Planning & Zoning Commission

January 12, 2026
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 UNITED STATES 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.

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

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

E. COORDINATION OF CALENDARS

1. January 26, 2026
2. February 9, 2026

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. Upcoming Land Development Regulations

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 December 8, 2025 - Consider approval of the minutes from December 8, 2025.

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. SP25-0011 - Valley Creek Church College Pickleball Courts - Consider a request for a Site Plan (SP25-0011- Valley Creek Church College Pickleball Courts) to develop outdoor pickleball courts. The property is generally located north of Dixon Lane and west of Morriss Road.
2. SP25-0013 - Valley Creek Church Prayer Center - Consider a request for a Site Plan (SP25-0013 - Valley Creek Church Prayer Center) to develop a prayer center for an existing church. The property is generally located east of Long Prairie Road and south Dixon Lane.

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. SSP24-0008 - Canyon Falls Village 3 - Consider a request for a Subdivision Site Plan (SSP24-0008 - Canyon Falls Village 3) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located west of Turner Falls Circle, east of Interstate 35, and south of Denton Creek Boulevard.
2. ZPD25-0008 - Lakeside Crossing Residence Inn - Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive.

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 above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on January 6, 2026, by 5:00 p.m.

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

December 8, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Schultz called the regular meeting to order at 6:31 p.m. with the following members present:

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2, Vice-Chair
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Don Gilmore, Place 6
Clare Harris, Place 7
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
None

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Claire Barnes, Senior Planner
Codie Hay, Planner
Lee Rodriguez, CIP/TIRZ Manager
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES 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.

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

To speak during public comment, fill out a green comment form. Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

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. December 22, 2025 - Meeting Canceled

2. January 12, 2026

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. Happy Holidays

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 November 10, 2025 - Consider approval of the minutes from November 10, 2025.

ACTION:	Commissioner Gilmore moved to approve H.1. as presented in the agenda caption. Commissioner Harris seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

I. 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. CSP25-0002 - Argyle ISD High School Stadium - Public Hearing to consider a request for a Comprehensive Sign Package (CSP25-0002- Argyle ISD High School Stadium) to allow two additional signs and two larger wall signs on the building. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

At 6:36 p.m., Commissioner Bayuk recused himself from the Council Chambers.

STAFF PRESENTATION:
Codie Hay, Planner

APPLICANT PRESENTATION:
Braxton Boothe, VLK Architects
Marty Sims, VLK Architects

ACTION:	Vice-Chair Hobbs moved to recommend approval of I.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.
AYES:	Hobbs, Geddie
NAYS:	Gilmore, Langley, Harris
RECUSED:	Bayuk
RESULT:	2 : 3

Motion failed.

ACTION:	Vice-Chair Hobbs moved to recommend approval of I.1. as presented in the agenda caption, with the denial of the A3 sign (press box sign). Commissioner Harris seconded the motion.

AYES:	Langley, Gilmore, Harris
NAYS:	Hobbs, Geddie
RECUSED:	Bayuk
RESULT:	3 : 2

At 7:22 p.m., Commissioner Bayuk returned to the Council Chambers.

2. ZPD25-0007 - Charco Storage - Public hearing to consider an ordinance amending the zoning (ZPD25-0007 – Charco Storage) from Planned Development District-120 (PD-120) with Single-Family District 5 (SF-5) and Retail District-2 (R-2) uses to PD-120 with SF-5 and Commercial District-1 (C-1) uses to modify the conceptual plans, elevations, and development standards for the non-residential portion, with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
O'Neal Gray, Charco Properties, LP
Steve Homeyer, Homeyer Engineering
Mark Glover, iMark Commercial

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
1.	Mark Kusman, Flower Mound	Angelica Abrams, Flower Mound	Jon Nesbit, Flower Mound
2.	Tamara Vaughn, Flower Mound	Keith Abrams, Flower Mound	Marty Watkins, Flower Mound
3.	Ray Vaughn, Flower Mound	Karla Russell, Flower Mound	
4.	Jim Rich, Flower Mound	Gil Landry, Flower Mound	
5.	Kevin Stadler, Flower Mound	Laura Landry, Flower Mound	
6.	LaNita Adams, Flower Mound	Art Stafford, Flower Mound	

7.	Michael Herzog, Flower Mound	Sandy Bell, Flower Mound	
8.	Fred Ulhman, Flower Mound	Dennis McKaige, Flower Mound	
9.	Jan Ulhman, Flower Mound	Paula Soulen, Flower Mound	
10.	Jan Baker, Flower Mound		
11.	Susan Steinbrecher, Flower Mound		
12.	Kelly Moeller, Flower Mound		

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend denial of I.2. as presented in the agenda caption. Commissioner Harris seconded the motion.
AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

At 9:06 p.m., Chair Schultz called the meeting into recess.

At 9:16 p.m., Chair Schultz called the meeting back into order.

3. MPA25-0006 - Water Plan Amendment - Public Hearing to consider an ordinance amending Section 8.0 - Water Plan of the Master Plan (MPA25-0006 - Water Plan Amendment) to adopt amendments and additions to the 2009 Water Master Plan Update as a component of the Master Plan.

STAFF PRESENTATION:
Lee Rodriguez, CIP/TIRZ Manager

APPLICANT PRESENTATION:
Connor Manley, Kimley-Horn
Kyle Sanderson, Kimley-Horn

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 I.3. as presented in the agenda caption. Commissioner Gilmore seconded the motion.
AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

4. MPA25-0007 - Wastewater Plan Amendment - Public Hearing to consider an ordinance amending Section 9.0 - Wastewater Plan of the Master Plan (MPA25-0007 - Wastewater Plan Amendment) to adopt amendments and additions to the 2009 Wastewater Master Plan Update as a component of the Master Plan.

STAFF PRESENTATION:
Lee Rodriguez, CIP/TIRZ Manager

APPLICANT PRESENTATION:
Connor Manley, Kimley-Horn
Kyle Sanderson, Kimley-Horn

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 Bayuk moved to recommend approval of I.4. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

J. ADJOURN

Chair Schultz adjourned the meeting at 9:47 p.m.

TOWN OF FLOWER MOUND, TEXAS

_____

GREG SCHULTZ, CHAIR

ATTEST:

_____

LAURIANN CASH, STAFF LIAISON

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

DATE: January 12, 2026
FROM: Codie Hay, Planner
ITEM: **Consider a request for a Site Plan (SP25-0011- Valley Creek Church College Pickleball Courts) to develop outdoor pickleball courts. The property is generally located north of Dixon Lane and west of Morriss 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 are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop six pickleball courts and a soccer field on Lot 2, Block A of the Trietsch Memorial United Methodist Church Addition. The subject property is currently developed with one non-residential building. The applicant is in the process of obtaining a certificate of occupancy (CO) for the existing building to be utilized as a religious assembly/institution. The site contains approximately 4.804 acres. The majority of the property is zoned Agricultural (A) zoning district, while a small portion to the west is zoned Single Family 15 (SF-15) residential zoning district. A religious assembly/institution use, including any ancillary uses, are permitted within both zoning districts.

The site plan proposes an addition of six pickleball courts and one soccer field along with three shade structures. The proposed use is an accessory use to the religious assembly/institution use. The landscape plan depicts the required landscape buffers, street yard trees, and parking area trees that meet or exceed the Town's landscaping requirements. The applicant has provided elevations for the proposed fencing and shade structures. Access to the site will be from Dixon Lane and Morris Road through mutual access easements.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

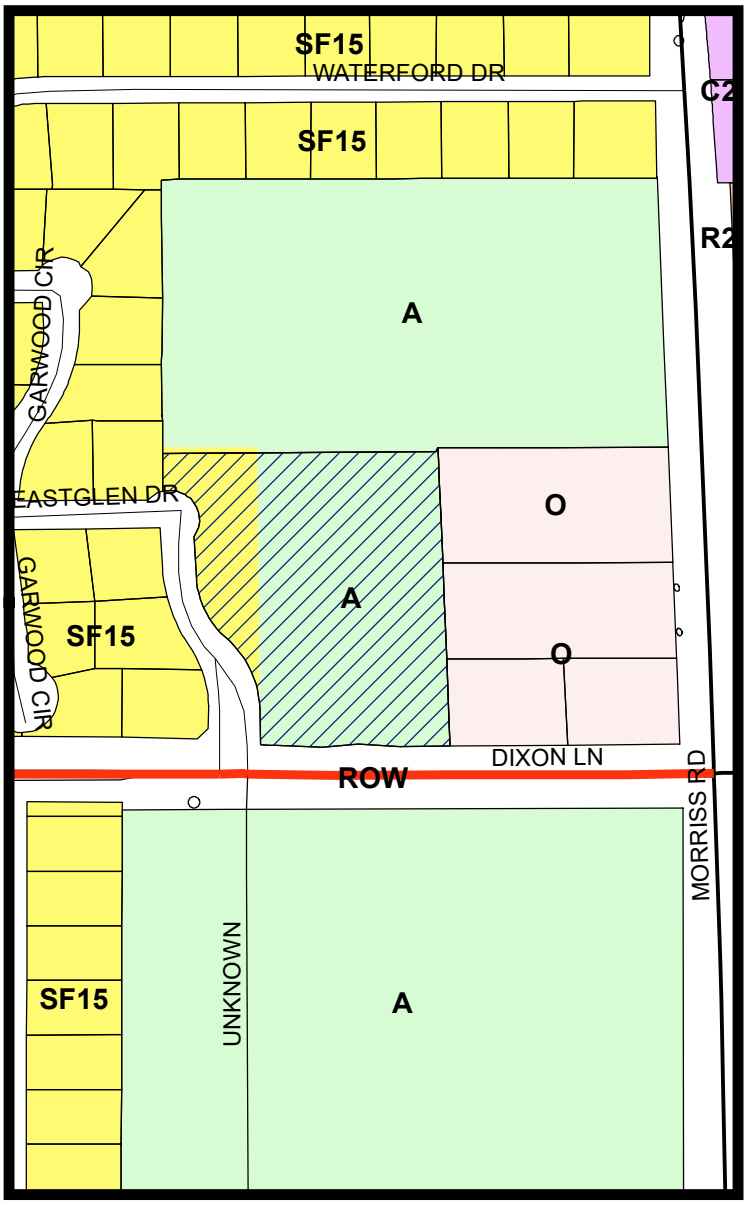
ATTACHMENTS:

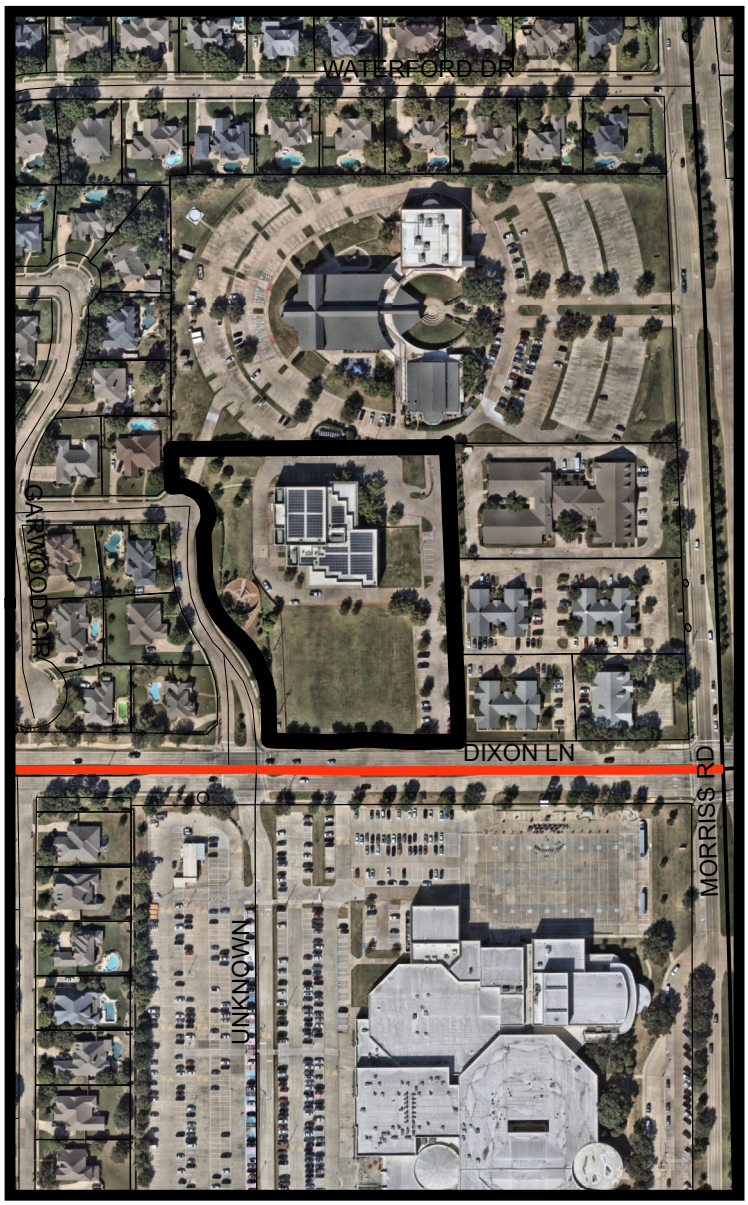
1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

SP25-0011: Valley Creek Church College Pickleball Courts

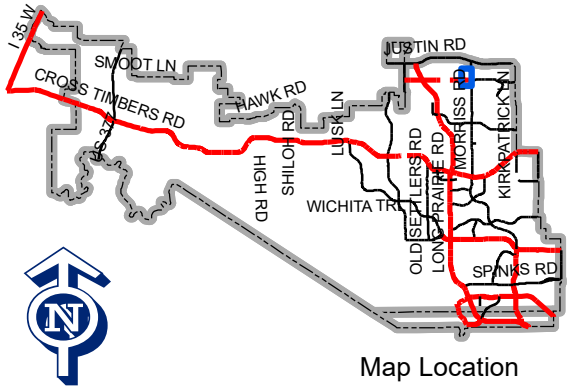




LEGEND

Agriculture | Commercial 2 | Office | Single Family 15

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.

