTING TREE LEGEND



6 TREES REQUIRED TO BE MITIGATED - (1) 3" CALIPER TREE PER TREE
L.2 FOR REPLACEMENT TREES.



01 TREE PROTECTION FENCE A
NOT TO SCALE

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Landscape Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- Any fine grading done within the critical root zones of the protected trees must be done by hand. No earth moving equipment is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner. Structural roots shall be initially exposed through the use of an air spade within the root protection zone.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing must be installed before any construction related activities commence on the site. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval and under the supervision of the Landscape Architect.
- Mitigation for the removal of a each protected tree is (1) 3" caliper mitigation tree or \$375

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



RETAIL DEVELOPMENT

FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:

FOR APPROVAL 06.17.2019
CITY COMMENTS 07.21.2019
CITY COMMENTS 08.13.2019

DATE:

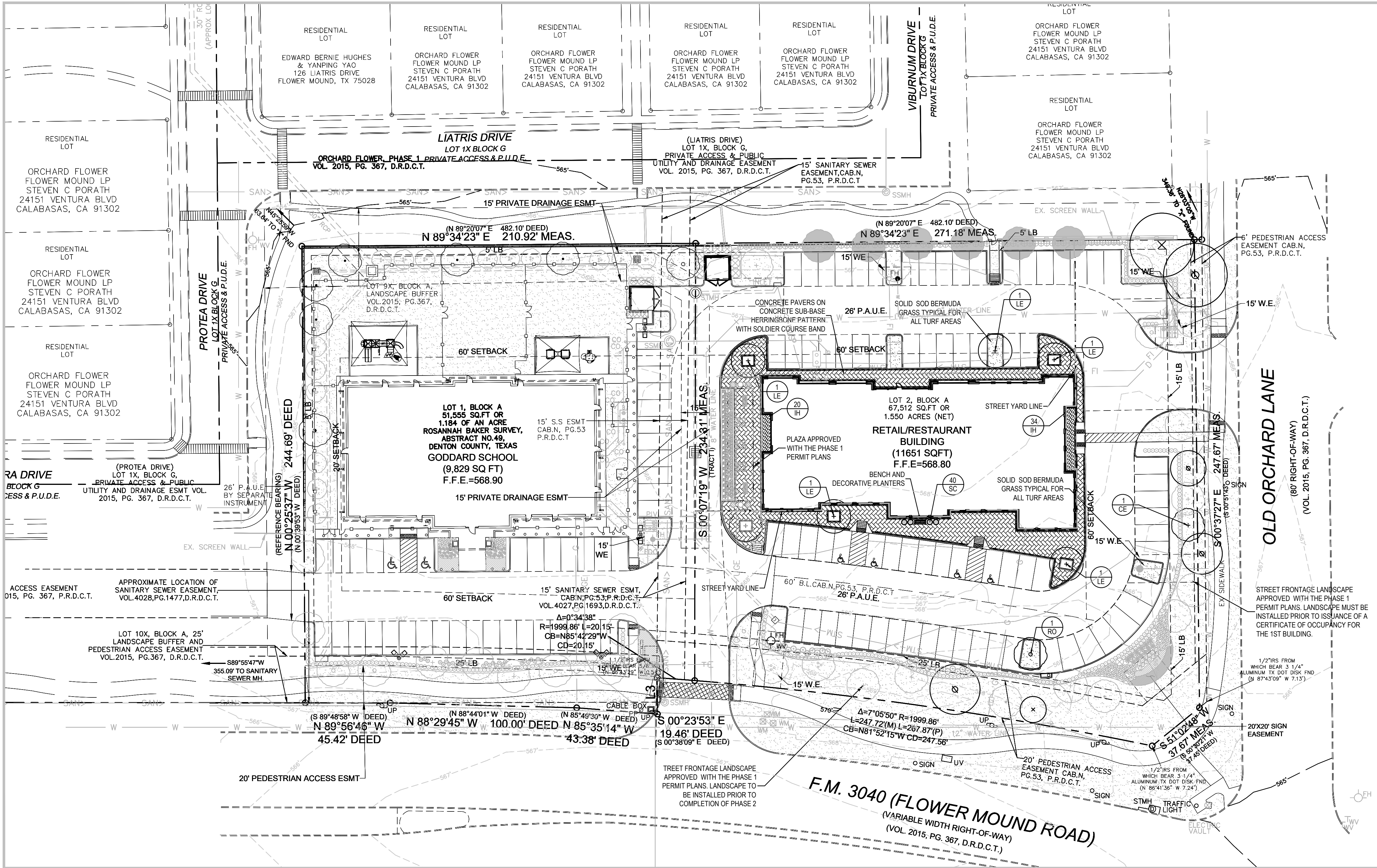
08.13.2019

SHEET NAME:

TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. 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.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. 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.
2. 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.
3. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. 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.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PHASING REQUIREMENTS

9. Phasing requirements:
 - a. If the development of Planned Development District No. 120 (PD-120) includes phasing of any nature, such phasing shall be detailed in the subsequent development application, be it a Development Plan, Record Plat, or a Site Plan.
 - b. Notwithstanding the foregoing, the first phase of development shall include the detention reservoirs, fire lanes and median cutstump lanes to support the first phase; curb cuts, utilities, amenity area within the first phase; eight-foot wide Town Trail along FM 3040 and Old Orchard for the entire length of the property; and perimeter landscaping for the residential portion. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.
 - c. The first phase of non-residential shall include fire lanes required for phase one construction as depicted on Exhibit "C", perimeter landscaping along entire length of FM 3040, Old Orchard, and within the five foot landscape buffer along the western and northern property lines, masonry wall along the western and northern property lines as set forth herein-above, and amenities located within the "Amenity Area." A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

LANDSCAPE TABULATIONS

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	40,486	8,097	13,443
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 170,000 10 trees for first 10,000 plus (1) per 2,500 to occur of 10,000 s.f.	Flower Mound Road & Old Orchard L.N. 40,486 s.f.	23	18- 3" Cal. Trees 5- Existing Trees
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Flower Mound Road 248.01 l.f.	8	7- 3" Cal. Trees 1 Existing Trees
1 per 30 l.f.	Old Orchard Lane 247.67 l.f.	8	5- 3" Cal. Trees 3 Existing Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	76	570 s.f.	1,076 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree per 10 spaces	76	8	8

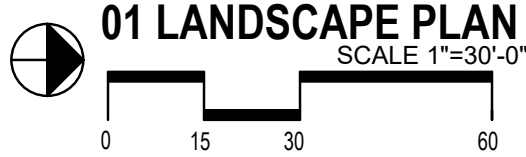
PLANT MATERIAL SCHEDULE

SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
IH	54	Indian Hawthorn 'Clara'	Rhipsalpis indica 'clara'	3 gal.	container full, well rooted
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	1	Cedar Elm	Ulmus crassifolia	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LE	5	Athena Lacebark Elm	Ulmus parvifolia 'Athena'	3" cal.	5' clear straight trunk
RO	1	Shumard Red Oak	Quercus shumardii	3" cal.	5' clear straight trunk
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	40	Seasonal Color	Cynodon dactylon '419'	4" pots	selection by owner, 12" o.c. Solid Sod refer to notes

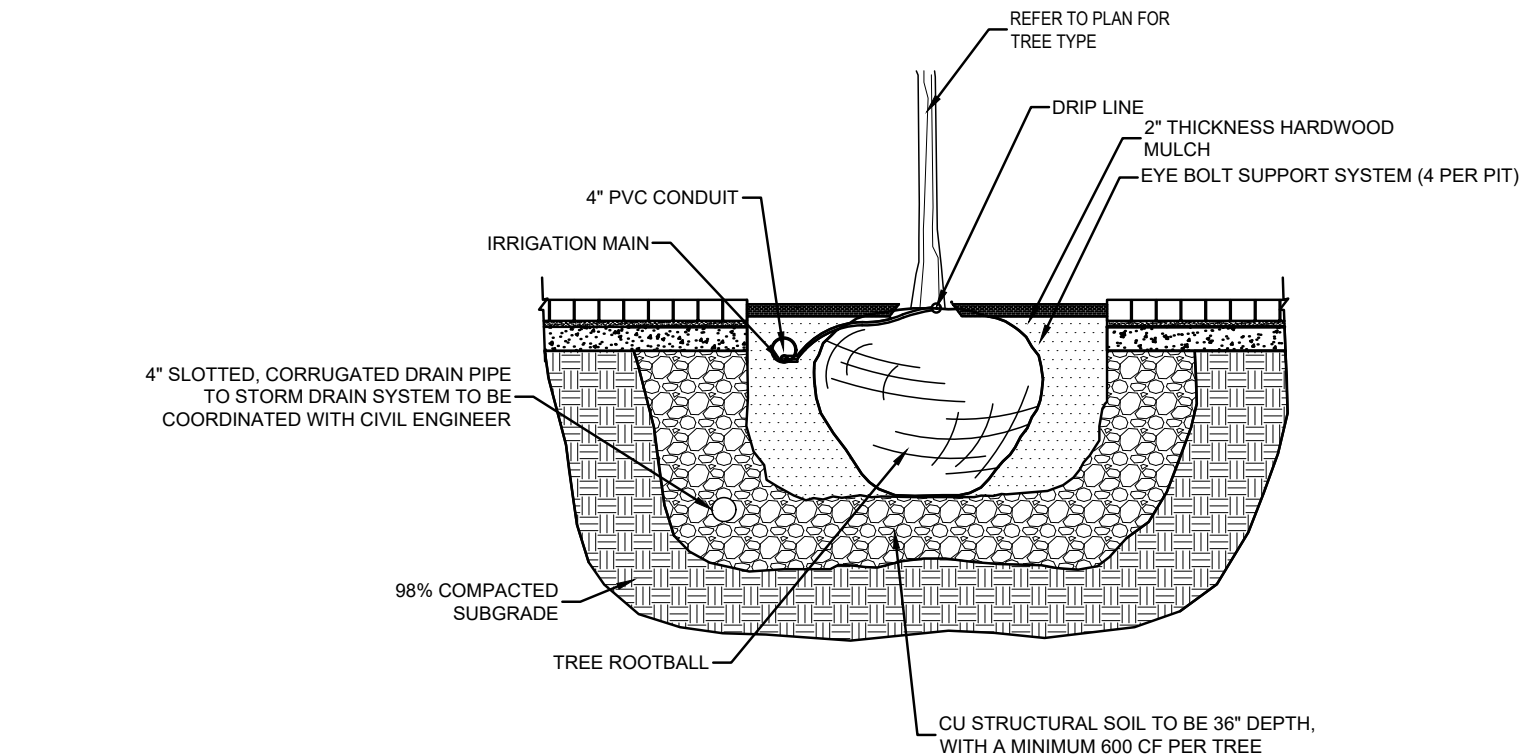
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PLANT LEGEND - AREA B

- ATHENA LACEBARK ELM
- CEDAR ELM
- RED OAK
- INDIAN HAWTHORN
- BERMUDA GRASS TURF
- SEASONAL COLOR
- TREE COUNTED TOWARDS MITIGATION



