

Planning & Zoning Commission



August 26, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. COORDINATION OF CALENDARS

1. Monday, September 9, 2024
2. Monday, September 23, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

G. STAFF/DIRECTOR REPORT

1. Town Council Work Session - FY24-25 Budget
2. Upcoming Work Session for Development Project(s)

H. CONSENT ITEM(S)

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 July 8, 2024 - Consider approval of the minutes from July 8, 2024.

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP24-0010 - Box Addition - Consider a request for a Site Plan (SP24-0010 – Box Addition) to develop an office and warehouse facility. The property is generally located south of Lakeside Parkway and east of Silveron Boulevard.

J. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SP23-0018 - St. Philip Catholic Church, Phases 2 & 3 - Consider a Site Plan (SP23-0018 – St. Philip Catholic Church, Phases 2 & 3) to expand a religious assembly/institution use with a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.

K. ADJOURN

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.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: August 22, 2024, at 4:00p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Planning & Zoning Commission



July 8, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:30 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:

Scott Langley, Place 5
Scott Jostes, Place 7

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
John Chapman, Principal Planner
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Speaker name and address	Subject (as written on the form)
None	

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, July 22, 2024
2. Monday, August 12, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

G. STAFF/DIRECTOR REPORT

1. Planning & Zoning Priorities

H. CONSENT ITEM(S)

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 June 24, 2024 - Consider approval of the minutes from June 24, 2024.

ACTION: Commissioner Schultz moved to approve H.1. as presented in the agenda caption. Commissioner Harris seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Jackson, Harris

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP24-0005 - Lightbridge Academy - Consider a Site Plan (SP24-0005 – Lightbridge Academy) to develop a day care center. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Tracy LaPiene, McAdams; present for questions, no presentation

ACTION: Commissioner Bayuk moved to approve I.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Jackson, Harris

NAYS: None

RESULT: 6 : 0

J. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. LDR24-0002 – Signs and Definitions Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR24-0002 – Signs and Definitions Update) by amending Chapter 74 "General Provisions," Chapter 82 "Development Standards," and Chapter 86 "Signs," related to updated sign standards, processes, illustrations, and definitions.

STAFF PRESENTATION:

John Chapman, Principal Planner

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Harris moved to recommend approval of J.1. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Jackson, Harris
NAYS: None
RESULT: 6 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 6:57 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)

DATE: August 26, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP24-0010 – Box Addition) to develop an office and warehouse facility. The property is generally located south of Lakeside Parkway and east of Silveron Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

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

II APPLICATION ANALYSIS

The purpose of the application is to request approval of a site plan to development one office, warehouse and distribution building on 10.70 acres of land. Approximately 6 acres of the site is encumbered by drainage easements, a creek, and natural topography that will remain. The site plan depicts a one-story building that will contain approximately 79,736 square feet.

On April 15, 2024, the Town Council approved a Master Plan Amendment (MPA23-0009) and an ordinance changing the zoning on the subject property (ZPD23-0015). The Land Use was changed from Campus Commercial Uses to Campus Industrial Uses within the Lakeside Business District Area Plan and the zoning was changed from Planned Development District-31 (PD-31) with Campus Commercial District uses to PD-201 with certain Campus Industrial District uses. The proposed site plan, landscape plan and elevations are in compliance with PD-201. Also, the associated Record Plat for this project was administratively approved on August 12, 2024.

Access to the site is provided through an existing mutual access drive to the east as well as a new driveway entrance on Lakeside Parkway that lines up with an existing median opening. Both eastbound and westbound deceleration lanes are being constructed within Lakeside Parkway at the median opening to facilitate both right and left turning movements into the site.

Required parking for the proposed building is one space per 250 square feet of office and one space per 2,000 square feet of warehouse space. The total number of required parking spaces is 68 and the concept plan depicts 82 spaces, which is within the Town's allowable 20 percent parking deviation. The applicant is also designating an additional 29 spaces on the conceptual site plan for future parking should the amount of office square footage increase beyond what is currently anticipated. These future spaces will remain as turf and will not be constructed unless they are needed.

The landscape plan provides the required number of street buffer, street yard, and parking lot trees that meet or exceed the Town's landscaping requirements. Due to the location of existing and proposed easements along both Silveron Boulevard and Lakeside Parkway, a modified street landscape buffer was approved as a part of PD-201 that shifts several of the required street buffer trees to the east, closer to the proposed building. The applicant is also providing enhanced landscaping to buffer the view of the proposed loading docks from Lakeside Parkway.

The proposed elevations are in compliance with the Urban Design Plan including several enhancements that provide vertical articulation on the western façade where the truck docks are located as well as the northern elevation presenting a more "office-like" façade with windows. An enhanced entry way feature is also being provided, along with a landscaped seating area.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

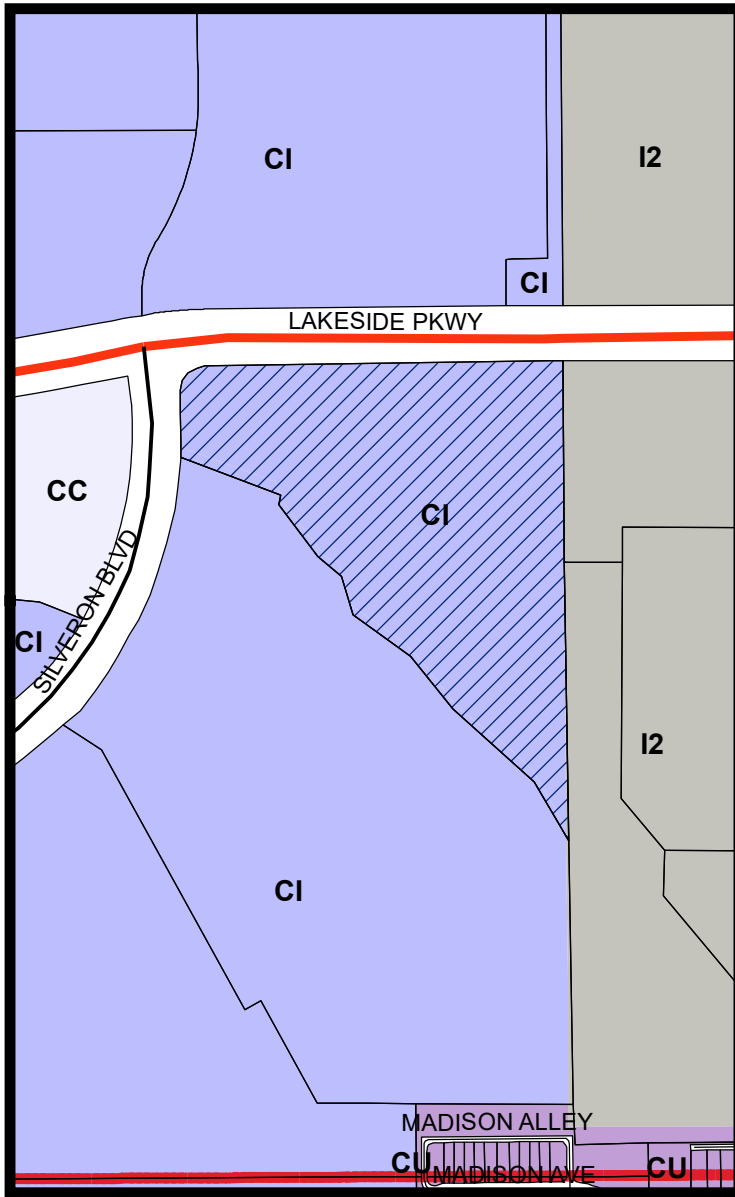
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SP24-0010: Box Addition



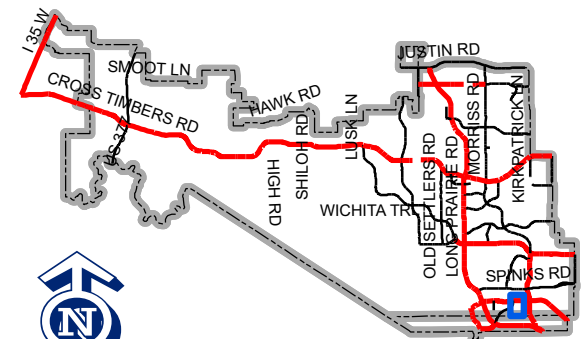
LEGEND

Campus Commercial
 Campus Industrial
 *Combined Uses-See Ordinance
 Industrial 2

Subject Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 315 630 1,260 Feet

May 9, 2024

Mr. Chuck Russell, AICP
Principal Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Letter of Intent
Record Plat
Site Plan Application
Approximate 10.698-acre parcel located south of Lakeside Parkway and east of Silveron
Boulevard
Joseph Knight Survey, Abstract No. 692
Planned Development District No. 201

Dear Mr. Russell:

As the applicant for the above-referenced applications, please accept this Letter of Intent as a means of introduction for this step within the development process.

As you are aware, Town Council approved our request for a Master Plan Amendment and a Planned Development on April 15, 2024. The following public hearings provided various recommendations that were forwarded to Town Council for consideration of their final action:

- On March 6, 2024, the Environmental Conversation Commission made a recommendation to approve the removal one Specimen Tree.
- On April 8, 2024, the Planning and Zoning Commission made a recommendation to approve a Master Plan Amendment (Land Use Plan and Area Plan) to change land use designation within the Lakeside Business District Area Plan from Campus Commercial to Campus Industrial. Additionally, they recommended to approve a Planned Development District for Campus Commercial uses and certain Campus Industrial uses, subject to required conceptual plans, conceptual building renderings, and development standards.

Following the guidance provided from our pre-submittal meeting with DRC on April 30, 2024, we hereby respectively submit the above referenced applications. Specifically:

- Record Plat
 - > Establish a building site for the property.
 - > Finalize various easements along both street frontages to accommodate the extension of the re-use line that serves the immediate area.
 - > Provide left-turn-in and required storage pocket from the existing median opening along westbound Lakeside Parkway.
 - > Provide right-turn-in and required storage pocket for access from eastbound Lakeside Parkway.
- Site Plan
 - > Required site plan, landscape plan, and elevations for a 79,736-sf warehouse.
 - > This will be a single phase of development within the buildable portion of the lot.
 - > Compliance with the various development standards codified within the PD-201 ordinance have been addressed on the respective plans.



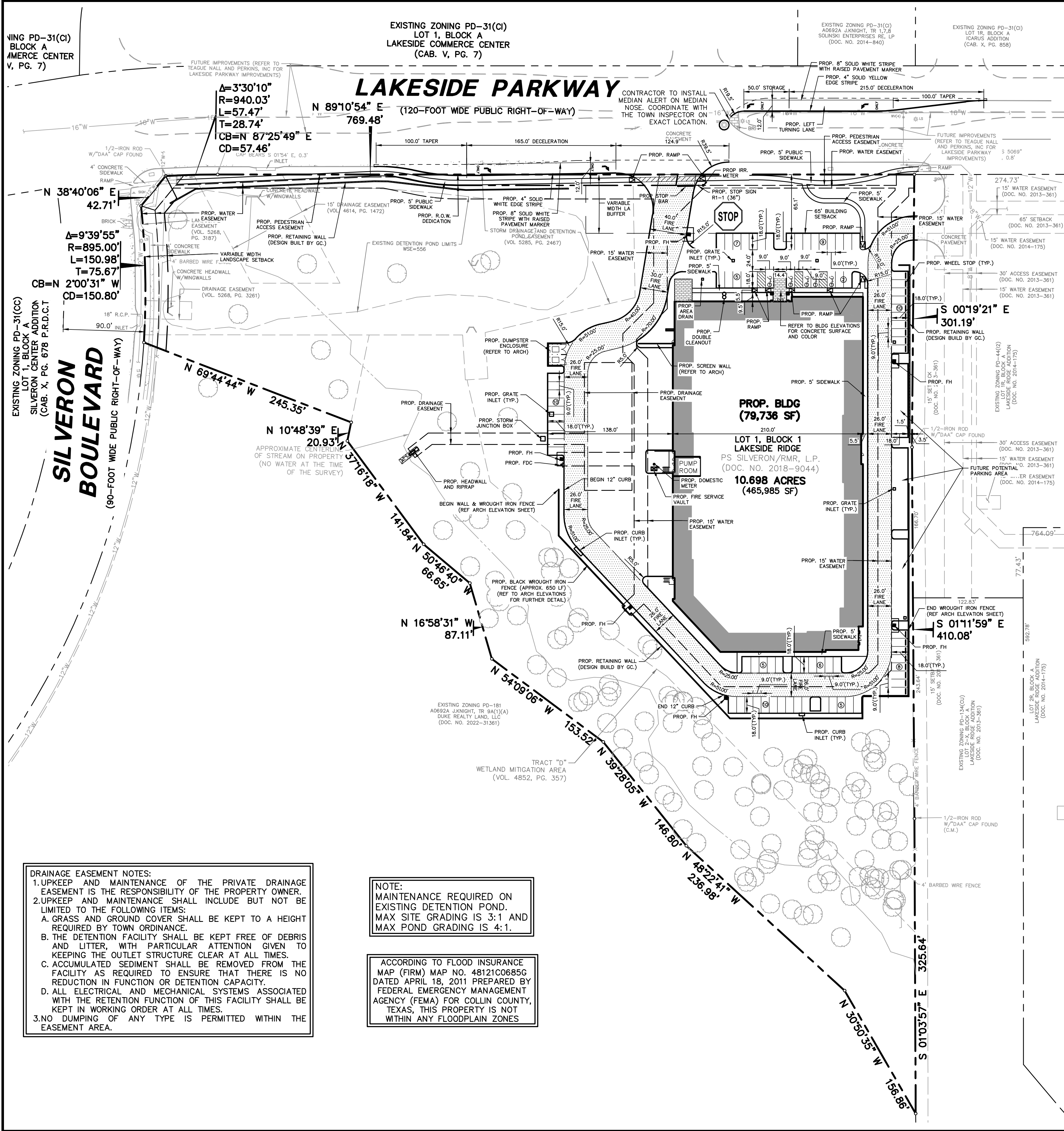
BOX INVESTMENT GROUP

- > Additionally, specific design details as provided within the Conceptual Building Rendering and Open Space Amenity Design (Sheet Nos. L2.01 and L2.02 of the Conceptual Landscape Plan) exhibits have been finalized on the elevations and landscape plan, respectively.
- > With respect to the suggestion of Commissioner Hobbs to consider providing a walking trail for the tenant(s), please note such details within the landscape plan.
- > Sensitivity to the directives outlined within the Lakeside Business Area Plan have comprehensively been provided for within this application.

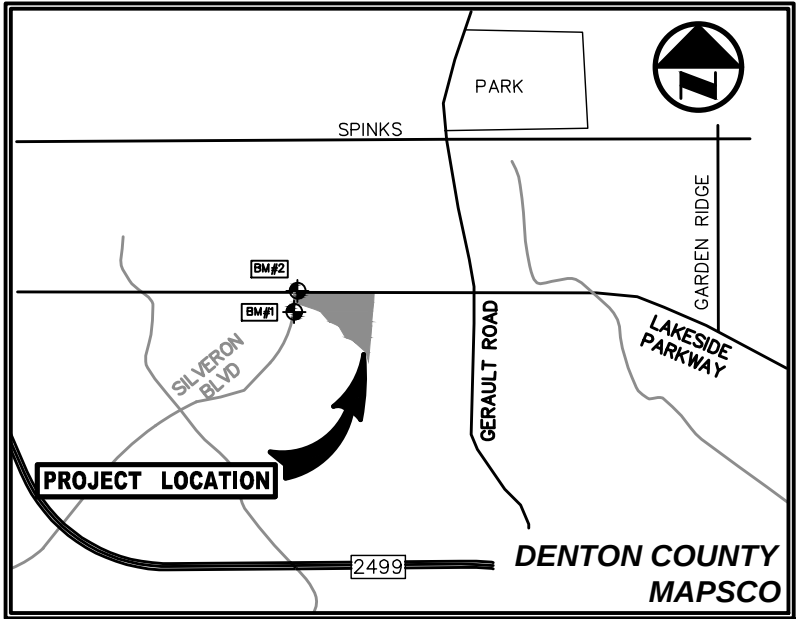
We continue to appreciate the attention afforded by you and the other DRC members as we begin to bring clarity to our proposed development. As always, please do not hesitate to reach out with any need for my or my team's attention to any matter that needs attention.

Sincerely,

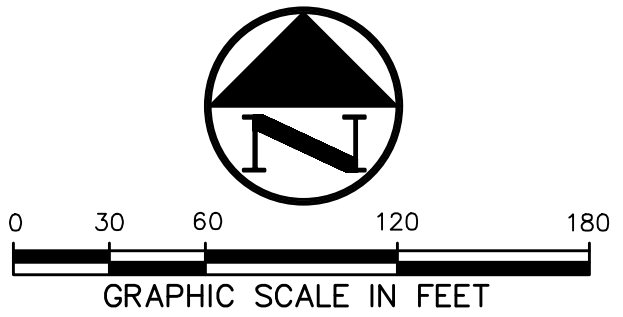
Todd Marchesani • *Partner*
(972) 897-2060
toddm@boxinvestmentgroup.com



ALL DIMENSIONS ARE TO
TOP-OF-CURB UNLESS
OTHERWISE NOTED



VICINITY MAP
(NOT TO SCALE)



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- CONTRIBUTING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- REFER TO BLDG ELEVATIONS FOR CONCRETE SURFACE AND COLOR

GENERAL FLOWER MOUND NOTES

- 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.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. ANY 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 SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4, PROHIBITED SIGNS.
- ALL ROOF-TOP UNITS SHALL BE PLACED NO CLOSER THAN TWENTY FEET (20') FROM THE NORTH, SOUTH, AND WEST EDGES, RESPECTIVELY, OF THE BUILDING.



OWNER INFORMATION
CONTACT: TODD MARCHESANI
EMAIL: TODDM@BOXINVESTMENTGROUP.COM
PHONE: (972) 897-2060
COMPANY: BOX INVESTMENT GROUP
ADDRESS: 2554 TARPLEY ROAD
CARROLLTON, TX 75006

FOR INFORMATION
CONTACT: ALEX CAMUNEZ
EMAIL: ALEX.CAMUNEZ@WESTWOODPS.COM
PHONE: (972) 235-3031
COMPANY: WESTWOOD PROFESSIONAL SERVICES
ADDRESS: 7557 RAMBLER ROAD, UNIT 1400
DALLAS, TX 75231

SITE DATA TABLE	
PHYSICAL ADDRESS	SEC LAKESIDE PKWY/SILVERON BLVD
GROSS SITE AREA	10.697 ACRES (465,961 S.F.)
NET SITE AREA	6.158 ACRES (268,249 S.F.)
CURRENT ZONING	PD-201
CURRENT USE	UNDEVELOPED
PROPOSED USE	WAREHOUSE
LOT COVERAGE AREA	
- BUILDING COVERAGE	17.1%/ 79,736 S.F.
- IMPERVIOUS AREA	61.4%/ 286,043 S.F.
- PERVIOUS AREA	21.5%/ 100,182 S.F.
PARKING SUMMARY	
SURFACE PARKING	
10% OFFICE (1:250 S.F.)	7,974 S.F. = 32 SPACES
90% WAREHOUSE (1:2,000 S.F.)	71,762 S.F. = 36 SPACES
20% DEVIATION OVER REQUIRED PARKING	= 14 SPACES
TOTAL PARKING REQUIRED	68 SPACES (INCLUDING 5 H.C. SPACES)
TOTAL PARKING PROVIDED	82 SPACES (INCLUDING 5 H.C. SPACES)
POTENTIAL FUTURE PARKING AREA	29 SPACES
BUILDING DATA	
- BUILDING	1 STORY
- PEAK HEIGHT	34', PLUS PARAPET WALL NOT TO EXCEED 10'
- TOTAL SQUARE FOOTAGE	79,736 S.F.

MASTER PLAN FEATURE	
LAND USE PLAN - EXISTING	CAMPUS INDUSTRIAL
LAND USE PLAN - PROPOSED	N/A
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THROUGHFARE PLAN	LAKESIDE PARKWAY (MAJOR ARTERIAL) SILVERON BLVD, URBAN MINOR ARTERIAL
WATER PLAN	EXISTING 12" WATER AT NE CORNER OF THE SITE AND EXISTING 12" WATER AT NW CORNER OF THE SITE.
WASTEWATER PLAN	EXISTING 8" WASTEWATER LINE ALONG LAKESIDE PARKWAY
ECONOMIC IMPACT	N/A

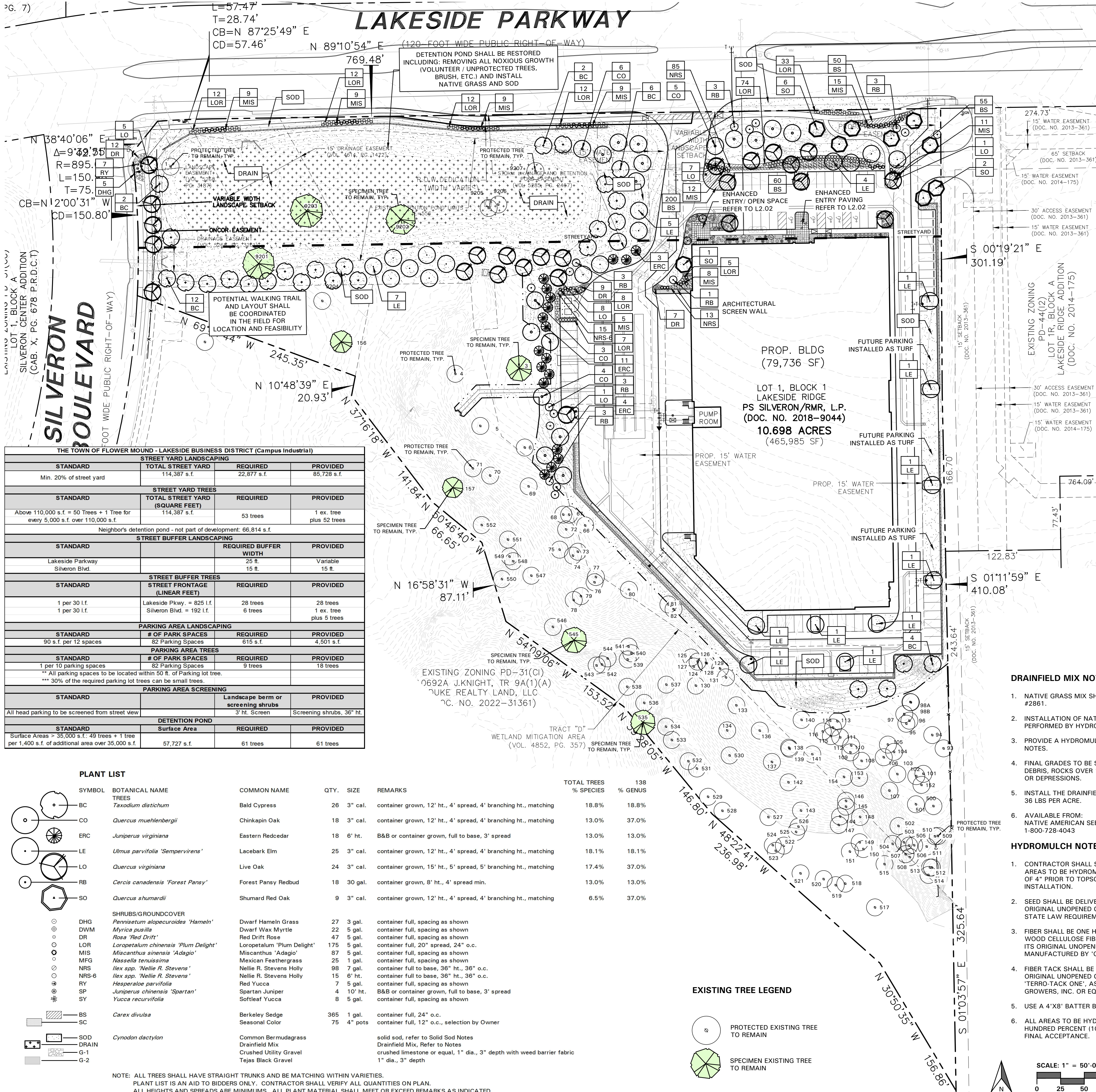
PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF ALEX J. CAMUNEZ, PE
TEXAS REGISTRATION NO. 132351
DATE: 08/12/2024

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF
COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE
NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS
DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION.
BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING
OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION
PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION				
Westwood 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031						
SITE PLAN						
LOT 1, BLOCK A - BOX ADDITION						
LAKESIDE PKWY & SILVERON BLVD						
10.698 ACRES						
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AJC	MCM	AUG 2024	1"=60'			C1.0



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

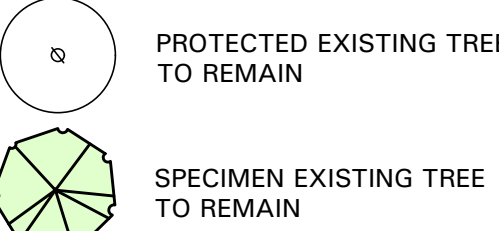
DRAINFIELD MIX NOTES

- NATIVE GRASS MIX SHALL BE DRAINFIELD MIX, ITEM #2861.
- INSTALLATION OF NATIVE GRASS MIX SHALL BE PERFORMED BY HYDRO-SEEDING.
- PROVIDE A HYDROMULCH CAP PER HYDROMULCH NOTES.
- FINAL GRADES TO BE SMOOTH AND LEVEL FREE OF DEBRIS, ROCKS OVER 1" AND SHALL HAVE NO RUTS OR DEPRESSIONS.
- INSTALL THE DRAINFIELD MIX AT THE SPECIFIED RATE: 36 LBS PER ACRE.
- AVAILABLE FROM: NATIVE AMERICAN SEED 1-800-728-4043

HYDROMULCH NOTES

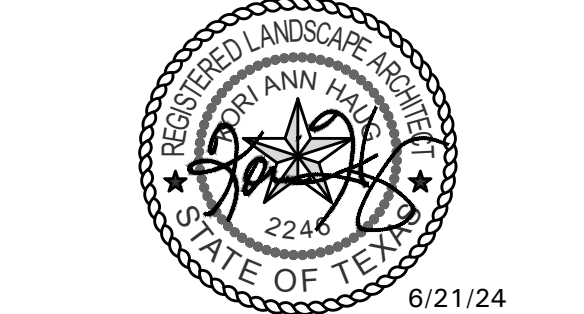
- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- USE A 4"X8" BATTER HYDROMULCH AGAINST ALL BED AREAS.
- ALL AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

EXISTING TREE LEGEND



BOX @
LAKESIDE
AND
SILVERON
FLOWER MOUND
TX

Authorization



Design Team

OWNER: BOX INVESTMENT GROUP, LLC
821 EAST WAGGAMAN ST
FORT WORTH, TEXAS 76101
972-897-2060

ARCHITECT: GDA ARCHITECTS, LLC
3333 WELBURN ST #400
DALLAS, TEXAS 75219
214-871-9078

CIVIL ENGINEER: WESTWOOD PS
7567 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
972-235-3031

LANDSCAPE ARCHITECT: BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
214-865-7192

ENVIRONMENTAL: INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC
301 W ELDORADO PARKWAY, SUITE 101
MCKINNEY, TEXAS 75069
972-562-7672

Issue Package

No.	Date	Description
	2/8/24	ECC and ZPD Submittal
	2/28/24	ECC Comments
	3/11/24	ZPD Comments
	5/9/24	Site Plan Submittal
	6/21/24	Site Plan Comments

Job No.

23075

Sheet Title

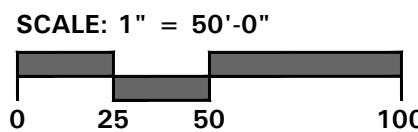
LANDSCAPE PLAN

Sheet Number

L2.01

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4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



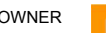


FLOWER MOUND
TX

Authorization



Design Team



X INVESTMENT GROUP, LLC
 11 EAST WAGGOMAN ST
 FORT WORTH, TEXAS 76110
 2-897-2060

ARCHITECT GDA ARCHITECTS, LLC
3333 WELBOURN ST #400
DALLAS, TEXAS 75219
214-871-9078

CIVIL
ENGINEER

WESTWOOD PS
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
972-235-3031

LANDSCAPE ARCHITECT

BELLE FIRMA

4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205

214-865-7192

ENVIRONMENTAL INTEGRATED ENVIRONMENTAL
SOLUTIONS, LLC
301 W ELDORADO PARKWAY, SUITE 101
MCKINNEY, TEXAS 75069
972-562-7672

Issue Package

[illegible]

Job No.

3075

Sheet Title

LANDSCAPE
NLARGEMENT LAN

Sheet Number

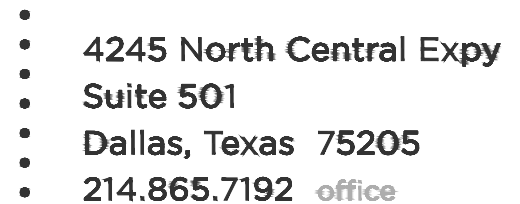
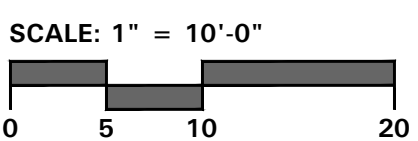
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01 ENHANCED ENTRY AND OPEN SPACE

SCALE: 1" = 10'-0"



FLOWER MOUND
TX

Authorization

PRELIMINARY
NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

Design Team

ARCHITECT GDA ARCHITECTS, LLC
3333 WELBOURN ST #400
DALLAS, TEXAS 75219
214-871-9078

CIVIL ENGINEER	WESTWOOD PS 7557 RAMBLER ROAD SUITE 1400 DALLAS, TEXAS 75231 972-235-3031
-------------------	--

LANDSCAPE
ARCHITECT

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
214-865-7192

ENVIRONMENTAL INTEGRATED ENVIRONMENTAL
SOLUTIONS, LLC
301 W ELDORADO PARKWAY, SUITE 101
MCKINNEY, TEXAS 75069
972-562-7672

Issue Package

[illegible]

Job No.