MCADAMS
4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

VCR24001.02

January 5, 2026

Ms. Lexin Murphy, AICP
Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
Lexin.Murphy@flowermoundgov

RE: Valley Creek College – Site Plan

Dear Lexin:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, an amended site plan application for Valley Creek College. The property is located at 2222 Dixon Lane, Flower Mound, Texas.

Valley Creek Church has purchased the southern 4.8 acres of the 14.1-acre property and intends to utilize the existing life center facility for educational purposes.

The proposed use will be a religious institution/ assembly. The institution will consist of one large assembly area for worship and instruction with seating for 192 students. Per city standards, the required parking will reflect one parking space per 3 seats in the main assembly room, equating to 64 spaces. Valley Creek College will also feature five (5) classrooms as well as various other practice areas which will act as auxiliary spaces to the main sanctuary. The proposed site currently features 74 existing parking spaces.

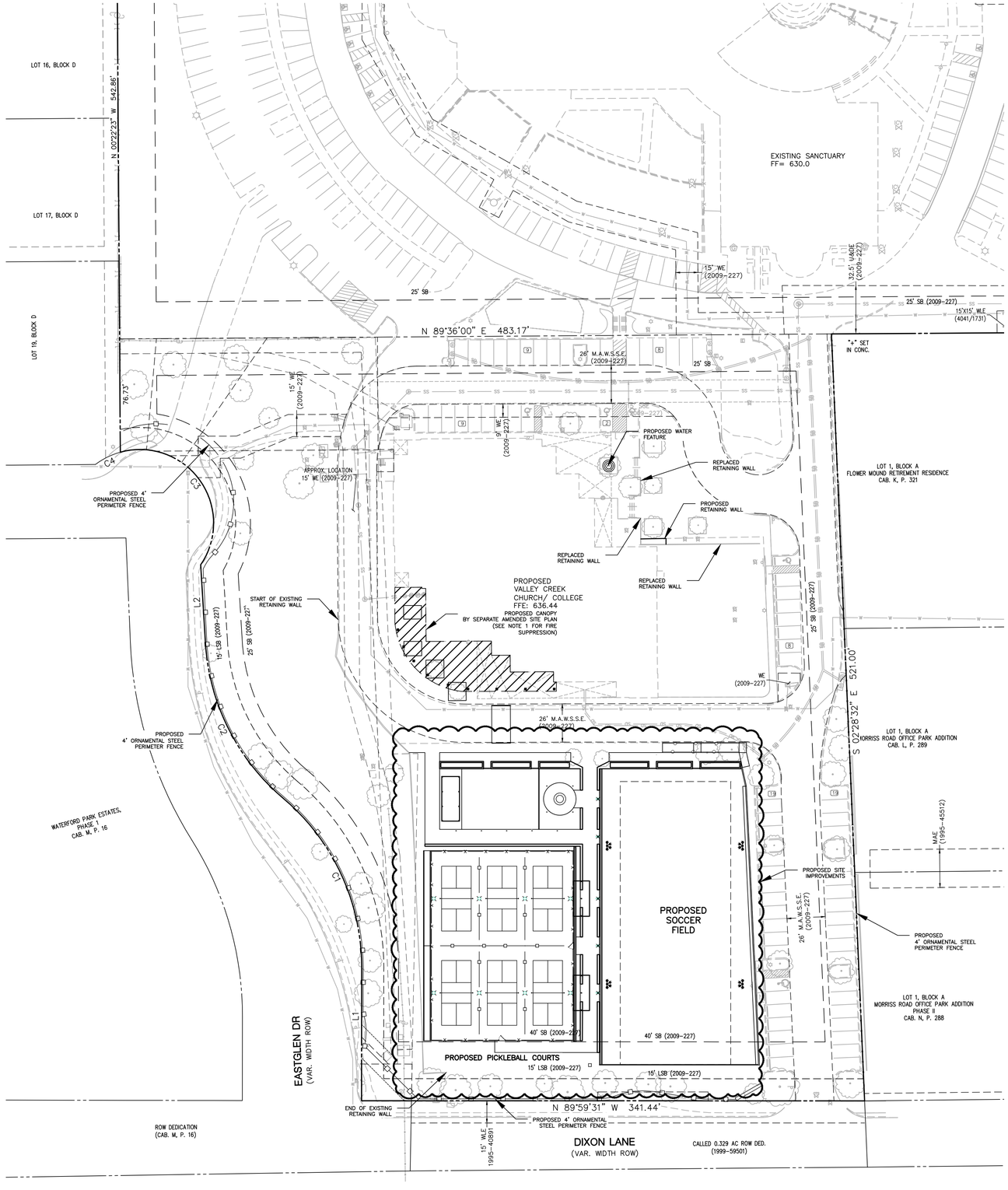
Along with the building renovations, there will be 6 proposed pickleball courts with 2 shade canopies and a proposed sports field, along with outdoor seating areas with an additional shaded area located south of the existing life center facility. The existing memorial will be removed from the property and relocated off-site.

There is no public infrastructure improvements proposed. The existing public infrastructure is contained within required utility easements.

We appreciate your consideration of this application. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,
McAdams

Justin Lansdowne | Senior Project Manager, Civil Site Design
jlansdowne@mcadamsco.com | 972. 436. 9712



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SITE LEGEND

- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- XX PARKING SPACE COUNT
- SIGNAGE
- POWER POLE

BENCHMARKS:

TBM -1: "X" SET ON CURB INLET N:7075411.6 E:2408621.2 ELEV:636.22'

TBM-2: "X" SET ON CURB INLET N:7075490.4 E:2408939.4 ELEV: 628.55'

VICINITY MAP
1"= 750'

SITE SPECIFIC NOTES:

1. PROPOSED CANOPY FIRE SUPPRESSION SYSTEM TO BE DESIGNED BY MEP AND PERMITTED WITH BUILDING PERMIT.
2. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW

TOWN OF FLOWER MOUND SITE PLAN NOTES:

3. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL E CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
4. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS HALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
5. 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.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW
7. DUMPSTER SCREENING WALL SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
8. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
10. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. -PROHIBITED SIGNS.

SITE DATA TABLE	
PHYSICAL ADDRESS	2220 DIXON LANE
GROSS SITE AREA	4.804 ACRES
NET SITE AREA	4.804 ACRES
ZONING	AGRICULTURAL (A), SF-15
CURRENT USE	PRESCHOOL
PROPOSED USE	RELIGIOUS ASSEMBLY/INSTITUTION
LOT COVERAGE DATA	
BUILDING COVERAGE	15.35%
EXISTING BUILDING AREA	32,115 SF
EXISTING BUILDING HEIGHT	38'
IMPERVIOUS AREA 2.78 AC	58%
PERVIOUS AREA 2.03 AC	42%
PARKING SUMMARY	
PARKING RATIO	ONE (1) PARKING SPACE PER THREE (3) SEATS IN THE MAIN SANCTUARY
REQUIRED SPACES	64
REQUIRED ACCESSIBLE SPACES	3
PROVIDED ACCESSIBLE SPACES	5
TOTAL PROVIDED PARKING	74

MASTER PLAN FEATURES	
LAND USE PLAN	OFFICE
SPECIFIC PLAN	NONE
URBAN DESIGN PLAN	LONG PRAIRIE
MEDIAN & ROW DESIGN GUIDELINES	N/A
PARKS AND TRAILS	NONE
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	DIXON LN– URBAN MINOR ARTERIAL
WATER PLAN	LONG PRAIRIE
WASTEWATER PLAN	LONG PRAIRIE
ECONOMIC IMPACT	N/A

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

VALLEY CREEK CHURCH/COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF TRACY A. LAPIENE P.E. 100599 ON 01. 05. 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001 S1
CHECKED BY	MGSM
DRAWN BY	NW
SCALE	1" = 40'
DATE	01. 05. 2026

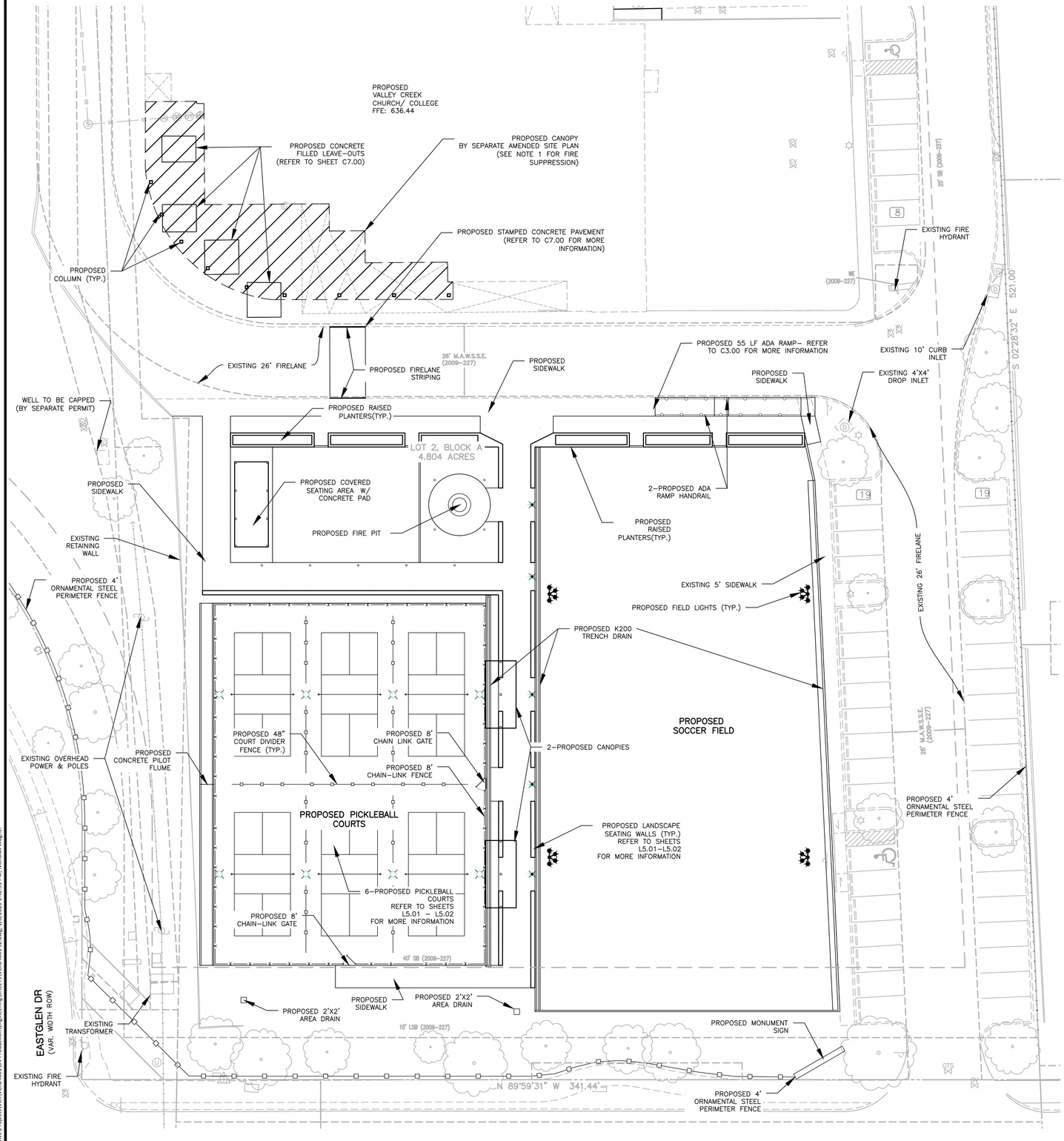
SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\3Dnw\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001 S1.dwg, 1/8/2026 1:41:58 PM, Nicholas Wagner



SITE LEGEND

- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PARKING SPACE COUNT
- SIGNAGE
- POWER POLE

VICINITY MAP
1"= 750'

BENCHMARKS:

TBM -1: "X" SET ON CURB INLET N:7075411.6 E:2408621.2 ELEV:636.22'

TBM-2: "X" SET ON CURB INLET N:7075490.4 E:2408939.4 ELEV: 628.55'

SITE SPECIFIC NOTES:

1. PROPOSED CANOPY FIRE SUPPRESSION SYSTEM TO BE DESIGNED BY MEP AND PERMITTED WITH BUILDING PERMIT.
2. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.

TOWN OF FLOWER MOUND SITE PLAN NOTES:

3. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL E CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
4. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS HALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
5. 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.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW
7. DUMPSTER SCREENING WALL SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
8. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
10. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. -PROHIBITED SIGNS.