01 LANDSCAPE PLAN

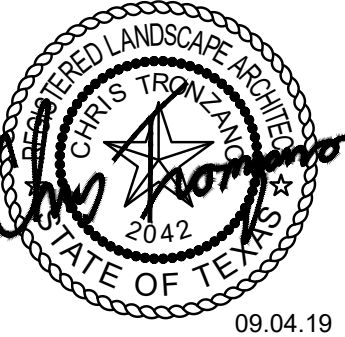


01

STRUCTURAL SOIL DETAIL

NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



RETAIL DEVELOPMENT

FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:

FOR APPROVAL 06.17.2019
CITY COMMENTS 07.21.2019
CITY COMMENTS 08.13.2019
CITY COMMENTS 09.04.2019

DATE:

09.04.2019

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition: by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscaping Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil, mulch, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

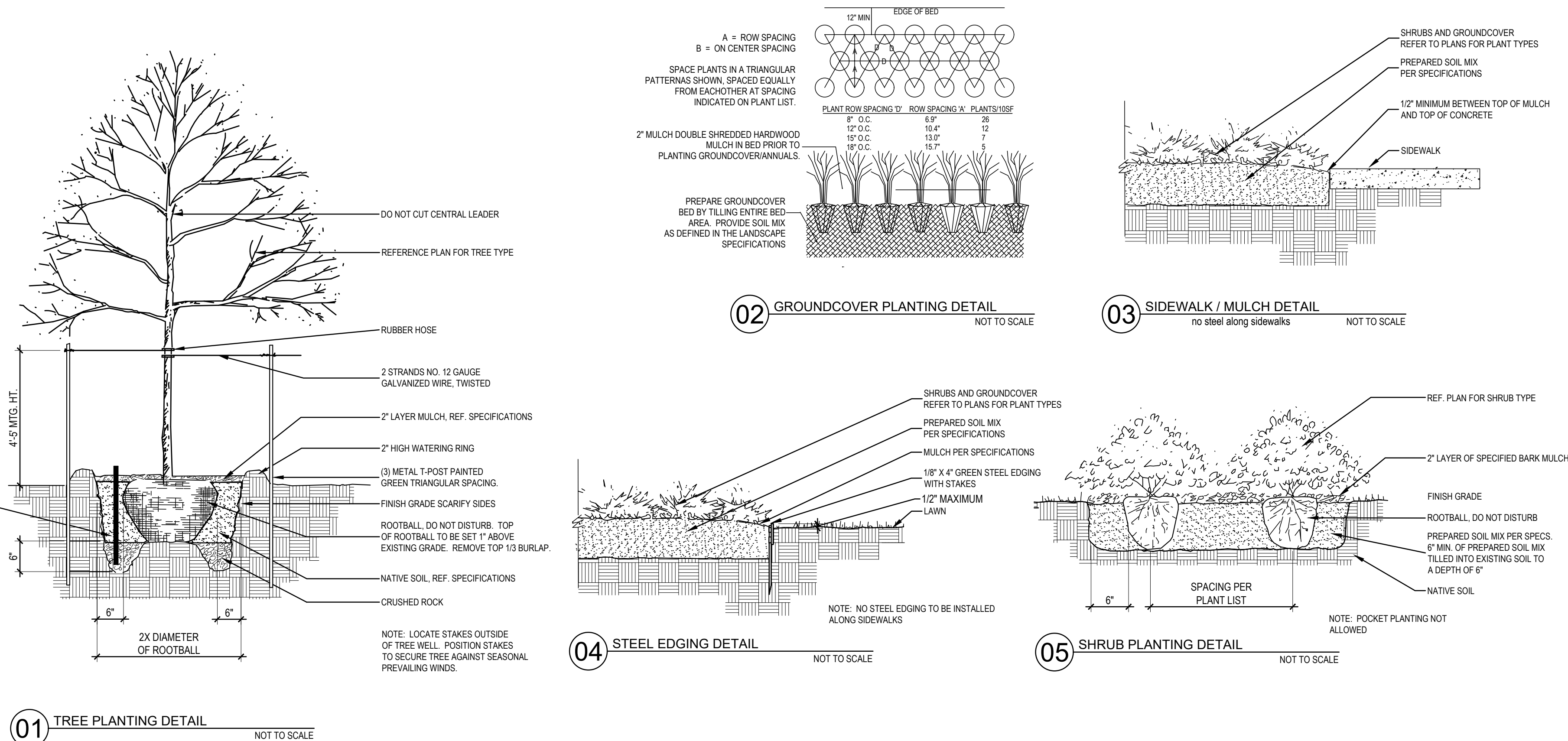
2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armocon with anchor plate, 6'-0" length, paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loflland Co., (214) 631-5250 or approved equal.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



07.21.2019



RETAIL DEVELOPMENT

FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:

FOR APPROVAL 06.17.2019
CITY COMMENTS 07.21.2019

DATE:

07.21.2019

SHEET NAME:

LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: September 23, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP19-0014 - Temple Baptist Church) to expand an existing church. The property is generally located at the southeast corner of the intersection of Long Prairie Road and Northshore Boulevard.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

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

On August 27, 2018, the Planning and Zoning Commission approved a site plan for a two-story, 15,494 square foot expansion on the west side of an existing 57,000 square-foot church building. A waiver to allow additional height was approved by the Planning and Zoning Commission. Per the applicant's letter of intent, the addition contemplated at that time was not constructed due to cost prohibition.

The proposed site plan application is for a 16,930 square-foot addition at the previously approved location. An existing daycare facility and a private school with kindergarten through grade five operate within the existing building. The proposed expansion will include a new gymnasium, classrooms, locker rooms, and a kitchen for the existing school. The height of the parapet walls and tower features in the new design are less than the permitted 35 feet and lower than the existing and previously approved elevations and hence this site plan no longer requires an exception to the building height.

Primary access to the site will be from Northshore Boulevard to the north. The proposal also includes expansion of onsite parking for the facility. 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 684 seats. In addition to the parking required for the church use, parking for the existing daycare is calculated at the ratio of one space per four persons accommodated and parking for the private school parking is calculated at the ratio of one space per classroom and one space per three seats in the gym. Based on all the different uses, the required parking for this development is 499 spaces.

A large development is defined as any development that is required to provide over 250 parking spaces based on the parking ratios listed in section 82-74. All large developments are required to provide a parking study as defined in this section and should provide a minimum reduction of 20 percent from the sum of the specific parking required for each use. As required by the Town's parking code, a parking study is required for developments proposing 250 parking spaces or more. The applicant has provided a parking study to demonstrate the parking needs for all different uses. With the minimum 20 percent deviation, 400 spaces would be required, and the site plan provides 317 spaces. Since there is no maximum reduction specified in the Town's code of ordinances and since not all services are held at the same time, a deviation to the parking standards is not required for this development.

Table 1			
Church Services	Parking Requirements	Total Seats/SF	# of Spaces
Main Sanctuary	1:3 Seats in Main Sanctuary	684 Seats	228
School (elementary or secondary)	1 space per Classroom Plus 1 Space per 3 seats in Gymnasium or Assembly	20 classroom, 427-610 Seats in Gym	223
Daycare	1:4 persons accommodated	172 Children/Staff	43
Office	1 Space per 300 SF	1500 SF	5
Total Required Based on Code: 499 Parking Spaces Required			
Mixed-use with 20% Reduction: 400 Parking Spaces Required			

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

III. ATTACHMENTS

A. Background Information

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

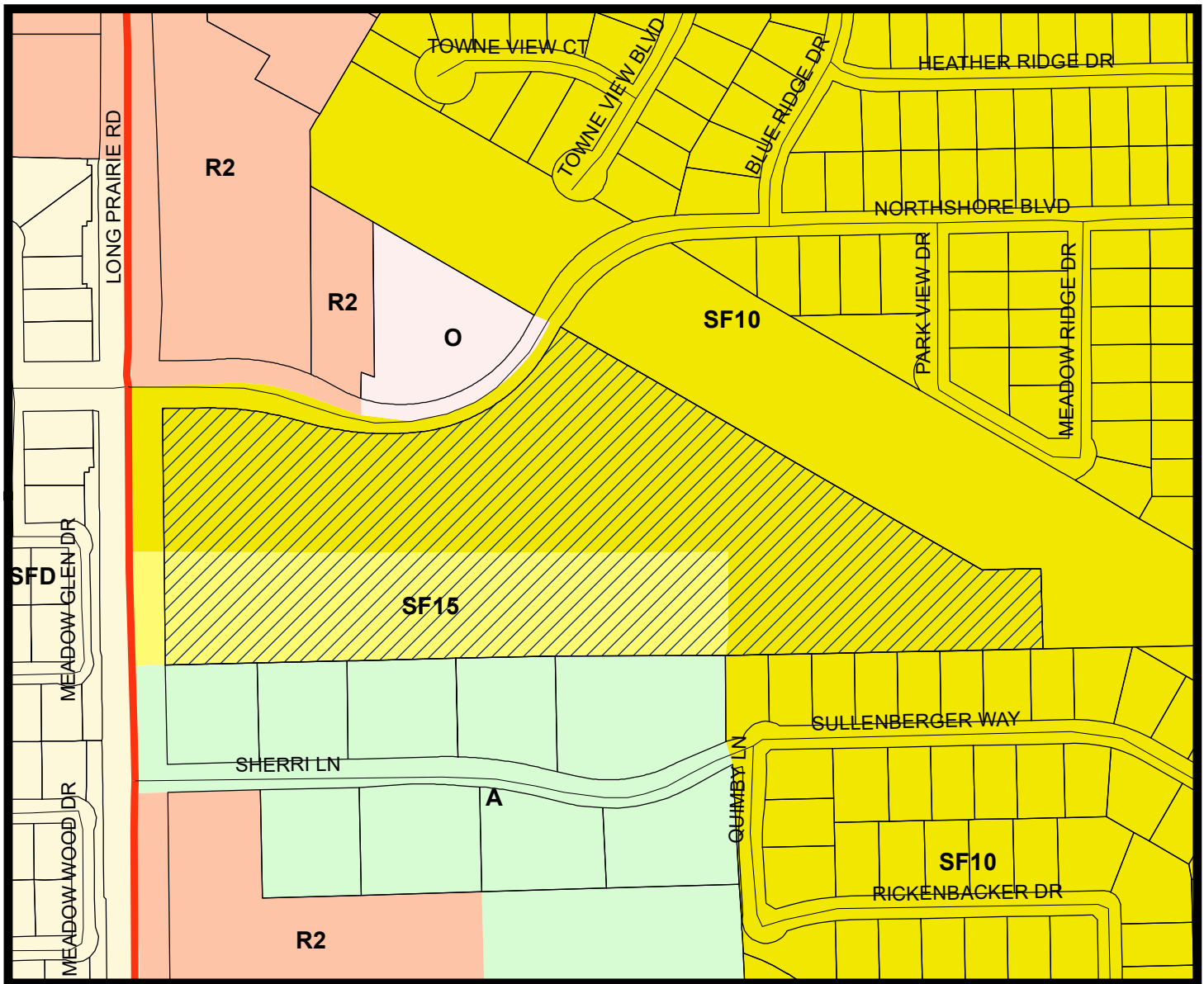
B. Application Details

1. Site Plan Package

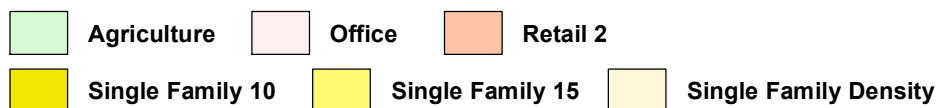


Vicinity Map

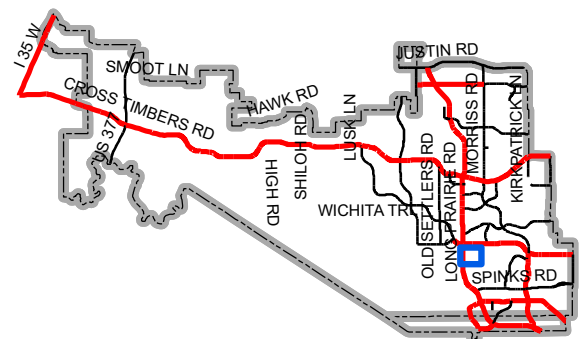
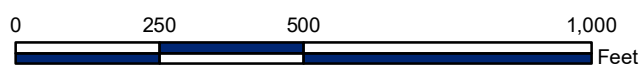
Reference Project: SP19-0014