3003 00

Sheet Title

ELEVATIONS

Sheet Number

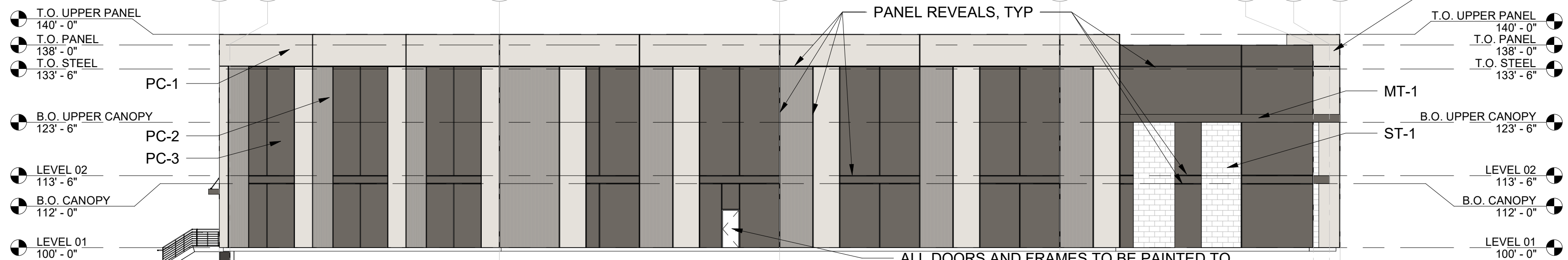
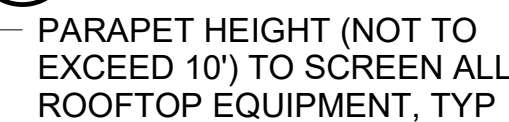
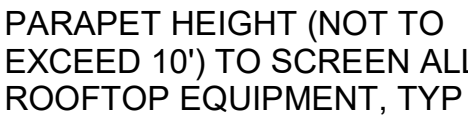
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© 2015

1. ALL RETAINING/DRAINING WALLS, TURN-DOWN CURBS, TRAP RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIAL ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY FINISH. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. PROHIBITED SIGNS
8. ALL ELECTRICAL PANELS, GUTTERS, DOWNSPOUTS, AND OTHER CONDUIT AND/OR SIGNAGE SHALL BE PAINTED TO MATCH THE COLOR AND MATERIAL OF THE BUILDING TO WHICH IT IS BEING ATTACHED.

	PC-1	CONCRETE TILT WALL PAINTED FINISH SW 7028 INCREDIBLE WHITE		ST-1	CONCRETE TILT WALL STONE VENEER GLOBAL STONE SERVICES HONED PUEBLA TRAVERTINE
	PC-2	CONCRETE TILT WALL VERTICAL FORMLINER / PAINTED SW 7031 MEGA GREIGE		ST-2	CONCRETE TILT WALL STONE VENEER GLOBAL STONE SERVICES SERPENTINO TRAVERTINE
	PC-3	CONCRETE TILT WALL PAINTED FINISH SW 7032 WARM STONE		GL-1	TINTED VISION GLAZING
	PC-4	CONCRETE TILT WALL PAINTED FINISH SW 7047 PORPOISE		MT-1	METAL CANOPY PREFABRICATED SW 7032 WARM STONE

	NORTH ELEV	SOUTH ELEV	EAST ELEV	WEST ELEV	SW ELEV
TOTAL FACADE	8,481 SF	6,209 SF	15,738 SF	14,516 SF	3,070 SF
FACADE (EXCLUSIVE OF DOORS/WINDOWS)	6,558 SF	6,184 SF	15,449 SF	12,279 SF	3,070 SF
DOORS AND WINDOWS	1,923 SF	25 SF	289 SF	2,237 SF	0 SF
PRIMARY MASONRY TOTALS (MIN 80%)	5,829 SF / 89%	6,064 SF / 98%	15,362 SF / 99%	12,139 SF / 99%	3,070 SF / 100%
CONCRETE WALL (SMOOTH)	2,856 SF / 44%	5,149 SF / 83%	10,971 SF / 71%	10,299 SF / 84%	2,500 SF / 81%
CONCRETE WALL (FORMLINER)	1,032 SF / 16%	619 SF / 10%	3,693 SF / 24%	1,374 SF / 11%	570 SF / 19%
CONCRETE WALL (STONE VENEER)	1,941 SF / 30%	296 SF / 5%	698 SF / 5%	466 SF / 4%	0 SF / 0%
SECONDARY METAL ACCENT	729 SF / 11%	120 SF / 2%	87 SF / 1%	140 SF / 1%	0 SF / 0%

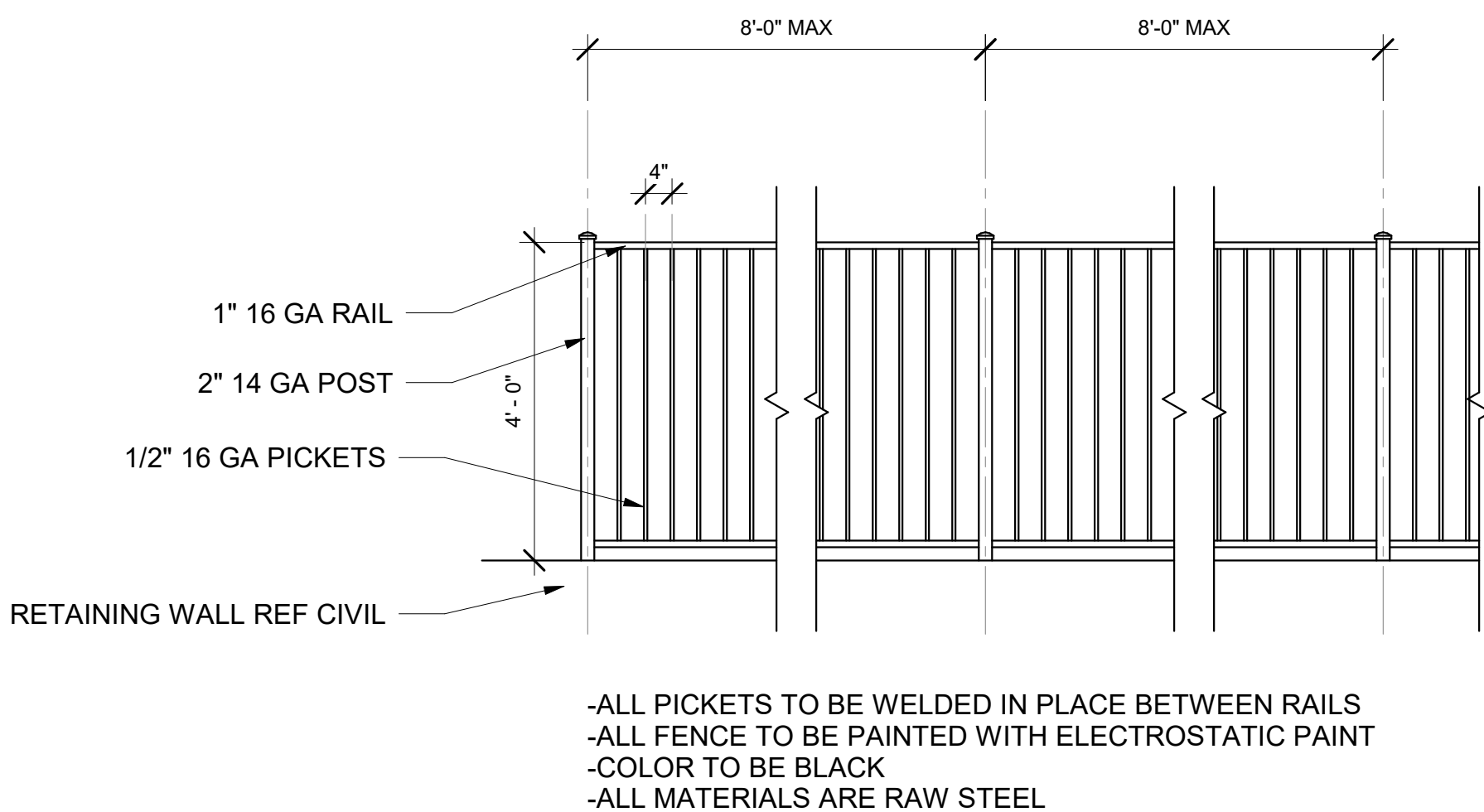


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	PC-1	CONCRETE TILT WALL PAINTED FINISH SW 7028 INCREDIBLE WHITE		ST-1	CONCRETE TILT WALL STONE VENER GLOBAL STONE SERVICES HONED PUEBLA TRAVERTINE
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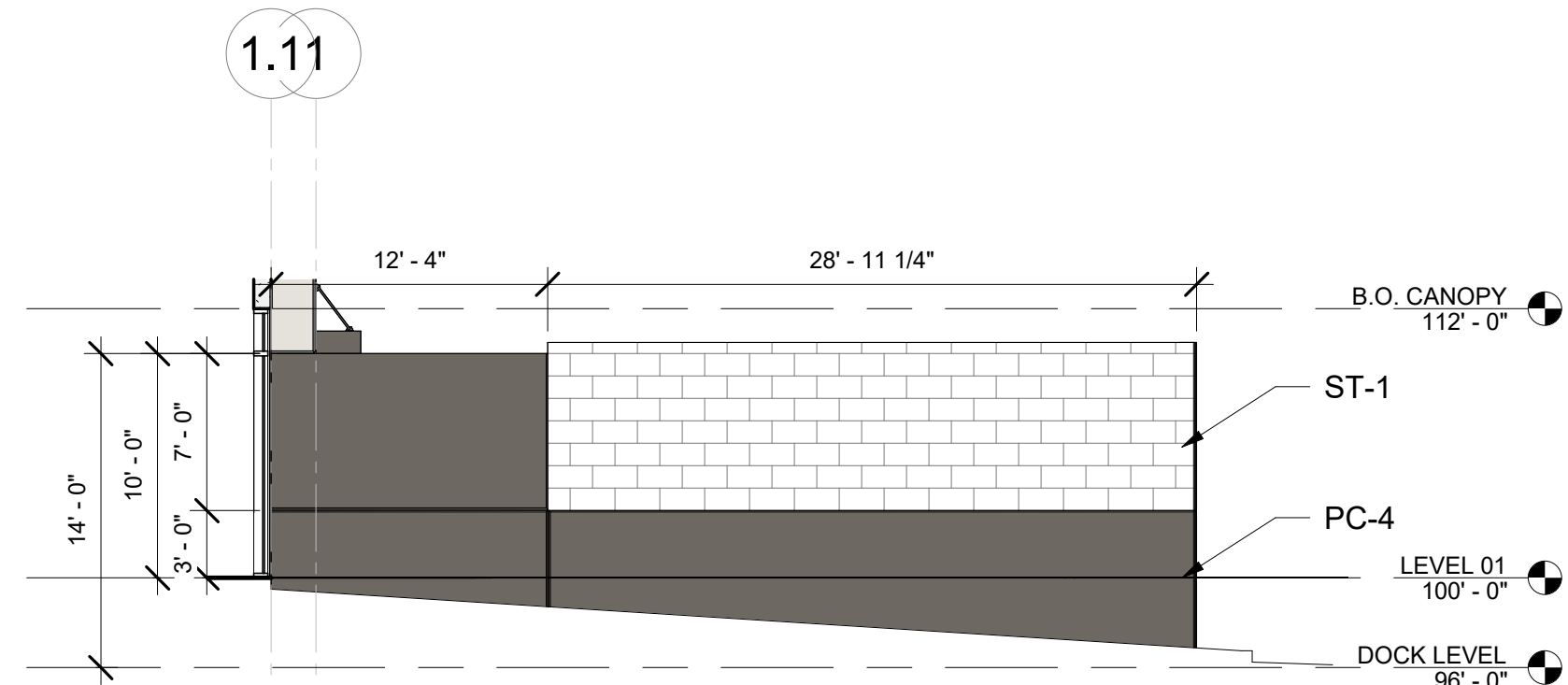
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CONCRETE WALL (STONE VENEER)	1,941 SF / 30%	296 SF / 5%	698 SF / 5%	466 SF / 4%	0 SF / 0%
SECONDARY METAL ACCENT	11,129 SF / 11%	120 SF / 2%	87 SF / 1%	140 SF / 1%	0 SF / 0%

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIAL ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE BUILDING.
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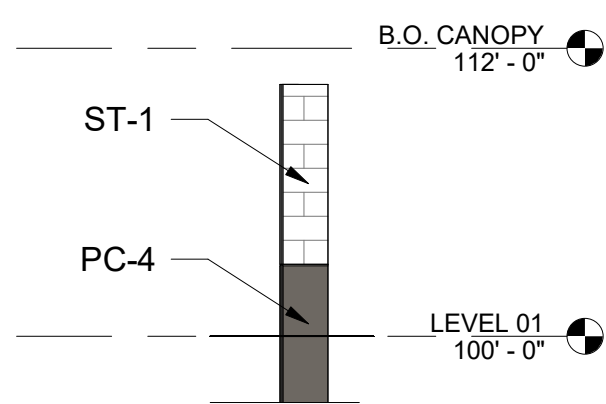


7 SITE FENCE PARTIAL ELEVATION
SCALE: 1/2" = 1'-0"

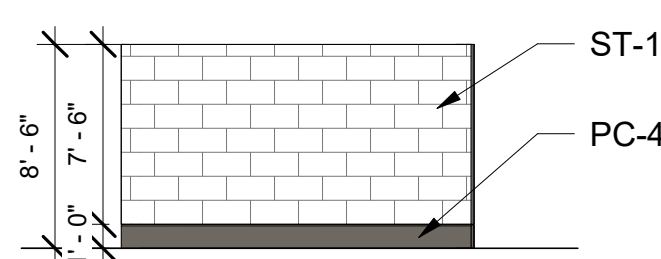
8 PLAN - SCREENWALL AND DUMPSTER
SCALE: 1/8" = 1'-0"



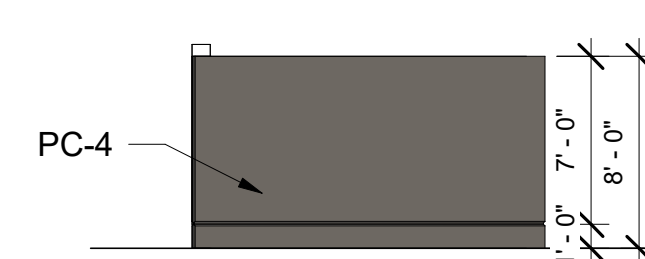
1 SCREENWALL - NORTH
SCALE: 1/8" = 1'-0"



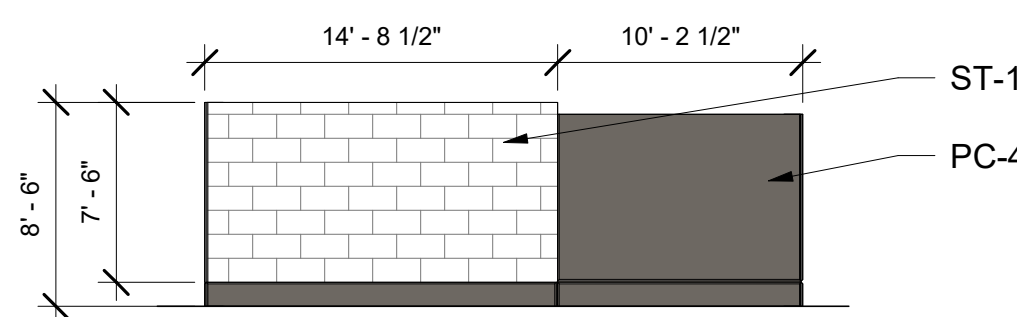
2 SCREENWALL - WEST
SCALE: 1/8" = 1'-0"



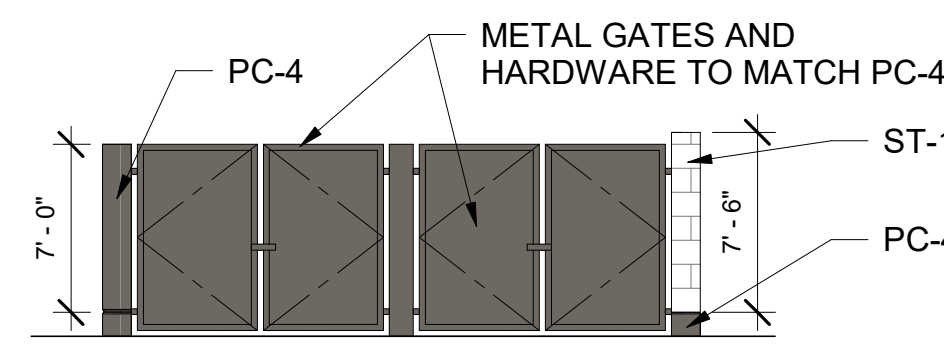
3 DUMPSTER - NORTH
SCALE: 1/8" = 1'-0"



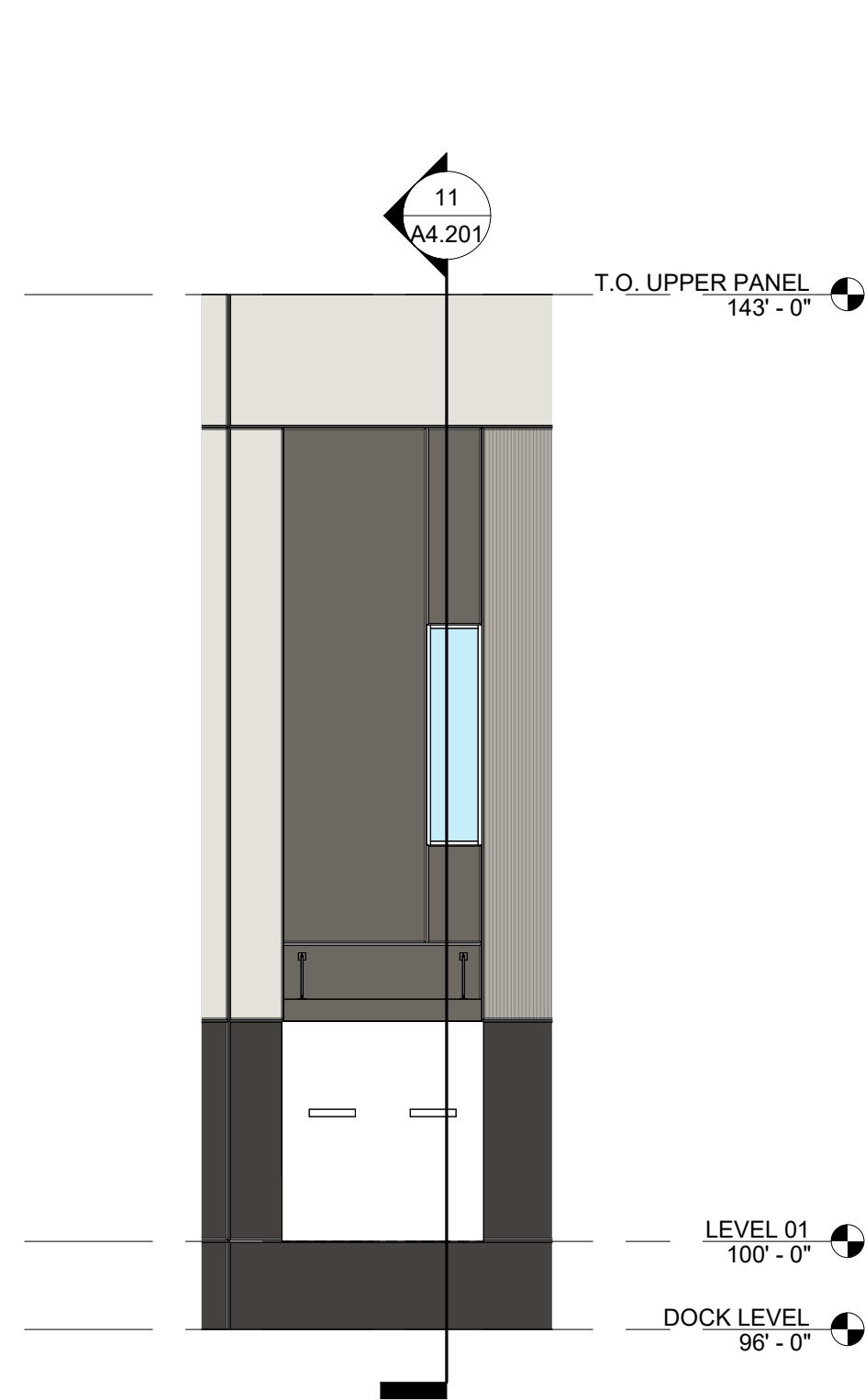
4 DUMPSTER - SOUTH
SCALE: 1/8" = 1'-0"



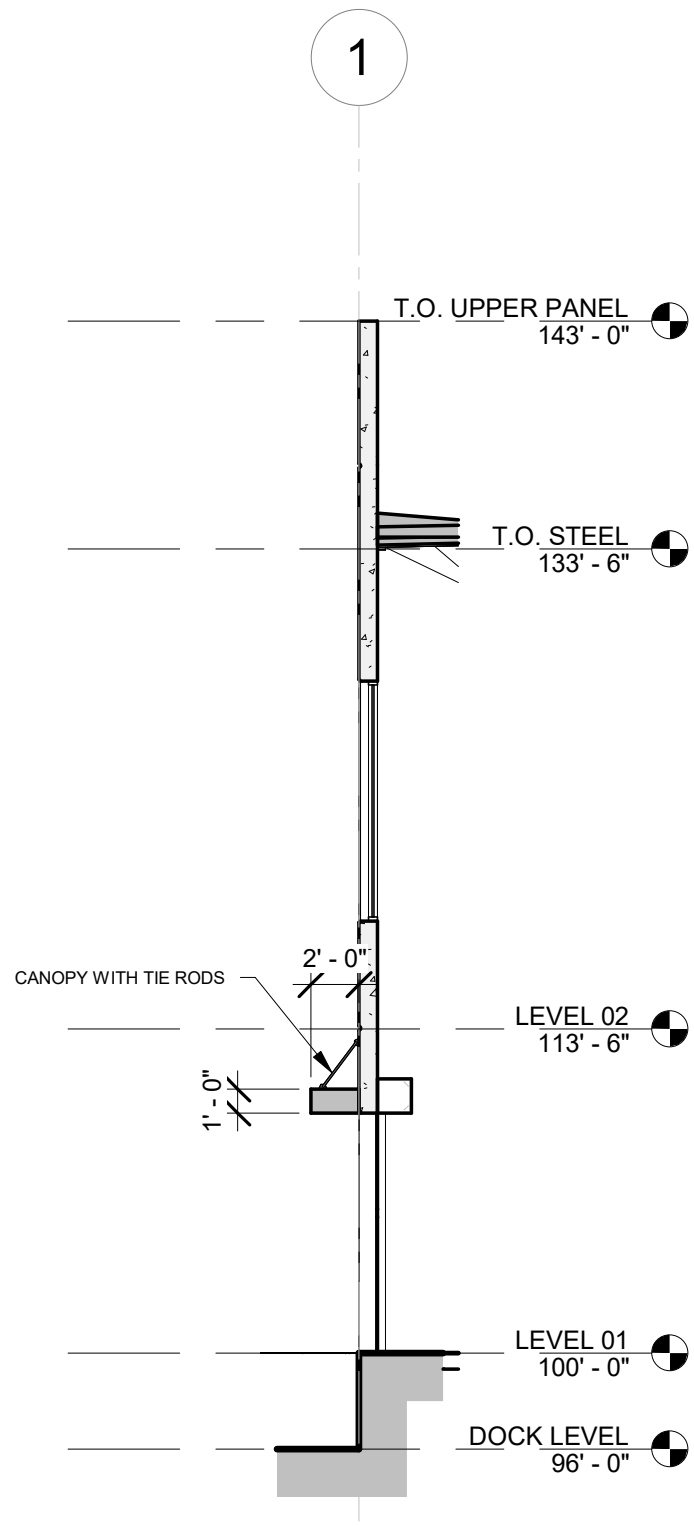
5 DUMPSTER - WEST
SCALE: 1/8" = 1'-0"



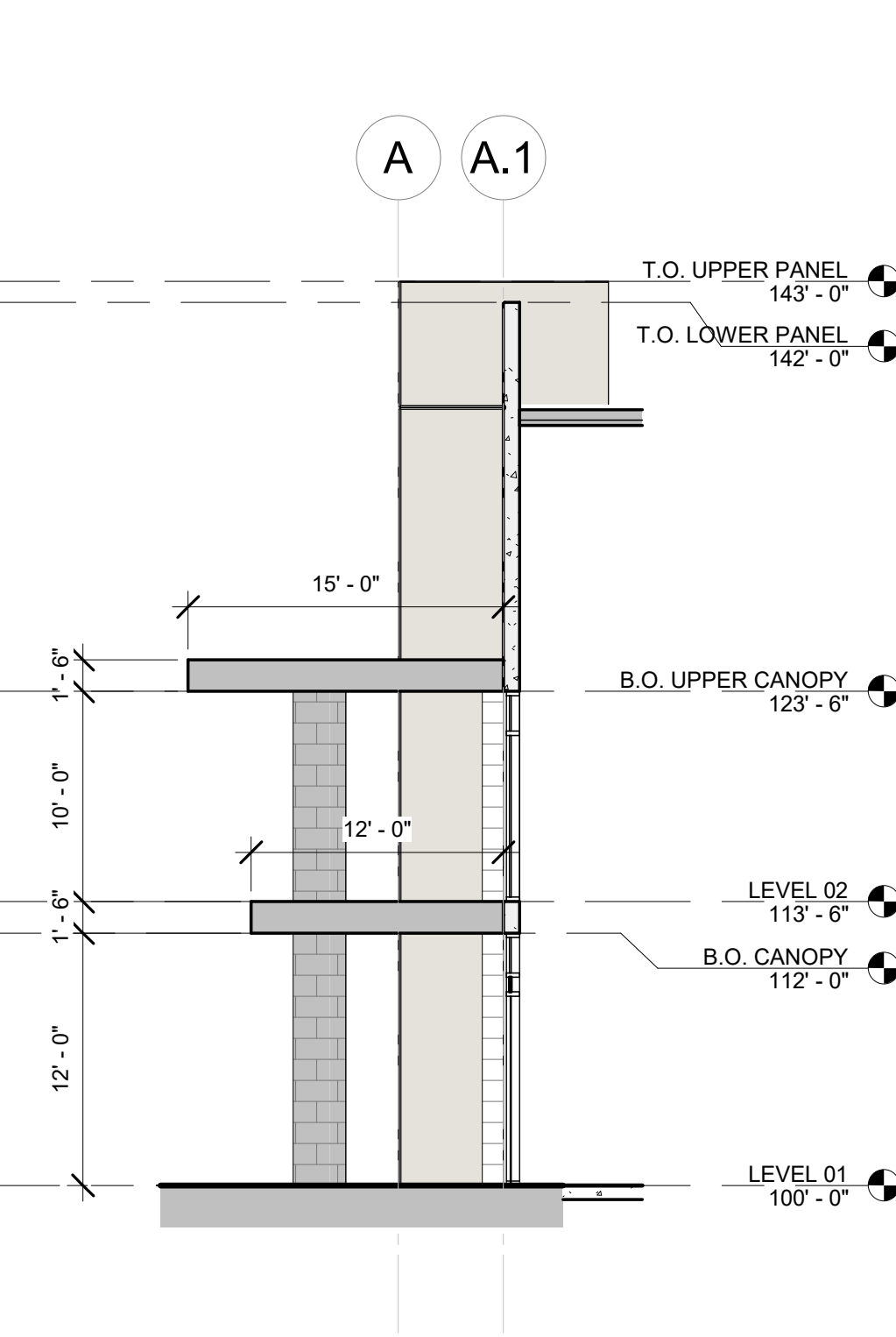
6 DUMPSTER - EAST
SCALE: 1/8" = 1'-0"



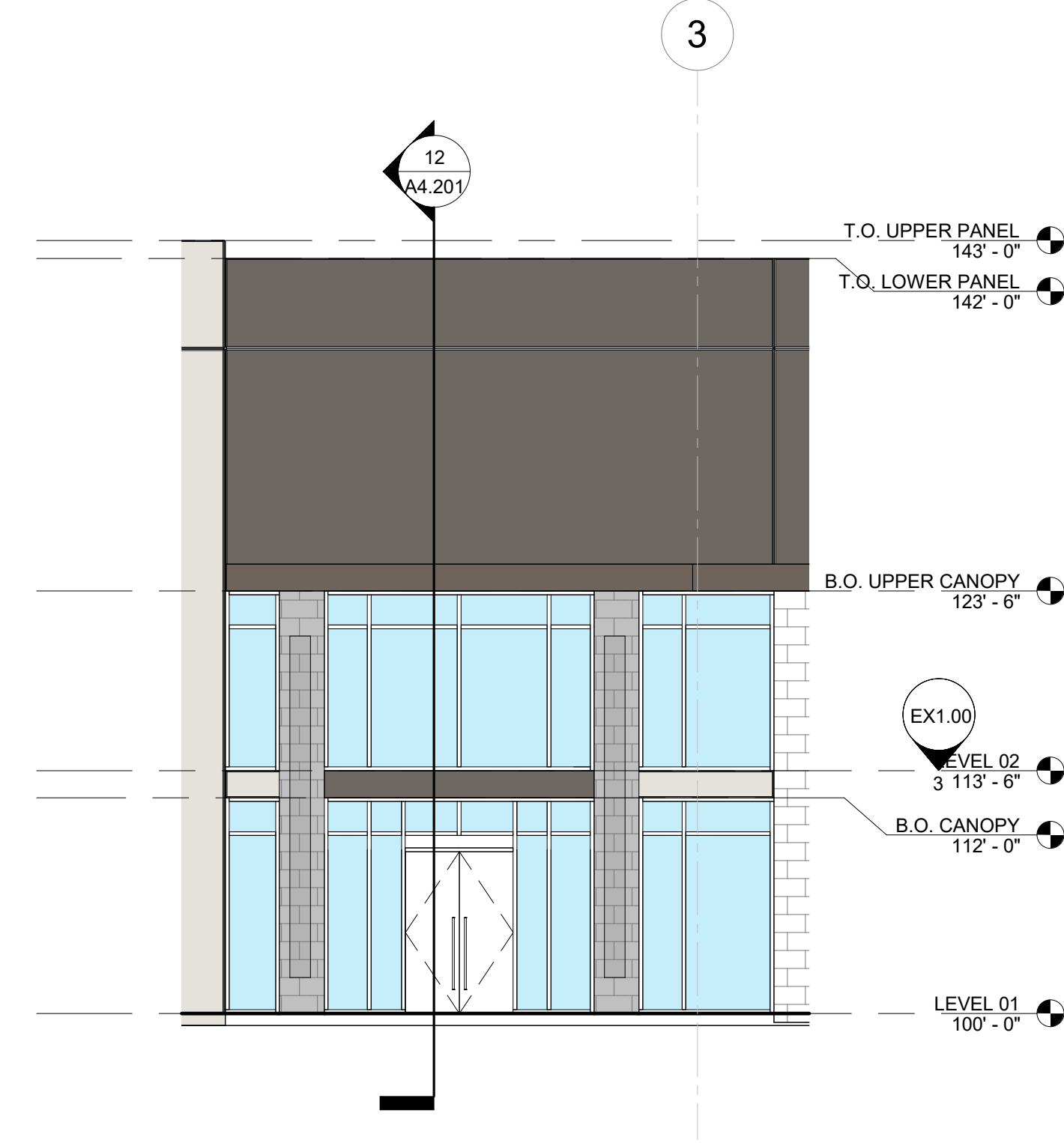
9 DOCK ELEVATION
SCALE: 1/8" = 1'-0"