SITE DATA TABLE	
PHYSICAL ADDRESS	2220 DIXON LANE
GROSS SITE AREA	4.804 ACRES
NET SITE AREA	4.804 ACRES
ZONING	AGRICULTURAL (A), SF–15
CURRENT USE	PRESCHOOL
PROPOSED USE	RELIGIOUS ASSEMBLY/ INSTITUTION
LOT COVERAGE DATA	
BUILDING COVERAGE	15.35%
EXISTING BUILDING AREA	32,115 SF
EXISTING BUILDING HEIGHT	38'
IMPERVIOUS AREA 2.78 AC	58%
PERVIOUS AREA 2.03 AC	42%
PARKING SUMMARY	
PARKING RATIO	ONE (1) PARKING SPACE PER THREE (3) SEATS IN THE MAIN SANCTUARY
REQUIRED SPACES	64
REQUIRED ACCESSIBLE SPACES	3
PROVIDED ACCESSIBLE SPACES	5
TOTAL PROVIDED PARKING	74

MASTER PLAN FEATURES	
LAND USE PLAN	OFFICE
SPECIFIC PLAN	NONE
URBAN DESIGN PLAN	LONG PRAIRIE
MEDIAN & ROW DESIGN GUIDELINES	N/A
PARKS AND TRAILS	NONE
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	DIXON LN– URBAN MINOR ARTERIAL
WATER PLAN	LONG PRAIRIE
WASTEWATER PLAN	LONG PRAIRIE
ECONOMIC IMPACT	N/A

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

VALLEY CREEK CHURCH/COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF TRACY A. LAPIENE P.E. 100599 ON 01. 05. 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

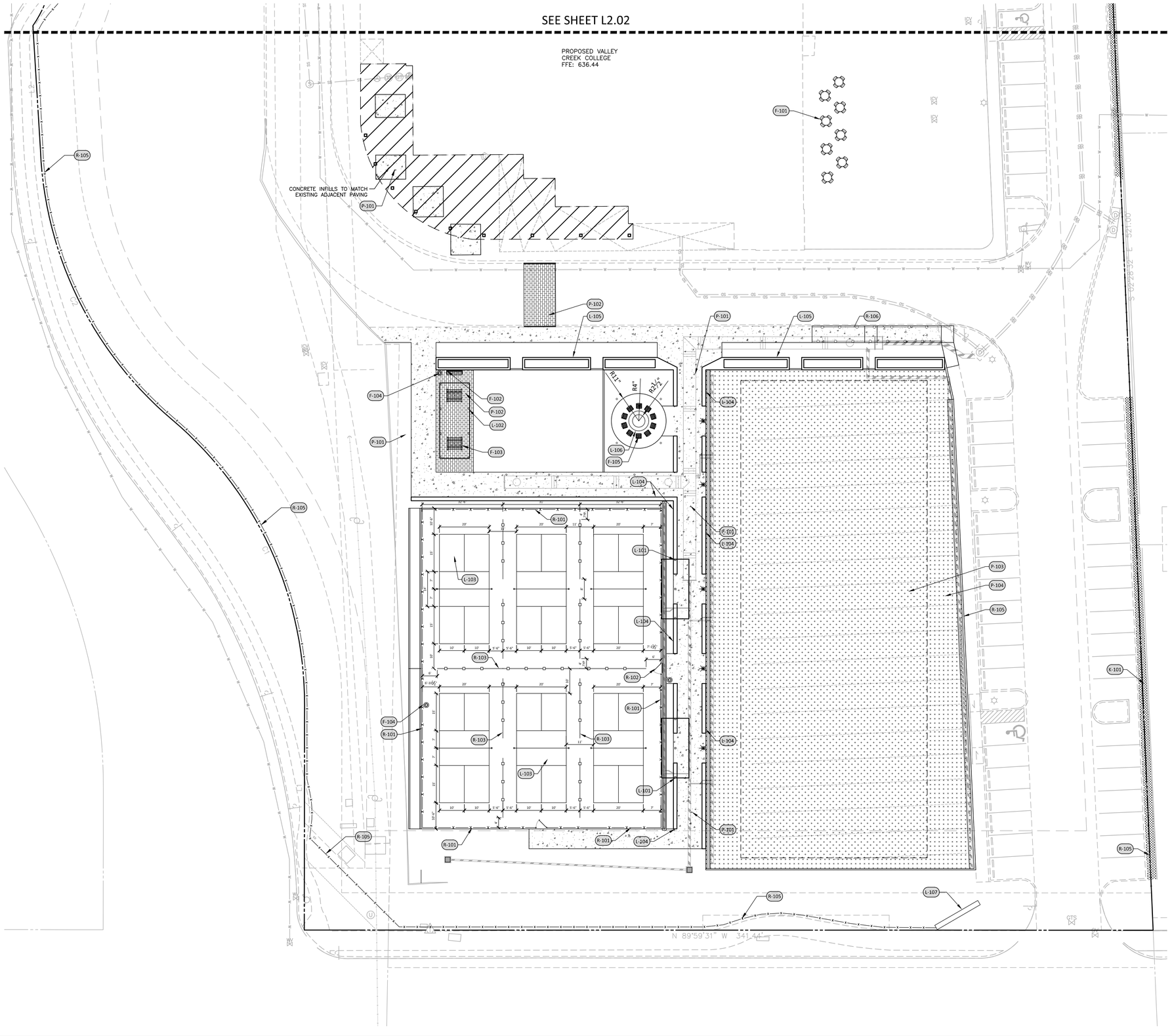
PROJECT NO.	VCR-24001
FILENAME	VCR24001 S2
CHECKED BY	MGSM
DRAWN BY	NW
SCALE	1" = 20'
DATE	01. 05. 2026

SHEET

SITE PLAN

C2.01

Z:\ZDrive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001 S2.dwg, 1/8/2026 1:42:31 PM, Nicholas Wagner



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

CONTEXT MAP **SCALE: 1"=200'**

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FURNISHINGS			
	F-101	OUTDOOR FURNITURE	01/L4.04
	F-102	BENCH	03/L4.03
	F-103	PICNIC TABLE	05/L4.03
	F-104	TRASH RECEPTACLE	04/L4.03
	F-105	ADIRONDACK CHAIR	02/L4.04
ROCK			
	K-101	RIVER ROCK	02/L4.01
	K-102	DECOMPOSED GRANITE	01/L4.01
LANDSCAPE FEATURES			
	L-101	SHADE STRUCTURE A	03/L4.04
	L-102	SHADE STRUCTURE B	04/L4.04
	L-103	PICKLE BALL COURTS	
	L-104	SEAT WALL	02/L4.03
	L-105	RAISED PLANTER	01/L4.03
	L-106	FIRE PIT	06/L4.02
	L-107	MONUMENT SIGN	
	L-108	WATER FOUNTAIN	05/L4.04

SYMBOL	CODE	DESCRIPTION	DETAIL
PAVING			
	P-101	CONCRETE PAVING	
	P-102	ENHANCED CONCRETE PAVING	
	P-103	ARTIFICIAL TURF - FIELD	03/L4.01
	P-104	ARTIFICIAL TURF - PERIMETER	03/L4.01

SYMBOL	CODE	DESCRIPTION	DETAIL
RAILING, FENCES, AND GATES			
	R-101	8' CHAIN LINK FENCE	01/L4.02
	R-102	8' CHAIN LINK GATE	02/L4.02
	R-103	48" COURT DIVIDER FENCE	04/L4.02
	R-105	4' ORNAMENTAL STEEL FENCE	05/L4.02
	R-106	ACCESSIBLE HANDRAIL AT RAMP	04/L4.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

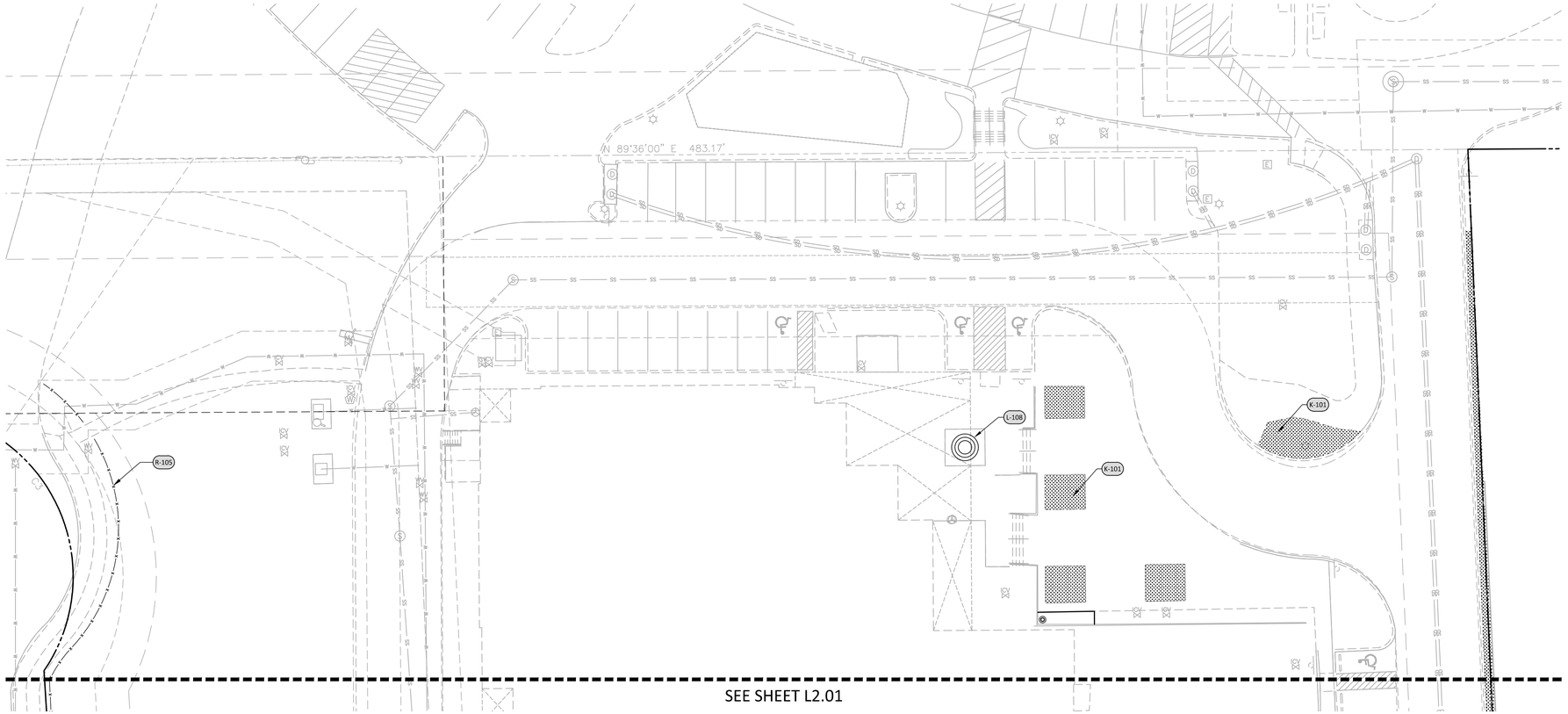
PROJECT NO.	VCR-24001
FILENAME	VCR24001-HS1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	20 SCALE
DATE	01. 05. 2026

SHEET

HARDSCAPE PLAN

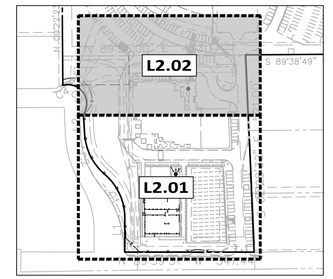
L2.01

Z:\ZDrive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-HS1.dwg, 1/5/2026 1:26:04 PM, Abimbola Olorode



SEE SHEET L2.01

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.



CONTEXT MAP **SCALE: 1"=200'**

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FURNISHINGS			
	F-101	OUTDOOR FURNITURE	01/L4.04
	F-102	BENCH	03/L4.03
	F-103	PICNIC TABLE	05/L4.03
	F-104	TRASH RECEPTACLE	04/L4.03
	F-105	ADIRONDACK CHAIR	02/L4.04
ROCK			
	K-101	RIVER ROCK	02/L4.01
	K-102	DECOMPOSED GRANITE	01/L4.01
LANDSCAPE FEATURES			
	L-101	SHADE STRUCTURE A	03/L4.04
	L-102	SHADE STRUCTURE B	04/L4.04
	L-103	PICKLE BALL COURTS	
	L-104	SEAT WALL	02/L4.03
	L-105	RAISED PLANTER	01/L4.03
	L-106	FIRE PIT	06/L4.02
	L-107	MONUMENT SIGN	
	L-108	WATER FOUNTAIN	05/L4.04

SYMBOL	CODE	DESCRIPTION	DETAIL
PAVING			
	P-101	CONCRETE PAVING	
	P-102	ENHANCED CONCRETE PAVING	
	P-103	ARTIFICIAL TURF - FIELD	03/L4.01
	P-104	ARTIFICIAL TURF - PERIMETER	03/L4.01

SYMBOL	CODE	DESCRIPTION	DETAIL
RAILING, FENCES, AND GATES			
	R-101	8' CHAIN LINK FENCE	01/L4.02
	R-102	8' CHAIN LINK GATE	02/L4.02
	R-103	48" COURT DIVIDER FENCE	04/L4.02
	R-105	4' ORNAMENTAL STEEL FENCE	05/L4.02
	R-106	ACCESSIBLE HANDRAIL AT RAMP	04/L4.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
RELEASED FOR CONSTRUCTION
NOT