LEGEND



 Subject Property



Map Location



LETTER OF INTENT > TEMPLE BAPTIST CHURCH

September 16, 2019

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

RE: Temple Baptist Amended Church Site Plan - Letter of Intent
 G&A|McAdams Job #: 17418

Dear Mrs. Kashyap:

Please accept this letter, on behalf of Temple Baptist Church, as an explanation of the proposed application. We are submitting, for review and approval, a Site Plan Application for an addition to the west side of the existing building at the Temple Baptist Church campus. The previously approved site plan application (SP18-0008) was determined to be cost prohibitive, thus the request for a new configuration. The property is approximately 19.163 acres and is located at the southeast corner of the intersection of FM 2499 and Northshore Boulevard. The property is currently zoned SF10 and SF15 and the current zoning allows for the proposed use. The project is planned to be completed in one phase.

The project will consist of a one-story addition (16,930 SF) to the west side of the existing building and a covered porte cochere and covered entry that is 1,720 SF. The proposed building will include a new gymnasium, classrooms, locker rooms, and a kitchen. With the new addition the height of all new parapet walls and tower features be lower than that of the existing structure and peaks of the tallest tower features will measure 34'-0" above estimated grade (refer to architectural plans for more details). Now that the number of floors has been reduced to one story all new peak heights are within the Town's requirements and no longer need a waiver for the building height. The new gymnasium will be serving dual purposes, sporting events and general assembly. During sporting events the bleachers are designed to hold 427 occupants per code (2015 IBC 1004.4 Fixed Seating). During general assembly, the bleachers will be retracted, and occupant load will be 610 maximum. The existing building has sanctuary seating for 684 people. The site currently has 234 spaces and this site plan application will remove 69 existing spaces while adding 152 spaces, netting an additional 83 parking spaces. The new total amount of spaces provided will be 317.

Temple Baptist Church provides several different services each week. The total amount of parking spaces based on code is 499 and with the 20% reduction applied for a mixed-use site only 400 parking spaces are required. Of those 400 parking spaces the church is under parked by 83 spaces. However, with all the uses provided by Temple Baptist Church, not all of them are being held at the same time. For example, the main sanctuary is typically used for Sunday morning/evening services and the school, daycare, and office uses are usually needed Monday through Friday. Therefore, the 317 parking spaces that are being provided shall be sufficient even though 400 parking spaces are required based on code (please refer to parking study for more information).



LETTER OF INTENT > TEMPLE BAPTIST CHURCH

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

Sincerely,

MCADAMS

A handwritten signature in blue ink, appearing to read 'Josh Barton', written over a horizontal line.

Josh Barton, P.E.

Project Manager



Temple Baptist Church

Parking Study

Summary:

Temple Baptist Church is a 19.163 acre site located southeast of FM 2499 and Northshore Blvd. The site is currently zoned as PD-60 with SF-10 and SF-15 uses.

Base Code Parking Requirements:

The Town of Flower Mound requires 1 space per every 3 seats in the main sanctuary. The existing building has sanctuary fixed seating for 684 people, therefore the required amount of parking spaces per code for the main sanctuary is 228. For school use, the code states that for every classroom there must be one parking space plus 1 space per 3 seats in the gymnasium or assembly. The new gymnasium will be serving dual purposes, sporting events and general assembly. During sporting events the bleachers are designed to hold 427 occupants per code (2015 IBC 1004.4 Fixed Seating). During general assembly, the bleachers will be retracted, and the occupant load will be 610 maximum. Furthermore, the existing building has 15 classrooms and the new addition will add 5 new classrooms that will allow a maximum of 66 students and 5 teachers per code, therefore the required amount of parking spaces for School (elementary or secondary) is between 162-223. For daycare use, Town code states 1 parking space per 4 persons accommodated and there are 172 children and staff; Therefore 43 parking spaces are required. For office use, the code states 1 space per every 300 SF and the existing building has 1,500 SF used as office, therefore 5 parking spaces are required. There are currently 234 parking spaces on the site and 69 of those parking spaces are being removed for the proposed classroom/gymnasium building. We are planning on constructing 152 new parking spaces bringing the total number of parking spaces to 317 spaces, 8 of those spaces are to be designated as accessible parking spaces. The extra parking spaces are being constructed as they are needed during peak use and to eliminate parking along Northshore Boulevard.

The table below is a breakdown of the parking requirements based on Town code for Temple Baptist Church:

Table 1			
Church Services	Parking Requirements	Total Seats/SF	# of Spaces
Main Sanctuary	1:3 Seats in Main Sanctuary	684 Seats	228
School (elementary or secondary)	1 space per Classroom Plus 1 Space per 3 seats in Gymnasium or Assembly	20 classroom, 427-610 Seats in Gym	223
Daycare	1:4 persons accommodated	172 Children/Staff	43
Office	1 Space per 300 SF	1500 SF	5
Total Required Based on Code: 499 Parking Spaces Required			
Mixed-use with 20% Reduction: 400 Parking Spaces Required			



Conclusion:

As illustrated above Temple Baptist Church provides several different services for the community each week. Per the table above, the total amount of parking spaces based on code is 499 and with the 20% reduction applied for a mixed-use site, only 400 parking spaces are required. Of those 400 parking spaces the church is under parked by 83 spaces. However, with all of these uses stated above, not all of the services are being held at the same time. For example, the main sanctuary is typically used for Sunday morning/evening services and the school, daycare, and office uses are usually needed Monday through Friday. The 317 parking spaces that are being provided shall be sufficient even though 400 parking spaces are required based on code.

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79307
872.436.9715
201 County View Drive
Roanoke, Texas 76282
940.240.1012
TBP# 19762 TBP# 19762 S. 10194440
www.mcadamsco.com



TEMPLE BAPTIST CHURCH

Lot 18A, Block 4
TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION

19.83 Acres
in the
ZONED PD-60
JOHN WHITE SURVEY, ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN & DIMENSIONAL CONTROL PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A I MCADAMS,
TBP# 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 9/16/2019

Drawn By: HH
Date: 06/24/2019
Scale: 1"=50'
Revisions:
07/26/2019

17418

C4

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

50 0 50 100 150 Feet
SCALE: 1"=50'

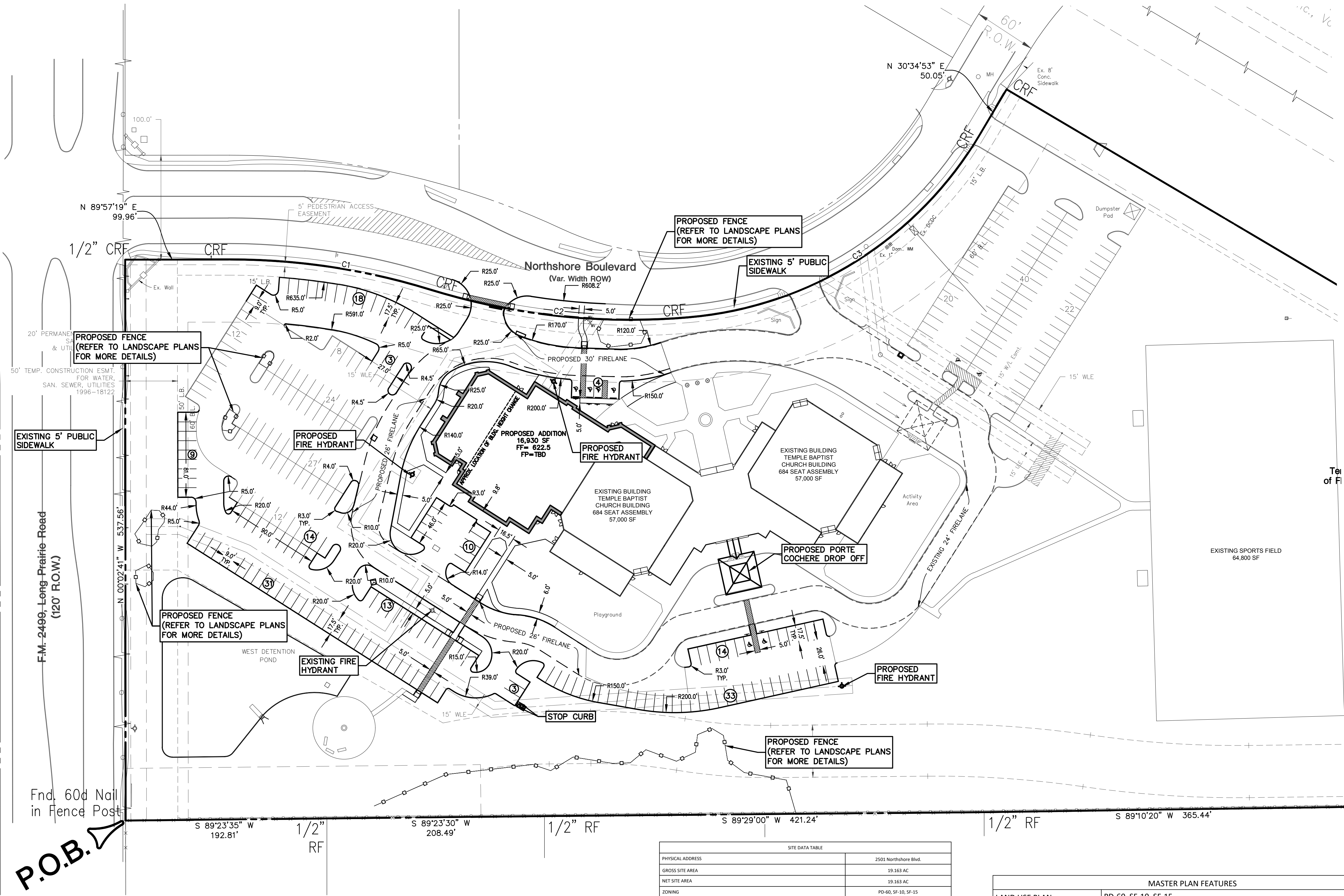
BM- FOUND "X" IN TOP OF CURB LOCATED IN THE NORTHWEST PARKING LOT
APPROXIMATELY 67' FROM THE WEST PROPERTY LINE AND 137' FROM THE NORTH
PROPERTY LINE AS SHOWN ON THE PLANS. ELEVATION 625.78



Vicinity Map 1"=1000'

GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. TYPICAL PARKING SPACE DIMENSIONS ARE 9' X 17.5' (FACE OF CURB)
3. ALL RADII ALONG FIRE LANES ARE MINIMUM OF 25' (FACE OF CURB)
4. 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.
5. ALL SIDEWALKS, ESTABLISHED VEGETATION, SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING ANY FINAL INSPECTION.
6. STOP LINES ARE TO BE 4'-FOOT BEHIND THE CROSSWALKS.
7. TRUNCATED DOMES ARE TO BE NO FURTHER THAN 5' FROM THE TRAVEL WAY.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
10. 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.
11. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
12. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
13. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
14. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
15. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
16. ALL PROPOSED SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED.
17. THE NEW RELOCATED FIRE LANE AND FIRE HYDRANTS MUST BE INSTALLED BEFORE THE START OF VERTICAL CONSTRUCTION.