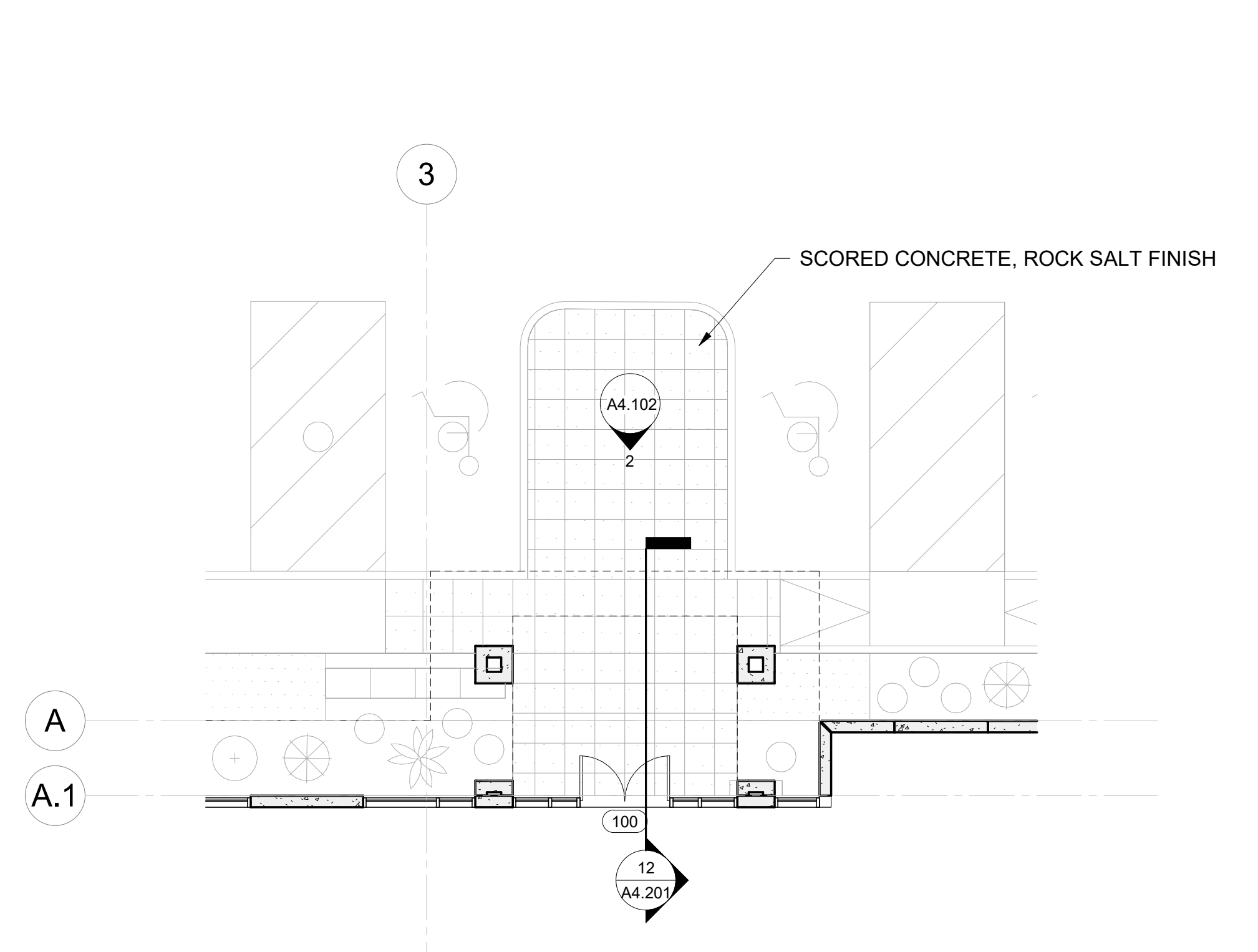
11 DOCK SECTION
SCALE: 1/8" = 1'-0"



12 ENTRY SECTION
SCALE: 1/8" = 1'-0"



13 ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



14 PLAN - ENTRY
SCALE: 1/8" = 1'-0"



PLANNING & ZONING COMMISSION AGENDA J.1. REGULAR ITEM(S)

DATE: August 26, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **Consider a Site Plan (SP23-0018 – St. Philip Catholic Church, Phases 2 & 3) to expand a religious assembly/institution use with a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval for phases 2 and 3 of an existing religious assembly/institution use building to be located on Lot 1 of the St. Philip the Apostle Catholic Church Addition. The property is approximately 39.4 acres and is zoned for Agricultural uses. The existing zoning allows religious assembly/institution by right. On October 7, 2019, Town Council approved the Phase 1 site plan with an exception for additional building height.

Phase 2 construction includes:

- A new Parish Life Center building northwest of the existing church building
- A new parking lot west of the Parish Life Center
- A new parking lot southwest of the existing church building
- Expansion of the Columbarium, located north of the church building
- Addition of parking spaces near the turn-around north of the church building

Phase 3 construction includes:

- Expansion of the church Sanctuary building to the east
- Expansion of the Parish Life Center, including a Chapel
- Expansion of the parking lot west of the Parish Life Center
- Addition of parking spaces on the northernmost access drive
- Addition of a fire lane south of the church Sanctuary building

- Addition of circulation drive west of the existing parking lot

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 758 with an additional 588 overflow seats temporarily located within the Parish Hall until the completion of Phase 3. Based on these numbers, the required parking is 449 spaces, and the site plan depicts 471 parking spaces, which is within the allowable 30 percent deviation.

With Phase 3 expansion, the main Sanctuary will consist of 1,534 seats which requires 512 parking spaces. The site plan depicts 630 parking spaces, which is within the allowable 30 percent deviation. Access to the subject site is from Cross Timbers Road to the north and Walshingham Drive to the south.

The landscape plan depicts required street buffer, street yard, and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevation utilizes a combination of stone, brick, and stucco that matches the Phase 1 building and in colors complying with the Town's Urban Design Plan.

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 a commercial septic system to serve the proposed development.

The applicant has indicated that the site will be developed in phases. Per Section 78-282, Dormant Projects, of the Town code of ordinances, the site plan will expire if without activity for a period of five years after approval. If expired, the applicant would be required to file a new site plan application.

III. EXCEPTIONS:

A. 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 or the mean height for a pitched roof. 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.

The applicant is requesting an exception for the church building expansion to allow a peak height of 80-feet. Typically, the exception would be based on the mean height, however, the applicant has requested that the exception be based on the peak height. Per the applicant's letter of intent, this is to match the existing building which previously received a height exception to allow for a peak building height of 80 feet and a tower height of 120 feet.

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 proposed church is 80 feet, which requires a compatibility

setback of 400 feet measured from the western property line. The proposed parish center building is setback approximately 752.39 feet from the western property line.

BOARD REVIEW/CITIZEN FEEDBACK:

ENVIRONMENTAL CONSERVATION COMMISSION

On July 2, 2024, the Environmental Conservation Commission (ECC) recommended approval of a request by the applicant to remove specimen trees #7158 and #7159 and recommended denial of a request by the applicant to remove tree #4726. The item was forwarded to the Town Council for consideration. The ECC meeting can be viewed here:

<https://flowermoundtx.new.swagit.com/videos/309479?ts=620>

TOWN COUNCIL

On July 15, 2024, the Town Council approved a request by the applicant to remove specimen trees #7158 and #7159 and denied of a request by the applicant to remove tree #4726. The Town Council meeting can be viewed here:

<https://flowermoundtx.new.swagit.com/videos/310206?ts=10863>

As a result of this decision, the applicant revised their plans to retain tree #4726 as reflected in the site plan package.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SP23-0018: St. Philip Catholic Church Phase II & III



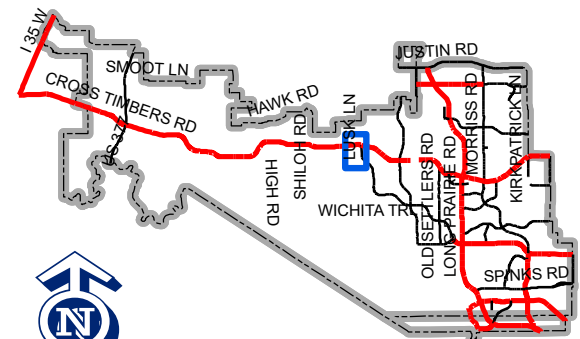
LEGEND

 Agriculture

 Subject Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 500 1,000 2,000 Feet

Initial LOI September 20, 2023
REVISED LOI NOVEMBER 6, 2023
REVISED LOI FEBRUARY 15, 2024
REVISED LOI AUGUST 17, 2024

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

Subject: **Letter of Intent for Site Plan Application and Amended Record Plat**
 St. Philip the Apostle Catholic Church Campus Additions – Phases 2 and 3
 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 related plans with the Town of Flower Mound.

Phase 1 of the campus was completed in February 2022. The Church is now embarking on campus expansion for the next two (2) phases. The specifics of each phase are as follows:

Phase 2 construction includes:

- a new Parish Life Center building northwest of the existing church building
- a new parking lot west of the Parish Life Center
- a new parking lot southwest of the existing church building
- expansion of the Columbarium, located north of the church building
- addition of parking spaces near the turn-around north of the church building

Phase 3 construction includes:

- expansion of the church Sanctuary building to the east
- expansion of the Parish Life Center, including a Chapel
- expansion of the parking lot west of the Parish Life Center
- addition of parking spaces on the northern most access drive
- addition of a fire lane south of the church Sanctuary building
- addition of circulation drive west of the existing parking lot.

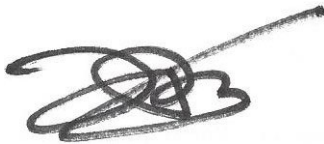
The timing for Phase 2 is immediate as soon as funds have been raised. We anticipate construction to start in 2025. The timing of Phase 3 is unknown, but expect it could possibly occur in the next 3 to 5 years.

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

- Height exception. The maximum height for Agriculture (A) district is 35 feet. We are requesting a building height for the Phase 3 church building expansion of 80'-0", which matches the existing church peak gable height.

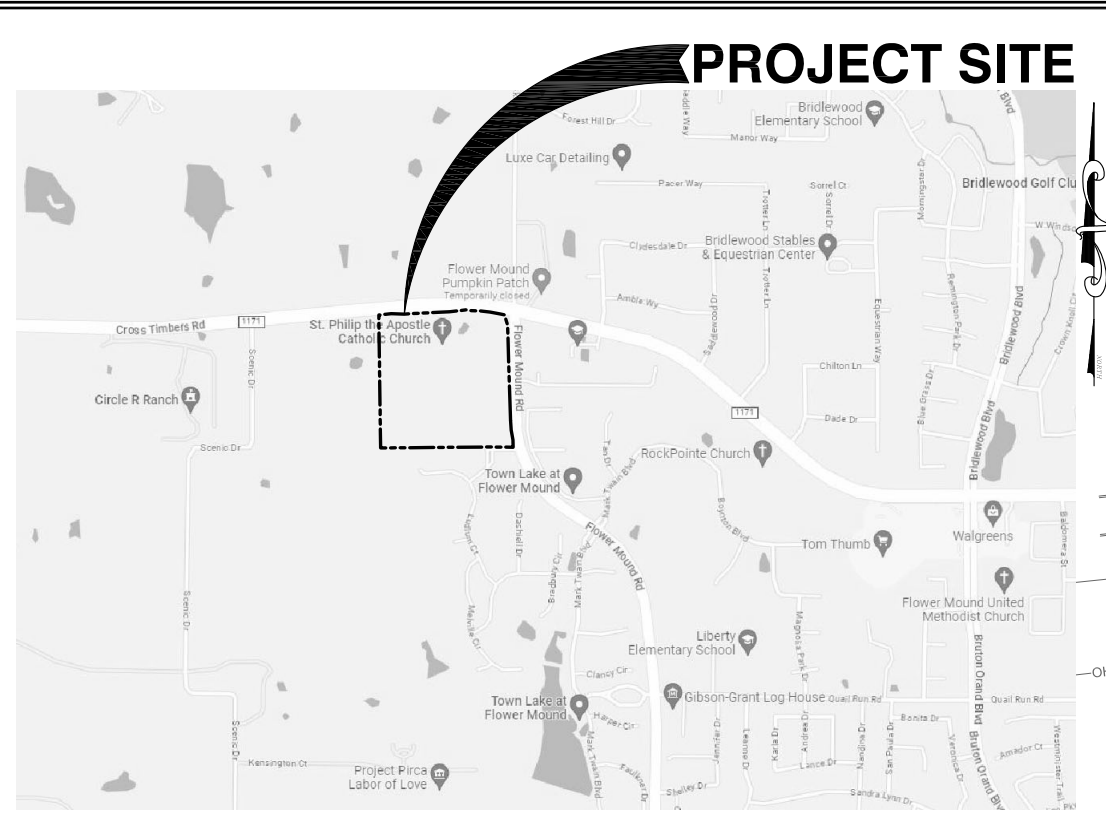
Please let us know if you have any questions. We look forward to working with the Town of Flower Mound on this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jeff Miles', with a long, sweeping horizontal line extending to the right.

Jeff Miles
St. Philip the Apostle Catholic Church
Building Committee Member
Cell 214.402.0010, jmiles@milesdevcon.com

Cc. Phil Armentrout, Martsolf Architecture, 817.820.0005, phil@martsolfarch.com
John Bezner, Civil Point Engineers, Inc., 972.554.1100, john@civilpt.com



VICINITY MAP
(NOT TO SCALE)

MASTER PLAN FEATURES	
Land Use Plan	Institutional / Cross Timbers Conservation Development District
Urban Design Plan	Cross Timbers Conservation Development District
Parks and trails	15' Equestrian Trail along Flower Mound Rd 8' Hike & Bike Trail along Cross Timbers Rd
Open Space Plan	N/A
Thoroughfare Plan	Flower Mound Rd: Urban Minor Arterial - 90' ROW Cross Timbers Rd (FM 1171): Major Arterial - Variable Width Walsingham Dr: Rural Collector - 70' ROW
Water Plan	6" water line to Life Center
Wastewater Plan	N/A - Septic System Required
Economic Impact	N/A

PHASE 2 SITE DATA TABLE

Physical Address	5201 Cross Timbers Rd
Net Site Area (per Plat)	39.37 ac. / 1,714,625 s.f.

Zoning	A
Current use	Agriculture

Lot Coverage Data	
• Building Coverage	1.93% / 33,026 s.f.
• Impervious Area	17.56% / 301,014 s.f.
• Pervious Area	80.52% / 1,387,327 s.f.

Parking Summary	Required	Provided
Surface Parking		
• Sanctuary (758 seats)	253	471
• Overflow (588 seats)	196	—
• Handicap	9	27
Total Parking	449	471

Building Data - Church	
• Building	3 stories
• Peak Height	80' - 0"
• Mean Height	64' - 6"
• Tower Height	120' - 0"
• Total Square Footage	25,670 s.f.

Building Data - Parish Life Center	
• Building	2 stories
• Peak Height	35' - 8"
• Mean Height	35' - 8"
• Total Square Footage	24,674 s.f.

PHASE 3 SITE DATA TABLE

Physical Address	5201 Cross Timbers Rd
Net Site Area (per Plat)	39.37 ac. / 1,714,625 s.f.

Zoning	A
Current use	Agriculture

Lot Coverage Data	
• Building Coverage	2.43% / 41,598 s.f.
• Impervious Area	20.97% / 359,569 s.f.
• Pervious Area	76.60% / 1,320,200 s.f.

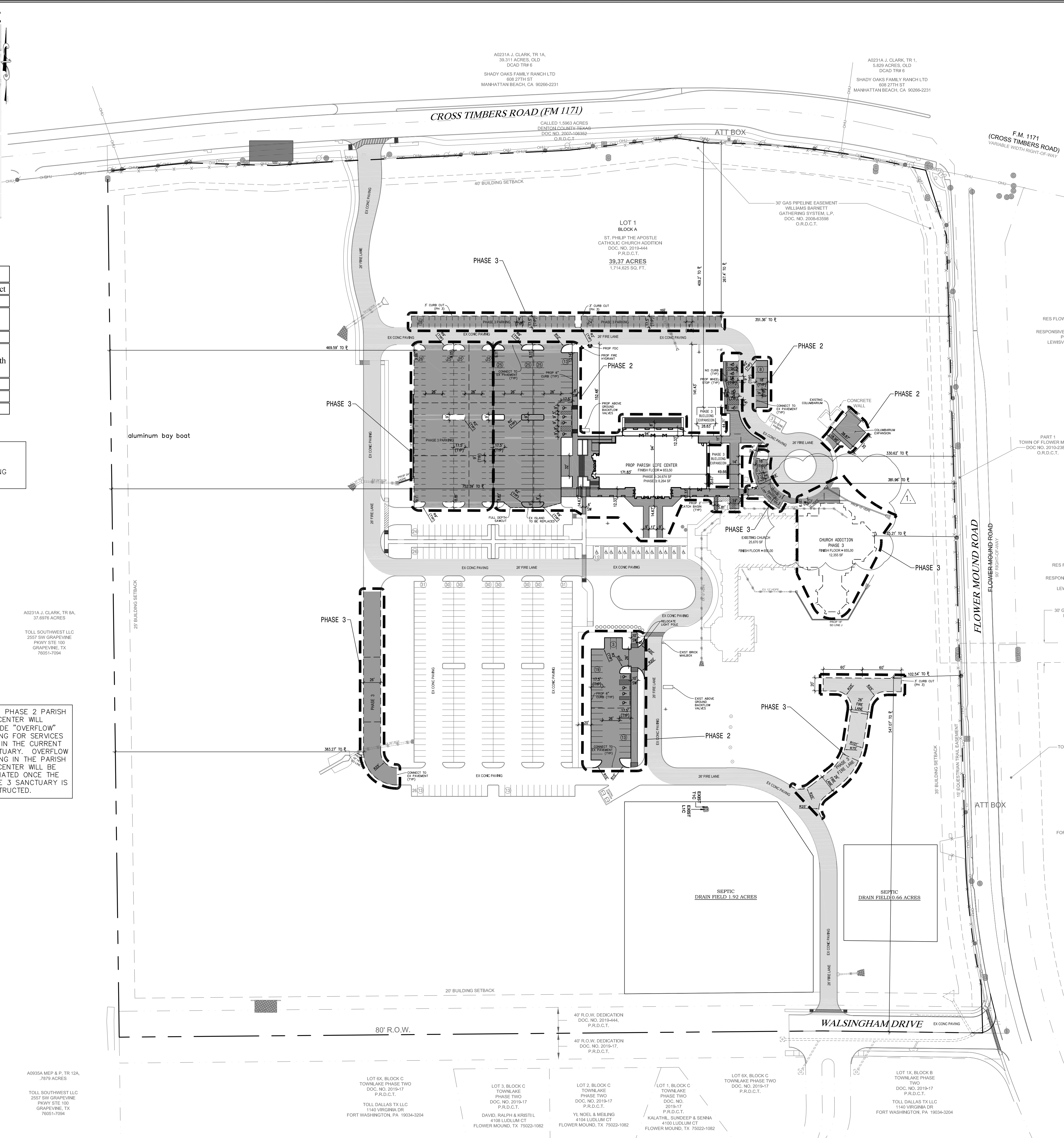
Parking Summary	Required	Provided
Surface Parking		
• Sanctuary (1,534 seats)	512	630
• Handicap	15	19
Total Parking	512	630

Building Data - Church	
• Building	3 stories
• Peak Height	80' - 0"
• Mean Height	64' - 6"
• Tower Height	120' - 0"
• Total Square Footage	38,025 s.f.

Building Data - Parish Life Center	
• Building	2 stories
• Peak Height	35' - 8"
• Mean Height	35' - 8"
• Total Square Footage	32,938 s.f.

EXISTING PHASE 1 PARKING:
334 TOTAL PARKING SPACES PROVIDED

NOTE: PHASE 2 PARISH LIFE CENTER WILL PROVIDE "OVERFLOW" SEATING FOR SERVICES HELD IN THE CURRENT SANCTUARY. OVERFLOW SEATING IN THE PARISH LIFE CENTER WILL BE ELIMINATED ONCE THE PHASE 3 SANCTUARY IS CONSTRUCTED.



LEGEND

- FIRE LANE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED REMOTE FDC
- PROPOSED PAVEMENT

NOTES:

- 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.
 - 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.
 - 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.
 - 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.
- 8-12-24 REMOVED PHASE 3 PAVING FOR TURNAROUND.
- REMOVED WOOD FENCE AROUND SEPTIC TANKS AND EQUIPMENT.

OWNER
MICHAEL F. OLSON, S.T.D., BISHOP OF
THE CATHOLIC DIOCESE OF FT WORTH
800 W LOOP 820 SOUTH
FORT WORTH, TX 76108
817-945-9311

ENGINEER
CIVIL POINT ENGINEERS, INC
5900 S LAKE FOREST DR, STE 300
MCKINNEY, TX 75070
972-554-1100

5900 S LAKE FOREST DR
SUITE 300
MCKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBPE Firm #9723

CIVIL POINT
ENGINEERS

PROJECT NAME: **PHASE 2**
ST. PHILIP
CATHOLIC CHURCH
FLOWER MOUND, TEXAS
DENTON COUNTY

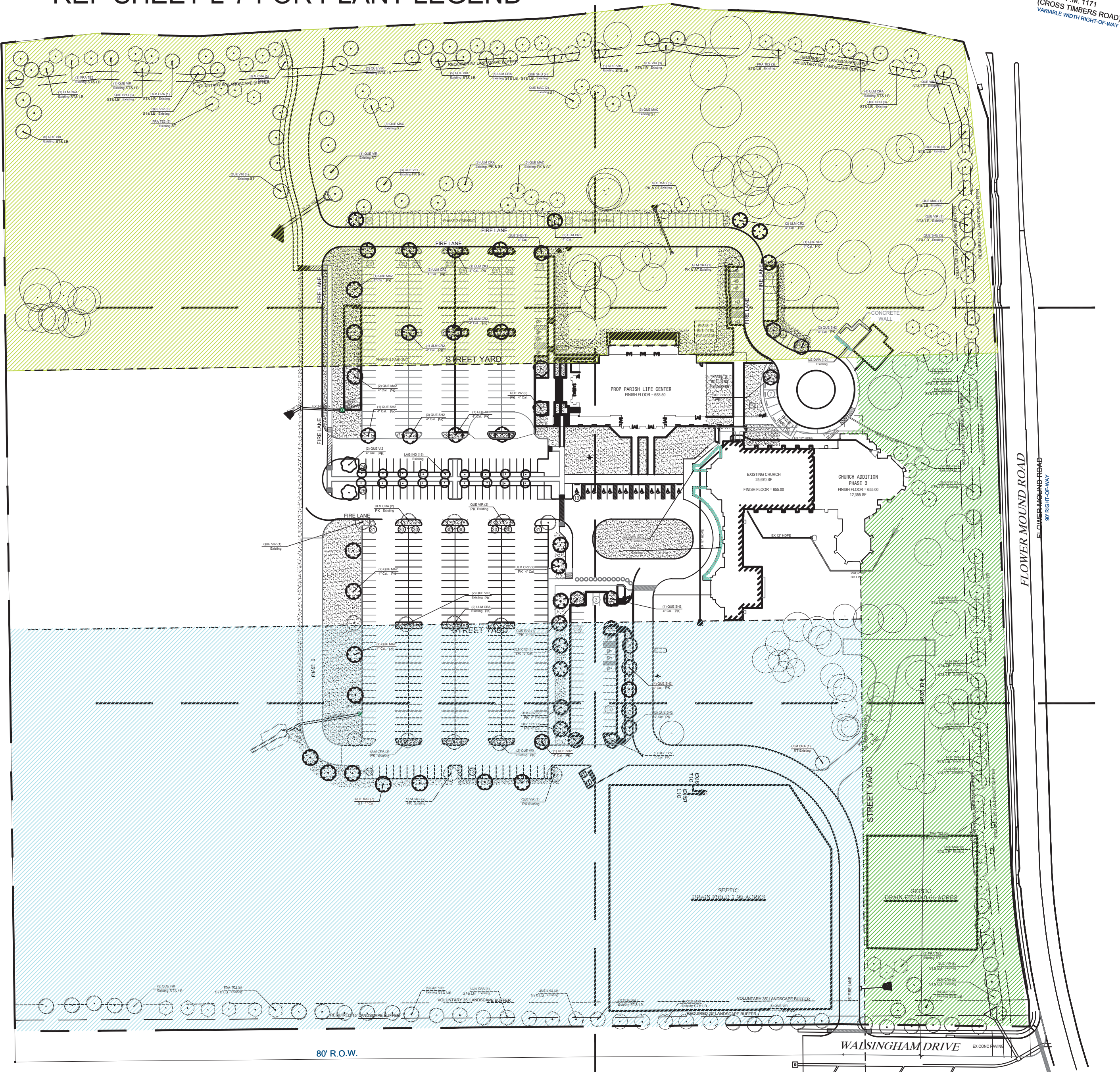
SHEET TITLE: **OVERALL SITE PLAN**

DATE 7-25-24
SCALE 1" = 60'
SHEET **3**
OF **17**

OWNER
MICHAEL F. OLSON, S.T.D., BISHOP OF
THE CATHOLIC DIOCESE OF FT WORTH
800 W LOOP 820 SOUTH
FORT WORTH, TX 76108
817-945-9311

ENGINEER
CIVIL POINT ENGINEERS, INC
5900 S LAKE FOREST DR, STE 300
MCKINNEY, TX 75070
972-554-1100

REF SHEET L-7 FOR PLANT LEGEND



NOTE:

- ANY RECENTLY PLANTED TREE THAT IS DETERMINED TO REQUIRE REMOVAL DUE CONSTRUCTION OR GRADING SHALL BE RELOCATED TO A NEARBY LOCATION.
- EXISTING TREE BUBBLER SHALL BE CAPPED TO ALLOW FOR EXISTING IRRIGATION TO REMAIN OPERATIONAL.
- TREES SHALL BE STORED IN A SAFE LOCATION UNTIL REPLANTED.
- REFERENCE SHEET L-7 FOR DETAIL.
- UPON COMPLETION TREE BUUBLERS SHALL BE PROVIDED TO THE NEW TREE LOCATION.

PLANTING NOTES:

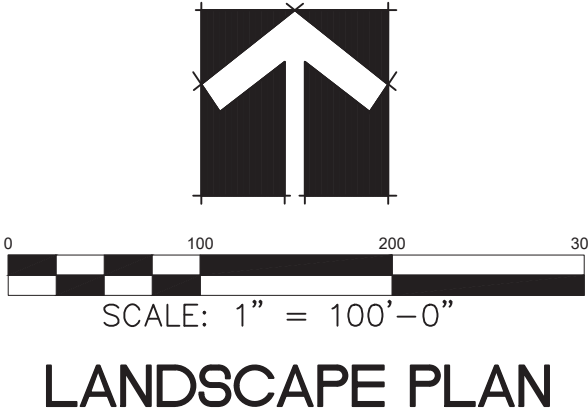
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- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
- ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
- CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
- SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
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- INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
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- BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
- PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

Street Yard Landscaping			
Standard	Total Street Yard Sq Ft	Required	Provided
Min. street yard			
Cross Timbers	50% 626682	313341	453103
Flower Mound	50% 163249	81625	163249
Walsingham	20% 598824	119765	486541
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
> 110,000 s.f. = 1 per 5,000 s.f. plus 50 trees	1388755	306 Trees	317 Total Trees = 283 Existing Trees+ 34 New Trees
Trees required to satisfy other provisions of landscaping			
Street Buffer Landscaping			
Standard	Total Street Yard	Required	Provided
	Cross Timbers	50 ft	60 ft
	Flower Mound	25 ft	50 ft
	Walsingham	15 ft.	35 ft
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 25 l.f.	Cross Timbers = 1269 l.f.	51 trees	55 trees
1 per 30 l.f.	Flower Mound = 1294 l.f.	43 trees	44 trees
1 per 30 l.f.	Walsingham = 1331 l.f.	44 trees	44 trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
45 s.f. per 12 spaces	631	2366 s.f.	4752 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	631	63 trees	63 trees
All parking spaces are located within 100 ft. of a tree.			