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

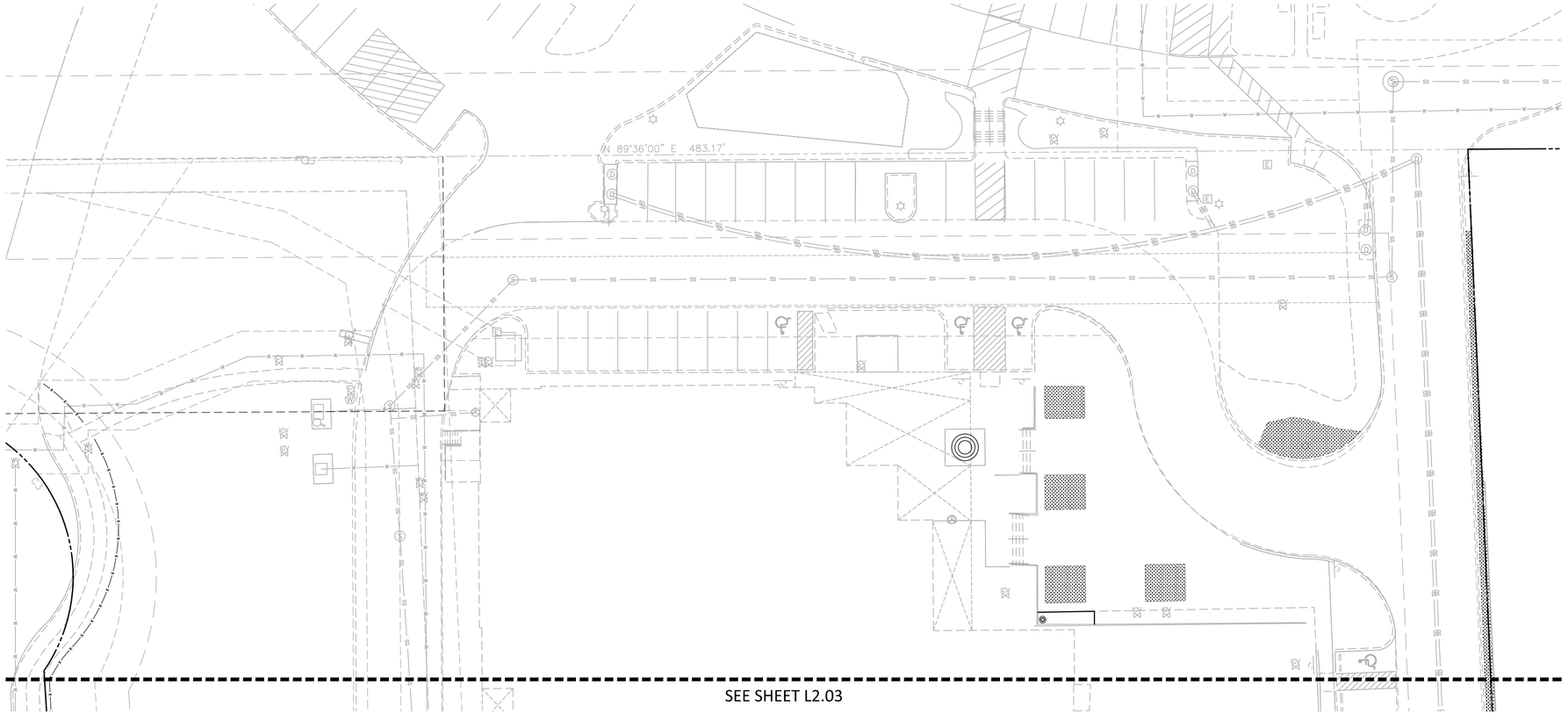
PROJECT NO.	VCR-24001
FILENAME	VCR24001-HS1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	20 SCALE
DATE	01. 05. 2026

SHEET

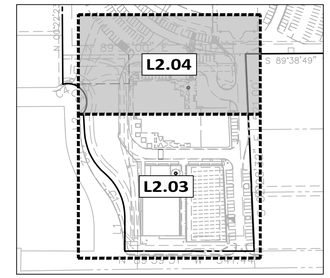
HARDSCAPE PLAN

L2.02

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-HS1.dwg, 1/5/2026 1:26:15 PM, Abimbola Olorode



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.



CONTEXT MAP SCALE: 1"=200'

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
9516
STATE OF TEXAS
RELEASED FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001-HS1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	20 SCALE
DATE	01. 05. 2026

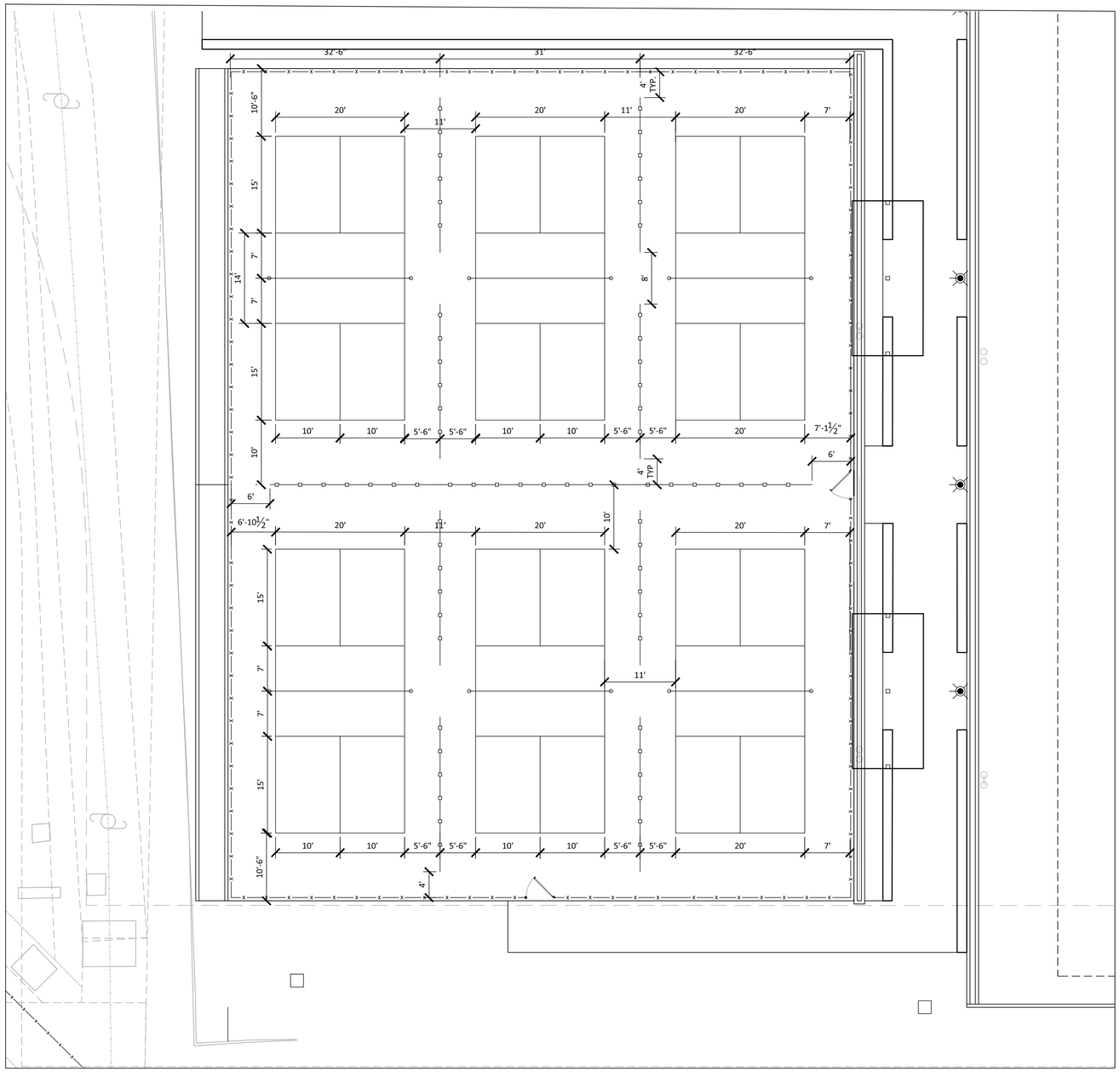
SHEET

DIMENSION CONTROL PLAN

L2.04

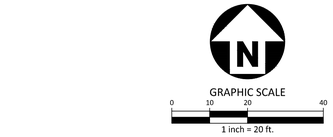
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-HS1.dwg, 1/5/2026 1:26:32 PM, Abimbola Olorode



01 PICKLE BALL COURTS

SCALE: 1"= 10'-0"



CONTEXT MAP SCALE: 1"=200'

MCADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001-HS1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	20 SCALE
DATE	01. 05. 2026

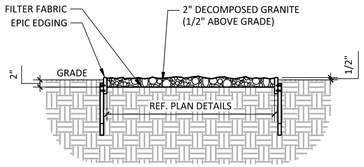
SHEET

PICKLEBALL COURT ENLARGEMENT PLAN

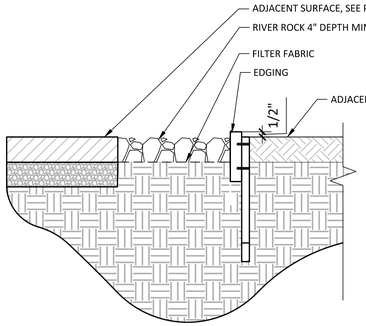
L2.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-HS1.dwg, 1/5/2026 1:26:42 PM, Abimbola Olorode

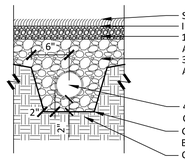


01 DECOMPOSED GRANITE MULCH
SCALE: 3/4" = 1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT PRODUCT DRAWINGS TO LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE FOR APPROVAL.
2. INSTALL METAL EDGE AND PAVER RESTRAINT PER MANUFACTURER'S SPECIFICATIONS.
3. STONE MULCH BASIS OF DESIGN PRODUCT: RIVER ROCK 1"-3" SIZE OR APPROVED EQUAL.
4. CONTRACTOR TO OBTAIN COLOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
5. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING PATIO CONDITIONS, INCLUDING MATERIALS AND WATERPROOFING METHODS.
6. COLOR/SIZE:LIGHT BROWN, BEIGE, AND LIGHT GRAYS; SIZE AND SHAPE WILL VARY

02 RIVER ROCK STONE MULCH
SCALE: 1" = 1'-0"

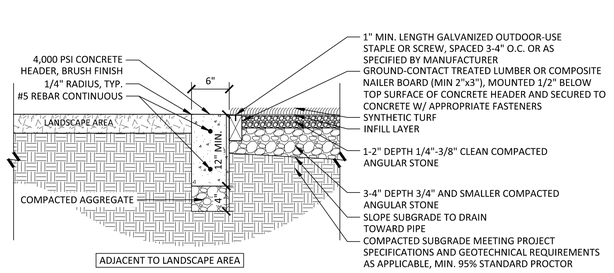


SYNTHETIC TURF DRAINAGE TYPICAL TREATMENT

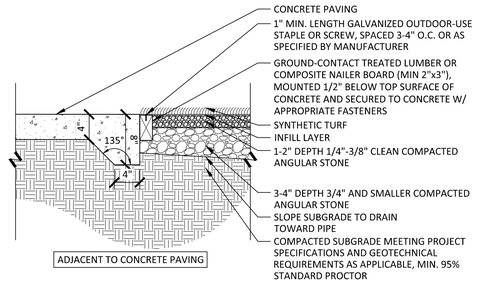
- SYNTHETIC TURF
- INFILL LAYER
- 1-2" DEPTH 1/4"-3/8" CLEAN COMPACTED ANGULAR STONE
- 3-4" DEPTH 3/4" AND SMALLER COMPACTED ANGULAR STONE
- 4" HPDE PERFORATED PIPE (TIE INTO CIVIL STORM SYSTEM).
- GEOTEXTILE FABRIC, EXTENDING MIN. 12" BEYOND EDGES OF TRENCH
- COMPACTED SUBGRADE MEETING PROJECT SPECIFICATIONS AND GEOTECHNICAL REQUIREMENTS AS APPLICABLE, MIN. 95% STANDARD PROCTOR

NOTES:
MATERIALS AND DIMENSIONS SHOWN FOR REFERENCE ONLY. SYNTHETIC TURF SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

1. ACCEPTABLE SELECTIONS FOR TURF PRODUCT:
   1.1. SYNLAWN 'PET PLATINUM' SKU:PTPLB TURF TYPE
   1.2. SYNTHETIC TURF RESOURCES (STR) 'CP30L'
   1.3. OR APPROVED EQUAL.
2. SYNTHETIC TURF SURFACE SHALL MEET ACCESSIBILITY REQUIREMENTS FOR BEING STABLE, FIRM, AND SLIP-RESISTANT.
3. ALL EDGE TRANSITIONS SHALL BE FLUSH WITH SURROUNDING SURFACE, FREE OF ABRUPT CHANGES AND SHALL MEET ALL TRANSITION TOLERANCES REQUIRED BY APPLICABLE BUILDING CODES.
4. EACH TURF AREA SHALL HAVE A CROSS SLOPE NOT TO EXCEED 2%, UNLESS OTHERWISE NOTED. SEE GRADING PLAN FOR DETAILED GRADES.
5. CONTRACTOR SHALL SUBMIT TURF PRODUCT SAMPLES FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



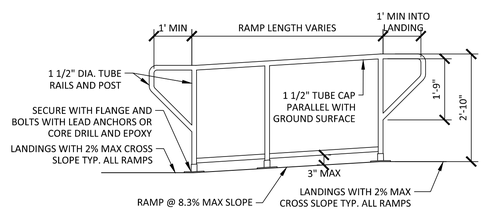
ADJACENT TO LANDSCAPE AREA



ADJACENT TO CONCRETE PAVING

03 SYNTHETIC TURF INSTALLATION
SCALE: 1" = 1'-0"

NOTES:
1. ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM 5X5' TURNING RADIUS AREA AT LANDINGS WHERE RAMP IS CHANGE DIRECTION. THESE AREAS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
2. ALL ACCESSIBLE ROUTES SHALL HAVE A CLEAR PATH OF 3'-0" WIDE WITH A MAX. 2% CROSS SLOPE.
3. ALL ACCESSIBLE ROUTES WITH GREATER THAN A 5% SLOPE (1:20) AND LESS THAN 8.33% SLOPE (1:12) REQUIRE HANDRAILS ON BOTH SIDES OF RAMP.
4. REFER TO ACCESSIBLE ROUTE PLAN, ACCESSIBILITY ROUTE NOTES AND SPECIFICATIONS, AND CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
5. ALL WELDS TO BE GROUNDED SMOOTH.
6. PAINT ALL TUBING WITH (1) POLYESTER POWDER COAT PRIMER AND (1) INDUSTRIAL ENAMEL FINISH COAT. COLOR TO BE SELECTED BY OWNER.