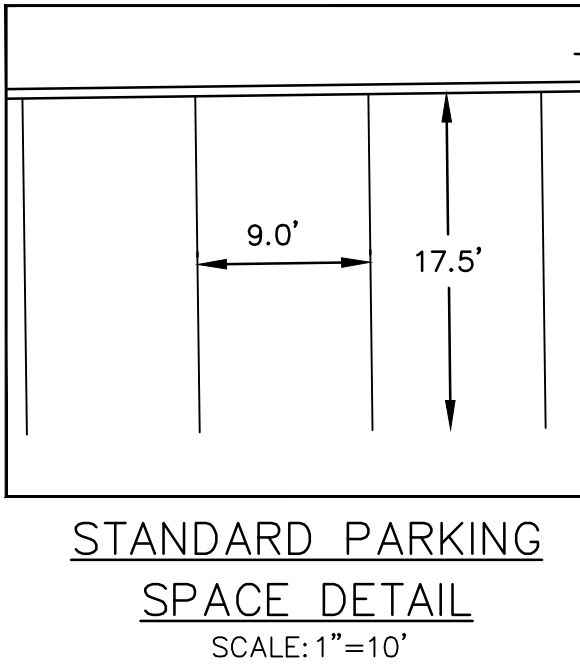
LEGEND	
C.R.F. Capped Rebar Found	Overhead Power Lines
C.R.S. Capped Rebar Set	Down Guy Wire
C.M. Control Monument	Existing Contours
Mon. Monument	443 Existing Contours
BM Benchmark	445 Proposed Contours
FH Fire Hydrant	Concrete Pavement
WM Water Meter	Asphalt Pavement
WV Water Valve	Wood Fence
W/L Water Line	Chain Link Fence
ICV Irrigation Control Valve	Wire Fence
SSMH Sanitary Sewer Manhole	Masonry Wall
CO Sanitary Sewer Cleanout	Existing Tree
UP Utility Pole	(FL) Flowline
LP Light Pole	Centerline of Creek, Swale, or Waterway
TC Top of Curb	Creek, Swale, or Waterway Embankment
TP Top of Pavement	
U.E. Utility Easement	
D.E. Drainage Easement	
B.L. Building Line	
R.O.W. Right-of-Way	
D.R. Deed Records	
P.R. Plat Records	
M.R. Map Records	
C.O.A. Control of Access	

SITE DATA TABLE	
PHYSICAL ADDRESS	2501 Northshore Blvd.
GROSS SITE AREA	19.163 AC
NET SITE AREA	19.163 AC
ZONING	PD-60, SF-10, SF-15
CURRENT USE	INSTITUTIONAL/CHURCH
PROPOSED USED	INSTITUTIONAL/CHURCH
LOT COVERAGE DATA	
BUILDING COVERAGE	1.464 AC 9%
IMPERVIOUS AREA	3.923 AC 20%
PERVIOUS AREA	13.576 AC 71%
PARKING SUMMARY	
SANCTUARY (1 SPACE PER 3 SEATS)	228 SPACES
ELEMENTARY SCHOOL (1 SPACE PER CLASSROOM PLUS 1 SPACE PER 3 SEATS IN GYMNASIUM)	223 SPACES
DAYCARE (1 SPACE PER 4 PERSONS ACCOMMODATED)	43 SPACES
OFFICE (1 SPACE PER 300 SF)	5 SPACES
TOTAL REQUIRED PARKING	499 SPACES
TOTAL REQUIRED PARKING WITH THE ALLOWABLE 20% DEVIATION	400 SPACES
EXISTING PARKING	234 SPACES
REMOVED PARKING	69 SPACES
PROPOSED PARKING (INCLUDING HANDICAP PARKING)	152 SPACES
HANDICAP ACCESSIBLE PARKING	8 SPACES
PARKING SPACES UNDER THE ALLOWABLE 20% DEVIATION	83 SPACES
TOTAL NET PARKING SPACES	317 SPACES
BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	34'-0"
MEAN HEIGHT	32'-8"
TOTAL SQUARE FOOTAGE	16,930 SF

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



HANDICAP PARKING
SPACE DETAIL
SCALE: 1"=10'



STANDARD PARKING
SPACE DETAIL
SCALE: 1"=10'

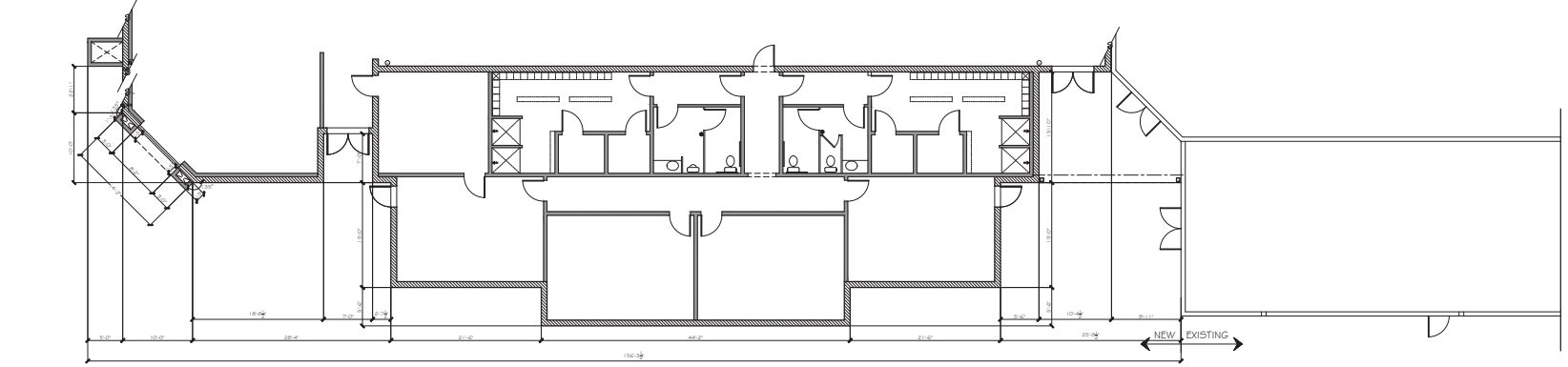
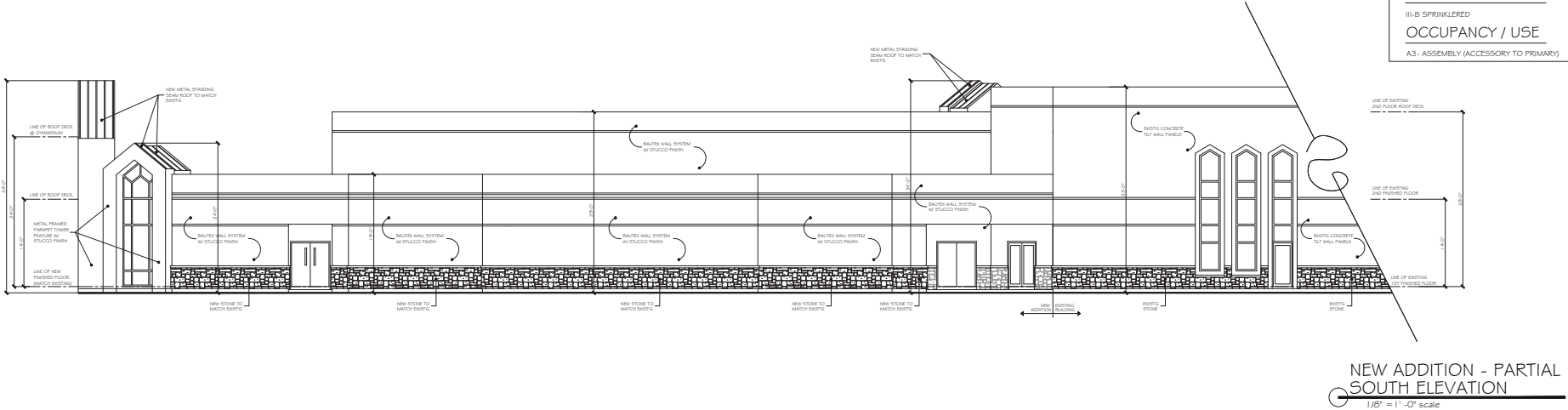
E- EMERALD GREEN STANDING SEAM
METAL ROOF TYPICAL AT ALL
SLOPING ROOFS

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

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

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

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



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

DATE: JUNE 24, 2019

DRAWN BY: C.R.