- ALL PARKING SPACES ARE MINIMUM OF 100 FT FROM TREE.
- PARKING LOT SCREENED FROM STREET.
- NO PROTECTED TREES SHALL BE REMOVED FROM THIS SITE EXCEPT AS APPROVED AND PERMITTED IN LANDSCAPE ORDINANCE 5.08(E). NO SPECIMEN TREES SHALL BE REMOVED FROM THIS SITE EXCEPT AS APPROVED AND PERMITTED IN LANDSCAPE ORDINANCE 5.08(F). NO MAJESTIC/HISTORIC TREES SHALL BE REMOVED FROM THIS SITE EXCEPT AS APPROVED AND PERMITTED IN LANDSCAPE ORDINANCE 5.08(G).
- ALL EXISTING TREES SHALL BE PROTECTED AS OUTLINED IN LANDSCAPE ORDINANCE 5.08(H).
- SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.
- SITE WILL BE MAINTAINED IN ACCORDANCE WITH TOWN OF FLOWER MOUND ORDINANCE 5.03(C)(6).

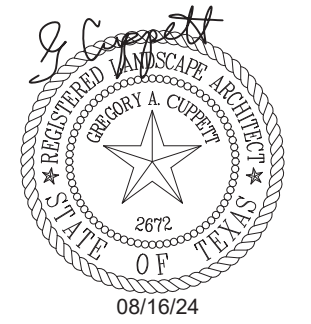
TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.



Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087
882-215-9151
POND AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

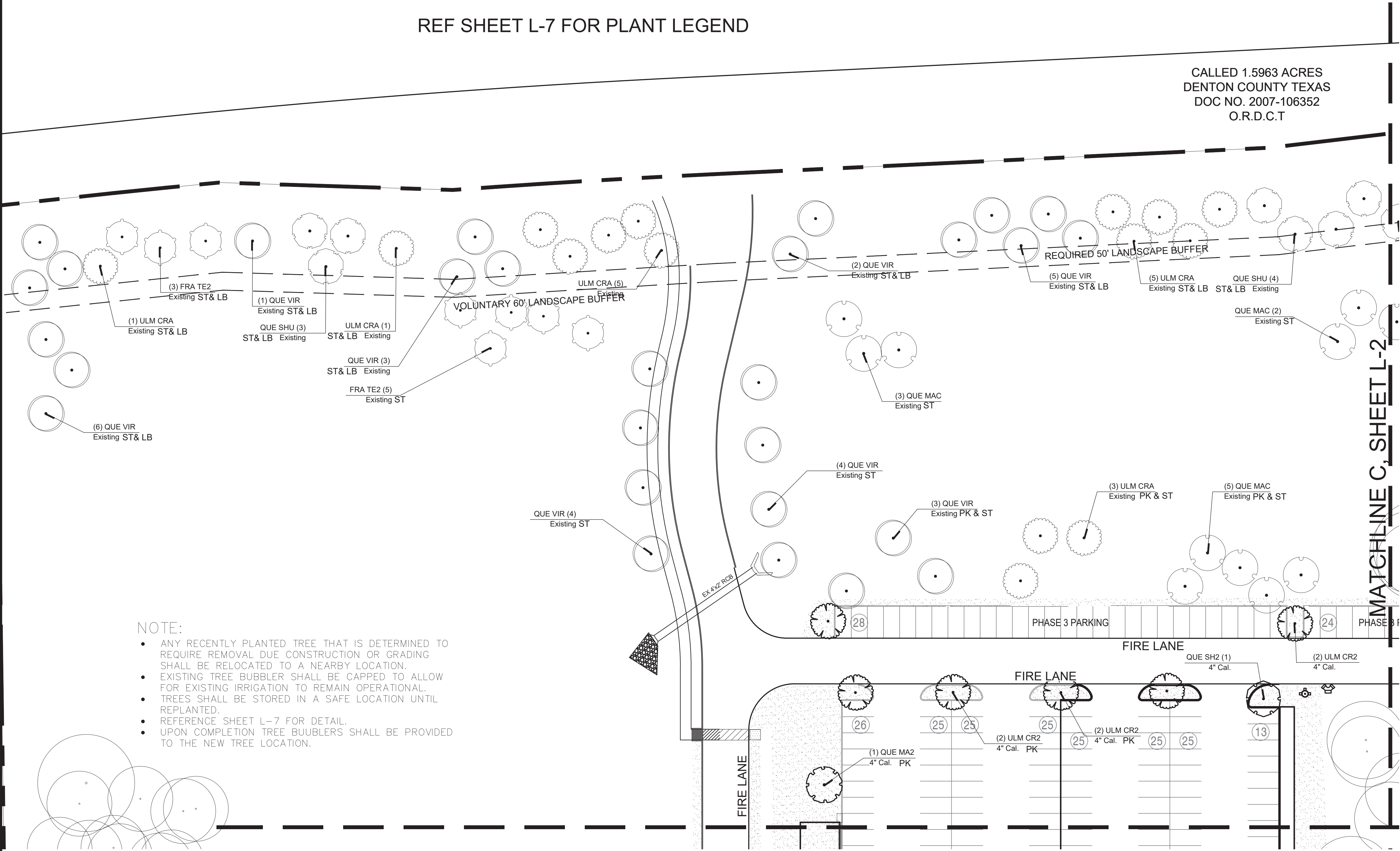


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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.
L-0

REF SHEET L-7 FOR PLANT LEGEND



- NOTE:
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MATCHLINE A, SHEET L-3

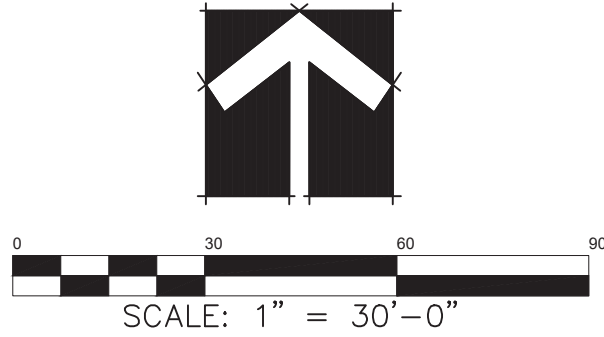
PLANTING NOTES:

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NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.



LANDSCAPE PLAN

Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087 882-215-9151
POND AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



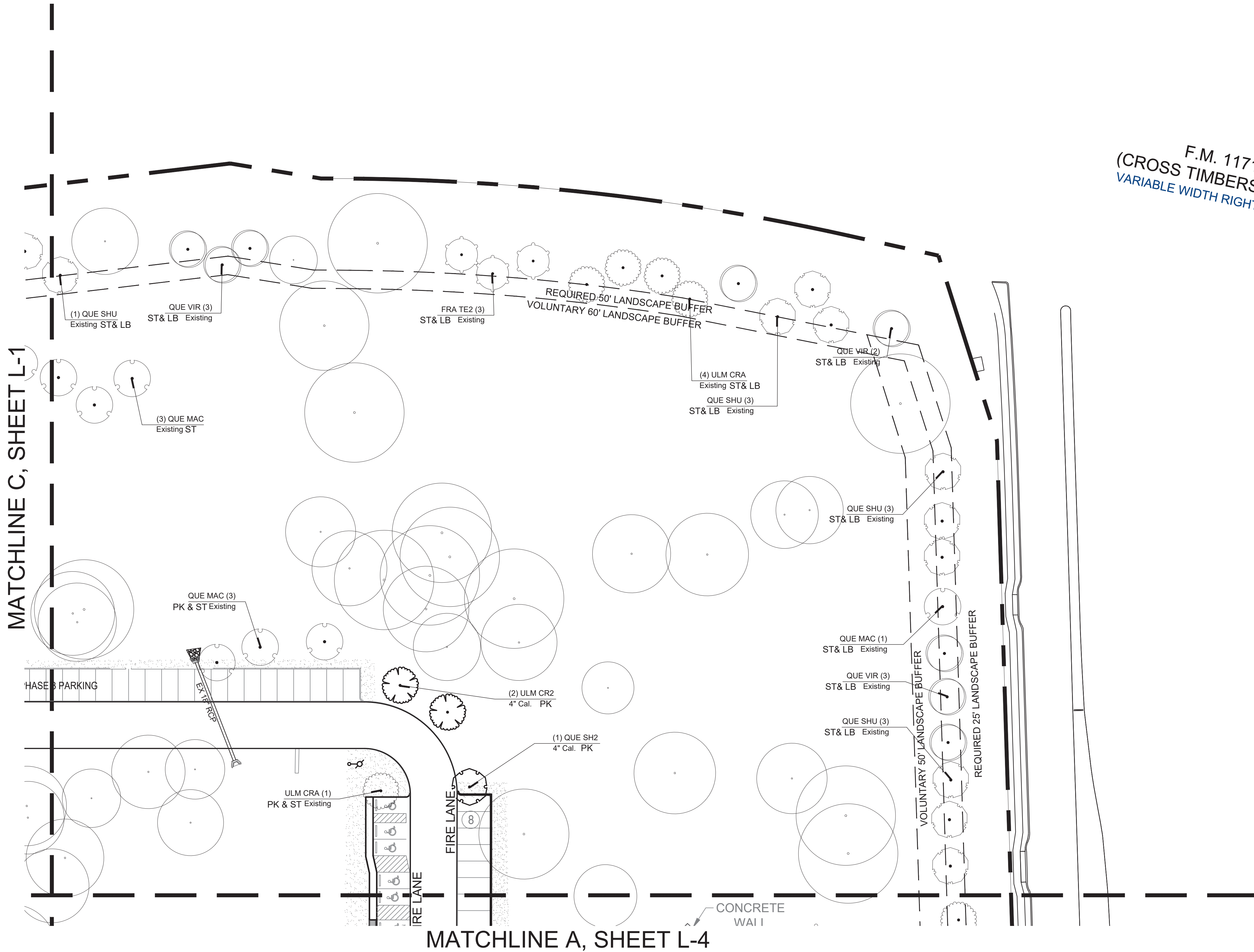
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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

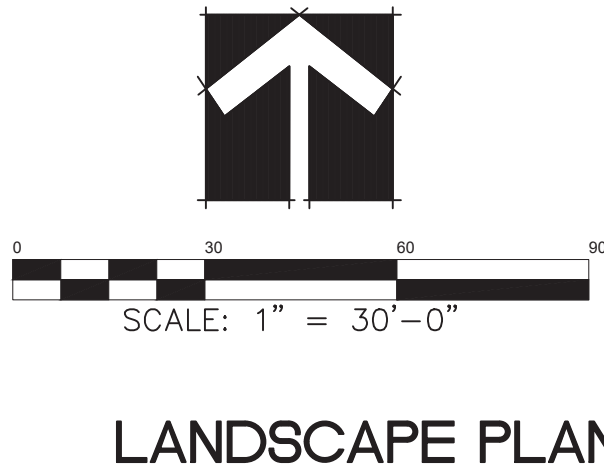
Sheet No.

L-1

REF SHEET L-7 FOR PLANT LEGEND



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Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087 882-215-9151
POND AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.
L-2

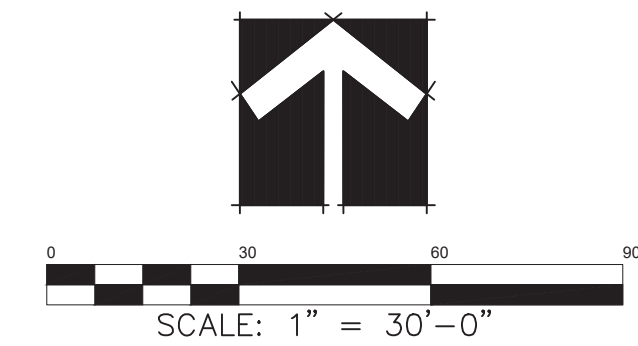
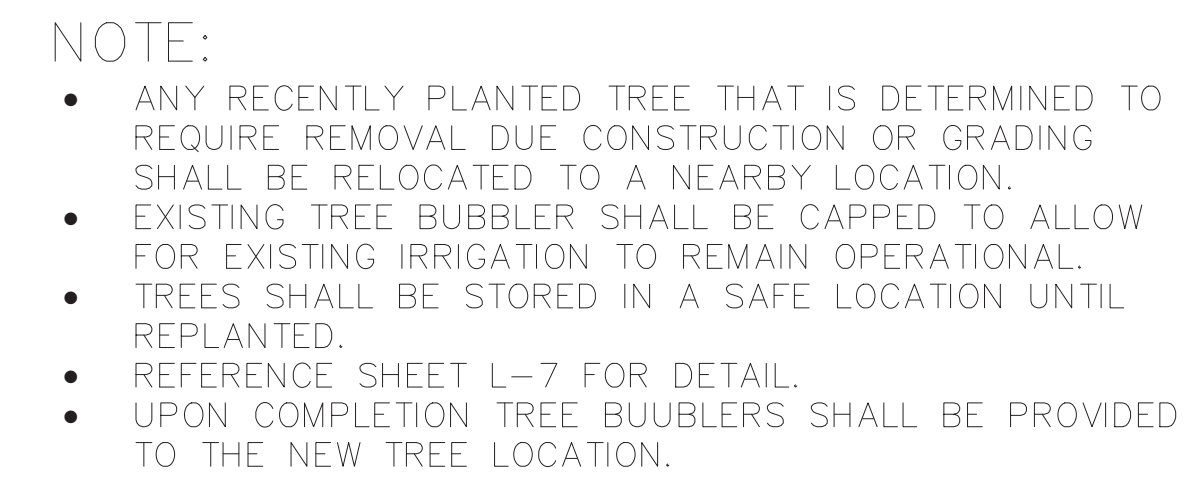


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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

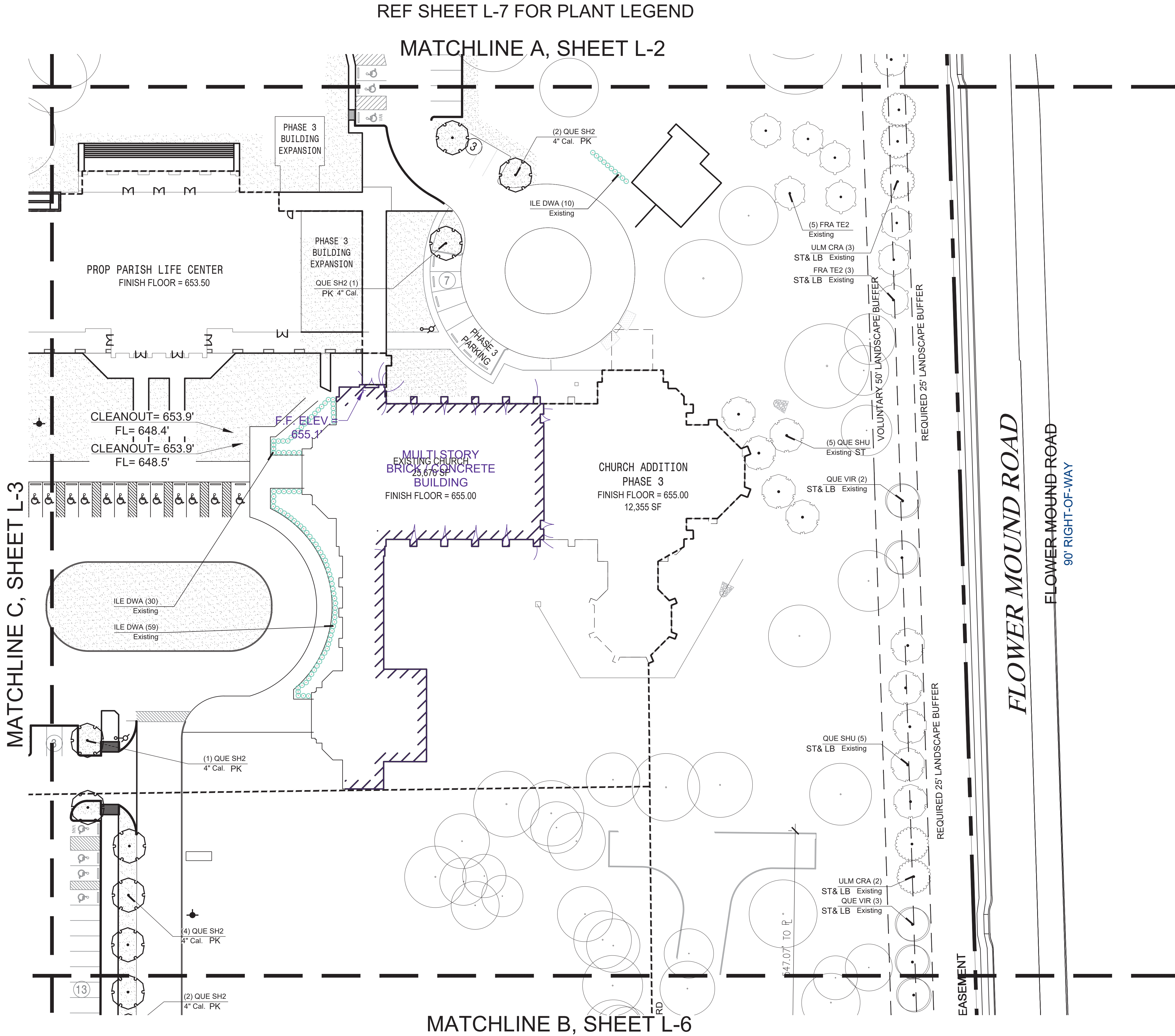
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L-3

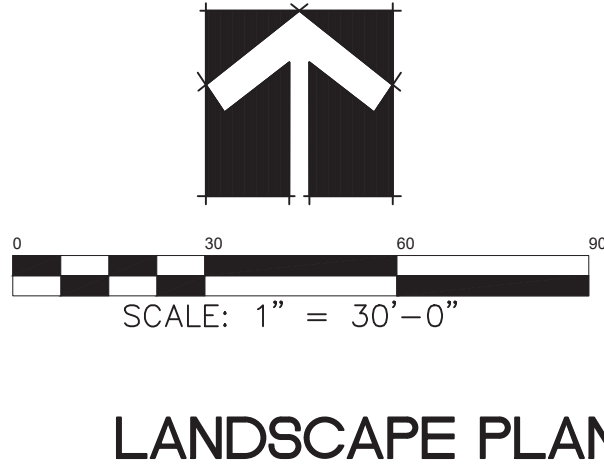


LANDSCAPE PLAN

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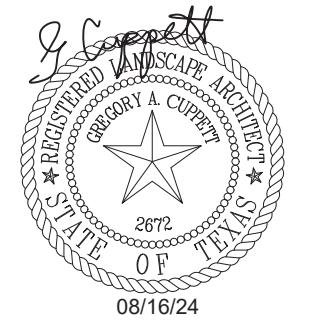


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Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

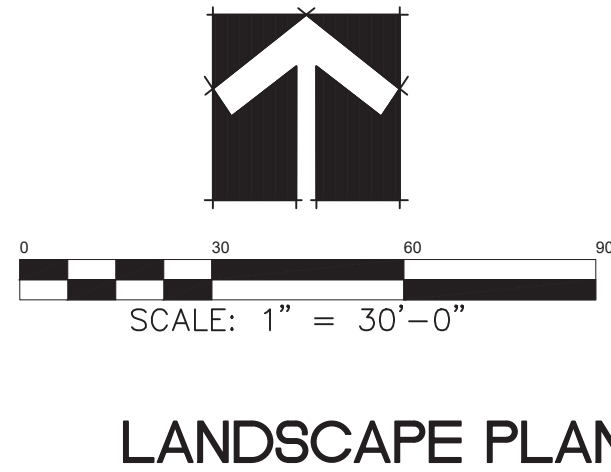
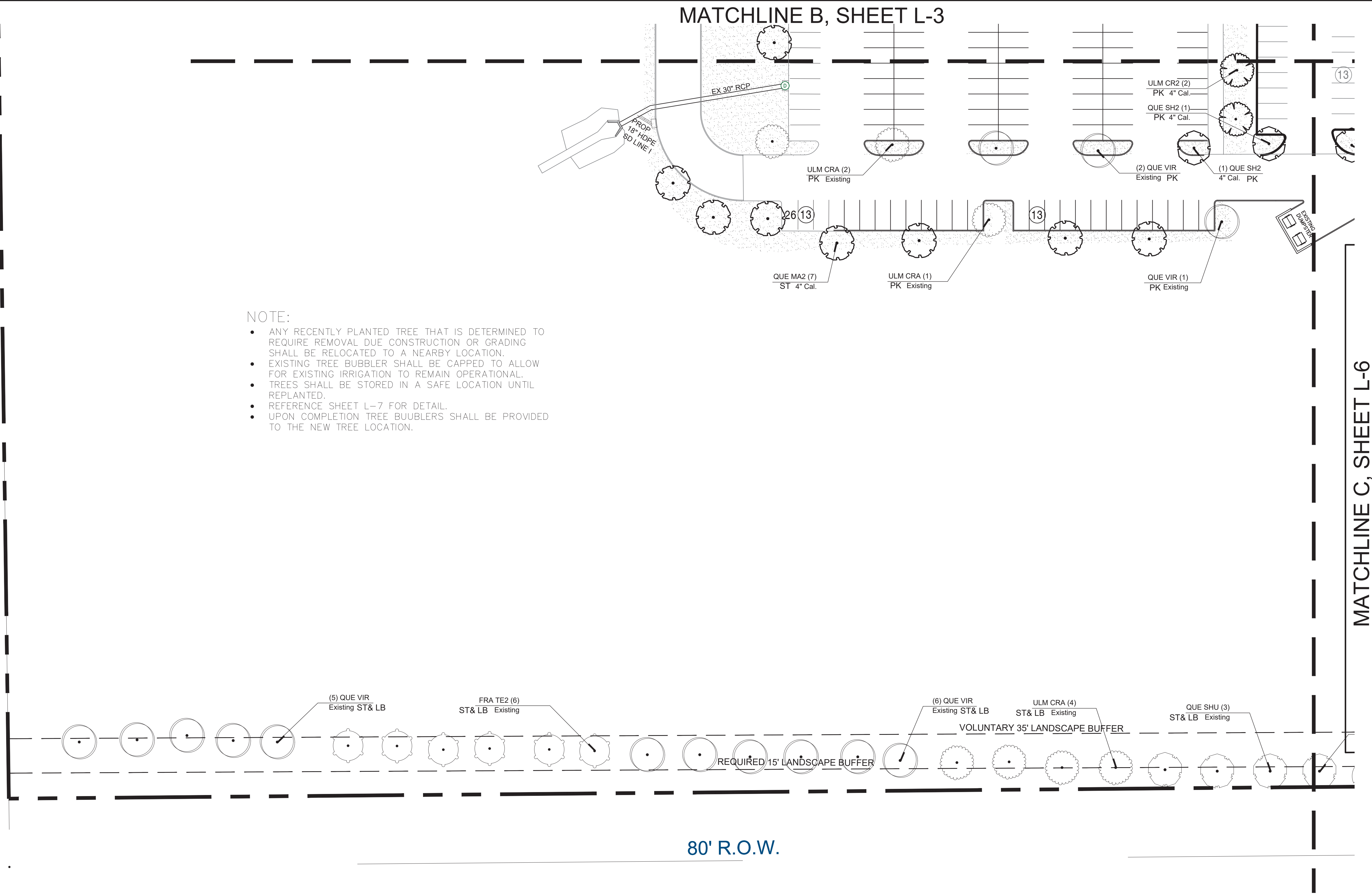
FAIN CUPPET
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
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882-215-9151
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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.
L-4



Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

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LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087
882-215-9151
Paved and Open Space Planning • Landscape Architecture • Irrigation Design



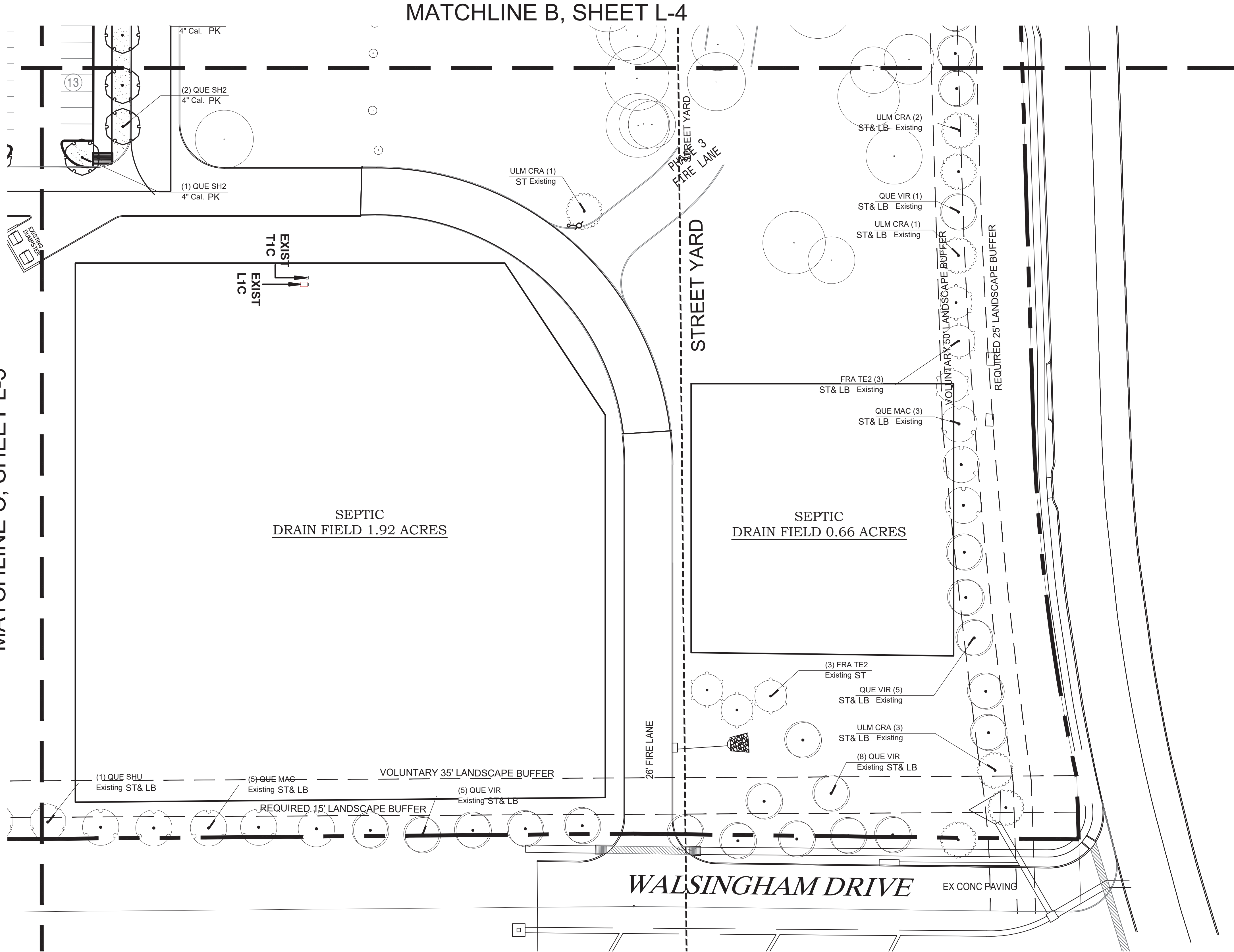
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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

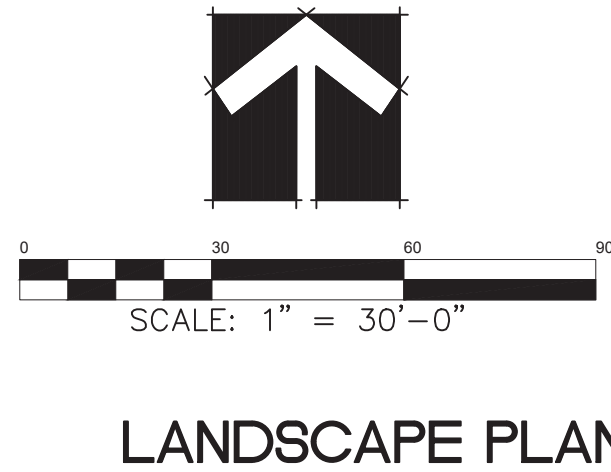
Sheet No.

L-5

MATCHLINE C, SHEET L-5



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- ANY RECENTLY PLANTED TREE THAT IS DETERMINED TO REQUIRE REMOVAL DUE CONSTRUCTION OR GRADING SHALL BE RELOCATED TO A NEARBY LOCATION.
 - EXISTING TREE BUBBLER SHALL BE CAPPED TO ALLOW FOR EXISTING IRRIGATION TO REMAIN OPERATIONAL.
 - TREES SHALL BE STORED IN A SAFE LOCATION UNTIL REPLANTED.
 - REFERENCE SHEET L-7 FOR DETAIL.
 - UPON COMPLETION TREE BUUBLERS SHALL BE PROVIDED TO THE NEW TREE LOCATION.