04 ACCESSIBLE HANDRAIL AT RAMP
SCALE: 1/2" = 1'-0"

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

MEGAN A. HATCHER
REGISTERED LANDSCAPE ARCHITECT
9516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001-LD1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	AS NOTED
DATE	01. 05. 2026

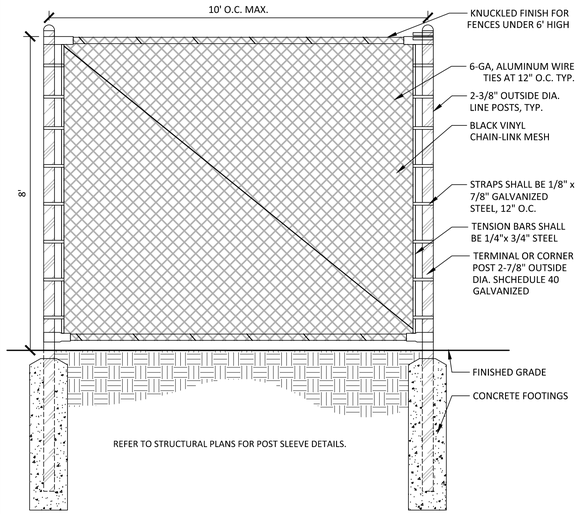
SHEET

HARDSCAPE DETAILS

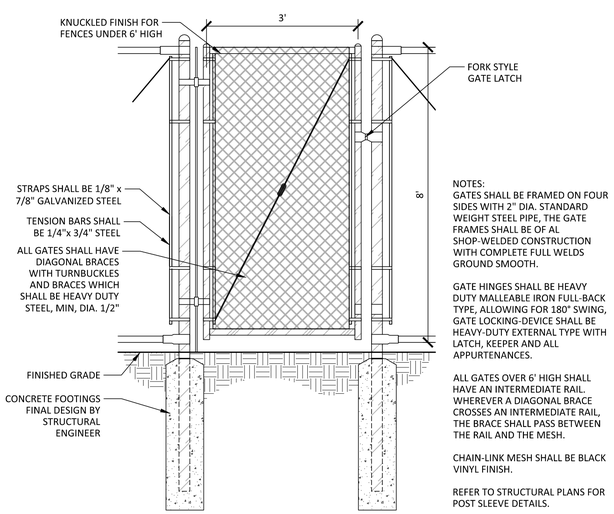
L4.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LD1.dwg, 1/5/2026 1:27:03 PM, Abimbola Olorode



01 8' CHAIN-LINK FENCE
SCALE: 1/2" = 1'-0"



NOTES:
GATES SHALL BE FRAMED ON FOUR SIDES WITH 2" DIA. STANDARD WEIGHT STEEL PIPE, THE GATE FRAMES SHALL BE OF AL SHOP-WELDED CONSTRUCTION WITH COMPLETE FULL WELDS GROUND SMOOTH.

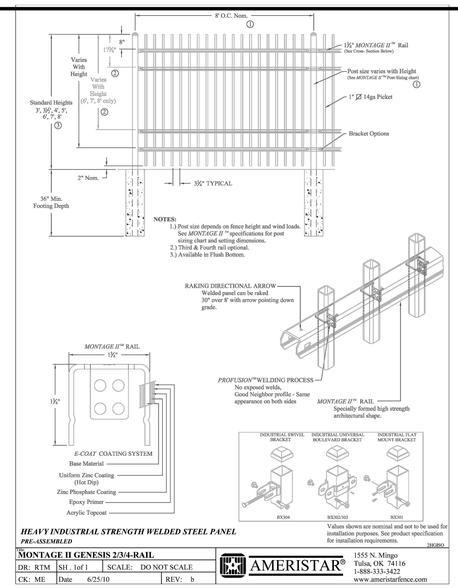
GATE HINGES SHALL BE HEAVY DUTY MALLEABLE IRON FULL-BACK TYPE, ALLOWING FOR 180° SWING, GATE LOCKING-DEVICE SHALL BE HEAVY-DUTY EXTERNAL TYPE WITH LATCH, KEEPER AND ALL APPURTENANCES.

ALL GATES OVER 6' HIGH SHALL HAVE AN INTERMEDIATE RAIL. WHEREVER A DIAGONAL BRACE CROSSES AN INTERMEDIATE RAIL, THE BRACE SHALL PASS BETWEEN THE RAIL AND THE MESH.

CHAIN-LINK MESH SHALL BE BLACK VINYL FINISH.

REFER TO STRUCTURAL PLANS FOR POST SLEEVE DETAILS.

02 8' CHAIN-LINK GATE
SCALE: 1/2" = 1'-0"

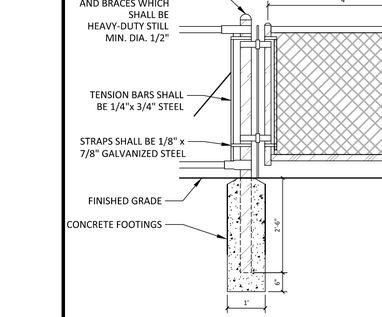


TYPE

- FENCE HEIGHT - 4 FT (REFER TO HARDSCAPE PLAN FOR FENCE LOCATION).
- 4 HORIZONTAL RAILS.

NOTES:
1. RAILS TO BE LEVEL. STAIR STEP WHERE NEEDED AT POSTS LOCATIONS.
2. REF. PLAN FOR FENCE HEIGHT.
3. MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR FINAL DESIGN.
4. ALL WROUGHT IRON/STEEL AND FIELD WELDS TO BE PRIMED AND PAINTED WITH 2 COATS. BLACK IN COLOR.

05 4' ORNAMENTAL STEEL FENCE
SCALE: 1/2" = 1'-0"



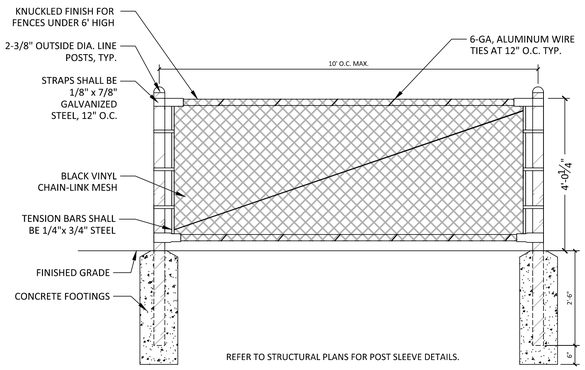
NOTES:
GATES SHALL BE FRAMED ON FOUR SIDES WITH 2" DIA. STANDARD WEIGHT STEEL PIPE, THE GATE FRAMES SHALL BE OF AL SHOP-WELDED CONSTRUCTION WITH COMPLETE FULL WELDS GROUND SMOOTH.

GATE HINGES SHALL BE HEAVY DUTY MALLEABLE IRON FULL-BACK TYPE, ALLOWING FOR 180° SWING, GATE LOCKING-DEVICE SHALL BE HEAVY-DUTY EXTERNAL TYPE WITH LATCH, KEEPER AND ALL APPURTENANCES.

CHAIN-LINK MESH SHALL BE BLACK VINYL FINISH.

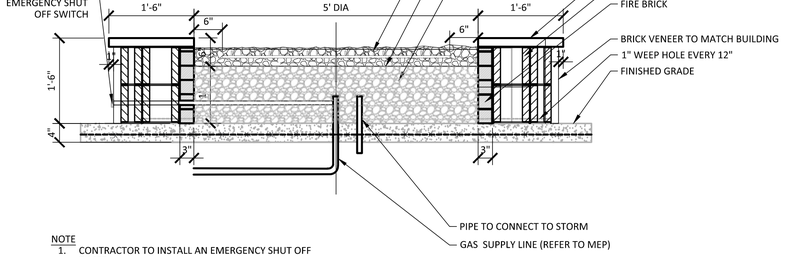
REFER TO STRUCTURAL PLANS FOR POST SLEEVE DETAILS.

03 48" COURT DIVIDER GATE
SCALE: 1/2" = 1'-0"



REFER TO STRUCTURAL PLANS FOR POST SLEEVE DETAILS.

04 48" COURT DIVIDER FENCE
SCALE: 1/2" = 1'-0"



NOTE
1. CONTRACTOR TO INSTALL AN EMERGENCY SHUT OFF TIMER
2. CONTRACTOR TO PROVIDE FINAL SHOP DRAWING FOR APPROVAL
3. ALL ELECTRICAL AND GAS CONNECTIONS BY OTHERS
4. INSTALL 3" GALVANIZED OR STAINLESS STEEL PIPE GROUTED IN PLACE AND SLOPED TO DRAIN
5. CONTRACTOR TO PROVIDE WATER SOURCE WITHIN 15' OF FIRE PIT FOR EMARGENCY FIRE SUPPRESSION
6. WALL CAP TO MATCH OR COMPLEMENT THE COLOR OF BUILDING MATERIALS. SAMPLE MUST BE SUBMITTED FOR CLIENT APPROVAL
7. 1" PVC AIR GAP TO BE SPACED AT 18" O.C.

WWW.FIREPLACEANDGRILLDALLAS.COM

Fireplace & Grill Factory Outlet
4301 Westgrove Drive
Addison, TX 75001
Phone: (972) 250-2006
Fax: 972-250-3016

06 FIRE PIT
SCALE: 3/4" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

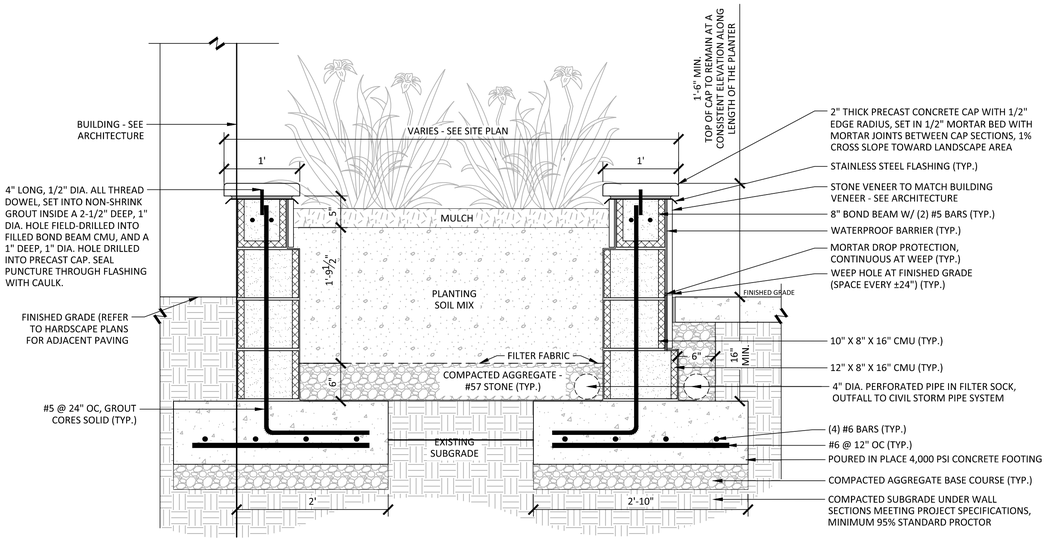
PROJECT NO.	VCR-24001
FILENAME	VCR24001-LD1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	AS NOTED
DATE	01. 05. 2026

SHEET

HARDSCAPE DETAILS

L4.02

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LD1.dwg, 1/5/2026 1:27:15 PM, Abimbola Olorode

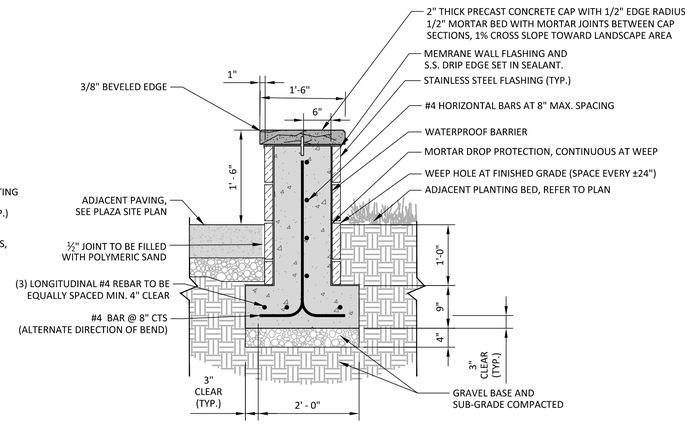


NOTES:

1. INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
2. PROVIDE LADDER-TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C.
3. PROVIDE ANCHORS TO CMU FOR PRECAST CAP AND BRICK VENEER.
4. PROVIDE MASONRY WALL EXPANSION JOINT EVERY 48" MAX.
5. MORTAR JOINTS SHALL BE 3/8". JOINT STYLE TO BE CONCAVE.
6. MORTAR COLOR TO BE APPROVED BY OWNER'S REP. AND/OR LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
7. CONTRACTOR TO PROVIDE PRECAST CONCRETE CAP COLOR SAMPLES FOR APPROVAL BY OWNER'S REP. AND/OR LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
8. ALL VENEER WALLS SHALL HAVE WATERPROOF MEMBRANE ON BOTH SIDES OF THE CMU BLOCK WALL THAT FACE THE VENEER.
9. GROUT VOIDS AND FILL ALL CMU CORES WITH CONCRETE.
10. SEE STRUCTURAL SPECIFICATIONS FOR CONCRETE DETAILS.
11. DETAIL CONVEYS DESIGN INTENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS, INCLUDING ALL REINFORCEMENT, HARDWARE, CONNECTORS, MATERIALS, ETC., SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, FOR APPROVAL PRIOR TO CONSTRUCTION.