REVISIONS:

Δ	
Δ	
Δ	

CROSS TIMBERS ARCHITECTS

4315 WINDSOR CENTRE TRAIL STE # 200

FLOWER MOUND, TEXAS 75028

PHONE: (972) 355-7754

PRELIMINARY NOT FOR CONSTRUCTION

REVISED 6-24-19

A CUSTOM PROJECT FOR:

GYMNASIUM ADDITION FOR

TEMPLE BAPTIST CHURCH

2501 NORTHSORE

FLOWER MOUND, TEXAS

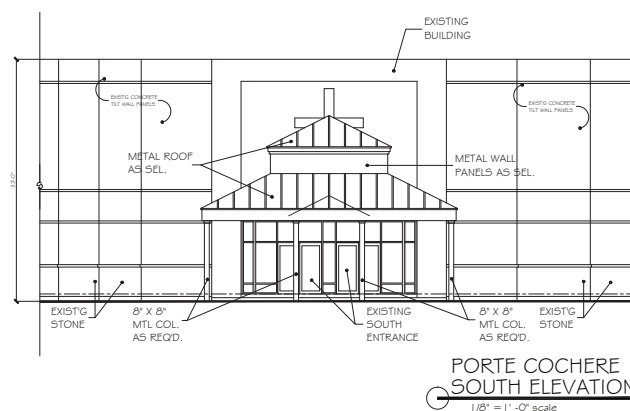
JOB #

18-001

SHEET

P&Z

SHEET 2



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

- **EXISTING TILT-WALL**
CONCRETE PANEL WALLS A: SWC103-TEA CHEST
CONCRETE PANEL WALLS B: SWC102-PORTABELLA
CONCRETE PANEL WALLS C: SW7037-BALANCED BEIGE
- **BAUTEX WALL SYSTEM**
STUCCO FINISH A: SWC103-TEA CHEST
STUCCO FINISH B: SWC102-PORTABELLA
STUCCO FINISH C: SW7037-BALANCED BEIGE

- **STONE**
MATCH EXISTING CULTURED STONE: LT. BROWN/BEIGE
- **METAL ROOFING**
MATCH EXISTING METAL ROOFING: EMERALD GREEN
- **WINDOW FRAMES**
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
- **ENTRY DOOR & FRAMES**
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN

OCCUPANCY / USE

A3- ASSEMBLY (ACCESSORY TO PRIMARY



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

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

REVISÉ 6-24-19

A CUSTOM PROJECT FOR:

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

JOB #	
-------	--

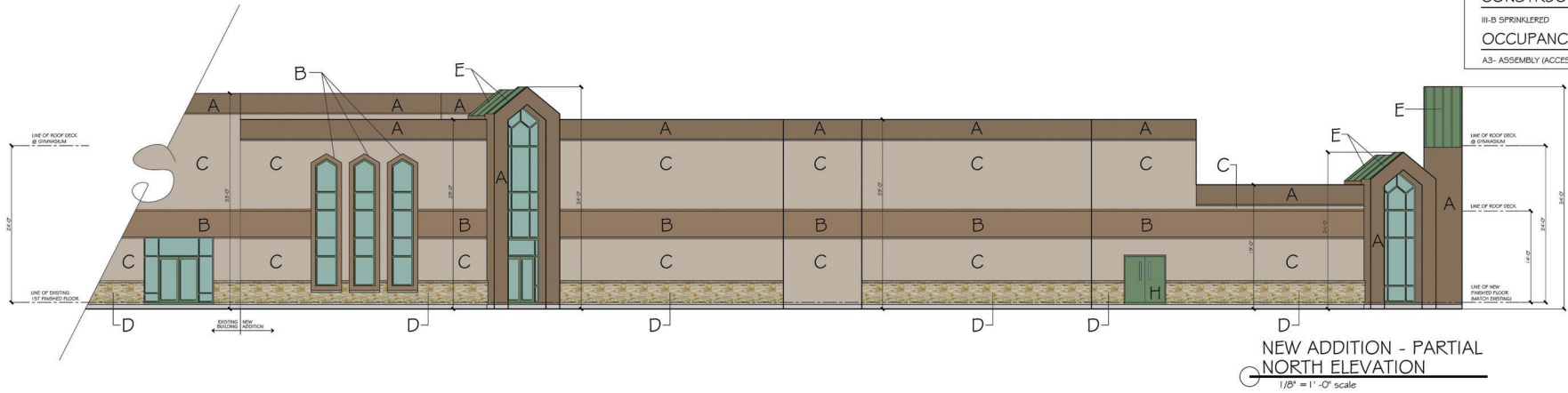
| 8-00 |

SHEET

P&Z
SHEET 6

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

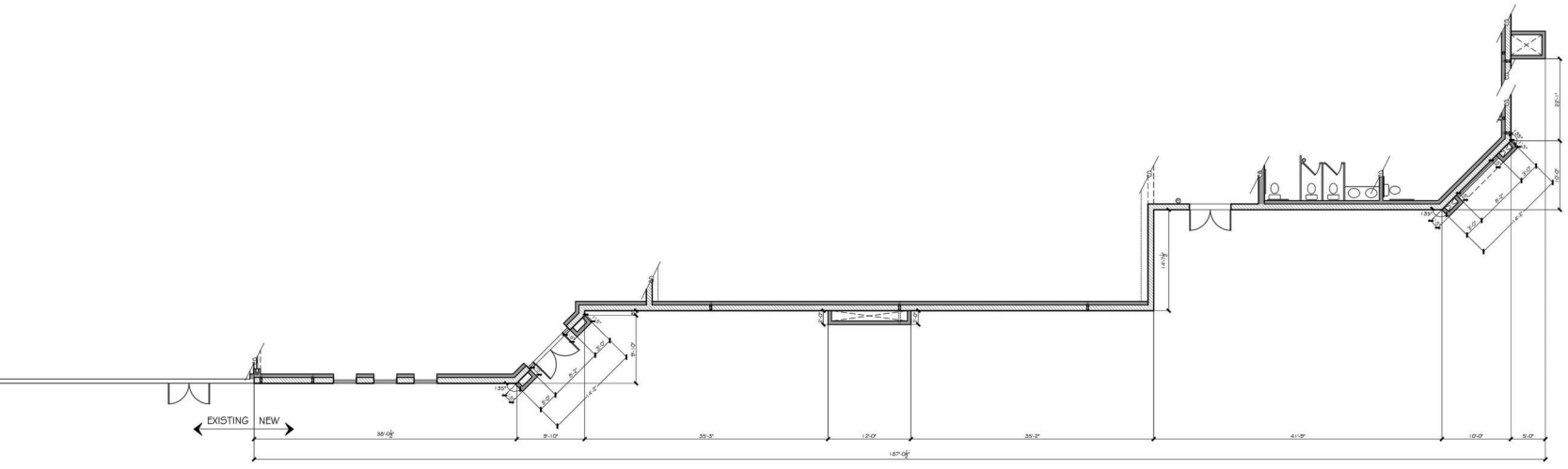
F- GREEN TONE INSULATED GLASS
IN EMERALD GREEN FRAMES TYPICAL ALL
EXTERIOR WINDOWS AND STOREFRONT



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

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

MATERIALS	
• EXISTING TILT-WALL	CONCRETE PANEL WALLS A: SW61-03-TEA CHEST CONCRETE PANEL WALLS B: SW61-03-PORTABELLA CONCRETE PANEL WALLS C: SW7037-BALANCED BEIGE
• BAUTEX WALL SYSTEM	STUCCO FINISH A: SW61-03-TEA CHEST STUCCO FINISH B: SW61-03-PORTABELLA STUCCO FINISH C: SW7037-BALANCED BEIGE
• STONE	MATCH EXISTING CULTURED STONE: LT. BROWN/BEIGE
• METAL ROOFING	MATCH EXISTING METAL ROOFING: EMERALD GREEN
• WINDOW FRAMES	MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
• ENTRY DOOR & FRAMES	MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
CONSTRUCTION	
III-B SPRINKLERED	
OCCUPANCY / USE	
A3- ASSEMBLY (ACCESSORY TO PRIMARY)	



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

DATE: JUNE 24, 2019
DRAWN BY: C.R.
REVISIONS:
Δ
Δ
Δ

CROSS TIMBERS ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75026
PHONE: (972) 355-7754

PRELIMINARY NOT FOR CONSTRUCTION

REVISED 6-24-19

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

JOB #
18-001

SHEET
P&Z
SHEET 3

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

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

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

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

MATERIALS

- EXISTING TILT-WALL
CONCRETE PANEL WALLS A: SW61-03-TEA CHEST
CONCRETE PANEL WALLS B: SW61-03-PORTELLA
CONCRETE PANEL WALLS C: SW7037-BALANCED BEIGE
- BAUTEX WALL SYSTEM
STUCCO FINISH A: SW61-03-TEA CHEST
STUCCO FINISH B: SW61-03-PORTELLA
STUCCO FINISH C: SW7037-BALANCED BEIGE
- STONE
MATCH EXISTING CLEFTED STONE: LT. BROWN/ROSE
- METAL ROOFING
MATCH EXISTING METAL ROOFING: EMERALD GREEN
- WINDOW FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
- ENTRY DOOR & FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN

CONSTRUCTION

III-B SPRINKLER
OCCUPANCY / USE
A3- ASSEMBLY (ACCESSORY TO PRIMARY)

CAUSE
The undersigned hereby certifies that the above information was obtained from the records of the City of Flower Mound, Texas, and that the same is true and correct to the best of my knowledge and belief.

DATE: JUNE 24, 2019
DRAWN BY: C.R.
REVISIONS:
A
B
C

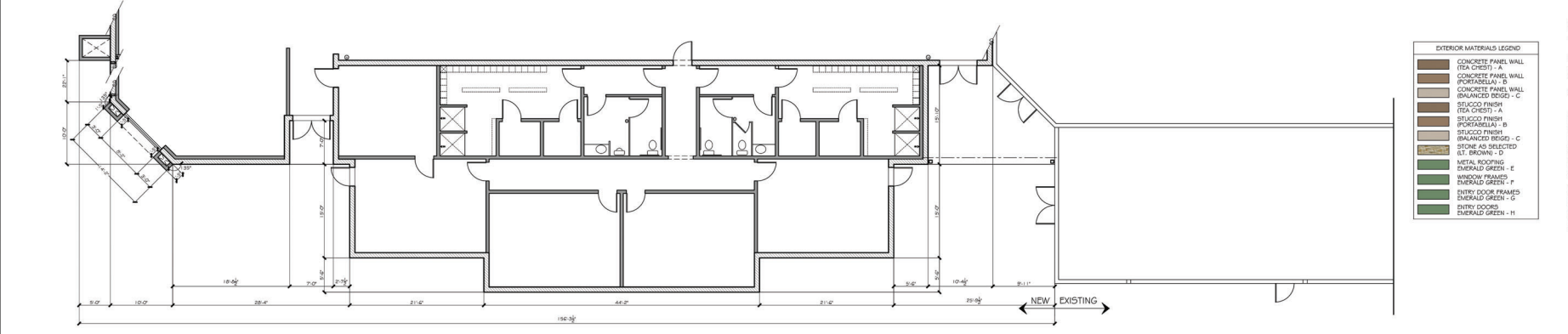
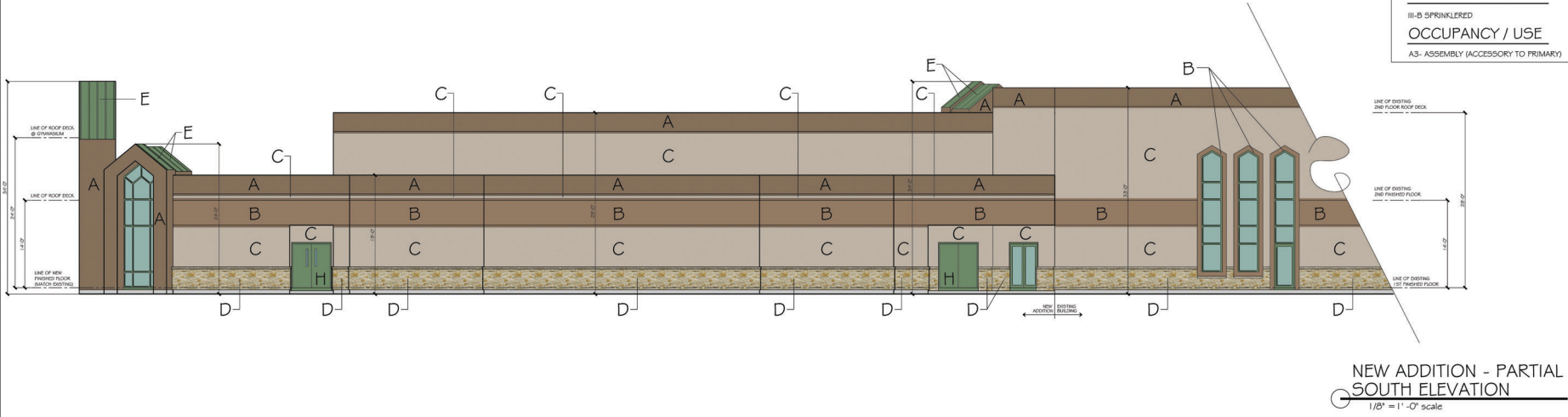
CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL, SUITE 200
FLOWER MOUND, TEXAS 75026
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