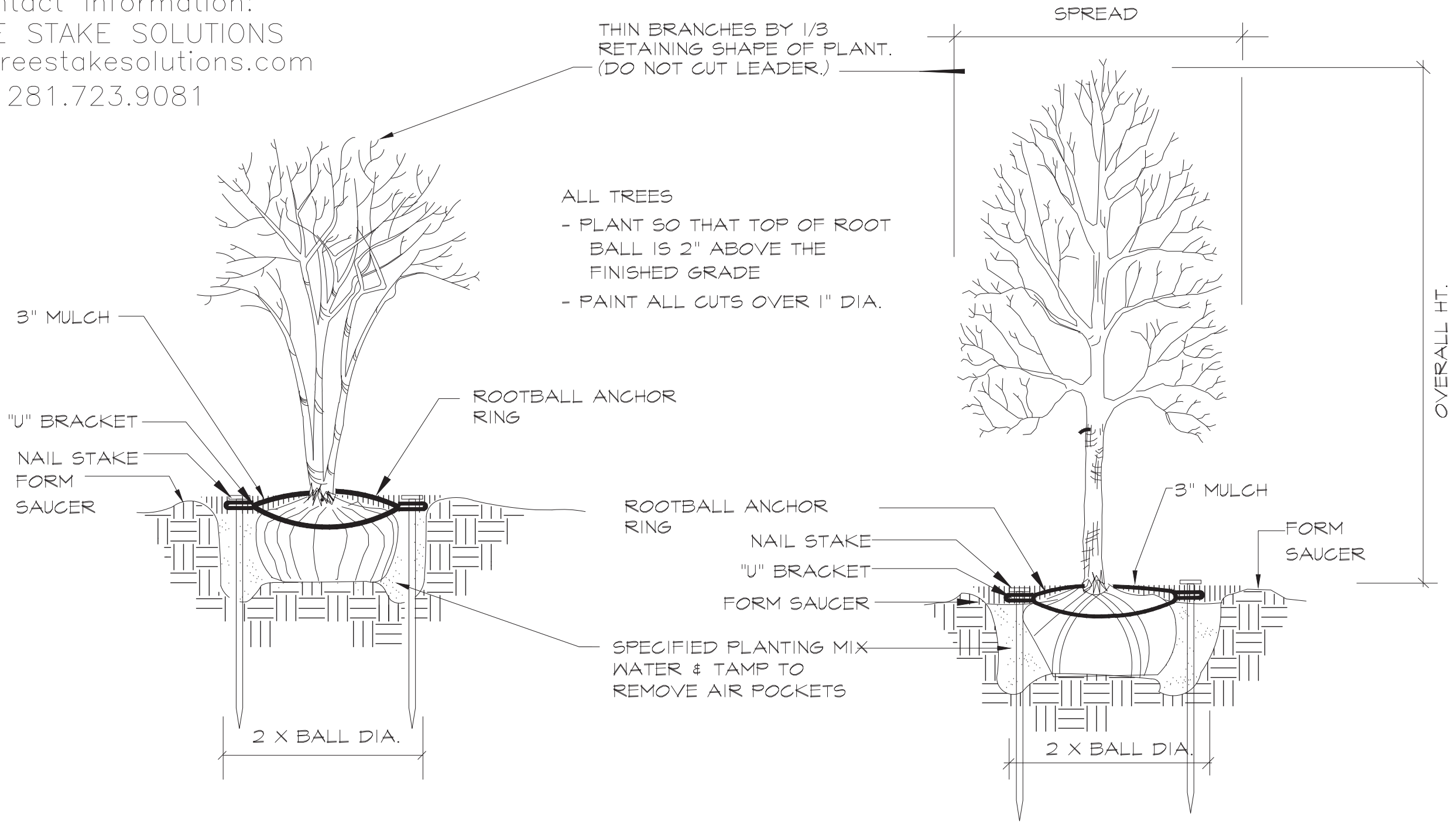
Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087
882-215-9151
PAPER AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

St. Phillip's
PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

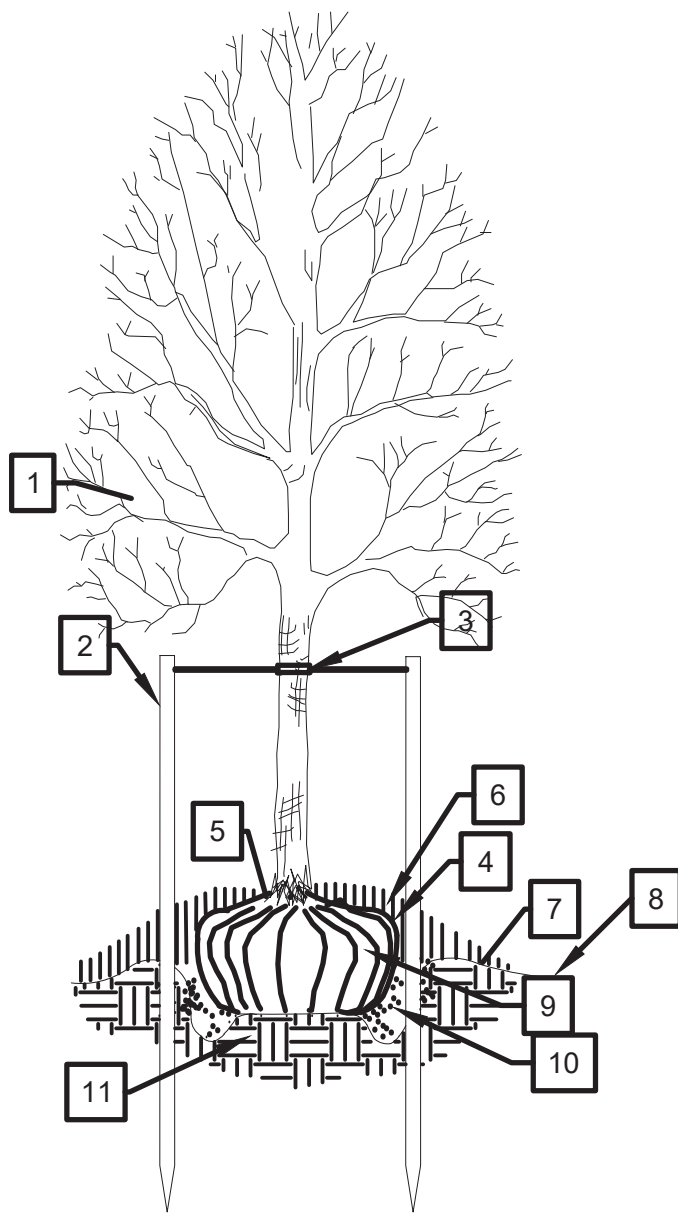
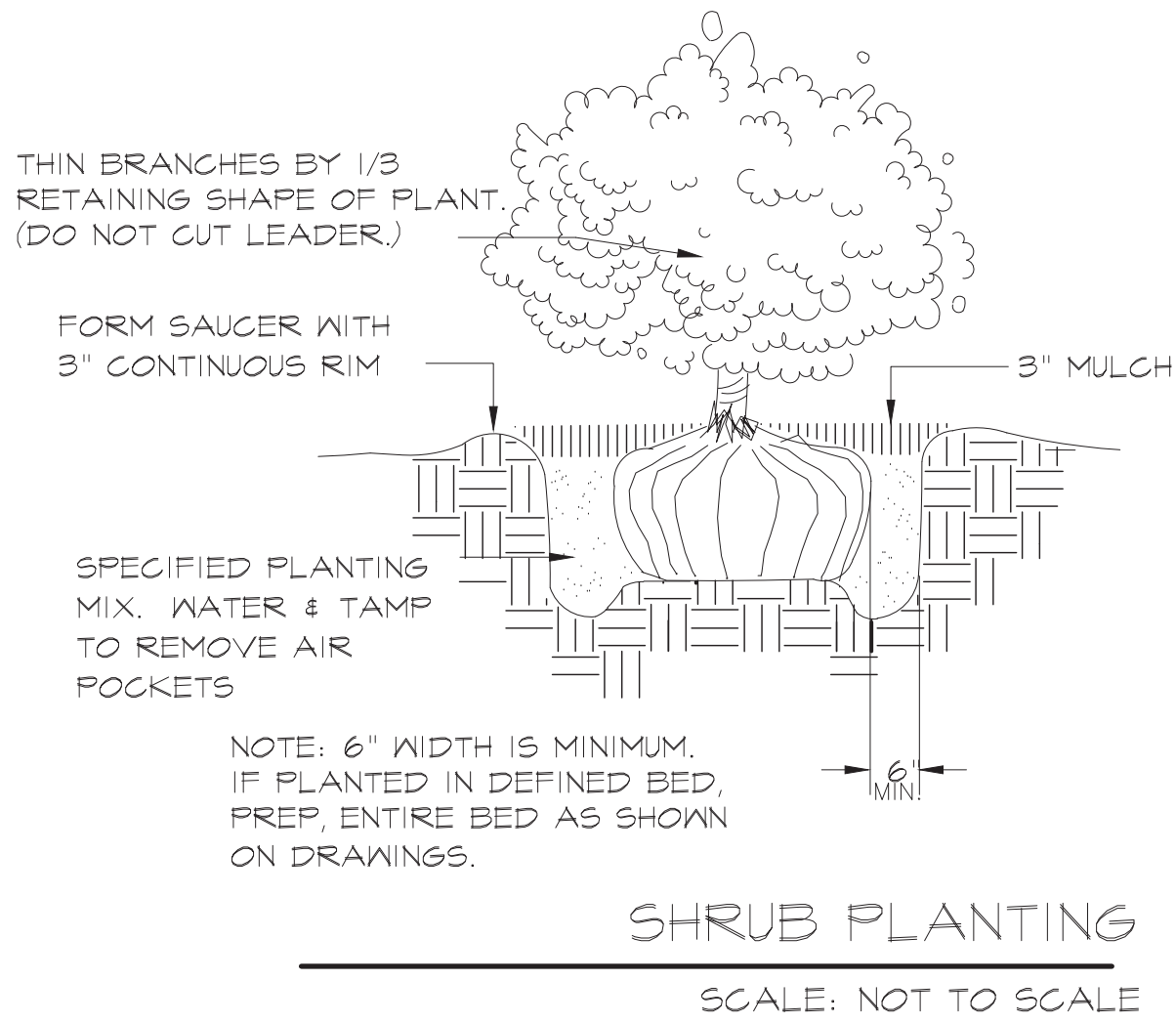
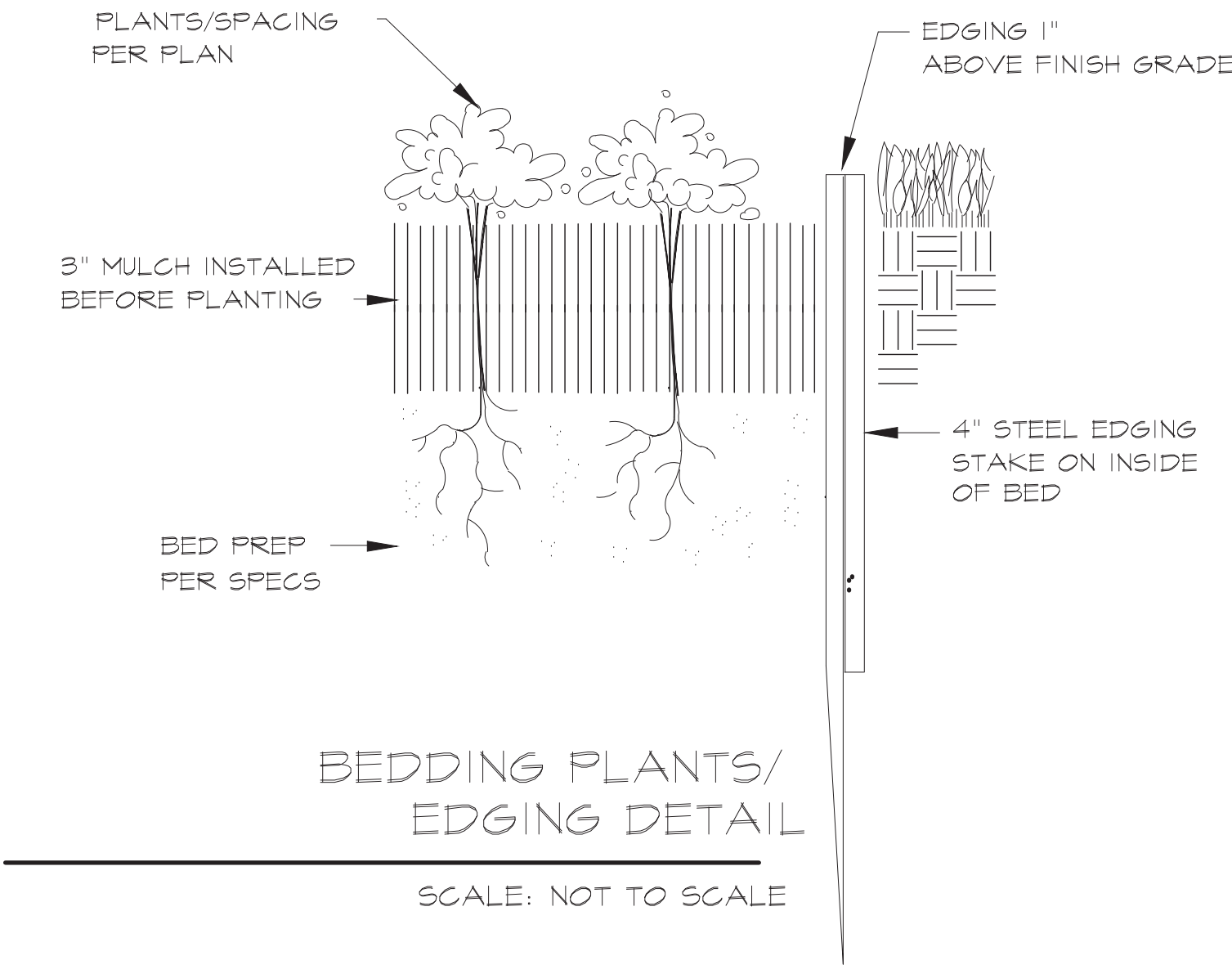
Sheet No.
L-6

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
281.723.9081



STAKING FOR MULTI-TRUNK TREES &
TREES 2" CAL. & UNDER
SCALE: NOT TO SCALE

TREE PLANTING
OVER 2" CALIPER
SCALE: NOT TO SCALE



NOTE:

- REMOVE TREE WITH 2' ROOT BALL.
- BURLAP ROOT BALL AFTER DIGGING.
- REMOVE ONE THIRD OF THE OLDER LEAVES AT TIME OF DIGGING. TIE REMAINING LEAVES WITH BIODEGRADABLE TWINE.
- DURING STORAGE: ROOT BALL, TRUNK AND FOLIAGE SHOULD BE MOISTENED ONCE A DAY.
- STORE TREE OUT OF DIRECT SUN. TEMPORARILY "HEEL IN" ROOT BALLS UNDER A LAYER OF MULCH FOR DURATION OF STORAGE PERIOD.
- PLANT TREE NO DEEPER THAN PREVIOUSLY PLANTED. THE ROOT INITIATION ZONE AT THE BASE OF TRUNK SHOULD BE LEVEL WITH THE FINISHED GRADE.
- ALL BACKFILL SOIL SHALL BE MOISTENED DURING REPLANT FOR MAXIMUM STABILITY.
- WHEN REPLANTING, BRACE TRANSPLANTED TREE WITH
 - TWO (2) SUPPORT BRACES, SPACED APPROXIMATELY 180° APART MADE OF 2 X 2 LUMBER POSTS.
 - UNDER NO CIRCUMSTANCES SHOULD NAILS BE DRIVEN DIRECTLY INTO TREE TRUNK.
- ROOT BALL AND SURROUNDING BACKFILL SHOULD REMAIN EVENLY MOIST, BUT NEVER SATURATED DURING THE FIRST FOUR TO SIX MONTHS AFTER INSTALLATION.
- TREAT ROOT ZONE ONCE A WEEK FOR THE FIRST THREE MONTHS WITH FUNGICIDE LABELED FOR LANDSCAPE USE ON SOIL BORNE ROOT FUNGAL PATHOGENS.

TREE RELOCATION

SCALE: NONE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	FRA TE2	31	Fraxinus texensis	Texas Ash	Existing			
	LAG IND	18	Lagerstroemia indica	Crape Myrtle	Existing			
	QUE MA2	14	Quercus macrocarpa	Burr Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE MAC	25	Quercus macrocarpa	Burr Oak	Existing			
	QUE SH2	20	Quercus shumardii	Shumard Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE SHU	31	Quercus shumardii	Shumard Oak	Existing			
	QUE V12	4	Quercus virginiana	Southern Live Oak	4" Cal.	12' Height Min	As Shown	
	QUE VIR	79	Quercus virginiana	Southern Live Oak	Existing			
	ULM CR2	19	Ulmus crassifolia	Cedar Elm	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA	43	Ulmus crassifolia	Cedar Elm	Existing			
SHRUBS								
	ILE DWA	99	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Existing		36" O.C.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CYN DAC	80,728 sf	Cynodon dactylon	Bermudagrass	Solid Sod			
GROUND COVERS								

PLANTING DETAILS

Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087
882-215-9151
POND AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.
L-7

SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

- A. Scope
- Bed prep
 - Metal edging
 - Topsoil
 - Planting
 - Mulching
 - Guarantee

- B. Related Work Specified Elsewhere

- General Requirements – All locations
- Section 02740 – Irrigation Trenching
- Section 02750 – Irrigation
- Section 02800 - Lawns

1.02 QUALITY ASSURANCE

- A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

- B. Reference Standards:

- American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
- American Association Of Nurserymen: American Standard For Nursery Stock, 1973

- C. Substitutions

- Substitutions accepted only upon written approval of Landscape Architect and Owner.
- Submit substitutions possessing same characteristics as indicated on plans and specifications.

- D. Inspection and Testing

- The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
- Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
- Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

- A. Certificates

- Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
- File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. Preparation of Delivery

- Balled & Burlaped (B&B) Plants
 - Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
 - Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
 - Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.
- Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
- Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
- Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

- B. Delivery

- Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
- Deliver plants with legible identification and size labels on example plants.
- Protect during delivery to prevent damage to root ball or desiccation of leaves.
- Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
- Deliver plants to job site only when areas are prepared.

- C. Storage

- Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
- Protect from weather.
- Maintain and protect plant material not to be planted immediately upon delivery.

- D. Handling

- Do not drop plants.
- Do not damage ball, trunk, or crown.
- Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season - Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- B. Protection - Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

- A. Plant Materials

- Hardy under climatic conditions similar to locality of project.
- True to botanical and common name variety.
- Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
- Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
- Conform to measurements after pruning with branches in normal positions.
- Conform to American Association of Nurserymen standards unless shown differently on plant list.
- Trees:
 - Single, straight trunks, unless indicated otherwise
 - Trees with weak, thin trunks not capable of support will not be accepted.
 - All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
- Nursery grown stock only.
- Subject to approval of Landscape Architect.
- Seasonal color:
 - Annuals in 4" pots or as specified
 - Perennials in 4" pots, clumps, bulbs as specified

- B. Topsoil

- Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
- Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¾" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
- Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
- Test topsoil (cost by Contractor):
 - Available nitrogen
 - Available phosphorus
 - Available potash
 - Iron
 - Ph: 5.5 to 7.0
 - Decomposed organic matter: 6-10%

- C. Mulch

- Top Dressing Mulch – Shredded cypress or hard wood only
- Mulch for soil prep – Shredded pine bark
- In pre-packaged bags only; bulk shredded material is unacceptable

- D. Peat Moss Commercially available baled peat moss or approved equivalent.

- E. Staking Material

1. Stakes for tree support:

- Construction grade yellow pine, stain brown
- Size as noted on plans

2. Wires:

- Padded with rubber hose to protect tree
- Galvanized
- With galvanized turnbuckle
- Evenly tighten turnbuckles with plant in vertical position.

- F. Water

- Free of oils, acids, alkali, salt, and other substances harmful to plant growth
- Location: Furnish temporary hoses and connections on site.

- G. Sand – Washed builders sand

- H. Antidesicant – "Wilt-proof" or equal.

- I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

- D. Planting Mixture

- Existing topsoil – 50%
- Shredded pine bark – 50%
- Fertilizer 10:20:10 at 30 lb./1000 SF

- E. Planting Mix for Annuals/Perennials

- Prepare above mix
- Add 2" of sand

- F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.

- G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

- 3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

- A. Pits

- Shape - Vertical hand scarified sides and flat bottom.
- Size for trees – 2 feet wider or twice the root ball, whichever is greater.
- Size for shrubs – Size of planting bed as shown on drawings.
- Rototill soil mix thoroughly, full depth.
- NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

- B. Obstructions Below Ground

- Remove rock or underground obstructions to depth necessary to permit planting.
- If underground obstructions cannot be removed, notify Owner's representative for instruction.

- C. Excess Soil - Dispose of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

- A. General

- Set plants 2" above existing grade to allow for settling.
- Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
- Apply soil in accordance with standard industry practice for the region.
- Thoroughly settle by water jetting and tamping soil in 6" lifts.
- Prepare 3" dish outside root ball after planting.
- Thoroughly water all beds and plants.
- Stake trees and large shrubs as indicated on plans.
- Apply anti-desicant according to manufacturer's instructions.
- Apply commercially manufactured root stimulator as directed by printed instruction.
- Plant and fertilize bedding plants per trade standards.
- Apply 3" mulch top dressing.

- B. Balled Plants

- Place in pit of planting mixture that has been hand tamped prior to placing plant.
- Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
- Remove binding at top of ball and lay top of burlap back 6".
- Do not pull wrapping from under ball, but cut all binding cord.
- Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
- Backfill with planting mixture in 6" lifts.

- C. Container Grown Plants

- Place in pit on planting mixture that has been hand tamped prior to placing plant.
- Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
- Carefully remove plants without injury or damage to root balls.
- Backfill with planting mixture in 6" lifts.

- D. Mulching

- Cover planting bed evenly with 3" of mulch.
- Water immediately after mulching.
- Where mulch has settled, add additional mulch to regain 3" thickness.
- Hose down planting area with fine spray to wash leaves of plants.

- D. Pruning

- Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
- Make cuts flush, leaving no stubs.
- Paint cuts over 1" diameter with approved tree wound paint.
- Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

- A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

- A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

- Weeding (weekly)
- Watering (as required)
- Pruning
- Spraying
- Fertilizing
- Mulching
- Mowing (weekly)

- B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

END OF SECTION

Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions



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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.

L-8

PLANTING SPECS

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berns at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berns. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- C. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::
- Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
 - Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
 - Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- B. Area to be hydromulched with seed mix as follows:
- | | |
|------------------|-----------------|
| Tickseed | 10 pounds/acre |
| Cosmos | 15 pounds/acre |
| Ox-Eyed Daisy | 5 pounds/acre |
| Side Oats Grama | 4 pounds/acre |
| Showy Primrose | 0.5 pounds/acre |
| Plains Coreopsis | 2 pounds/acre |
| Black Eyed Susan | 2 pounds/acre |
| Indian Blanket | 10 pounds/acre |
| Texas Bluebonnet | 4 pounds/acre |
| Little Bluestem | 4 pounds/acre |

3.04 MULCH

- A. All areas to be seeded shall be mulched.
- B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre
- C. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922
SODDING

PART I - GENERAL

1.01 DESCRIPTION

- A. Work Included
- Sod bed preparation
 - Fertilizing
 - Sodding
 - Miscellaneous management practices
- B. Related Work Specified Elsewhere
- Finish Grading, Section 02800
 - Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- A. Standardized Plant Names
- American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
- B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- A. Vendors Certification That Sod Meets Texas State Sod Law
- Include labeling requirements.
 - Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Sod:
- Previous season's crop with date of analysis on each bag.
 - Furnish and deliver each variety in separate bags or containers.
 - Sod to be cut no more than three days before delivery.
- B. Fertilizer:
- Unopened bags labeled with the analysis.
 - Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:
- Only during suitable weather and soil conditions.
 - As specifically authorized by the Owner's Representative.
- B. Schedule - Only after all other construction is complete.
- C. Protect and Maintain Sodded Areas
- From traffic and all other use.
 - Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- A. Sod:
- Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
 - The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
 - All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.
- B. Fertilizer:
- Uniform in composition, free flowing.
 - Suitable for application in approved equipment.
 - Analysis of 16-20-0, 16-8-8 or as directed.
- C. Water:
- Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- B. Clear surfaces of all materials:
- Stumps, stones, and other objects larger than one inch (1").
 - Roots, brush, wire, stakes, etc.
 - Any objects that may interfere with sodding or maintenance.
- C. Prepare sod bed:
- Remove soil clods larger than one inch (1").
 - Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- A. Sodding:
- Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
 - Water and fertilize at 5 lbs. per 1,000 sq. ft.
 - Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
 - The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.
- B. Rolling:
- After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
 - Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- B. Resodding:
- Resod damaged or unacceptable areas.
 - Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION

Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LICENSED PROFESSIONAL ENGINEER, STATE OF TEXAS, LICENSE NO. 081824. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO THE USE OF THIS DRAWING FILE. THIS IS NOT A PERMIT TO REPRODUCE OR TRANSMIT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FAIN + CUPPETT LANDSCAPE ARCHITECTS, LLC. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.

L-9

TURF SPECS

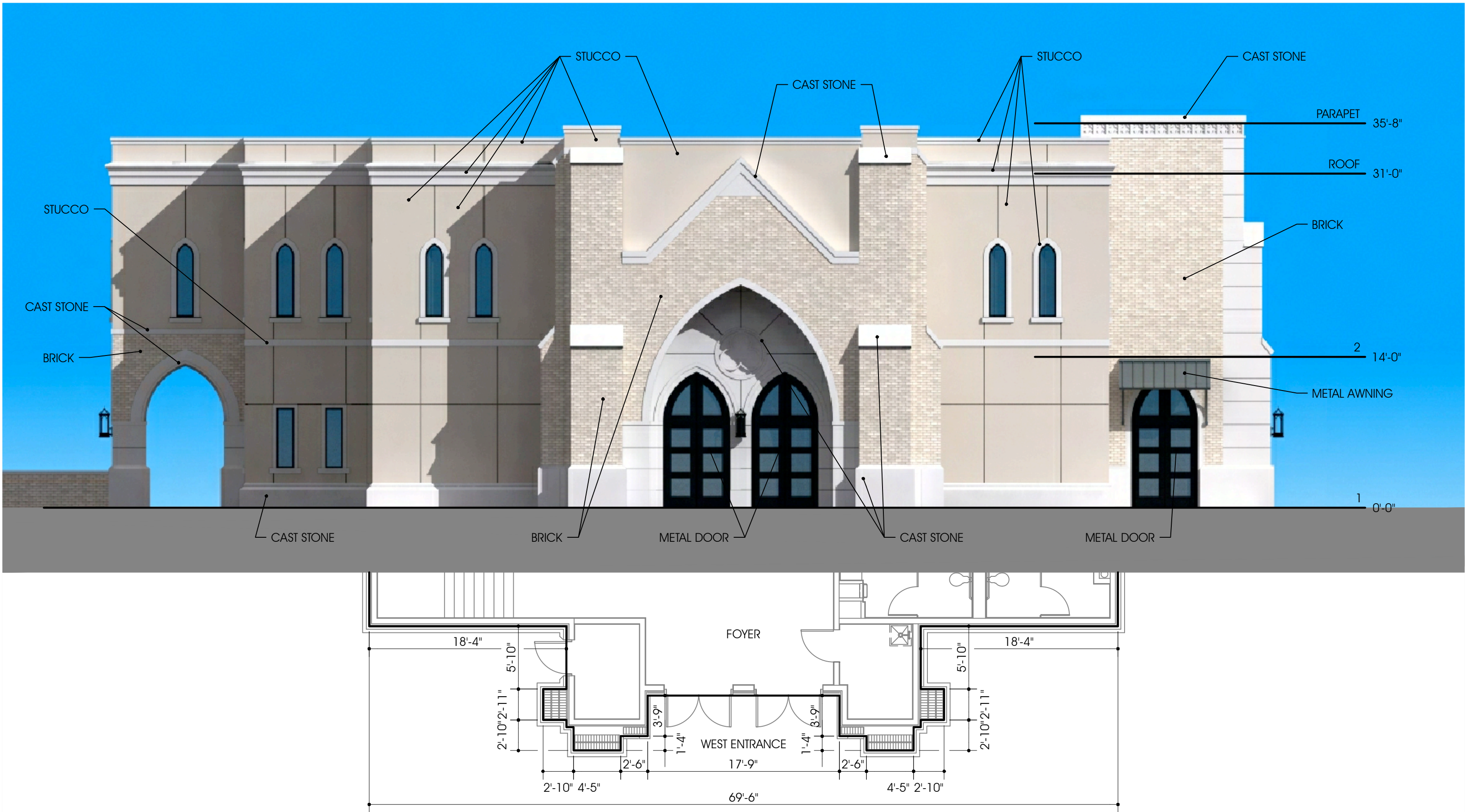
MATERIALS AND COLORS	
BRICK	MERIDIAN BRICK, SILVERADO, KING
PRECAST STONE	CAST STONE, CLASSIC WHITE
STUCCO	TEXAS STUCCO SUPPLY, FINE, 3098 CRESCENT
FRIEZE	CAST STONE, CLASSIC WHITE
STANDING SEAM METAL ROOF	PAC-CLAD, CHARCOAL
STOREFRONT METAL	ALUMINUM, DARK BRONZE

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.	6,077 s.f.	6,160 s.f.	3,574 s.f.	3,638 s.f.
2.	Facade S.F. (exclusive of doors and windows)	5,453 s.f.	5,429 s.f.	3,314 s.f.	3,314 s.f.
3.	Doors and Windows S.F.	624 s.f.	731 s.f.	260 s.f.	324 s.f.
4.	Primary Masonry Totals	5,453 s.f. and 100% of 5,453 s.f.	5,429 s.f. and 100% of 5,429 s.f.	3,314 s.f. and 100% of 3,314 s.f.	3,314 s.f. and 100% of 3,314 s.f.
	- Brick S.F.	1029 s.f. and 19% of 5,453 s.f.	941 s.f. and 17% of 5,429 s.f.	305 s.f. and 9% of 3,314 s.f.	798 s.f. and 24% of 3,314 s.f.
	- Precast Stone S.F.	994 s.f. and 18% of 5,453 s.f.	1,213 s.f. and 22% of 5,429 s.f.	507 s.f. and 15% of 3,314 s.f.	708 s.f. and 21% of 3,311 s.f.
	- Stucco S.F.	3,430 s.f. and 63% of 5,453 s.f.	3,275 s.f. and 61% of 5,429 s.f.	2,502 s.f. and 76% of 3,314 s.f.	1,808 s.f. and 55% of 3,311 s.f.
5.	Secondary Masonry Totals - None				



2 PHOTO - EXISTING CHURCH EXTERIOR MATERIALS - WEST ELEVATION



1 WEST ELEVATION / ARTICULATION PLAN
Scale: 1/8" = 1'-0"



NOTE: PARAPETS SHALL BE 1' TALLER
THAN ROOFTOP MECHANICAL
EQUIPMENT

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

815 Daggett Avenue
Fort Worth, Texas 76104
Phone: (817) 820-0005

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 2

PARISH LIFE
CENTER

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

1 11/19/19 CITY COMMENTS
2 12/31/19 CITY COMMENTS
DESIGN
DEVELOPMENT

NOT FOR CONSTRUCTION

Drawing Title:

WEST ELEVATION /
ARTICULATION PLAN

Project No.
2303

Date:
3/26/2024

Sheet No.