01 RAISED PLANTER DETAIL

SCALE: 1" = 1'-0"

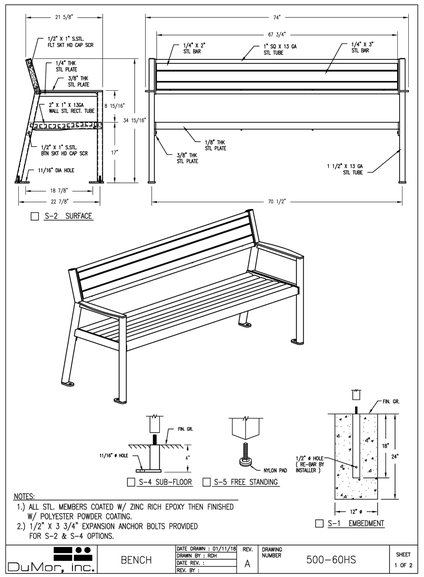


NOTES:

1. INSTALL ALL PRODUCTS PER MANUFACTURER RECOMMENDATIONS.
2. SHOP DRAWINGS FOR ALL CONCRETE CAP, VENEER, AND MORTAR TO BE SUBMITTED TO OWNER AND OWNERS REPRESENTATIVE FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
3. CONCRTE CAP TO BE AFFIXED WITH DOWEL RODS. EPOXY DOWELS SHALL BE PER GRANITE MANUFACTURER'S SPECIFICATIONS, BUT NOT FEWER THAN 2 PER STONE. HILTI, 1/2" 316 S.S. HAS ROD WITH HIT HY-10 PLUS HYBRID MORTAR. SEAL ALL DOWELL PENETRATION AT WATERPROOFING WITH LIQUID MEMBRANE OR POLYURETHANE SEALANT.
4. HEIGHT OF EACH WALL SHALL BE CONTINUOUS ELEVATION UNLESS OTHERWISE INDICATED. ANY DISCREPANCIES TO BE COMMUNICATED TO ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. STONE VENEER TO MATCH BUILDING ELEVATION
6. STONE MORTAR TO MATCH STONE MANUFACTURERS SPECIFICATIONS. COLOR TO BE APPROVED BY OWNER AND OWNERS REPRESENTATIVE

02 STONE VENEER SEATWALL

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

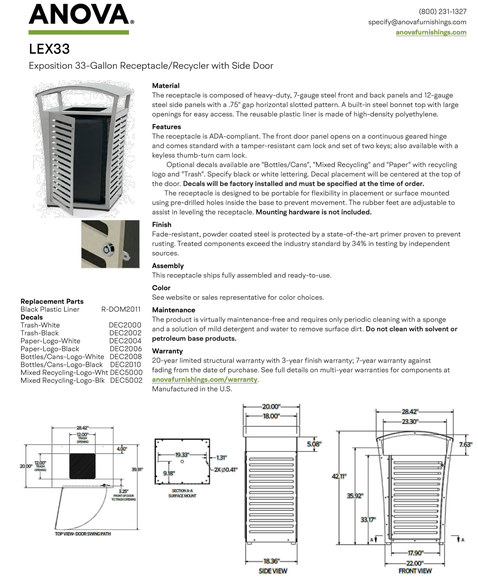


NOTES

1. COLOR: TEXTURED BLACK STEEL
2. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

03 BENCH

SCALE: 1" = 1'-0"



NOTES

1. COLOR: TEXTURED BLACK
2. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

04 TRASH RECEPTACLE

SCALE: 1" = 1'-0"

NOTES

1. MANUFACTURER - POLYWOOD.COM
2. PRODUCT - MAIN STREET 7-PIECE DINING SET (SKU PWS2861-1)
3. FRAME COLOR: (FRAME COLOR: MATTE BLACK; SLAT COLOR: BLACK)
4. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

05 PICNIC TABLE

SCALE: 1" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440
www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE

CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HAECKER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001-LD1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	AS NOTED
DATE	01. 05. 2026

SHEET

HARDSCAPE DETAILS

L4.03

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LD1.dwg, 1/5/2026 1:27:27 PM, Abimbola Olorode

20-Year Warranty

Great news! Your POLYWOOD warranty is already activated, no need to send anything in. Located on the bottom of each item is a sticker with a serial number. **Please keep this number for your records.**

View our full warranty:
polywood.com/warranty

Cleaning Tips

For a Quick Clean:
Simply wipe down with soap and water.

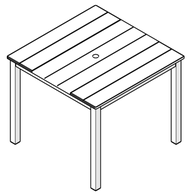
For a Deep Clean:
Wipe on ⅓ bleach and ⅔ water solution with a clean cloth and let it sit on the lumber for a few minutes (this will not affect the color). Then, loosen any dirt and debris that may catch in surface grooves with a soft bristle brush; hose down to rinse.

For a High-Power Clean:
Use a pressure power washer (not exceeding 1,500 psi) to spray off dirt and debris. Apply a ⅓ bleach and ⅔ water solution and scrub with a soft bristle brush. Hose down to rinse.

02/25/2025

POLYWOOD®

Assembly Instructions



ALT36
Main Street 36 x 36 Dining Table

polywood.com

POLYWOOD®

Assembly Instructions

Remove protective plastic film from the logo medallion.

NO ASSEMBLY REQUIRED

AL210
Main Street Dining Arm Chair

polywood.com

20-Year Warranty

Great news! Your POLYWOOD warranty is already activated, no need to send anything in. Located on the bottom of each item is a sticker with a serial number. **Please keep this number for your records.**

View our full warranty:
polywood.com/warranty

Cleaning Tips

For a Quick Clean:
Simply wipe down with soap and water.

For a Deep Clean:
Wipe on ⅓ bleach and ⅔ water solution with a clean cloth and let it sit on the lumber for a few minutes (this will not affect the color). Then, loosen any dirt and debris that may catch in surface grooves with a soft bristle brush; hose down to rinse.

For a High-Power Clean:
Use a pressure power washer (not exceeding 1,500 psi) to spray off dirt and debris. Apply a ⅓ bleach and ⅔ water solution and scrub with a soft bristle brush. Hose down to rinse.

12/11/2024

20-year warranty

Great news! Your POLYWOOD warranty is already activated, no need to send anything in. Located on the bottom of each item is a sticker with a serial number. **Please keep this number for your records.**

View our full warranty:
polywood.com/warranty

Having trouble?

If you have questions or concerns regarding assembly instructions or missing parts, please visit **help.polywood.com** or live chat with our Customer Experience Team on **polywood.com**.

Cleaning tips

For a Quick Clean:
Simply wipe down with soap and water.

For a Deep Clean:
Wipe on ⅓ bleach and ⅔ water solution with a clean cloth and let it sit on the lumber for a few minutes (this will not affect the color). Then, loosen any dirt and debris that may catch in surface grooves with a soft bristle brush; hose down to rinse.

For a High-Power Clean:
Use a pressure power washer (not exceeding 1,500 psi) to spray off dirt and debris. Apply a ⅓ bleach and ⅔ water solution and scrub with a soft bristle brush. Hose down to rinse.

02/14/2023

POLYWOOD®

Assembly Instructions

AD800
Vineyard Grand Adirondack Chair

AD810
Nautical Grand Adirondack Chair

AD820
Modern Grand Adirondack Chair

polywood.com

NOTES

1. MANUFACTURER - POLYWOOD.COM
2. PRODUCT - MAIN STREET 5-PIECE DINING SET (SKU PWS2861-1)
3. FRAME COLOR: (FRAME COLOR: MATTE BLACK: SLAT COLOR: BLACK)
4. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

01 OUTDOOR FURNITURE
SCALE: 1" = 1'-0"

NOTES

1. PRODUCT: AD820
2. COLOR: BLACK
3. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

02 ADIRONDACK CHAIR
SCALE: 1" = 1'-0"

Tubular Steel Columns and Beams: Standard column dimension shall be 7" x 5" tubular steel welded to 5/8" base plate (footing design provided separately). Main support beams are 7" x 5" and purlins are 6" x 4". All framing connections are done using A325 grade bolts within concealed access openings from above and will later be concealed by the roofing. All roof framing shall be flush against the roof decking to eliminate the possibility of bird nesting. Steel sizes are preliminary and may change upon final engineering based on actual site conditions and load requirements (site specific engineering shall be an additional cost).

Roofing: 24 Ga. pre-cut steel panels with Kynar 500 finish in a variety of colors with white underside. Standard roof slope is a 2½2 pitch with a eave height of 8'-0". Attached to structural framing with engineered strength self tapping screws.

Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

Foundation: All columns need to be anchored to concrete footings. Columns can be surface mounted with anchor bolts at or below finish slab elevation or they can be embedded directly into the footing. Optional base plate covers are available at an additional cost.

Hardware: All structural hardware and roofing fasteners shall be provided.

Warranty: 5 years against manufacturer defects.

Not Included: Concrete work of any kind, unloading of product and installation.

Additional Options:

- Flexibility of Design Such as: Height and Pitch
- Additional Engineering
- Variety of Colors
- Decorative Railings, Lattice, Braces, Trim, etc.
- Cupolas and Rooftop Accs.
- Provisions for Electrical
- Column Style Variations
- Lexan Wind Screens
- Standing Seam Roofing
- Composite Finished Ceiling
- Solar Panels & Solar Lighting
- Site Furnishings and Accs.

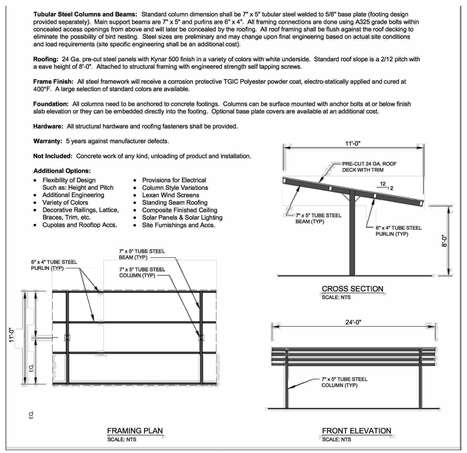


IMAGE REFERENCE

NOTES

1. MANUFACTURER - COVERWORX
2. FRAME COLOR: BLACK
3. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

03 SHADE STRUCTURE A
SCALE: 1" = 1'-0"

Steelworx Custom Pergola, 12' x 30'

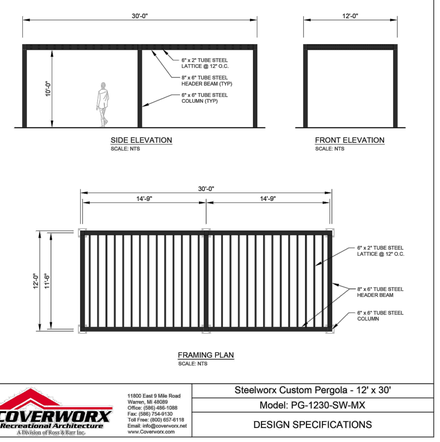
Steel: All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. Standard column dimensions shall be 6" x 6" x 3/16" tubular steel welded to a 5/8" base plate for surface mounting. Main support headers are 8" x 6" x 3/16" and lattice is 6" x 2" x 1/8". All steel connections to be bolted or screwed in place on-site. Steel sizes are preliminary and may change due to ongoing review and final engineering.

Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

Hardware: All structural hardware shall be provided.

Warranty: 10 years against manufacturer defects.

Not Included: Concrete work of any kind, unloading of product and installation.



COVERWORX Recreational Architecture
A Bliss Division of Rose & Rose Inc.

11800 East 9 Mile Road
Warren, MI 48089
Office: (586) 468-1088
Fax: (586) 754-9130
Toll Free: (800) 657-6116
Email: info@coverworx.net
www.Coverworx.com

Steelworx Custom Pergola - 12' x 30'
Model: PG-1230-SW-MX
DESIGN SPECIFICATIONS

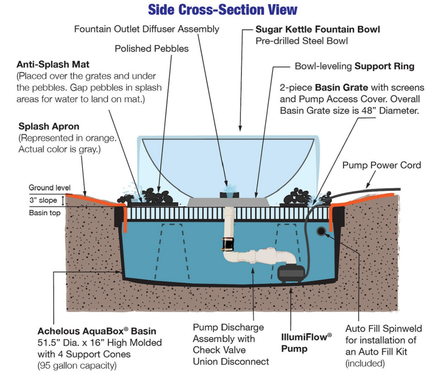
IMAGE REFERENCE

NOTES

1. MANUFACTURER - COVERWORX
2. FRAME COLOR: BLACK
3. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

04 SHADE STRUCTURE B
SCALE: 1" = 1'-0"

Side Cross-Section View



NOTES

1. TYPE : SUGAR KETTLE FOUNTAIN BOWL
2. COLOR - TBD
3. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL

05 WATER FOUNTAIN
SCALE: 1" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HAECHER
3516
STATE OF TEXAS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001-LD1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	AS NOTED
DATE	01. 05. 2026

SHEET

HARDSCAPE DETAILS

L4.04

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LD1.dwg, 1/5/2026 1:27:40 PM, Abimbola Olorode

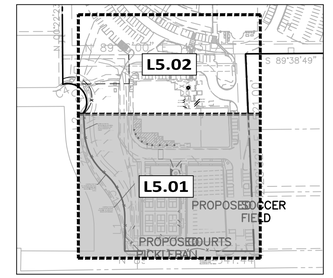
SEE SHEET L5.02

PROPOSED VALLEY CREEK COLLEGE
FFE: 636.44

(2) ULCR
(2) ULAM
CONTRACTOR TO RE-ESTABLISH SOD AREA DUE TO REMOVAL AND RELOCATION OF THE FENCE
(1) PITA
(3) QUSH
(1) QUVI
(1) PIEL
(1) PIEL
(3) PIEL
CONTRACTOR TO RE-ESTABLISH SOD AREA DUE TO REMOVAL AND RELOCATION OF THE FENCE
CONTRACTOR TO RE-ESTABLISH GROUND COVER IN ALL AREAS OF GRADE DISTURBANCE
(1) ULAM
(2) QUSH
(19) ILCB
(534 sf) CYDA
(40) HEST
(98) LIMU
(2) PITA
(70) LIMU
(6) HEPA
(28) COVM
(49 sf) CACH
(9) MUCA
(2,147 sf) CYDA
(4) QUVI
(7) SAFH
(28) COVM
(7) SAFH
(9) MUCA
(49 sf) CACH
(2) PITA
(89) LIMU
(531 sf) CYDA
(36) HEST
(88) LIMU
(9) PALA
(7) MYPU
(9) PALA
(9) PALA
(9) MYPU
(7) MYPU
(9) PALA
PROPOSED PICKLEBALL COURTS
(6) LEFR
(7) MYPU
(6) LEFR
PROPOSED SOCCER FIELD
(1) ULCR
(1) ULCR
CONTRACTOR TO RE-ESTABLISH SOD AREA DUE TO REMOVAL AND RELOCATION OF THE FENCE
N 89°59'31" W 346.44'

NOTE:
PLANT ALONG THE OLD PERIMETER FENCE ON THE WEST SIDE OF THE PROPERTY SHOULD BE REMOVED AND SOD RE-ESTABLISHED

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.