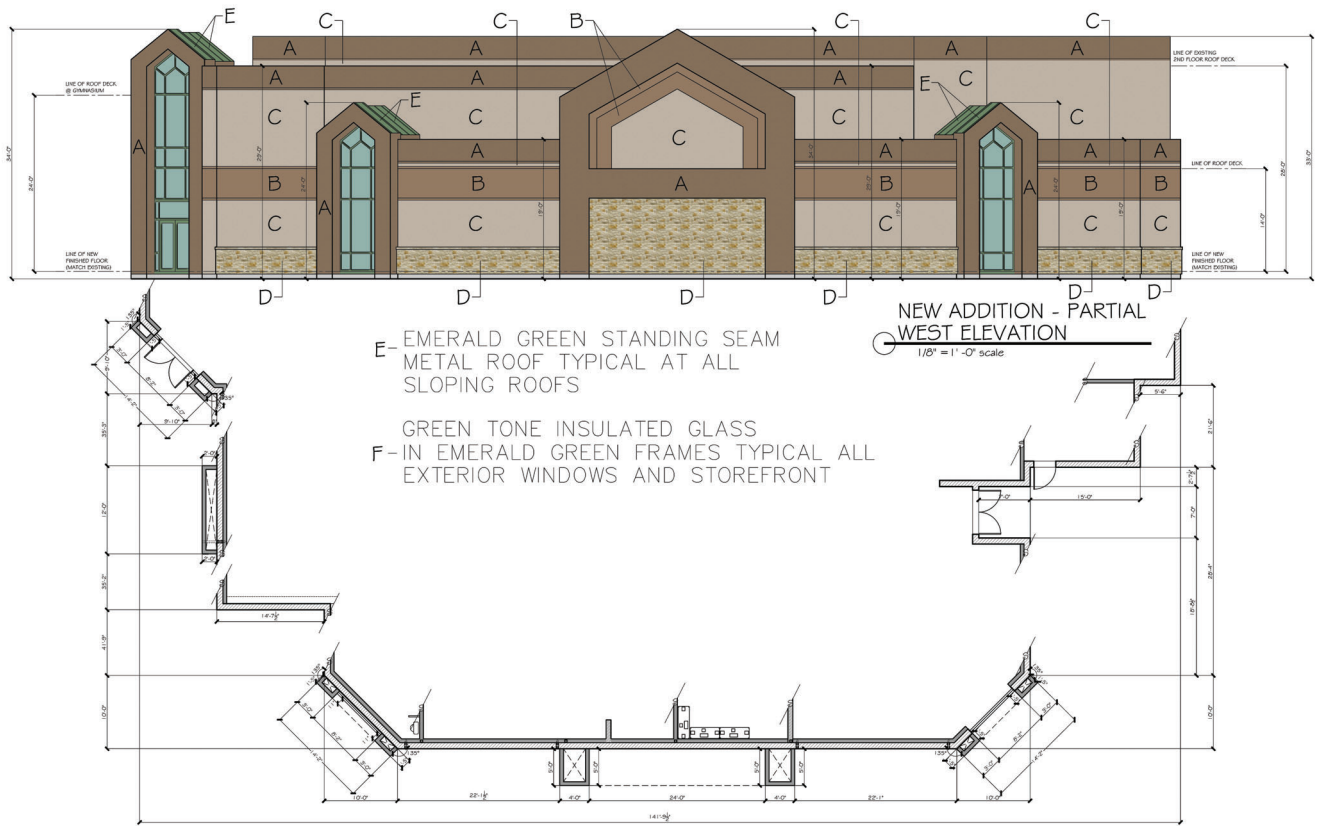
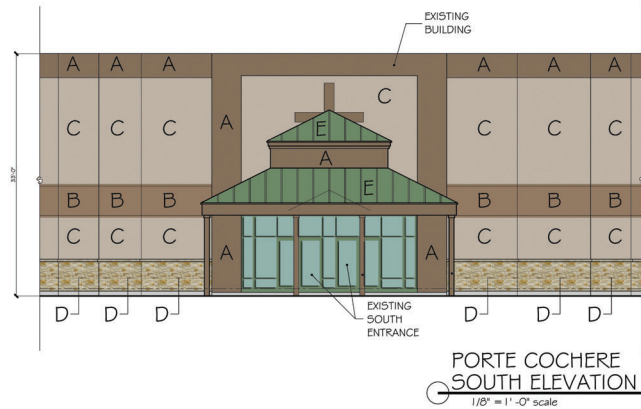
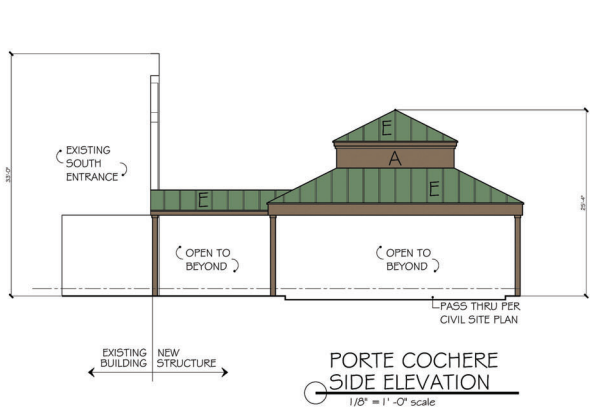
REVISED 6-24-19
A CUSTOM PROJECT FOR:
GYMNASIUM ADDITION FOR
TEMPLE BAPTIST CHURCH
2501 NORTHSORE
FLOWER MOUND, TEXAS

JOB #
18-001

SHEET
P&Z
SHEET 1



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



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

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

MATERIALS

- EXISTING TILT-WALL
CONCRETE PANEL WALLS A: SW61-03-TEA CHEST
CONCRETE PANEL WALLS B: SW61-03-PORTABELLA
CONCRETE PANEL WALLS C: SW7037-BALANCED BEIGE
- BALUTECH WALL SYSTEM
STUCCO FINISH A: SW61-03-TEA CHEST
STUCCO FINISH B: SW61-03-PORTABELLA
STUCCO FINISH C: SW7037-BALANCED BEIGE
- STONE
MATCH EXISTING CULTURED STONE: LT. BROWN/BEIGE
- METAL ROOFING
MATCH EXISTING METAL ROOFING: EMERALD GREEN
- WINDOW FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN
- ENTRY DOOR & FRAMES
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN

CONSTRUCTION

III-B SPRINKLERED

OCCUPANCY / USE

A3- ASSEMBLY (ACCESSORY TO PRIMARY)

EXTERIOR MATERIALS LEGEND

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

CAUSE

DATE: JUNE 24, 2019

DRAWN BY: C.R.

REVISIONS:

CROSS TIMBERS ARCHITECTS

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

PRELIMINARY NOT FOR CONSTRUCTION

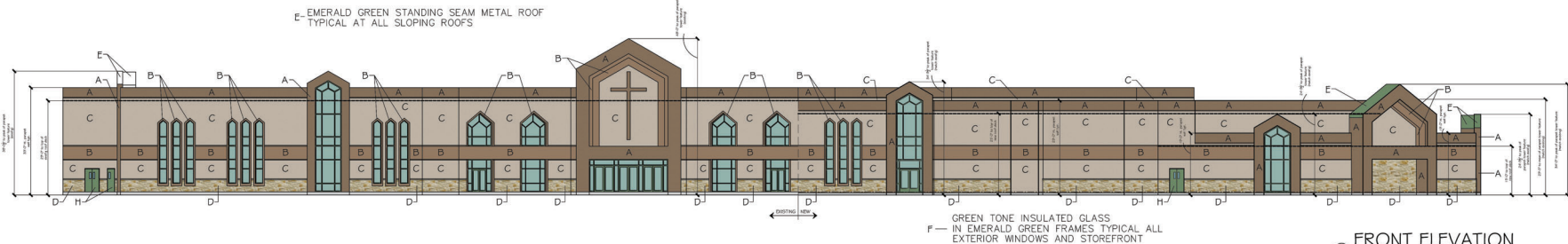
REVISED 6-24-19

A CUSTOM PROJECT FOR:

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

JOB # 18-001

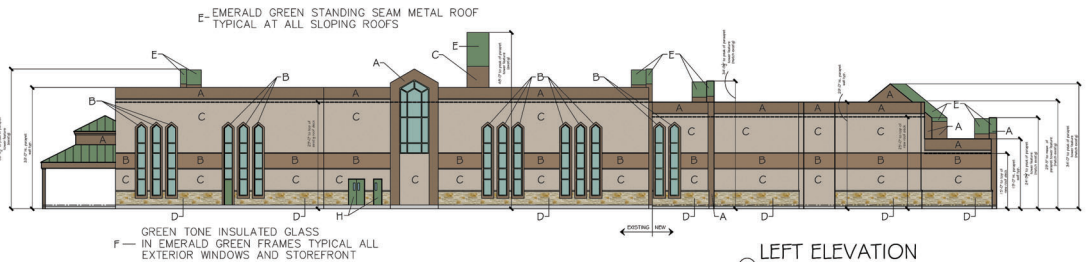
SHEET P&Z SHEET 5



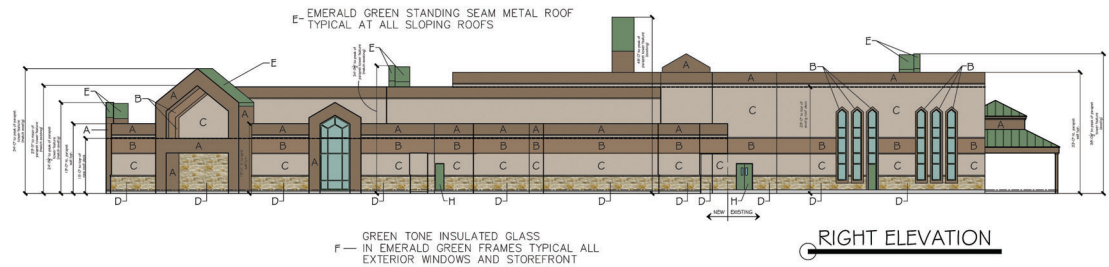
FRONT ELEVATION

MATERIAL TABULATION CHART

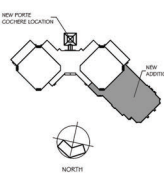
	North (Front)	East (Right)	South (Rear)	West (Left)
1. Total Facade S.F.	13,970 s.f.	7,295 s.f.	13,482 s.f.	7,269 s.f.
2. Facade S.F. (exclusive of doors and windows)	11,952 s.f.	6,486 s.f.	12,024 s.f.	6,804 s.f.
3. Doors and Windows S.F.	2,018 s.f.	809 s.f.	1,458 s.f.	465 s.f.
4. Primary Masonry Totals (Min. 80%)	100% of 2	100% of 2	100% of 2	100% of 2
Stucco s.f. (as applicable)	10,698 s.f. & 90% of 2	5,697 s.f. & 88% of 2	10,547 s.f. & 88% of 2	5,887 s.f. & 87% of 2
- Stone s.f. (as applicable)	1,254 s.f. & 10% of 2	789 s.f. & 12% of 2	1,477 s.f. & 12% of 2	917 s.f. & 13% of 2
5. Secondary Masonry Totals (Max. 20%)	N.A.	N.A.	N.A.	N.A.