A3.1

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	6,077 s.f.	6,160 s.f.	3,574 s.f.	3,638 s.f.
2.	Facade S.F. (exclusive of doors and windows)	5,453 s.f.	5,429 s.f.	3,314 s.f.	3,314 s.f.
3.	Doors and Windows S.F.	624 s.f.	731 s.f.	260 s.f.	324 s.f.
4.	Primary Masonry Totals	5,453 s.f. and 100% of 5,453 s.f.	5,429 s.f. and 100% of 5,429 s.f.	3,314 s.f. and 100% of 3,314 s.f.	3,314 s.f. and 100% of 3,314 s.f.
	- Brick S.F.	1029 s.f. and 19% of 5,453 s.f.	941 s.f. and 17% of 5,429 s.f.	305 s.f. and 9% of 3,314 s.f.	798 s.f. and 24% of 3,314 s.f.
	- Precast Stone S.F.	994 s.f. and 18% of 5,453 s.f.	1,213 s.f. and 22% of 5,429 s.f.	507 s.f. and 15% of 3,314 s.f.	708 s.f. and 21% of 3,311 s.f.
	- Stucco S.F.	3,430 s.f. and 63% of 5,453 s.f.	3,275 s.f. and 61% of 5,429 s.f.	2,502 s.f. and 76% of 3,314 s.f.	1,808 s.f. and 55% of 3,311 s.f.
5.	Secondary Masonry Totals - None				

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

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SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 2

PARISH LIFE
CENTER

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

1 11/19/19 CITY COMMENTS
2 12/31/19 CITY COMMENTS
DESIGN
DEVELOPMENT

NOT FOR CONSTRUCTION

Drawing Title:

SOUTH ELEVATION /
ARTICULATION PLAN

Project No.

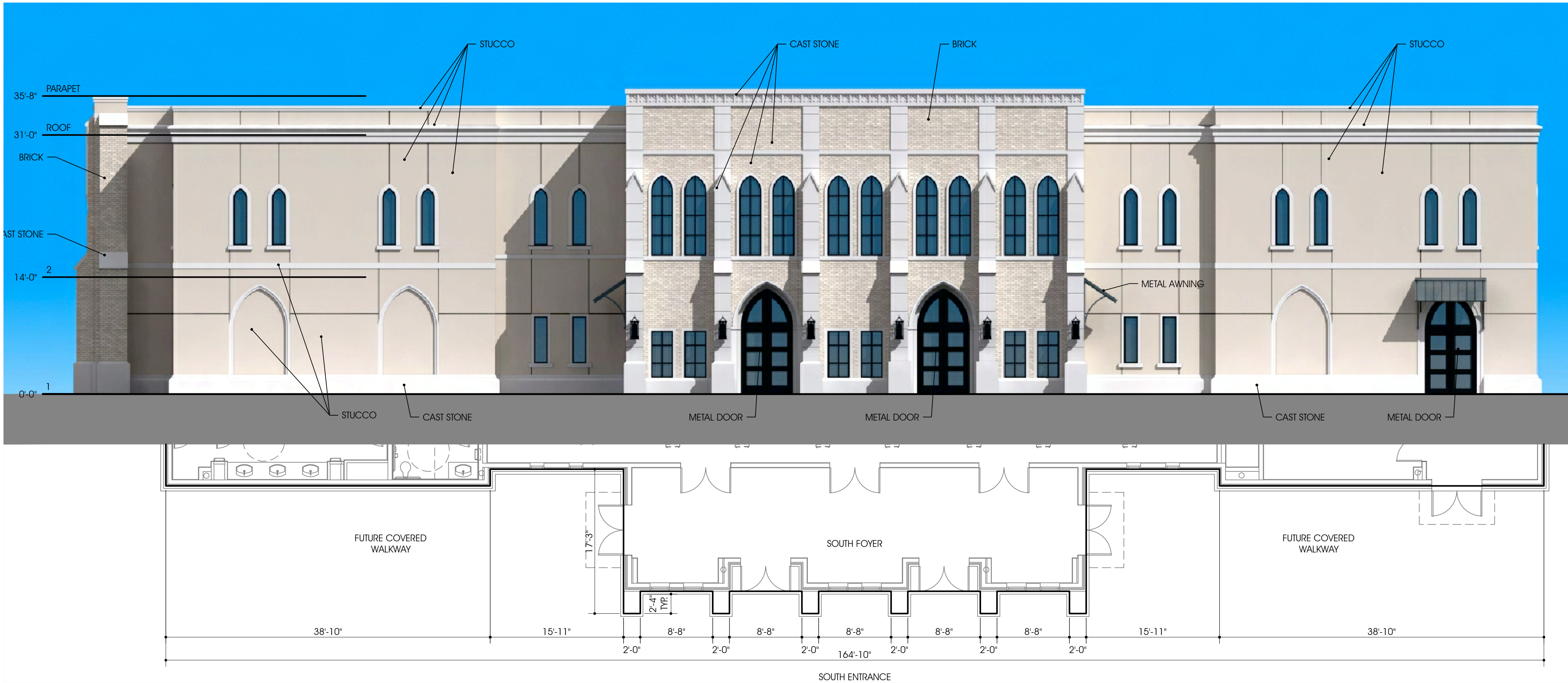
2303

Date:

3/26/2024

Sheet No.

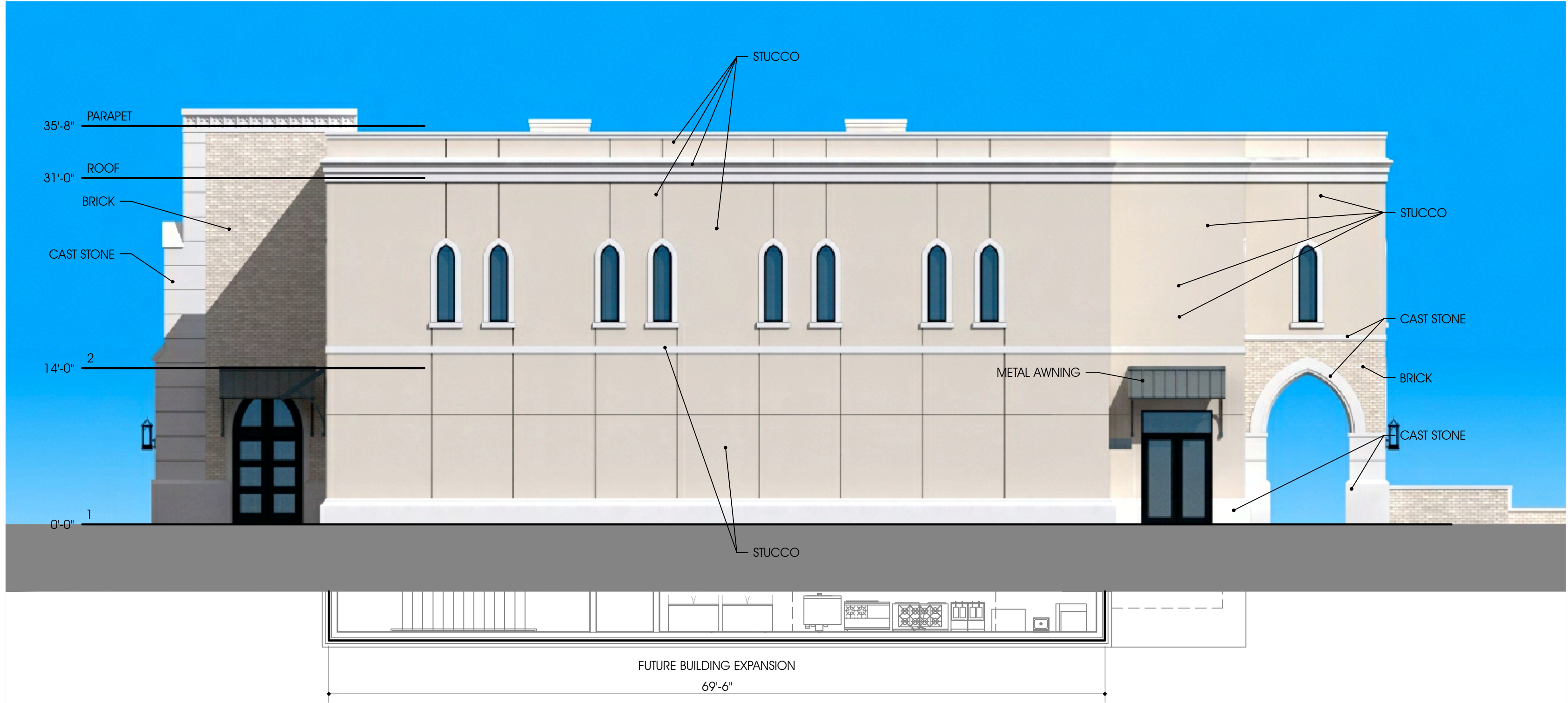
A3.2



1 SOUTH ELEVATION / ARTICULATION PLAN
Scale: 1/8" = 1'-0"



MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	6,077 s.f.	6,160 s.f.	3,574 s.f.	3,638 s.f.
2.	Facade S.F. (exclusive of doors and windows)	5,453 s.f.	5,429 s.f.	3,314 s.f.	3,314 s.f.
3.	Doors and Windows S.F.	624 s.f.	731 s.f.	260 s.f.	324 s.f.
4.	Primary Masonry Totals	5,453 s.f. and 100% of 5,453 s.f.	5,429 s.f. and 100% of 5,429 s.f.	3,314 s.f. and 100% of 3,314 s.f.	3,314 s.f. and 100% of 3,314 s.f.
	- Brick S.F.	1029 s.f. and 19% of 5,453 s.f.	941 s.f. and 17% of 5,429 s.f.	305 s.f. and 9% of 3,314 s.f.	798 s.f. and 24% of 3,314 s.f.
	- Precast Stone S.F.	994 s.f. and 18% of 5,453 s.f.	1,213 s.f. and 22% of 5,429 s.f.	507 s.f. and 15% of 3,314 s.f.	708 s.f. and 21% of 3,311 s.f.
	- Stucco S.F.	3,430 s.f. and 63% of 5,453 s.f.	3,275 s.f. and 61% of 5,429 s.f.	2,502 s.f. and 76% of 3,314 s.f.	1,808 s.f. and 55% of 3,311 s.f.
5.	Secondary Masonry Totals - None				



1 EAST ELEVATION / ARTICULATION PLAN
Scale: 1/8" = 1'-0"

ARCHITECTURE
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Phone: (817) 820-0005

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 2

PARISH LIFE
CENTER

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

1 11/19/19 CITY COMMENTS
2 12/31/19 CITY COMMENTS
DESIGN
DEVELOPMENT

NOT FOR CONSTRUCTION

Drawing Title:

EAST ELEVATION /
ARTICULATION PLAN

Project No.

2303

Date:

3/26/2024

Sheet No.

A3.3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	6,077 s.f.	6,160 s.f.	3,574 s.f.	3,638 s.f.
2.	Facade S.F. (exclusive of doors and windows)	5,453 s.f.	5,429 s.f.	3,314 s.f.	3,314 s.f.
3.	Doors and Windows S.F.	624 s.f.	731 s.f.	260 s.f.	324 s.f.
4.	Primary Masonry Totals	5,453 s.f. and 100% of 5,453 s.f.	5,429 s.f. and 100% of 5,429 s.f.	3,314 s.f. and 100% of 3,314 s.f.	3,314 s.f. and 100% of 3,314 s.f.
	- Brick S.F.	1029 s.f. and 19% of 5,453 s.f.	941 s.f. and 17% of 5,429 s.f.	305 s.f. and 9% of 3,314 s.f.	798 s.f. and 24% of 3,314 s.f.
	- Precast Stone S.F.	994 s.f. and 18% of 5,453 s.f.	1,213 s.f. and 22% of 5,429 s.f.	507 s.f. and 15% of 3,314 s.f.	708 s.f. and 21% of 3,311 s.f.
	- Stucco S.F.	3,430 s.f. and 63% of 5,453 s.f.	3,275 s.f. and 61% of 5,429 s.f.	2,502 s.f. and 76% of 3,314 s.f.	1,808 s.f. and 55% of 3,311 s.f.
5.	Secondary Masonry Totals - None				

ARCHITECTURE
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SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 2

PARISH LIFE
CENTER

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

1 11/19/19 CITY COMMENTS
2 12/31/19 CITY COMMENTS
DESIGN
DEVELOPMENT

NOT FOR CONSTRUCTION

Drawing Title:

NORTH ELEVATION /
ARTICULATION PLAN

Project No.

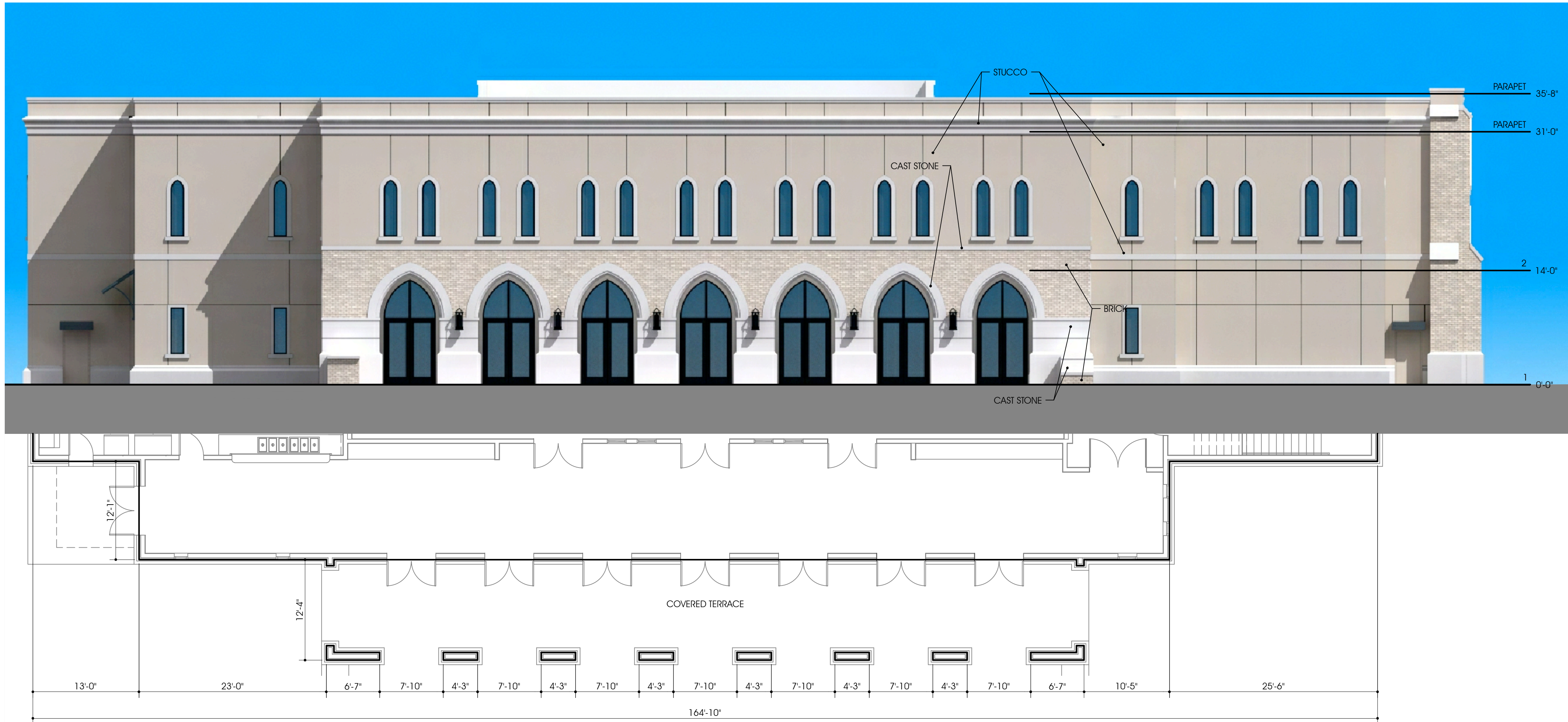
2303

Date:

3/26/2024

Sheet No.

A3.4

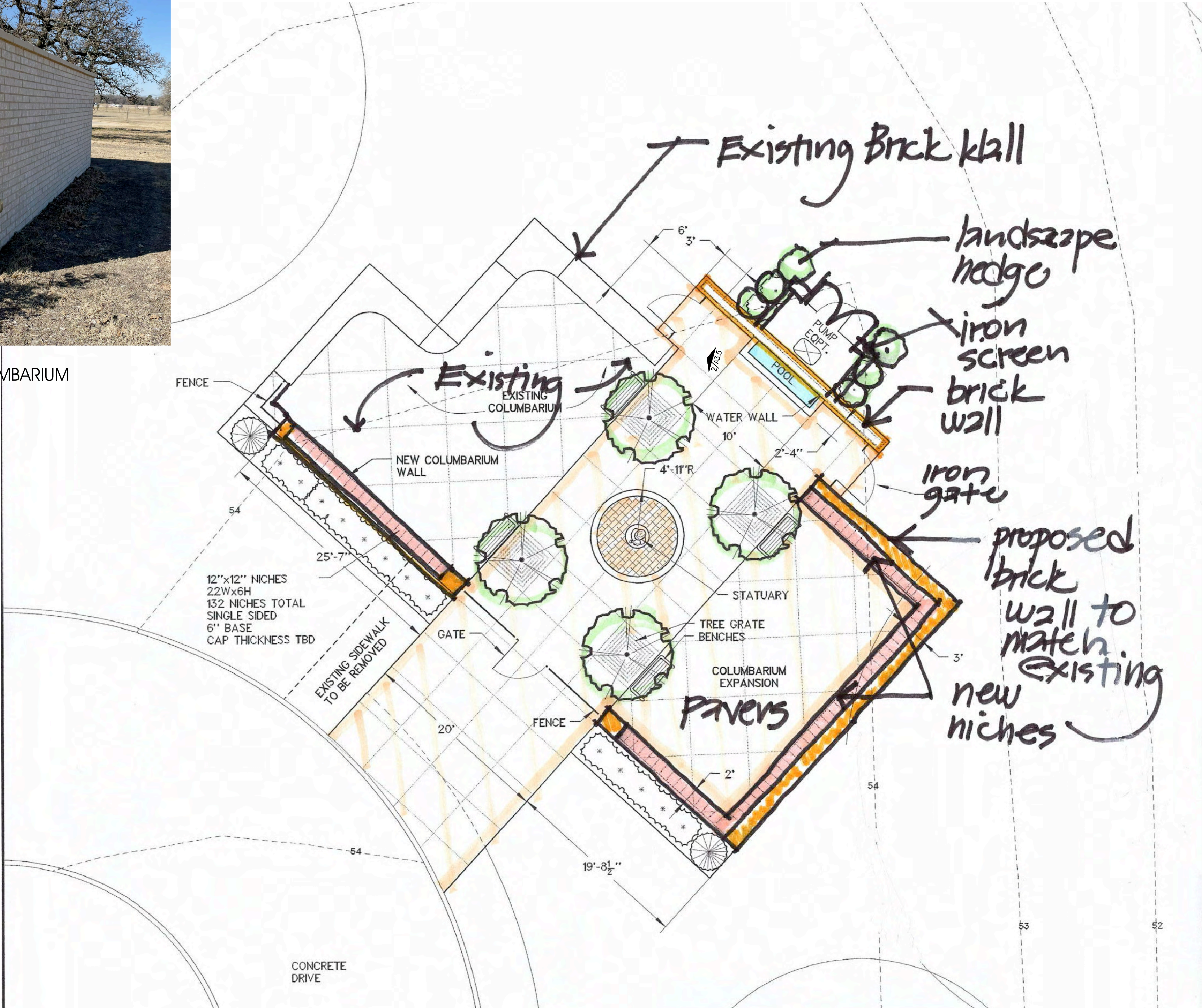


1 NORTH ELEVATION / ARTICULATION PLAN
Scale: 1/8" = 1'-0"





2 EXISTING COLUMBARIUM



1 COLUMBARIUM PLAN
Scale: 3/16" = 1'-0"

ARCHITECTURE
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SAINT PHILIP
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CATHOLIC
CHURCH

PHASE 2

PARISH LIFE
CENTER

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:
COLUMBARIUM PLAN

Project No. 2303 Date: 11/1/2023

Sheet No.

A3.5

PARISH LIFE CENTER EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	7,781 s.f.	7,866 s.f.	4,527 s.f.	4,546 s.f.
2.	Facade S.F. (exclusive of doors and windows)	6,775 s.f.	6,943 s.f.	4,030 s.f.	4,137 s.f.
3.	Doors and Windows S.F.	1,006 s.f.	923 s.f.	497 s.f.	409 s.f.
4.	Primary Masonry Totals	6,775 s.f. and 100% of 6,775 s.f.	6,943 s.f. and 100% of 6,943 s.f.	4,030 s.f. and 100% of 4,030 s.f.	4,137 s.f. and 100% of 4,137 s.f.
	- Brick S.F.	2,395 s.f. and 35% of 6,775 s.f.	2,232 s.f. and 32% of 6,943 s.f.	1,493 s.f. and 37% of 4,030 s.f.	1,290 s.f. and 31% of 4,137 s.f.
	- Precast Stone S.F.	994 s.f. and 15% of 6,775 s.f.	2,760 s.f. and 40% of 6,943 s.f.	1,205 s.f. and 30% of 4,030 s.f.	1,011 s.f. and 25% of 4,137 s.f.
	- Stucco S.F.	3,386 s.f. and 50% of 6,775 s.f.	1,951 s.f. and 28% of 6,943 s.f.	1,332 s.f. and 33% of 4,030 s.f.	1,836 s.f. and 44% of 4,137 s.f.
5.	Secondary Masonry Totals - None				

CHURCH EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	13,133 s.f.	12,902 s.f.	10,675 s.f.	9,373 s.f.
2.	Facade S.F. (exclusive of doors and windows)	11,437 s.f.	11,356 s.f.	9,996 s.f.	8,208 s.f.
3.	Doors and Windows S.F.	1,696 s.f.	1,546 s.f.	679 s.f.	1,165 s.f.
4.	Primary Masonry Totals	11,437 s.f. and 100% of 11,437 s.f.	11,356 s.f. and 100% of 11,356 s.f.	9,996 s.f. and 100% of 9,996 s.f.	8,208 s.f. and 100% of 8,208 s.f.
	- Brick S.F.	9,122 s.f. and 80% of 11,437 s.f.	7,834 s.f. and 69% of 11,356 s.f.	6,320 s.f. and 63% of 9,996 s.f.	5,797 s.f. and 71% of 8,208 s.f.
	- Precast Stone S.F.	1,533 s.f. and 13% of 11,437 s.f.	1,590 s.f. and 14% of 11,356 s.f.	1,338 s.f. and 13% of 9,996 s.f.	719 s.f. and 9% of 8,208 s.f.
	- Stucco S.F.	782 s.f. and 7% of 11,437 s.f.	1,932 s.f. and 17% of 11,356 s.f.	2,338 s.f. and 24% of 9,996 s.f.	1,692 s.f. and 20% of 8,208 s.f.
5.	Secondary Masonry Totals - None				



1 FUTURE WEST ELEVATION

Scale: 1/16" = 1'-0"

NOTE: PARAPETS SHALL BE 1' TALLER
THAN ROOFTOP MECHANICAL
EQUIPMENT



ARCHITECTURE
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SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 3

FUTURE
BUILDING
EXPANSIONS

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:

FUTURE WEST ELEVATION

Project No.

2303

Date:

3/26/2024

Sheet No.

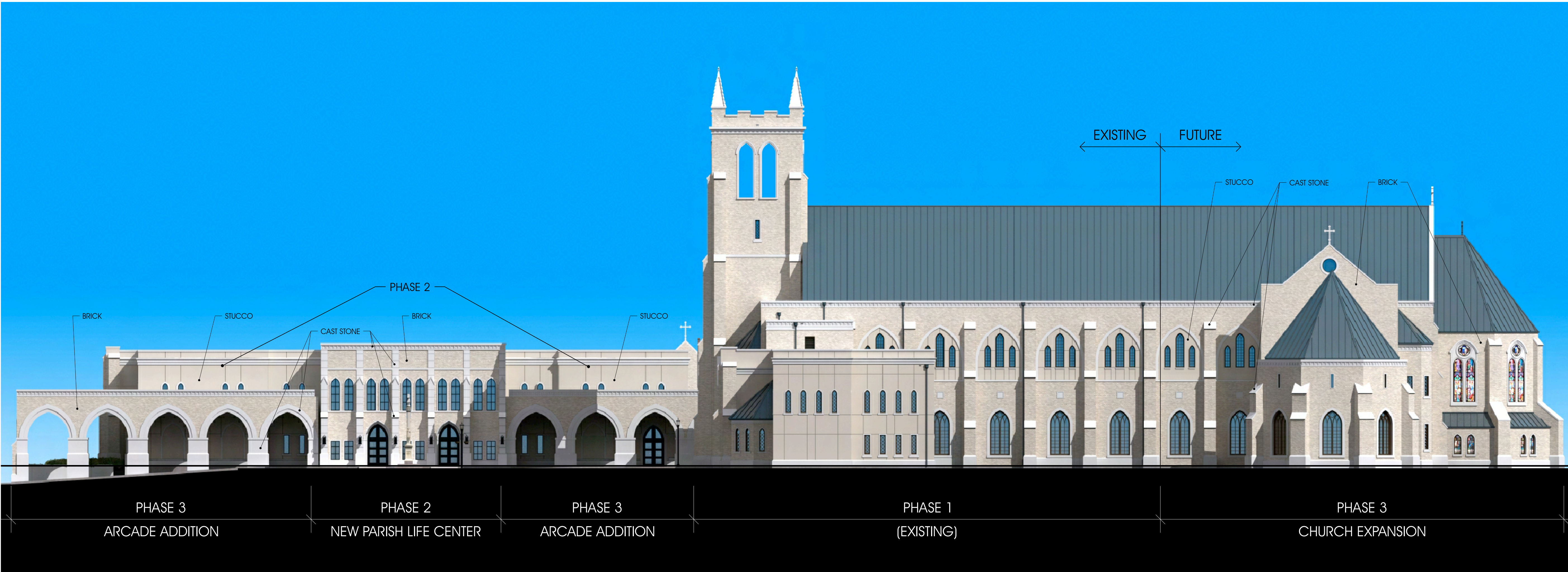
A4.1

PARISH LIFE CENTER EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	7,781 s.f.	7,866 s.f.	4,527 s.f.	4,546 s.f.
2.	Facade S.F. (exclusive of doors and windows)	6,775 s.f.	6,943 s.f.	4,030 s.f.	4,137 s.f.
3.	Doors and Windows S.F.	1,006 s.f.	923 s.f.	497 s.f.	409 s.f.
4.	Primary Masonry Totals	6,775 s.f. and 100% of 6,775 s.f.	6,943 s.f. and 100% of 6,943 s.f.	4,030 s.f. and 100% of 4,030 s.f.	4,137 s.f. and 100% of 4,137 s.f.
	- Brick S.F.	2,395 s.f. and 35% of 6,775 s.f.	2,232 s.f. and 32% of 6,943 s.f.	1,493 s.f. and 37% of 4,030 s.f.	1,290 s.f. and 31% of 4,137 s.f.
	- Precast Stone S.F.	994 s.f. and 15% of 6,775 s.f.	2,760 s.f. and 40% of 6,943 s.f.	1,205 s.f. and 30% of 4,030 s.f.	1,011 s.f. and 25% of 4,137 s.f.
	- Stucco S.F.	3,386 s.f. and 50% of 6,775 s.f.	1,951 s.f. and 28% of 6,943 s.f.	1,332 s.f. and 33% of 4,030 s.f.	1,836 s.f. and 44% of 4,137 s.f.
5.	Secondary Masonry Totals - None				

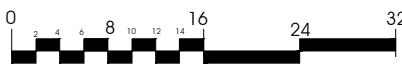
CHURCH EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	13,133 s.f.	12,902 s.f.	10,675 s.f.	9,373 s.f.
2.	Facade S.F. (exclusive of doors and windows)	11,437 s.f.	11,356 s.f.	9,996 s.f.	8,208 s.f.
3.	Doors and Windows S.F.	1,696 s.f.	1,546 s.f.	679 s.f.	1,165 s.f.
4.	Primary Masonry Totals	11,437 s.f. and 100% of 11,437 s.f.	11,356 s.f. and 100% of 11,356 s.f.	9,996 s.f. and 100% of 9,996 s.f.	8,208 s.f. and 100% of 8,208 s.f.
	- Brick S.F.	9,122 s.f. and 80% of 11,437 s.f.	7,834 s.f. and 69% of 11,356 s.f.	6,320 s.f. and 63% of 9,996 s.f.	5,797 s.f. and 71% of 8,208 s.f.
	- Precast Stone S.F.	1,533 s.f. and 13% of 11,437 s.f.	1,590 s.f. and 14% of 11,356 s.f.	1,338 s.f. and 13% of 9,996 s.f.	719 s.f. and 9% of 8,208 s.f.
	- Stucco S.F.	782 s.f. and 7% of 11,437 s.f.	1,932 s.f. and 17% of 11,356 s.f.	2,338 s.f. and 24% of 9,996 s.f.	1,692 s.f. and 20% of 8,208 s.f.
5.	Secondary Masonry Totals - None				



1 FUTURE SOUTH ELEVATION

Scale: 1/16" = 1'-0"



ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

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Fort Worth, Texas 76104

Phone: (817) 820-0005

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 3

FUTURE
BUILDING
EXPANSIONS

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:

FUTURE SOUTH ELEVATION

Project No.

2303

Date:

3/26/2024

Sheet No.