CONTEXT MAP SCALE: 1"=200'

SEE L5.02 FOR LANDSCAPE REQUIREMENTS SUMMARY

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHADE TREE		
	PIEL	PINUS ELLIOTTII SLASH PINE
	PITA	PINUS TAEDA LOBLOLLY PINE
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	QUVI	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULAM	ULMUS AMERICANA AMERICAN ELM
	ULCR	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS		
	HEPA	HESPERALOE PARVIFLORA RED YUCCA
	PALA	PAVONIA LASIOPETALA TEXAS ROCK ROSE
PERENNIALS		
	COVM	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS
	MAAD	MALVAVISCUS ARBOREUS DRUMMONDII TURK'S CAP
	SAFH	SALVIA FARINACEA 'HENRY DUELBERG' HENRY DUELBERG MEALY SAGE
	THKU	THELYPTERIS KUNTHII SOUTHERN WOOD FERN
EVERGREEN SHRUBS		
	ILCB	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY
	LEFR	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	MYPU	MYRICA PUSILLA DWARF WAX MYRTLE
ORNAMENTAL GRASSES + SEDGES		
	CHLA	CHASMANTHIUM LATIFOLIUM INLAND SEA OATS
	MUCA	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
ORNAMENTAL GRASSES + SEDGES		
	NATE	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS
GROUND COVERS		
	CACH	CAREX CHEROKEENSIS CHEROKEE SEDGE
	HEST	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO LILY
	LIMU	LIRIOPE MUSCARI LILY TURF
	TRAS	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
SOD		

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HAYCHEN
2516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

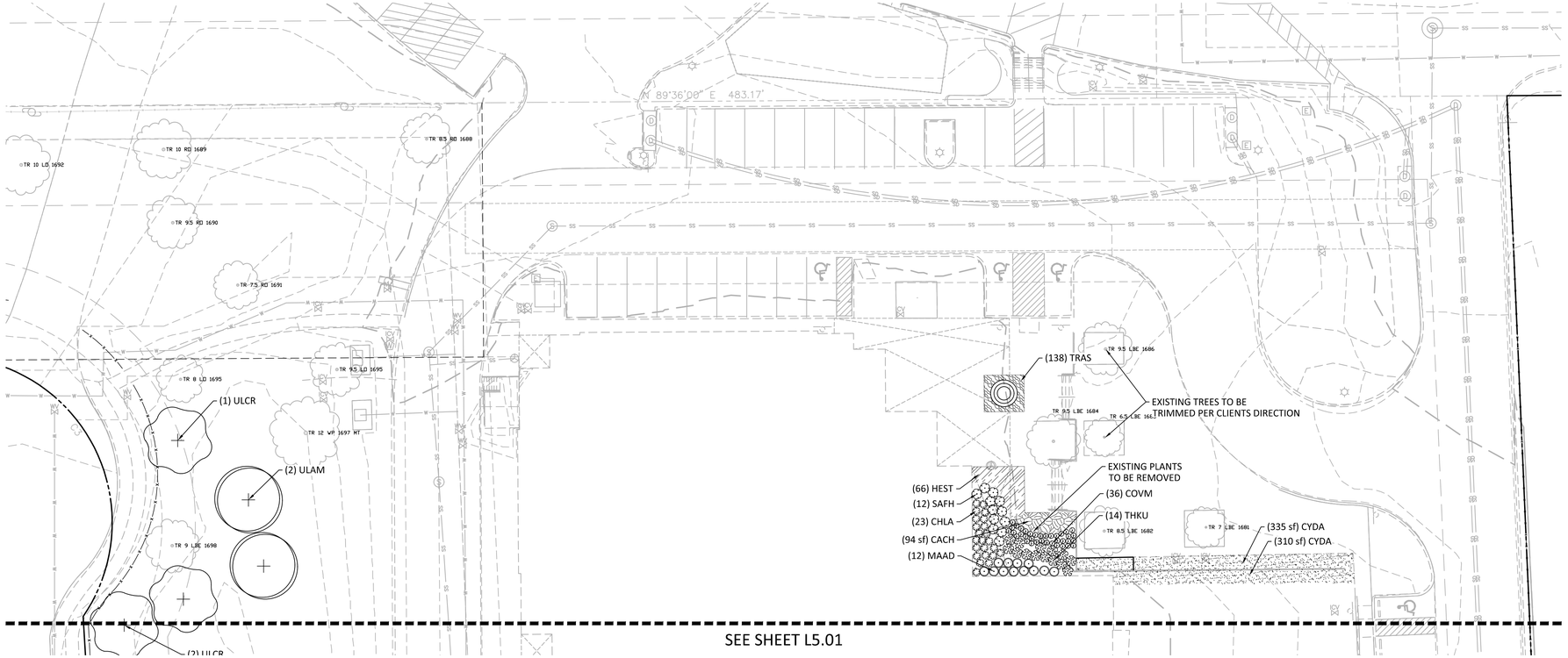
PROJECT NO.	VCR-24001
FILENAME	VCR24001-LS1.DWG
CHECKED BY	AAO
DRAWN BY	MAH
SCALE	20 SCALE
DATE	01. 05. 2026

SHEET

LANDSCAPE PLAN

L5.01

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LS1.dwg, 1/5/2026 1:28:15 PM, Abimbola Olorode



SEE SHEET L5.01

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

CONTEXT MAP SCALE: 1"=200'

TREE BIODIVERSITY TABLE

COMMON NAME	# TREES	SPECIES	%	GENUS	%
LOBLOLLY PINE	5	taeda	16.66	Pinus	33.32
SLASH PINES	5	elliottii	16.66	Pinus	
SHUMARD OAK	5	shumardii	16.67	Quercus	33.34
SOUTHERN LIVE OAK	5	virginiana	16.67	Quercus	
CEDAR ELM	5	crassifolia	16.67	Ulmus	33.34
AMERICAN ELM	5	americana	16.67	Ulmus	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
SHADE TREE						
	PIEL	5	PINUS ELLIOTTII SLASH PINE	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	PITA	5	PINUS TAEDA LOBLOLLY PINE	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUSH	5	QUERCUS SHUMARDII SHUMARD OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUVI	5	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	ULAM	5	ULMUS AMERICANA AMERICAN ELM	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	ULCR	5	ULMUS CRASSIFOLIA CEDAR ELM	3"	10`-12`	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
SHRUBS								
	HEPA	6	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	15"- 24"	15"- 24"	60" o.c.	
	PALA	35	PAVONIA LASIOPETALA TEXAS ROCK ROSE	3 GAL	12" - 18"	12" - 18"	48" o.c.	
PERENNIALS								
	COVM	92	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS	1 GAL	12" - 18"	12" - 18"	18" o.c.	
	MAAD	12	MALVAVISCUS ARBOREUS DRUMMONDII TURK'S CAP	1 GAL	6" - 9"	6" MIN	36" o.c.	
	SAFH	26	SALVIA FARINACEA 'HENRY DUELBERG' HENRY DUELBERG MEALY SAGE	1 GAL	12" - 18"	6" - 12"	36" o.c.	
	THKU	14	THELYPTERIS KUNTHII SOUTHERN WOOD FERN	3 GAL	12" - 18"	12" - 18"	36" o.c.	
EVERGREEN SHRUBS								
	ILCB	19	ILEX CORNUTA `BURFORDII NANA` DWARF BURFORD HOLLY	5 GAL	18" - 24"	18"- 30"	60" o.c.	
	LEFR	12	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	7 GAL	24" - 36"	18"- 30"	60" o.c.	
	MYPU	30	MYRICA PUSILLA DWARF WAX MYRTLE	7 GAL	24" - 36"	18"- 30"	48" o.c.	FULL
ORNAMENTAL GRASSES + SEDGES								
	CHLA	23	CHASMANTHIUM LATIFOLIUM INLAND SEA OATS	3 GAL	18" - 24"	18" - 24"	30" o.c.	
	MUCA	18	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	3 GAL	18" - 24"	18" - 24"	36" o.c.	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPACING	REMARKS
ORNAMENTAL GRASSES + SEDGES				
	NATE	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS	18" o.c.	HT: 12"-18", SPREAD: 6"-12"
GROUND COVERS				
	CACH	CAREX CHEROKEENSIS CHEROKEE SEDGE		
	HEST	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO LILY	18" o.c.	HT: 12'-18", SPREAD: 8"-12"
	LIMU	LIROPE MUSCARI LILY TURF	12" o.c.	
	TRAS	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	12" o.c.	
SOD				
	CYDA	CYNODON DACTYLON 'TIFTUF' BERMUDA GRASS - TIFTUF		

NOTE:

PLANTS ALONG THE OLD PERIMETER FENCE ON THE WEST SIDE OF THE PROPERTY SHOULD BE REMOVED AND SOD RE-ESTABLISHED

STREET YARD LANDSCAPING				
STANDARD	TOTAL STREET YARD (SF)	REQUIRED	PROVIDED	
			EXISTING PROVIDED	PROPOSED
MIN. 20% OF STREET YARD - DIXON LANE	99,500 SF	19,900 SF	19,900	
MIN. 20% OF STREET YARD - EAST GLEN	22,615 SF	7130 SF	22,615	
STREET YARD TREES				
STANDARD	TOTAL STREET YARD (SF)	REQUIRED	EXISTING PROVIDED	PROPOSED
10,000 TO 110,000SF (10 TREES FOR 1ST 10,000SF) (1 PER 2,500 SF THEREAFTER) (DIXON LANE)	99,500 SF	46 TREES	27 TREES	19 TREES
10,000 TO 110,000SF (10 TREES FOR 1ST 10,000SF) (1 PER 2,500 SF THEREAFTER) (EAST GLEN DRIVE)	22,615 SF	15 TREES	5 TREES	10 TREES
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTION				
STREET BUFFER LANDSCAPING				
	STREET	REQUIRED BUFFER WIDTH	EXISTING PROVIDED	
	DIXON LANE	15 FT	15FT	
	EAST GLEN DRIVE	15 FT	15FT	
STREET BUFFER TREES				
STANDARD	STREET FONTAGE (LF)	REQUIRED	EXISTING PROVIDED	PROPOSED
1 PER 30 LF	DIXON LANE = 340 LF	12 TREES	10 TREES	2 TREES
1 PER 30 LF	EAST GLEN DRIVE = 510 LF	17 TREES	9 TREES	8 TREES
PARKING AREA LANDSCAPING				
STANDARD	NO. OF PARKING SPACES	REQUIRED	EXISTING PROVIDED	PROPOSED
45 SF PER 12 SPACES	74	282 SF	1,546 SF	
PARKING AREA TREES				
STANDARD	NO. OF PARKING SPACES	REQUIRED	EXISTING PROVIDED	PROPOSED
1 TREE PER 20 PARKING SPACES	74	4 TREES	5 TREES	
ALL PARKING SPACES ARE LOCATED WITHIN 100 FEET OF A TREE				

EXISTING TREES

LIST #	TAG #	CALIPER	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVE
1	740	12.5	RED OAK	Quercus rubra	YES	NO
2	808	11.5	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
3	1577	7	LIVE OAK	Quercus virginiana	YES	NO
4	1580	10	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
5	1582	12	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
6	1583	9.5	RED OAK	Quercus rubra	YES	NO
7	1584	6	RED OAK	Quercus rubra	YES	NO
8	1585	6	RED OAK	Quercus rubra	YES	NO
9	1655	11	LIVE OAK	Quercus virginiana	YES	NO
10	1656	15.5	LIVE OAK	Quercus virginiana	YES	NO
11	1658	12.5	RED OAK	Quercus rubra	YES	NO
12	1659	10	RED OAK	Quercus rubra	YES	NO
13	1660	10.5	RED OAK	Quercus rubra	YES	NO
14	1661	13	LIVE OAK	Quercus virginiana	YES	NO
15	1662	6.5	RED OAK	Quercus rubra	YES	NO
16	1663	9.5	LIVE OAK	Quercus virginiana	YES	NO
17	1664	12.5	LIVE OAK	Quercus virginiana	YES	NO
18	1665	11	LIVE OAK	Quercus virginiana	YES	NO
19	1666	9.5	RED OAK	Quercus rubra	YES	NO
20	1667	7.5	RED OAK	Quercus rubra	YES	NO
21	1672	10.5	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
22	1674	9	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
23	1675	10	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
24	1676	10	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
25	1677	10	AMERICAN ELM	Ulmus americana	YES	NO
26	1678	8	AMERICAN ELM	Ulmus americana	YES	NO
27	1679	9.5	AMERICAN ELM	Ulmus americana	YES	NO
28	1680	9.5	AMERICAN ELM	Ulmus americana	YES	NO
29	1681	7	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
30	1682	8.5	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
31	1684	9.5	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
32	1685	6.5	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
33	1686	9.5	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
34	1688	8.5	RED OAK	Quercus rubra	YES	NO
35	1689	10	RED OAK	Quercus rubra	YES	NO
36	1690	9.5	RED OAK	Quercus rubra	YES	NO
37	1691	7.5	RED OAK	Quercus rubra	YES	NO
38	1692	10	LIVE OAK	Quercus virginiana	YES	NO
39	1693	11.5	WHITE PINE	Pinus strobiformis	YES	NO
40	1694	11	LIVE OAK	Quercus virginiana	YES	NO
41	1695	8	LIVE OAK	Quercus virginiana	YES	NO
42	1696	9.5	LIVE OAK	Quercus virginiana	YES	NO
43	1697	12 MT	WHITE PINE	Pinus strobiformis	YES	NO
44	1698	9	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO
45	1701	9	LIVE OAK	Quercus virginiana	YES	NO
46	1702	10.5	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