LEFT ELEVATION



RIGHT ELEVATION

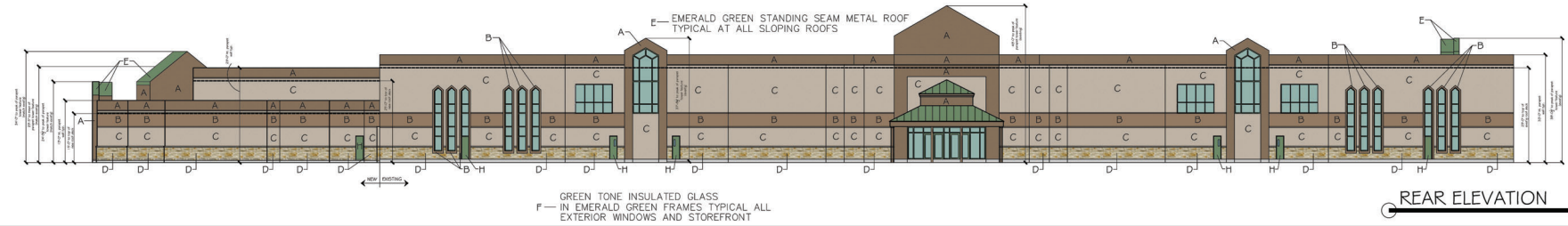


EXTERIOR MATERIALS LEGEND	
CONCRETE PANEL WALL (TEA CHEST) - A	
CONCRETE PANEL WALL (PORTLAND) - B	
CONCRETE PANEL WALL (BALANCED RED) - C	
STUCCO FINISH (TEA CHEST) - A	
STUCCO FINISH (PORTLAND) - B	
STUCCO FINISH (BALANCED RED) - C	
STONE AS SELECTED (T. BROWN) - D	
METAL ROOFING (EMERALD GREEN) -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

MATERIALS	
EXISTING TILT-WALL	
CONCRETE PANEL WALLS A- SING-03-TEA CHEST	
CONCRETE PANEL WALLS B- SING-03-PORTLAND	
CONCRETE PANEL WALLS C- SW7037-BALANCED REDGE	
BAUTEX WALL SYSTEM	
STUCCO FINISH A- SING-03-TEA CHEST	
STUCCO FINISH B- SING-03-PORTLAND	
STUCCO FINISH C- SW7037-BALANCED REDGE	
STONE	
MATCH EXISTING CULTURED STONE: LT. BROWN/REDGE	
METAL ROOFING	
MATCH EXISTING METAL ROOFING: EMERALD GREEN	
WINDOW FRAMES	
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN	
ENTRY DOOR & FRAMES	
MATCH EXISTING METAL STOREFRONT: EMERALD GREEN	
CONSTRUCTION	
III-B SPRINKLER	
OCCUPANCY / USE	
A3- ASSEMBLY (ACCESSORY TO PRIMARY)	

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

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



REAR ELEVATION

DATE: JUNE 24, 2019
DRAWN BY: C.R.
REVISIONS:
A
B
C
D

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75026
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

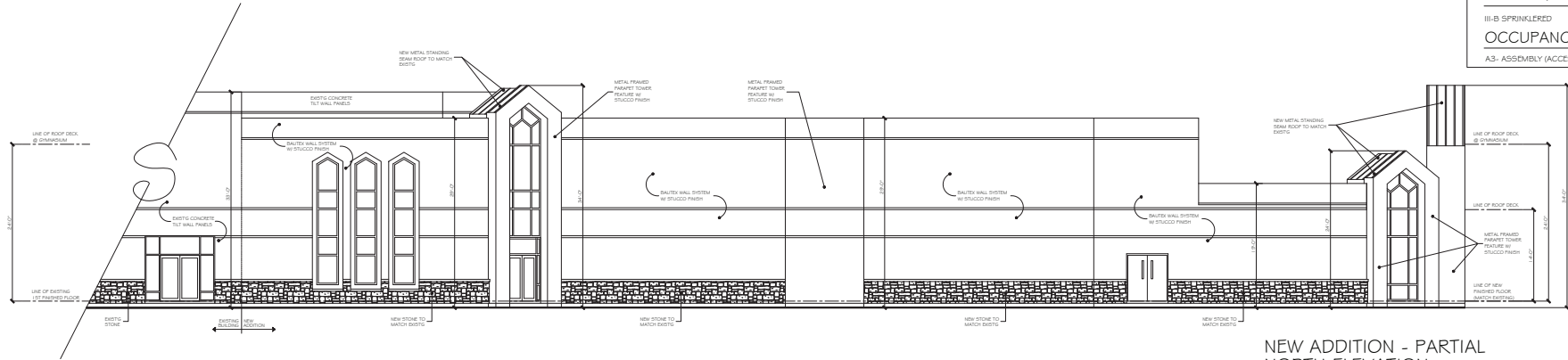
REVISOR PROJECT FOR:
GYMNASIUM ADDITION FOR
TEMPLE BAPTIST CHURCH
2501 NORTHSORE
FLOWER MOUND, TEXAS

JOB #
18-001
SHEET
P & Z
SHEET 7

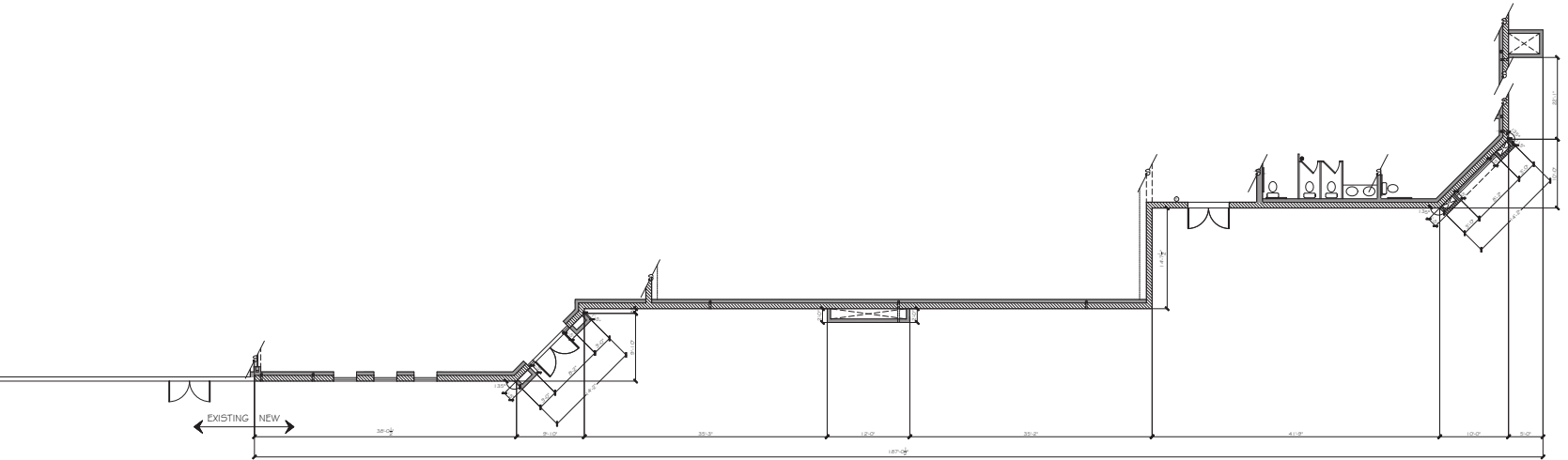
REVISED 6-24-19

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

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



NEW ADDITION - PARTIAL
NORTH ELEVATION
1/8" = 1' - 0" scale



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

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

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

MATERIALS	
●	EXISTING TILT-WALL CONCRETE PANEL WALLS A: SWG I OS-TEA CHEST CONCRETE PANEL WALLS B: SWG I OS-PORTABELLA CONCRETE PANEL WALLS C: SW7037-BALANCED BEGG
●	BAUTEX WALL SYSTEM STUCCO FINISH A: SWG I OS-TEA CHEST STUCCO FINISH B: SWG I OS-PORTABELLA STUCCO FINISH C: SW7037-BALANCED BEGG
●	STONE MATCH EXISTING CULTURED STONE, LT. BROWN/BEIGE
●	METAL ROOFING MATCH EXISTING METAL ROOFING, EMERALD GREEN
●	WINDOW FRAMES MATCH EXISTING METAL STOREFRONT, EMERALD GREEN
●	ENTRY DOOR & FRAMES MATCH EXISTING METAL STOREFRONT, EMERALD GREEN
CONSTRUCTION	
III-B SPRINKLERED	
OCCUPANCY / USE	
A3- ASSEMBLY (ACCESSORY TO PRIMARY)	

CAUSE

DATE: JUNE 24, 2019

DRAWN BY: C.R.