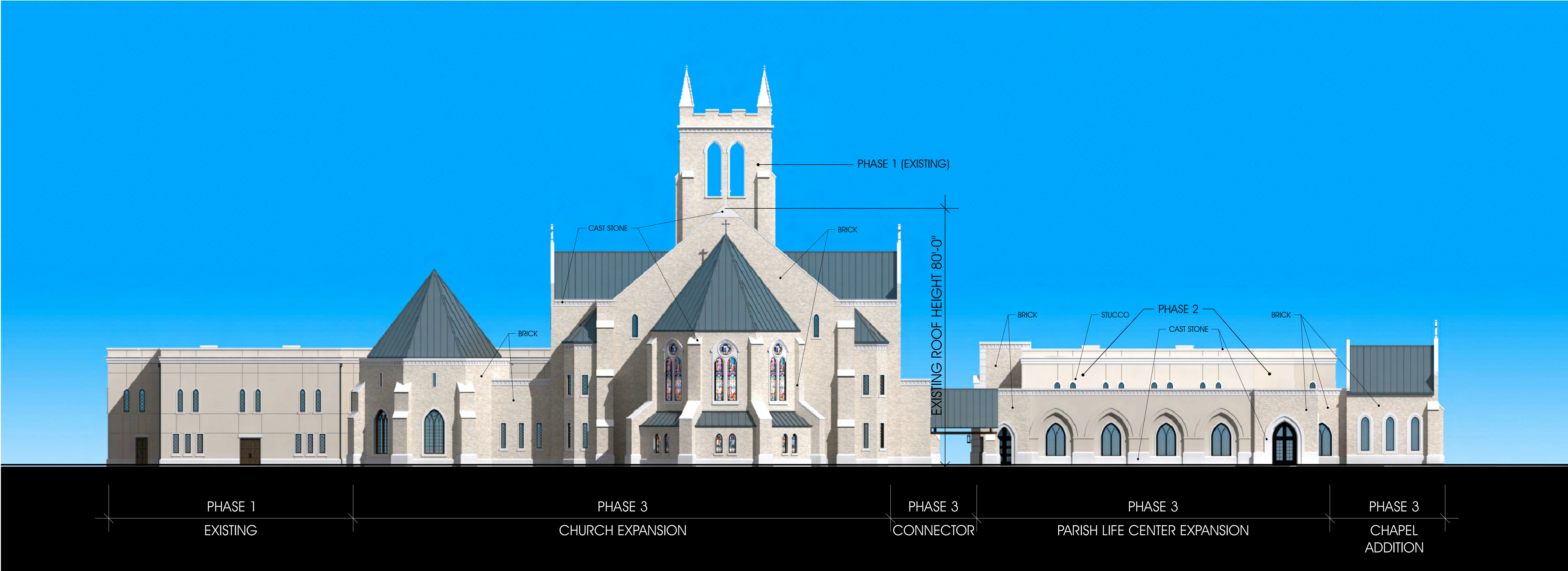
A4.2

PARISH LIFE CENTER EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	7,781 s.f.	7,866 s.f.	4,527 s.f.	4,546 s.f.
2.	Facade S.F. (exclusive of doors and windows)	6,775 s.f.	6,943 s.f.	4,030 s.f.	4,137 s.f.
3.	Doors and Windows S.F.	1,006 s.f.	923 s.f.	497 s.f.	409 s.f.
4.	Primary Masonry Totals	6,775 s.f. and 100% of 6,775 s.f.	6,943 s.f. and 100% of 6,943 s.f.	4,030 s.f. and 100% of 4,030 s.f.	4,137 s.f. and 100% of 4,137 s.f.
	- Brick S.F.	2,395 s.f. and 35% of 6,775 s.f.	2,232 s.f. and 32% of 6,943 s.f.	1,493 s.f. and 37% of 4,030 s.f.	1,290 s.f. and 31% of 4,137 s.f.
	- Precast Stone S.F.	994 s.f. and 15% of 6,775 s.f.	2,760 s.f. and 40% of 6,943 s.f.	1,205 s.f. and 30% of 4,030 s.f.	1,011 s.f. and 25% of 4,137 s.f.
	- Stucco S.F.	3,386 s.f. and 50% of 6,775 s.f.	1,951 s.f. and 28% of 6,943 s.f.	1,332 s.f. and 33% of 4,030 s.f.	1,836 s.f. and 44% of 4,137 s.f.
5.	Secondary Masonry Totals - None				

CHURCH EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	13,133 s.f.	12,902 s.f.	10,675 s.f.	9,373 s.f.
2.	Facade S.F. (exclusive of doors and windows)	11,437 s.f.	11,356 s.f.	9,996 s.f.	8,208 s.f.
3.	Doors and Windows S.F.	1,696 s.f.	1,546 s.f.	679 s.f.	1,165 s.f.
4.	Primary Masonry Totals	11,437 s.f. and 100% of 11,437 s.f.	11,356 s.f. and 100% of 11,356 s.f.	9,996 s.f. and 100% of 9,996 s.f.	8,208 s.f. and 100% of 8,208 s.f.
	- Brick S.F.	9,122 s.f. and 80% of 11,437 s.f.	7,834 s.f. and 69% of 11,356 s.f.	6,320 s.f. and 63% of 9,996 s.f.	5,797 s.f. and 71% of 8,208 s.f.
	- Precast Stone S.F.	1,533 s.f. and 13% of 11,437 s.f.	1,590 s.f. and 14% of 11,356 s.f.	1,338 s.f. and 13% of 9,996 s.f.	719 s.f. and 9% of 8,208 s.f.
	- Stucco S.F.	782 s.f. and 7% of 11,437 s.f.	1,932 s.f. and 17% of 11,356 s.f.	2,338 s.f. and 24% of 9,996 s.f.	1,692 s.f. and 20% of 8,208 s.f.
5.	Secondary Masonry Totals - None				



1 FUTURE EAST ELEVATION

Scale: 1/16" = 1'-0"



ARCHITECTURE

SCOTT MARTSOLF - ARCHITECT

815 Daggett Avenue
Fort Worth, Texas 76104

Phone: (817) 820-0005

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 3

FUTURE
BUILDING
EXPANSIONS

5201 CROSS TIMBERS RD
FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:

FUTURE EAST ELEVATION

Project No.

2303

Date:

3/26/2024

Sheet No.

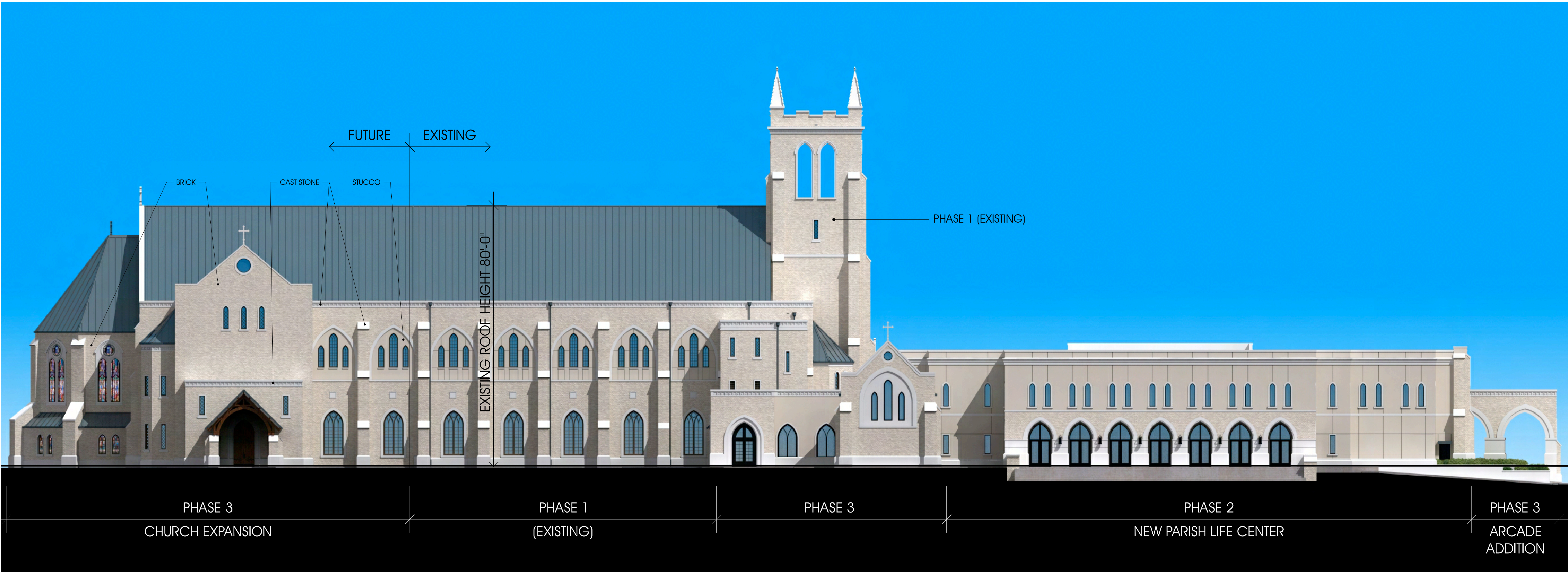
A4.3

PARISH LIFE CENTER EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	7,781 s.f.	7,866 s.f.	4,527 s.f.	4,546 s.f.
2.	Facade S.F. (exclusive of doors and windows)	6,775 s.f.	6,943 s.f.	4,030 s.f.	4,137 s.f.
3.	Doors and Windows S.F.	1,006 s.f.	923 s.f.	497 s.f.	409 s.f.
4.	Primary Masonry Totals	6,775 s.f. and 100% of 6,775 s.f.	6,943 s.f. and 100% of 6,943 s.f.	4,030 s.f. and 100% of 4,030 s.f.	4,137 s.f. and 100% of 4,137 s.f.
	- Brick S.F.	2,395 s.f. and 35% of 6,775 s.f.	2,232 s.f. and 32% of 6,943 s.f.	1,493 s.f. and 37% of 4,030 s.f.	1,290 s.f. and 31% of 4,137 s.f.
	- Precast Stone S.F.	994 s.f. and 15% of 6,775 s.f.	2,760 s.f. and 40% of 6,943 s.f.	1,205 s.f. and 30% of 4,030 s.f.	1,011 s.f. and 25% of 4,137 s.f.
	- Stucco S.F.	3,386 s.f. and 50% of 6,775 s.f.	1,951 s.f. and 28% of 6,943 s.f.	1,332 s.f. and 33% of 4,030 s.f.	1,836 s.f. and 44% of 4,137 s.f.
5.	Secondary Masonry Totals - None				

CHURCH EXPANSION - PHASE 3

MATERIAL TABULATION CHART					
		North	South	East	West
1.	Total Facade S.F.	13,133 s.f.	12,902 s.f.	10,675 s.f.	9,373 s.f.
2.	Facade S.F. (exclusive of doors and windows)	11,437 s.f.	11,356 s.f.	9,996 s.f.	8,208 s.f.
3.	Doors and Windows S.F.	1,696 s.f.	1,546 s.f.	679 s.f.	1,165 s.f.
4.	Primary Masonry Totals	11,437 s.f. and 100% of 11,437 s.f.	11,356 s.f. and 100% of 11,356 s.f.	9,996 s.f. and 100% of 9,996 s.f.	8,208 s.f. and 100% of 8,208 s.f.
	- Brick S.F.	9,122 s.f. and 80% of 11,437 s.f.	7,834 s.f. and 69% of 11,356 s.f.	6,320 s.f. and 63% of 9,996 s.f.	5,797 s.f. and 71% of 8,208 s.f.
	- Precast Stone S.F.	1,533 s.f. and 13% of 11,437 s.f.	1,590 s.f. and 14% of 11,356 s.f.	1,338 s.f. and 13% of 9,996 s.f.	719 s.f. and 9% of 8,208 s.f.
	- Stucco S.F.	782 s.f. and 7% of 11,437 s.f.	1,932 s.f. and 17% of 11,356 s.f.	2,338 s.f. and 24% of 9,996 s.f.	1,692 s.f. and 20% of 8,208 s.f.
5.	Secondary Masonry Totals - None				



1 FUTURE NORTH ELEVATION

Scale: 1/16" = 1'-0"



ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

815 Daggett Avenue
Fort Worth, Texas 76104

Phone: (817) 820-0005

SAINT PHILIP
THE APOSTLE
CATHOLIC
CHURCH

PHASE 3

FUTURE
BUILDING
EXPANSIONS

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FLOWER MOUND, TX 75022

NOT FOR CONSTRUCTION

Drawing Title:

FUTURE NORTH ELEVATION

Project No.

2303

Date:

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Sheet No.

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SPECIMEN TREE TO PRESERVE

SPECIMEN TREE TO REMOVE

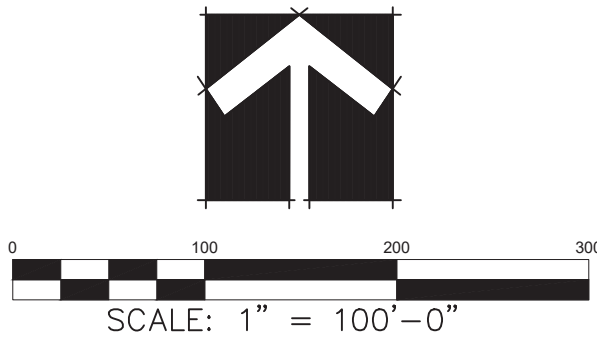
PROTECTED TREE TO PRESERVE

PROTECTED TREE TO REMOVE

DENOTES LOCATION OF PROTECTIVE FENCING

MATCHLINE A

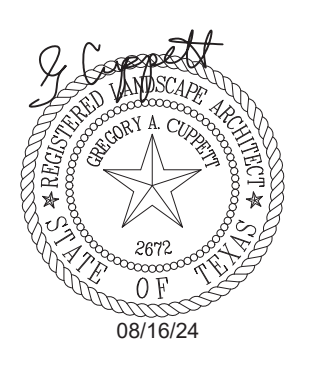
MATCHLINE B



SHEET LEGEND

Date AUG 13, 2024
Drawn By GAC
Checked By GAC
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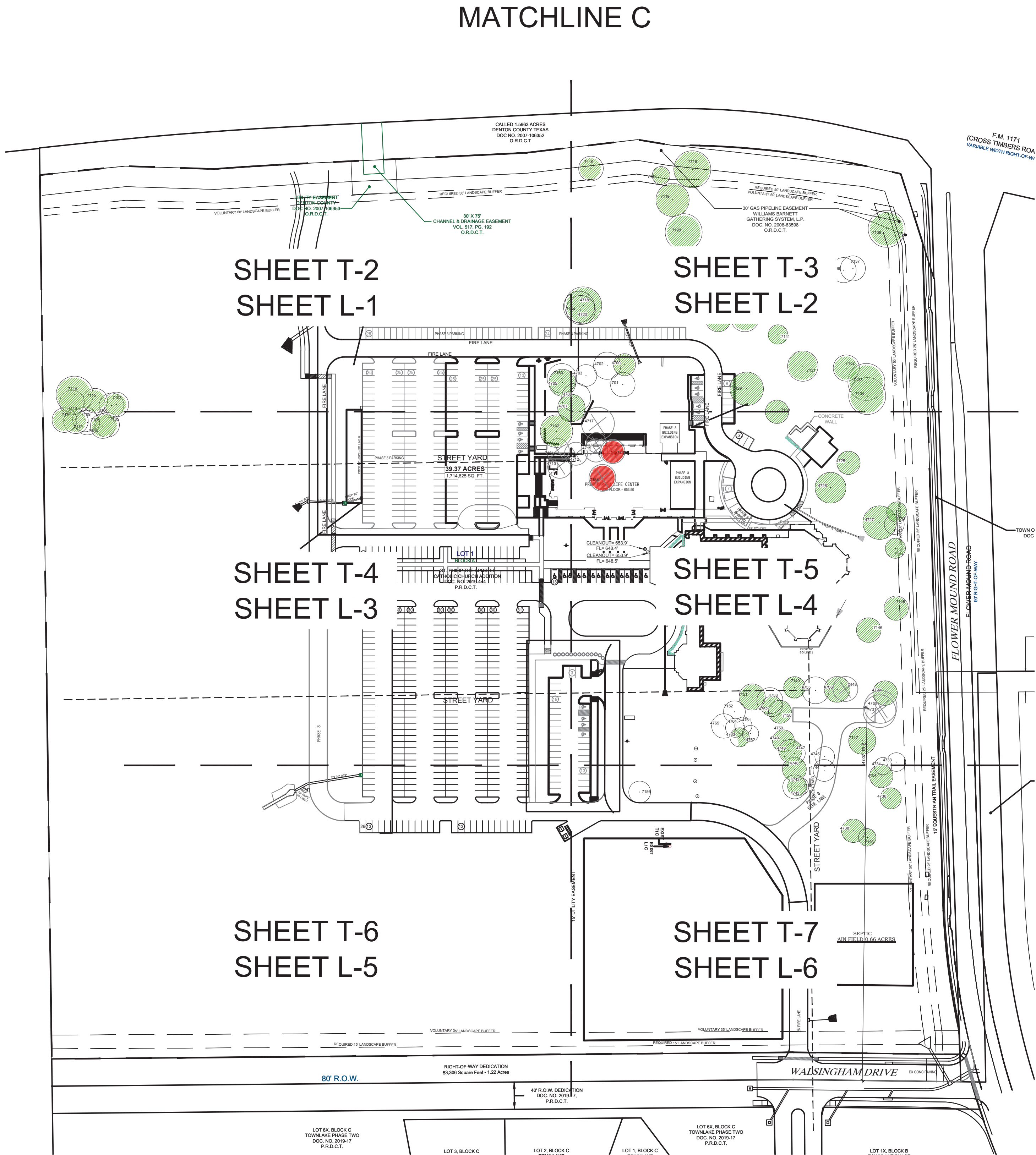


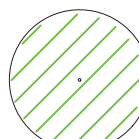
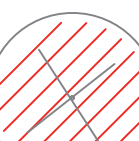
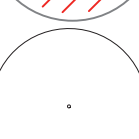
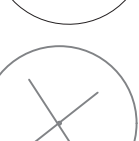
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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.
T-1

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-  SPECIMEN TREE TO PRESERVE
-  SPECIMEN TREE TO REMOVE
-  PROTECTED TREE TO PRESERVE
-  PROTECTED TREE TO REMOVE
-  DENOTES LOCATION OF PROTECTIVE FENCING

MATCHLINE A

MATCHLINE B

Tree Survey

Tree Number	Caliper	Common Name	Botanical Name	Condition	Classification	Tree Credits	Mitigation Trees	Comments
4700	22	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
4701	20	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4702	17	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4703	18	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4705	22	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
4706	19	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4707	23	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
4710	17	Post Oak	Quercus stellata	Good	Protected		1	Remove
4712	21	Post Oak	Quercus stellata	Good	Protected		1	Remove
4715	21	Post Oak	Quercus stellata	Good	Protected		1	Remove
4717	20	Post Oak	Quercus stellata	Good	Protected		1	Remove
4718	28	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
4720	26	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
4721	26	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
4722	23	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4725	34	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4726	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4727	23	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4729	23	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4730	20	Post Oak	Quercus stellata	Good	Protected		1	Remove
4731	21	Post Oak	Quercus stellata	Good	Protected		1	Remove
4733	16	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4734	15	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4736	30	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4738	25	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4742	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4743	20	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4744	20	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4745	20	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4746	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4747	18	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4748	28	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4749	11	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4752	23	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4753	17	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4755	21	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4756	30	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4761	17	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4762	17	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4763	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
4764	16	Post Oak	Quercus stellata	Good	Protected	0		Preserved
4765	21	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7103	24	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7104	14	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7105	24	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7106	36	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
7108	16	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7109	18	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7110	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7111	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7113	24	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7114	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7115	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7116	28	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7117	32	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7118	36	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7119	36	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7120	42	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7121	18	Bois D Arc	Maclura pomifera	Good	Unprotected			Preserved
7122	20	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7123	21	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7124	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7125	30	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7126	18	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7127	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7128	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7129	32	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
7130	28	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
7131	30	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7132	30	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7133	30	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7134	30	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7136	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7137	18	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7138	14	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7139	34	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7140	28	Cedar Elm	Ulmus Crassifolia	Good	Specimen	0		Preserved
7141	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7142	10	Cedar Elm	Ulmus Crassifolia	Good	Protected	0		Preserved
7143	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7144	28	Post Oak	Quercus stellata	Poor	Specimen	0		Preserve-Poor
7145	28	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7146	40	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7147	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7148	20	Post Oak	Quercus stellata	Poor	Protected			Remove-Poor
7149	30	Post Oak	Quercus stellata	Good	Specimen	6		Preserved
7150	24	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7151	34	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7152	20	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7153	18	Post Oak	Quercus stellata	Good	Protected	0		Preserved
7154	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7155	26	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
7156	22	Pecan	Carya illinoensis	Good	Protected	0		Preserved
7158	27	Post Oak	Quercus stellata	Good	Specimen		18	Remove
7159	24	Post Oak	Quercus stellata	Good	Specimen		16	Remove
7160	21	Post Oak	Quercus stellata	Good	protected		1	Remove
7161	20	Post Oak	Quercus stellata	Good	Protected		1	Remove
7162	22	Post Oak	Quercus stellata	Good	Specimen	0		Preserved
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7164	18	Post Oak	Quercus stellata	Good	Protected	0		Preserved

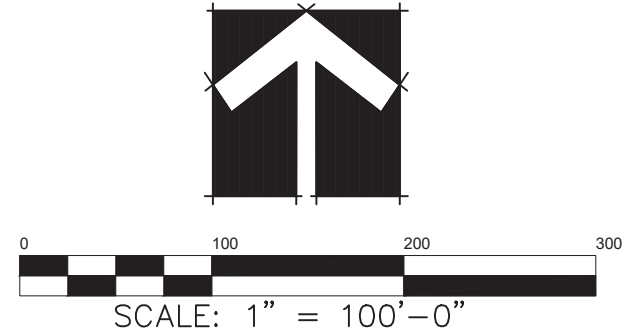
2356

TOTAL

60

42

MITIGATION:
60 TREE CREDITS
42 TREE DEBITS
NO MITIGATION REQUIRED



SHEET LEGEND

Date AUG 13, 2024
Drawn By GAC
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Revisions

FAIN CUPPETT
LANDSCAPE ARCHITECTS, LLC
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WEATHERFORD, TX 76087
882-215-9151
POND AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

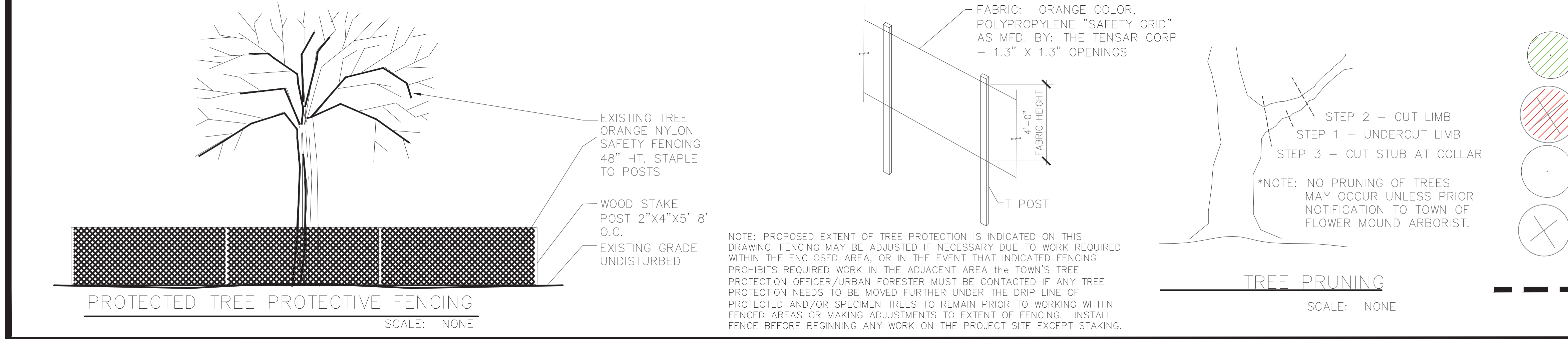
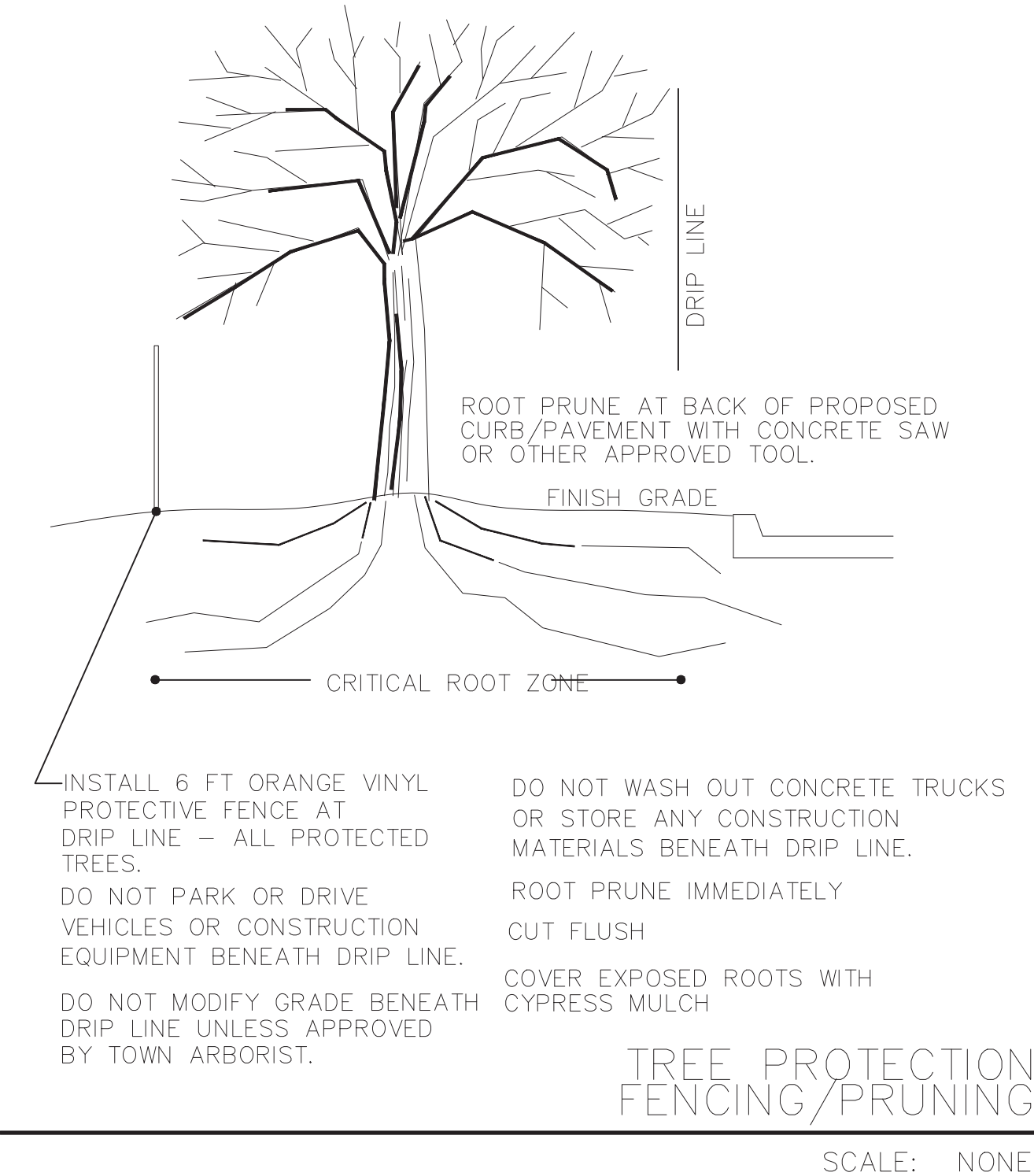
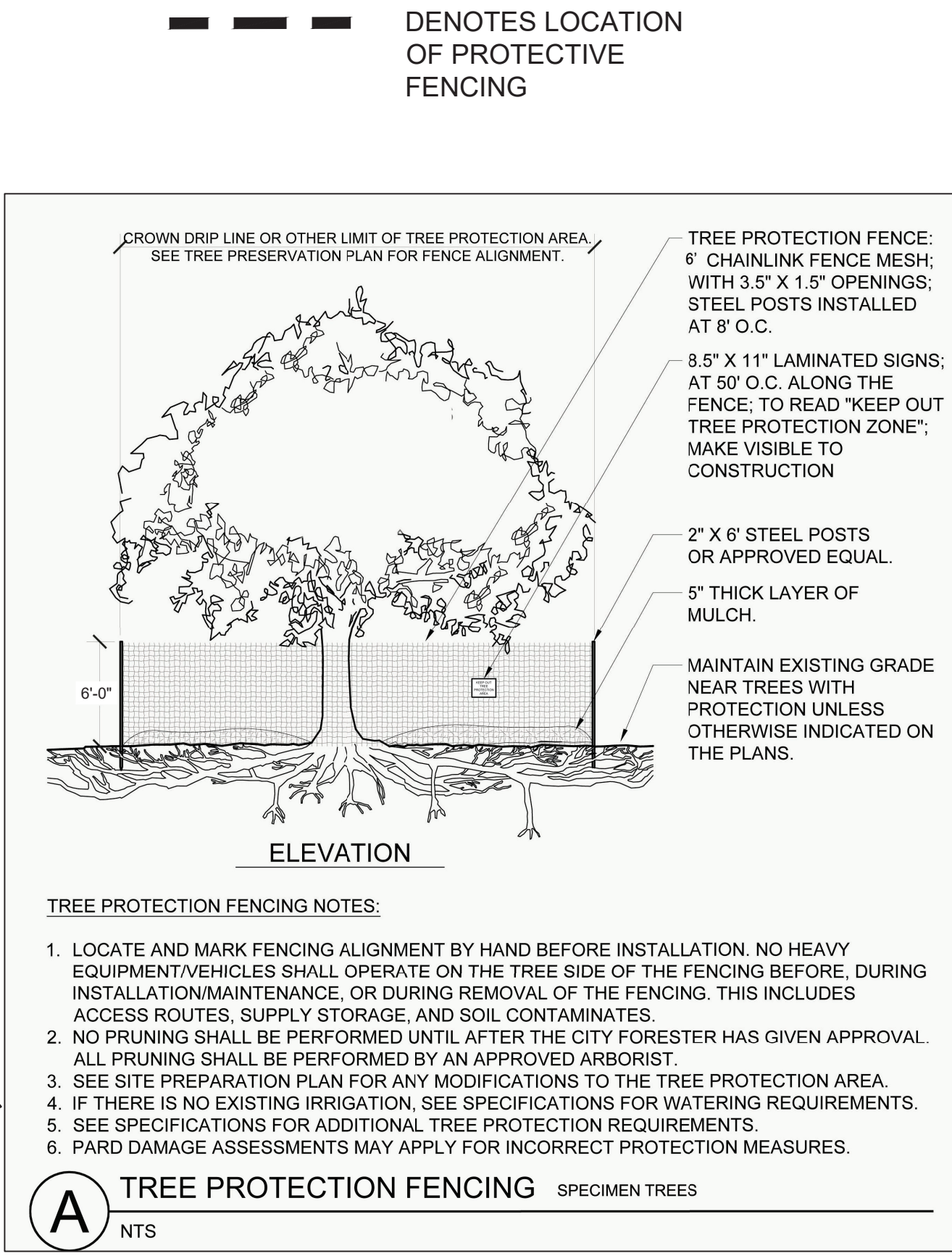


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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

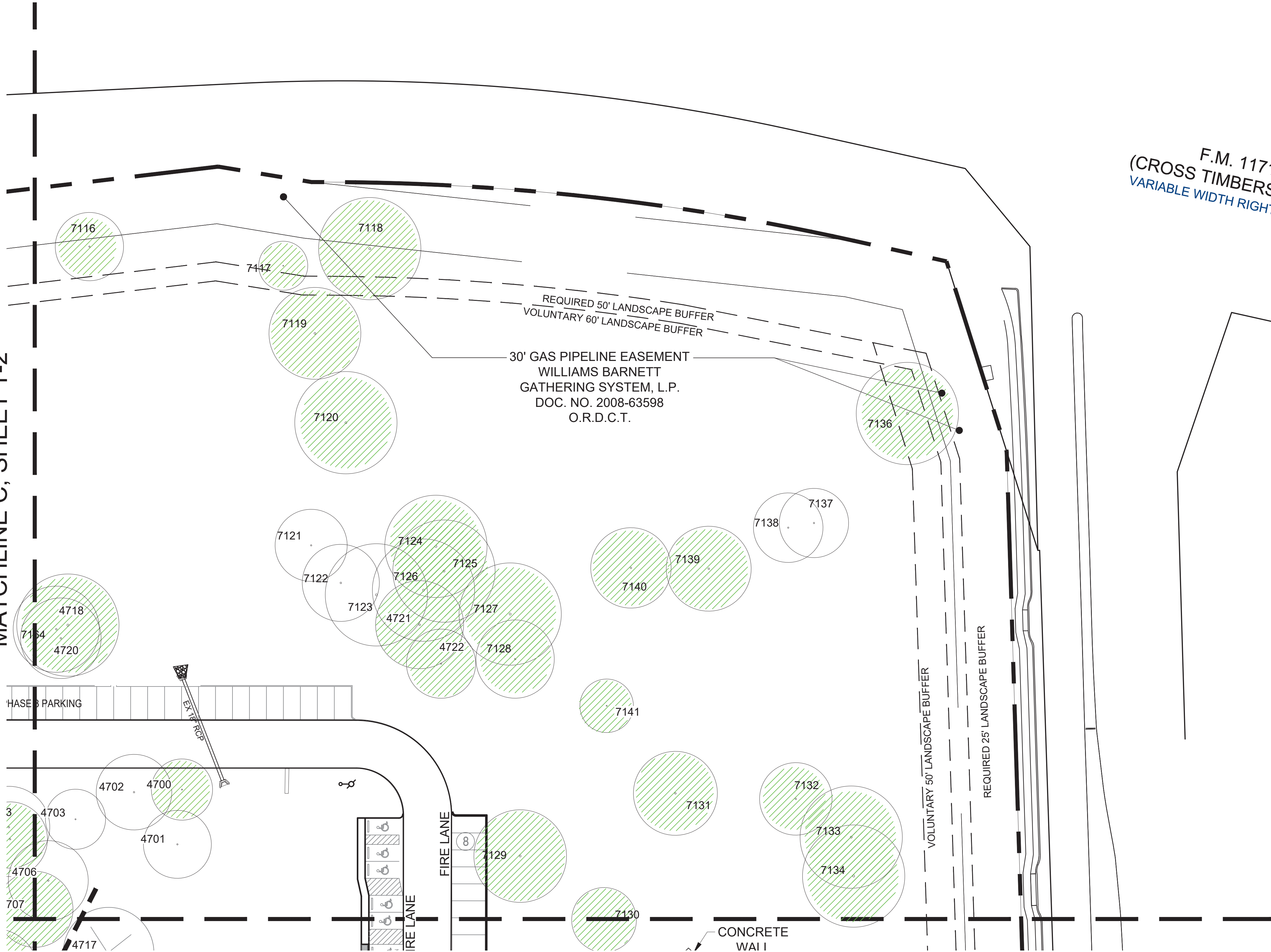
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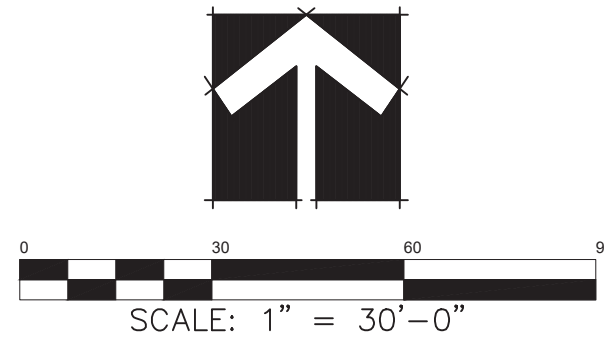


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MATCHLINE C, SHEET T-2



- SPECIMEN TREE TO PRESERVE
- SPECIMEN TREE TO REMOVE
- PROTECTED TREE TO PRESERVE
- PROTECTED TREE TO PRESERVE
- DENOTES LOCATION OF PROTECTIVE FENCING



TREE SURVEY

Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

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LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
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Parks and Open Space Planning - Landscape Architecture - Irrigation Design



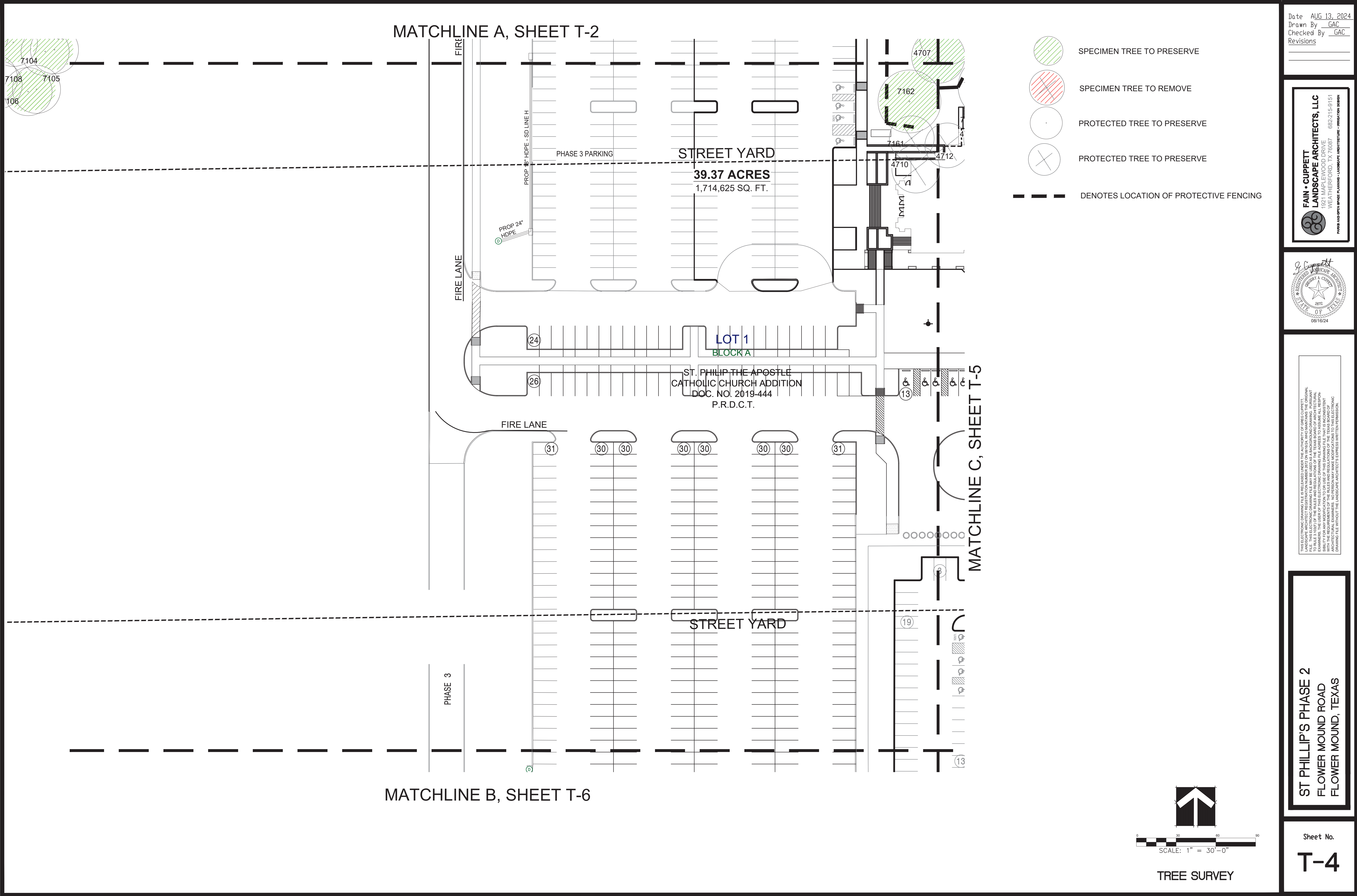
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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.

T-3

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Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.
T-4

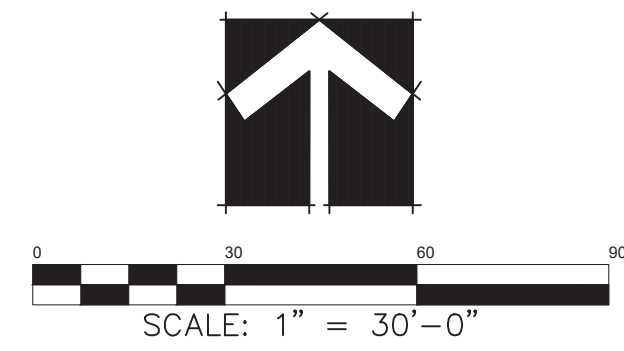
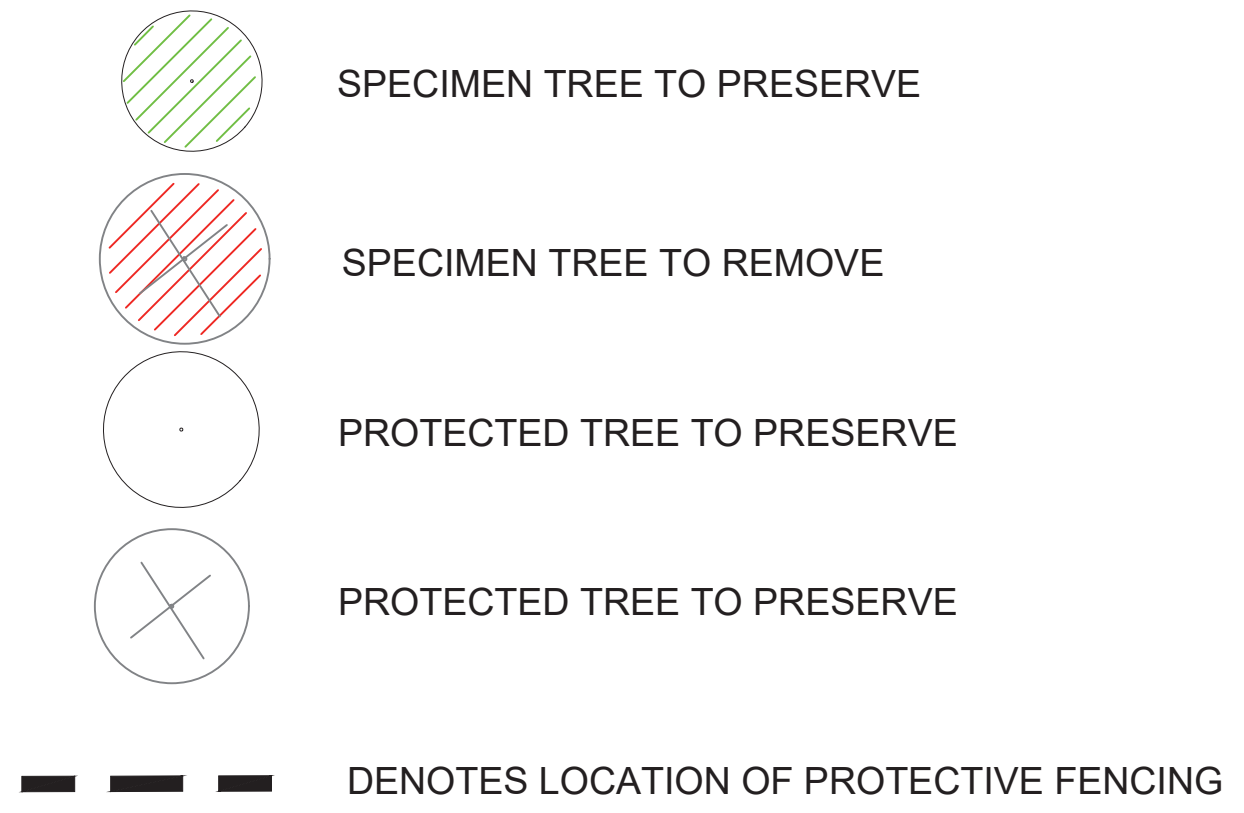


LANDSCAPE ARCHITECT REGISTRATION NUMBER 2072 ON 08/16/24, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.

T-5



TREE SURVEY

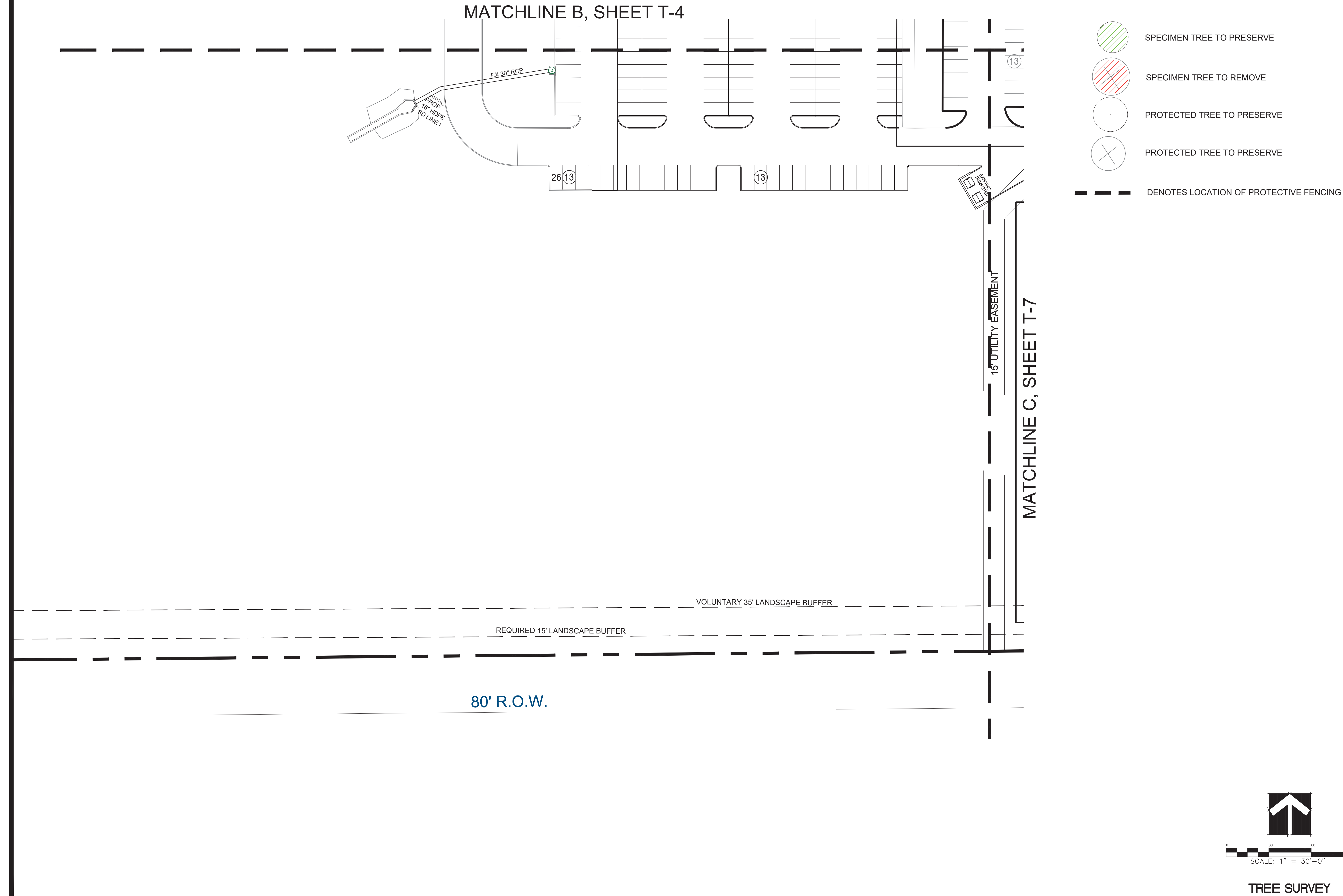


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ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.

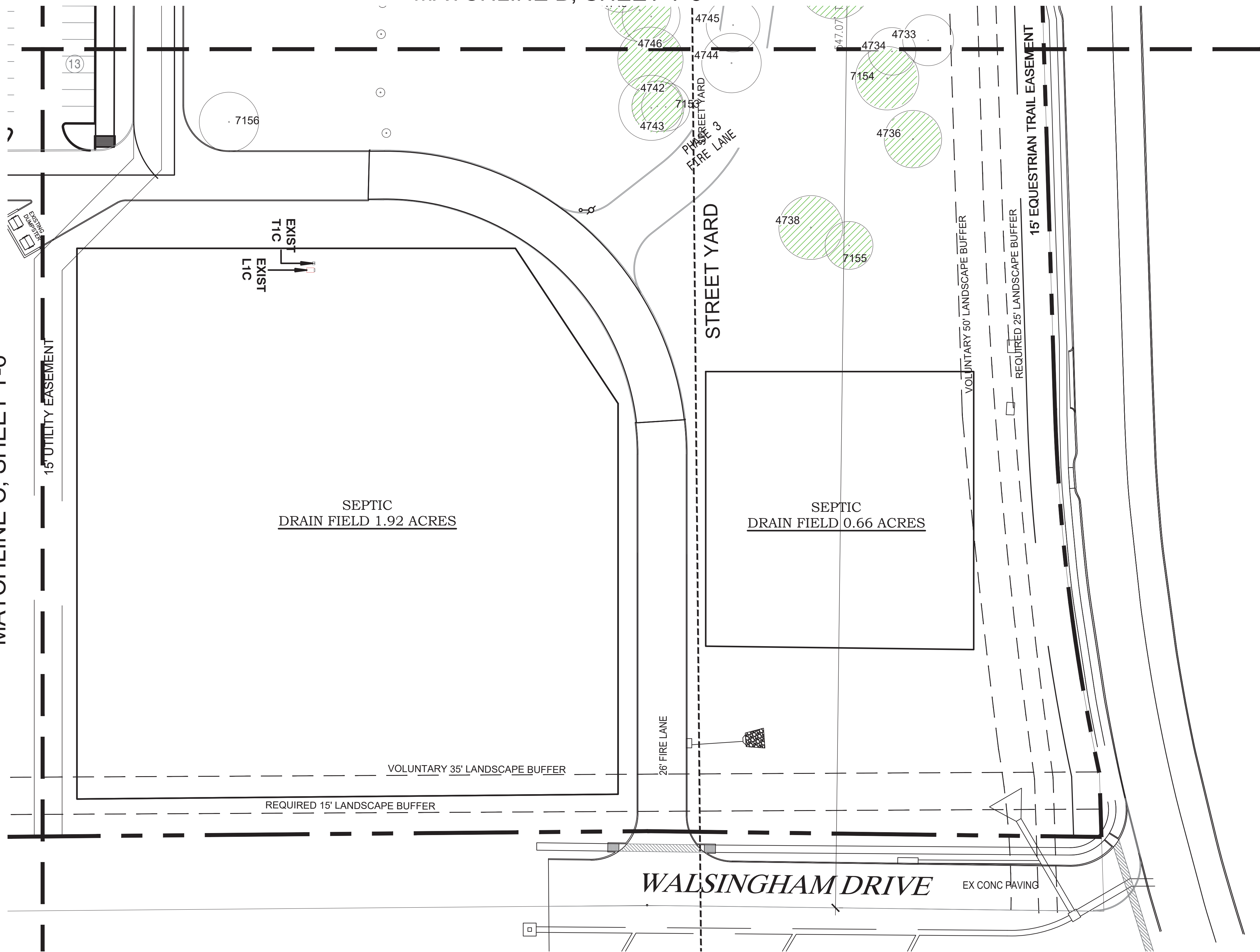
T-6

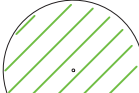
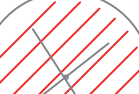


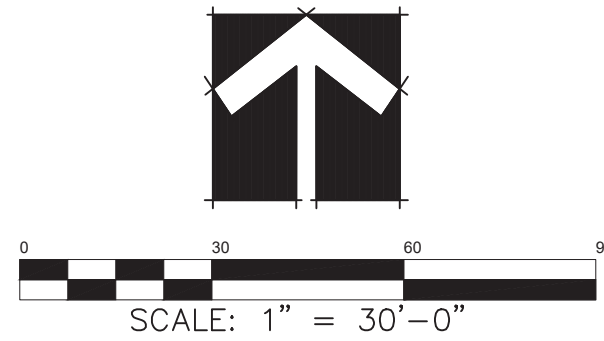
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MATCHLINE C, SHEET T-6

MATCHLINE B, SHEET T-5



-  SPECIMEN TREE TO PRESERVE
-  SPECIMEN TREE TO REMOVE
-  PROTECTED TREE TO PRESERVE
-  PROTECTED TREE TO PRESERVE
-  DENOTES LOCATION OF PROTECTIVE FENCING



SHEET LEGEND

Date AUG 13, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087 882-215-9151
POND AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2872 ON 08/18/24. WHO MAINTAINS THE ORIGINAL TO FILE A COPY OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL REGULATION. THIS DRAWING FILE IS NOT A FINAL DRAWING. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS. THE USER'S USE OF THIS DRAWING FILE IS AT THEIR OWN RISK. THE USER'S USE OF THIS DRAWING FILE IS IN NO WAY A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE USER'S USE OF THIS DRAWING FILE IS IN NO WAY A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE USER'S USE OF THIS DRAWING FILE IS IN NO WAY A GUARANTEE OF THE ACCURACY OF THE INFORMATION.

ST PHILLIP'S PHASE 2
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

Sheet No.

T-7

5.829 ACRES, OLD
DCAD TR# 6
SHADY OAKS FAMILY RANCH LTD
608 27TH ST
MANHATTAN BEACH, CA 90266-2231

CALLED 1.5963 ACRES
 DENTON COUNTY TEXAS
 DOC NO. 2007-106352
 O.R.D.C.T

- 30' GAS PIPELINE EASEMENT
WILLIAMS BARNETT
GATHERING SYSTEM, L.P.
DOC. NO. 2008-63598
O.R.D.C.T.

PHASE 3

	FIRE LANE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED REMOTE FDC
	PROPOSED PAVEMENT

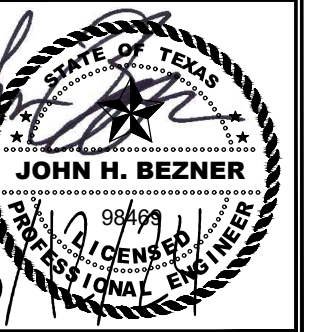
1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
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. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
10. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
11. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
12. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
13. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

MOUND ROAD
LOWER MOUND ROAD
90' RIGHT-OF-WAY

5900 S LAKE FOREST DR
SUITE 300
MCKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBPE Firm #9723

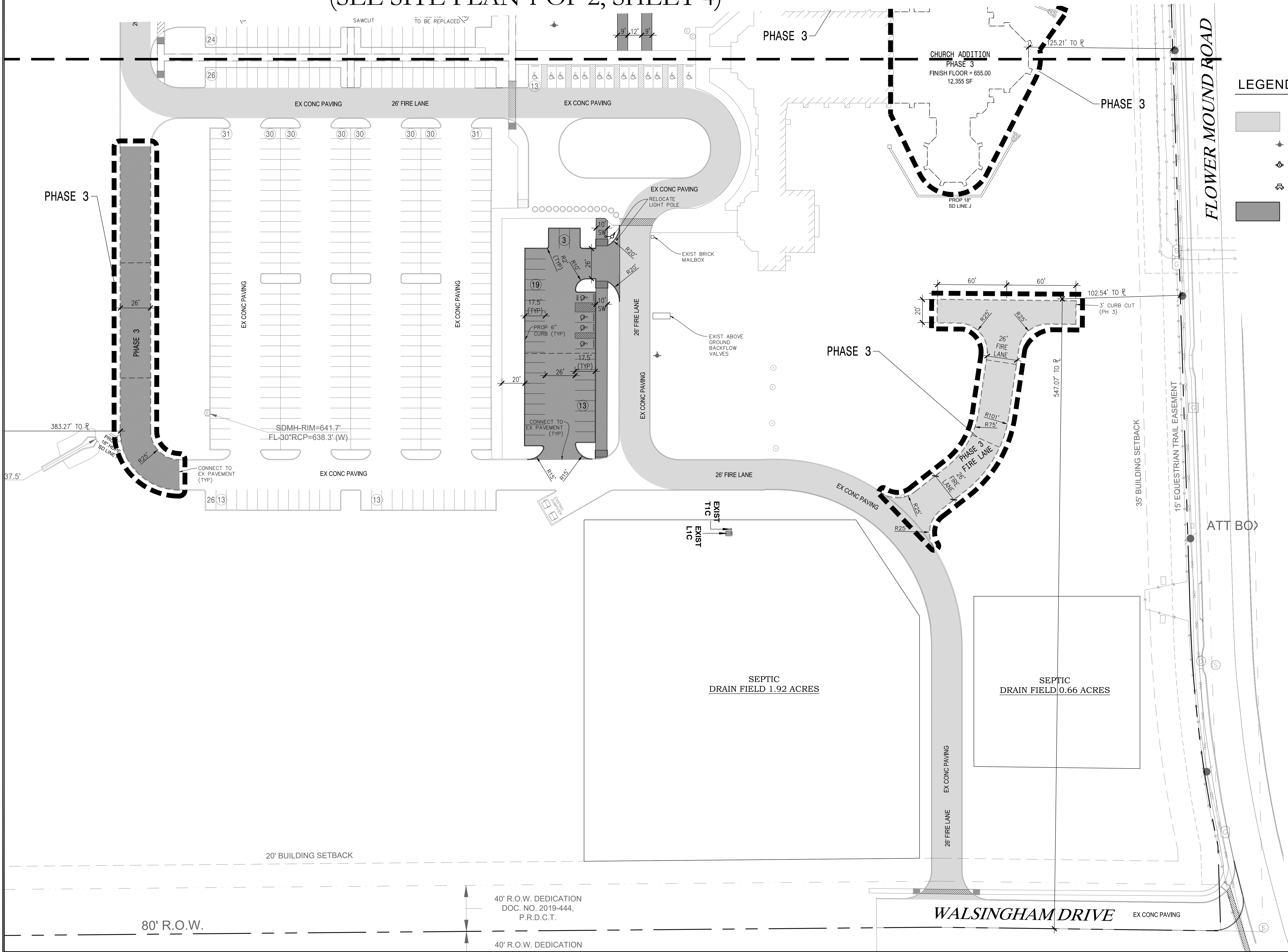
PHASE 2
ST. PHILIP
CATHOLIC CHURCH
FLOWER MOUND, TEXAS
DENTON COUNTY

*SITE PLAN (1 OF 2) -
PHASE 2*



DATE	7-25-24
SCALE	1" = 40'
SHEET	4
OF	17

MATCHLINE
(SEE SITE PLAN 1 OF 2, SHEET 4)



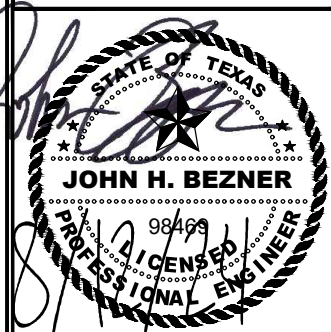
- LEGEND
- FIRE LANE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED REMOTE FDC
 - PROPOSED PAVEMENT

5900 S LAKE FOREST DR
SUITE 300
MCKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBP Firm #9723



PROJECT NAME: **PHASE 2**
ST. PHILIP
CATHOLIC CHURCH
FLOWER MOUND, TEXAS
DENTON COUNTY

SHEET TITLE:
SITE PLAN (2 OF 2) -
PHASE 2



DATE 7-25-24
SCALE 1" = 40'
SHEET **5**
OF **17**