REVISIONS:

Δ	
Δ	
Δ	

CROSS TIMBERS ARCHITECTS

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

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISED 6-24-19

A CUSTOM PROJECT FOR:

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

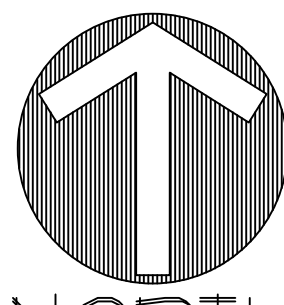
JOB #

18-001

SHEET

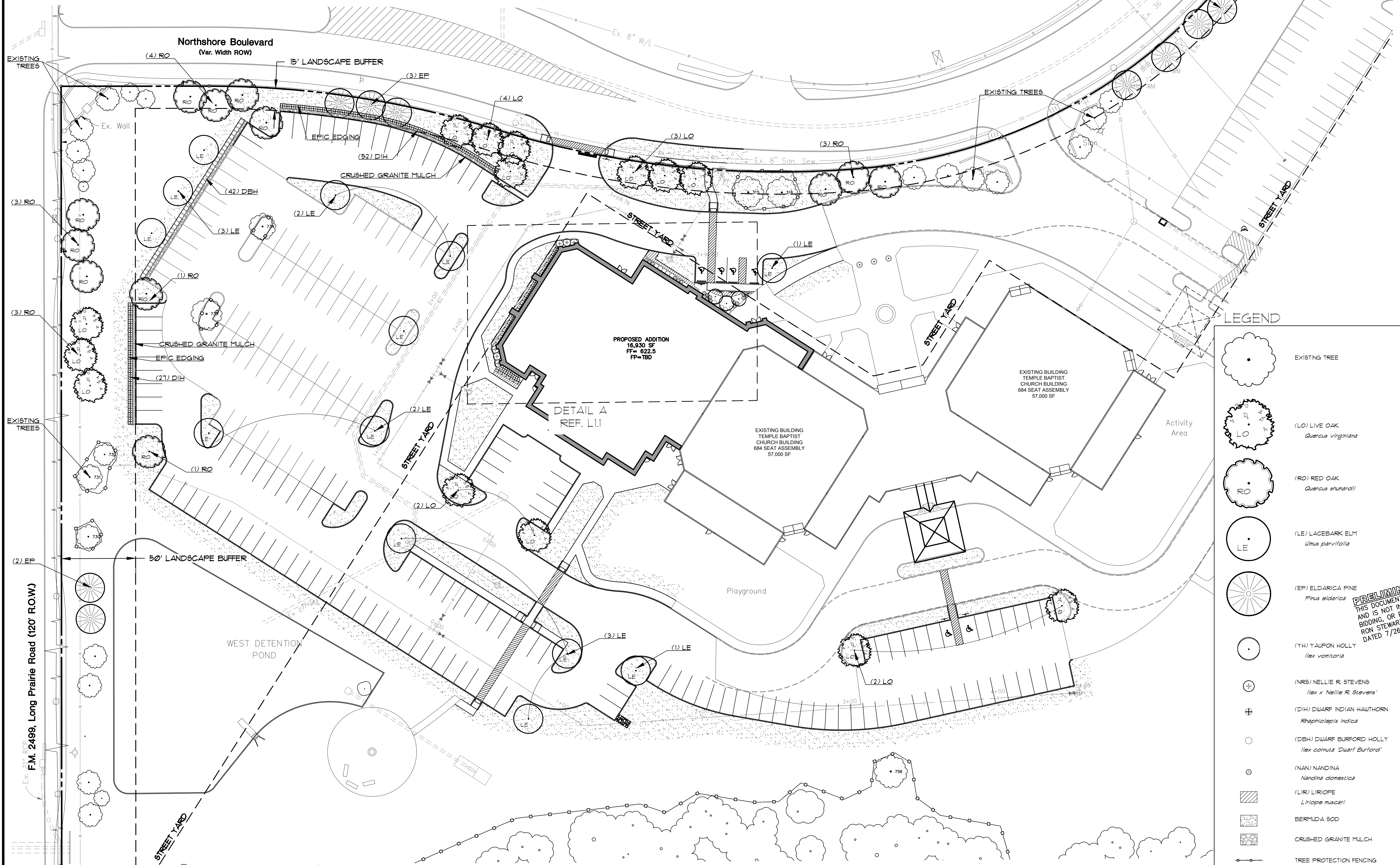
P&Z

SHEET 4



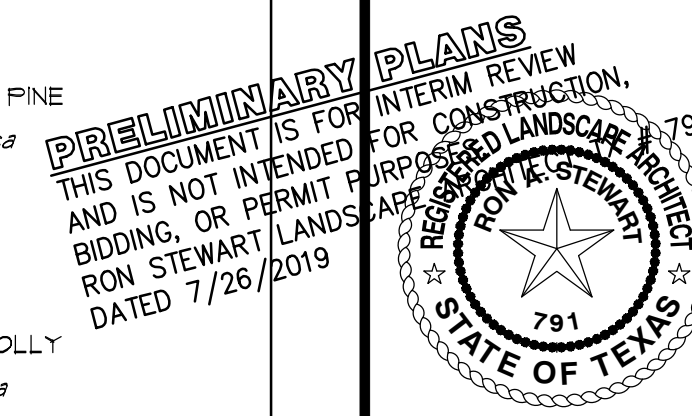
OWNER/DEVELOPER
TEMPLE BAPTIST CHURCH
2501 NORTSHORE BLVD
FLOWER MOUND, TX, 76028
Ph. (972) 874-8700
Contact: DAVE BIRKEY

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



LEGEND

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



Drawn By: VC
Date: 06/24/2019
Scale: 1"=30'
Revisions:
07/26/2019

17418

L1.0

TEMPLE BAPTIST CHURCH

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

LANDSCAPE PLAN



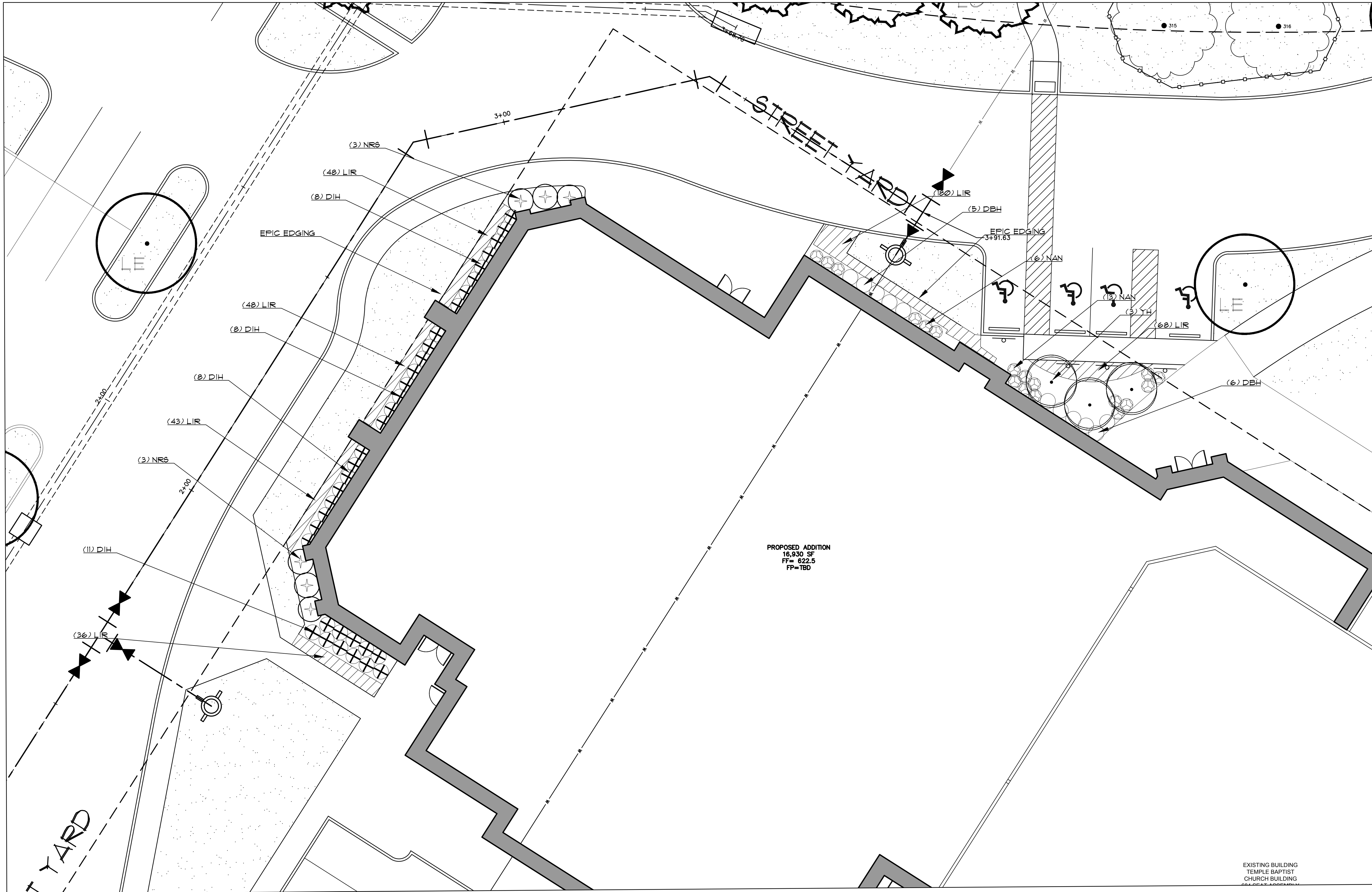
The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-436-8770
2911 Oakmont Road
Roanoke, Texas 75282
940-240-1012
TBP#: 19762 TBPIS: 0194440
www.mcadamsco.com

TEMPLE BAPTIST CHURCH



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

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



LEGEND

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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 7/26/2019

Drawn By: VC
Date: 06/24/2019
Scale: 1"=10'
Revisions:
07/26/2019

17418

L1.1

TEMPLE BAPTIST CHURCH

Lot 18A, Block A
TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION

in the
ZONED PD-80

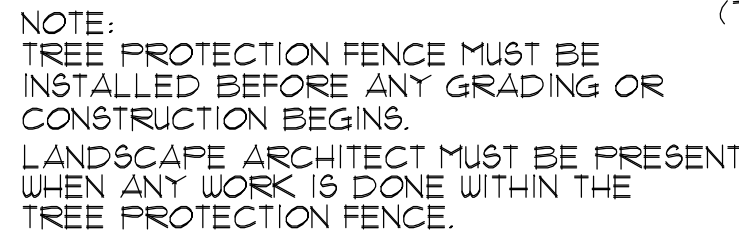
JOHN WHITE SURVEY SURVEY ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-8770
2911 Oakmont Drive
Rowlett, Texas 75082
940-240-1012
TBP#: 19762 TBPIS: 10194440
www.mcadamsco.com

TEMPLE BAPTIST CHURCH



1. TREE PROTECTION FENCING



3. ORNAMENTAL TREE STAKING



5. SHRUB DETAIL

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

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

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

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
14	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
12	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
13	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
8	ELDARICA PINE	<i>Pinus eldarica</i>	3"	10'-12'	Per Plan	Single Trunk
5	YAUPON HOLLY	<i>Ilex vomitoria</i>	30gal.	5'-6'	Per Plan	Full
6	NELLIE R. STEVENS	<i>Ilex</i> x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full
18	NANDINA	<i>Nandina domestica</i>	5gal.	12"	3'-Ø"	Full
114	DWARF INDIAN HAWTHORN	<i>Rhaphiolepis indica</i>	5gal.	24"	3'-Ø"	Full
53	DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Burford'	5gal.	30"	3'-Ø"	Full
375	LIRIOPE	<i>Liriope muscari</i>	4" pot	6"	12" o.c.	Full



**The John R. McAdams
Company, Inc.**
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BP#E: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

TEMPLE BAPTIST CHURCH
Lot 18A, Block A
**TEMPLE BAPTIST CHURCH OF
FLOWER MOUND ADDITION**
18.183 Acres
ZONED PD-60
in the
JOHN WHITE SURVEY, ABSTRACT NO. 1341
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
AND IS NOT INTENDED
BIDDING, OR PERMIT
RON STEWART LANDS
DATED 7/26/2019

INTERIM REVIEW
FOR CONSTRUCTION,
PURPOSED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

Drawn By: VC
Date: 06/24/2019
Scale: 1"=40'
Revisions:
07/26/2019

17418

L1.2

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