MEGAN A. HATCHER
REGISTERED LANDSCAPE ARCHITECT
9516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

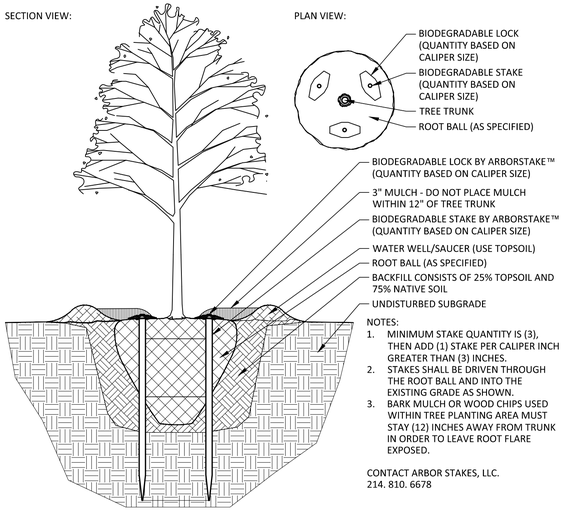
PROJECT NO.	VCR-24001
FILENAME	VCR24001-LS1.DWG
CHECKED BY	AAO
DRAWN BY	MAH
SCALE	20 SCALE
DATE	01. 05. 2026

SHEET

LANDSCAPE PLAN

L5.02

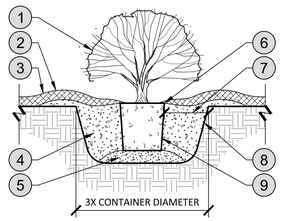
Z:\ZDrive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LS1.dwg, 1/5/2026 1:28:25 PM, Abimbola Olorode



NOTES:
1. MINIMUM STAKE QUANTITY IS (3), THEN ADD (1) STAKE PER CALIPER INCH GREATER THAN (3) INCHES.
2. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AND INTO THE EXISTING GRADE AS SHOWN.
3. BARK MULCH OR WOOD CHIPS USED WITHIN TREE PLANTING AREA MUST STAY (12) INCHES AWAY FROM TRUNK IN ORDER TO LEAVE ROOT FLARE EXPOSED.

CONTACT ARBOR STAKES, LLC.
214. 810. 6678

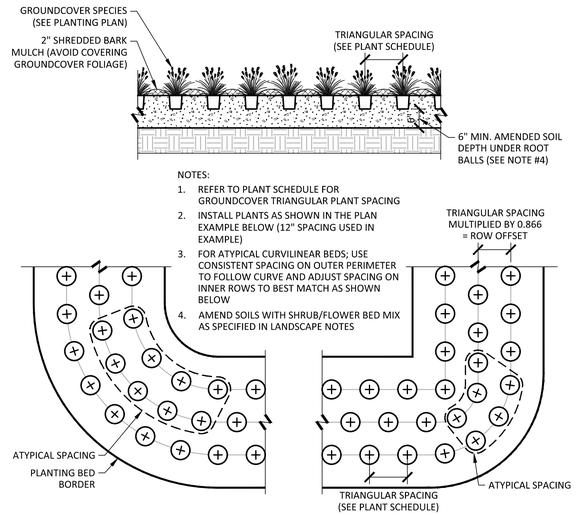
01 BELOW-GROUND TREE STAKING
SCALE: 1/4" = 1'-0"



1. PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL GROWTH CHARACTER.
2. FORM 2" DEEP SAUCER
3. 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM
4. PLANTING SOIL MIX BACKFILL TO BE COMPACTED BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPED
5. PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING
6. TOP OF ROOTBALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE
7. 6" MIN. GAP BETWEEN ROOT BALL AND UNDISTURBED SOIL. WHERE THERE IS HEAVY CLAY SOIL, THE HOLE SHOULD BE 3 TIMES THE CONTAINER DIAMETER.
8. SUBSOIL BROKEN WITH PICK ON SIDES AND BOTTOM OF HOLE
9. FOR CONTAINERS, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER. IF USING BALED AND BURLAP; CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS.

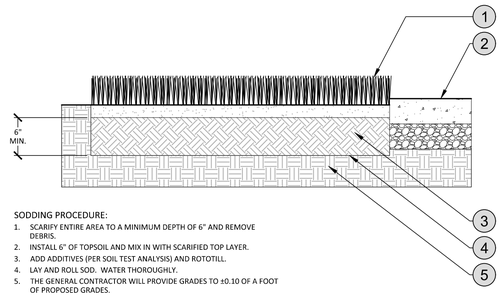
NOTES:
1. SELECT SHRUBS THAT MEET THE SPECIFIED HEIGHT IN THE PLANT SCHEDULE, MEASURED PER THE AMERICAN STANDARD FOR NURSERY STOCK METHODS; PEST AND DISEASE FREE; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC PLANT SPECIES.
4. THOROUGHLY SOAK THE SHRUB ROOT BALLS AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

02 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



NOTES:
1. REFER TO PLANT SCHEDULE FOR GROUNDCOVER TRIANGULAR PLANT SPACING
2. INSTALL PLANTS AS SHOWN IN THE PLAN EXAMPLE BELOW (12" SPACING USED IN EXAMPLE)
3. FOR ATYPICAL CURVILINEAR BEDS; USE CONSISTENT SPACING ON OUTER PERIMETER TO FOLLOW CURVE AND ADJUST SPACING ON INNER ROWS TO BEST MATCH AS SHOWN BELOW
4. AMEND SOILS WITH SHRUB/FLOWER BED MIX AS SPECIFIED IN LANDSCAPE NOTES

03 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



SODDING PROCEDURE:
1. SCARIFY ENTIRE AREA TO A MINIMUM DEPTH OF 6" AND REMOVE DEBRIS.
2. INSTALL 6" OF TOPSOIL AND MIX IN WITH SCARIFIED TOP LAYER.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) AND ROTOTILL.
4. LAY AND ROLL SOD. WATER THOROUGHLY.
5. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO ±0.10 OF A FOOT OF PROPOSED GRADES.

1. SOD - PROVIDE CLEAN, SMOOTH, CONTINUOUS EDGE BETWEEN SOD AND MULCHED AREAS
2. ADJACENT SURFACE (SEE SITE PLANS)
3. BREAK THROUGH AND REMOVE ALL 'HARDPAN' AND DEBRIS TO ALLOW FOR PERCOLATION AND POSITIVE DRAINAGE
4. DISTURBED SUBGRADE
5. UNDISTURBED SUBGRADE

04 SOD INSTALLATION
SCALE: 1" = 1'-0"

SECTION VIEW:

HDR. SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE
1X6	5 7/16"X 9/16" X20'	36"

PLAN VIEW:

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING.

EPIC EDGE CHART
COLOR OPTIONS: CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

05 EPIC EDGE COMPOSITE HEADER BOARD
SCALE: 1/4" = 1'-0"

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001-LD1.DWG
CHECKED BY	MEGAN HATCHER
DRAWN BY	MAH
SCALE	########
DATE	01. 05. 2026

SHEET

PLANTING DETAILS

L5.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LD1.dwg, 1/5/2026 1:28:47 PM, Abimbola Olorode

Steelworx Custom Pergola, 12' x 30'

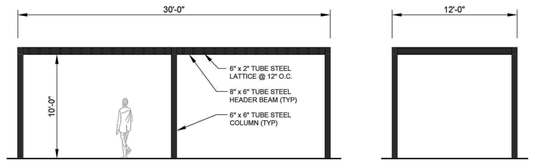
Steel: All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. Standard column dimensions shall be 6" x 6" x 3/16" tubular steel welded to a 5/8" base plate for surface mounting. Main support headers are 8" x 6" x 3/16" and lattice is 6" x 2" x 1/8". All steel connections to be bolted or screwed in place on-site. Steel sizes are preliminary and may change due to ongoing review and final engineering.

Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

Hardware: All structural hardware shall be provided.

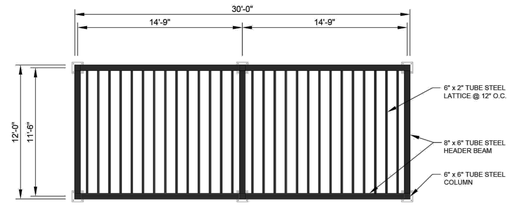
Warranty: 10 years against manufacturer defects.

Not Included: Concrete work of any kind, unloading of product and installation.



SIDE ELEVATION
SCALE: NTS

FRONT ELEVATION
SCALE: NTS



FRAMING PLAN
SCALE: NTS

COVERWORX Recreational Architecture, A Division of Ross & Barr Inc. 11800 East 9 Mile Road Warren, MI 48089 Office: (586) 486-1088 Fax: (586) 754-9130 Toll Free: (800) 657-6118 Email: info@coverworx.net www.Coverworx.com	Steelworx Custom Pergola - 12' x 30'
	Model: PG-1230-SW-MX
	DESIGN SPECIFICATIONS

Custom Pergola, 11' x 24'

Tubular Steel Columns and Beams: Standard column dimension shall be 7" x 5" tubular steel welded to 5/8" base plate (footing design provided separately). Main support beams are 7" x 5" and purlins are 6" x 4". All framing connections are done using A325 grade bolts within concealed access openings from above and will later be concealed by the roofing. All roof framing shall be flush against the roof decking to eliminate the possibility of bird nesting. Steel sizes are preliminary and may change upon final engineering based on actual site conditions and load requirements (site specific engineering shall be an additional cost).

Roofing: 24 Ga. pre-cut steel panels with Kynar 500 finish in a variety of colors with white underside. Standard roof slope is a 2/12 pitch with a eave height of 8'-0". Attached to structural framing with engineered strength self tapping screws.

Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

Foundation: All columns need to be anchored to concrete footings. Columns can be surface mounted with anchor bolts at or below finish slab elevation or they can be embedded directly into the footing. Optional base plate covers are available at an additional cost.

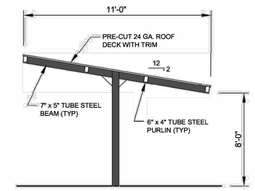
Hardware: All structural hardware and roofing fasteners shall be provided.

Warranty: 5 years against manufacturer defects.

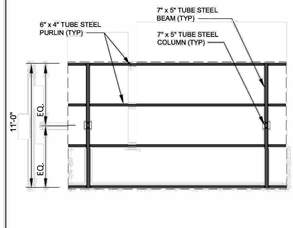
Not Included: Concrete work of any kind, unloading of product and installation.

Additional Options:

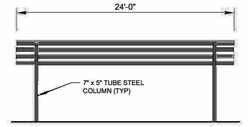
- Flexibility of Design Such as: Height and Pitch
- Additional Engineering
- Variety of Colors
- Decorative Railings, Lattice, Braces, Trim, etc.
- Cupolas and Rooftop Accs.
- Provisions for Electrical
- Column Style Variations
- Lexan Wind Screens
- Standing Seam Roofing
- Composite Finished Ceiling
- Solar Panels & Solar Lighting
- Site Furnishings and Accs.



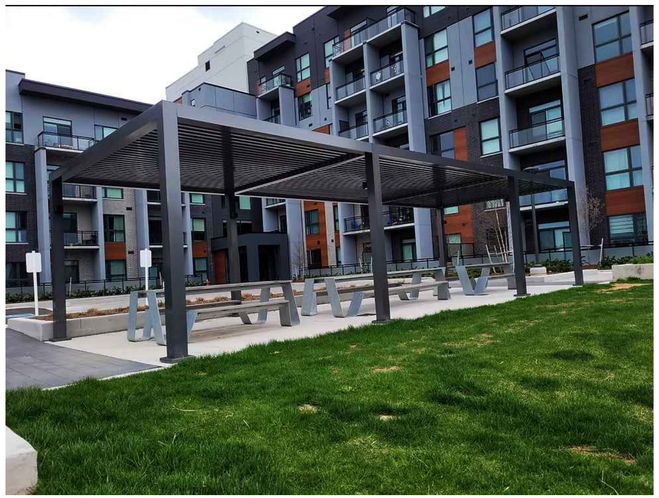
CROSS SECTION
SCALE: NTS



FRAMING PLAN
SCALE: NTS



FRONT ELEVATION
SCALE: NTS



NOTE:

IMAGE FOR REFERENCE PURPOSES ONLY

NOTE:

IMAGE FOR REFERENCE PURPOSES ONLY

MCADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK COLLEGE
CONSTRUCTION PLANS
2220 DIXON LANE
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
RELEASED FOR INTERIM REVIEW
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	08. 25. 2025	1ST SUBMITTAL
2	10. 20. 2025	2ND SUBMITTAL
3	11. 19. 2025	3RD SUBMITTAL
4	12. 03. 2025	4TH SUBMITTAL
5	01. 05. 2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-24001
FILENAME	VCR24001-LD1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	NA
DATE	01. 05. 2026

SHEET

SHADE STRUCTURE ELEVATIONS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\VCR\VCR24001\04-Production\Engineering\SHEETS\VCR24001-LD1.dwg, 1/5/2026 1:34:33 PM, Abimbola Olorode

PLANNING & ZONING COMMISSION AGENDA I.2. NON-DISCRETIONARY ITEM(S)

DATE: January 12, 2026
FROM: Codie Hay, Planner
ITEM: **Consider a request for a Site Plan (SP25-0013 - Valley Creek Church Prayer Center) to develop a prayer center for an existing church. The property is generally located east of Long Prairie Road and south Dixon Lane.**

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 are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a non-residential building on Lot 1R, Block A of the Vista Ridge Church Addition. The subject property is currently developed with a Church and contains approximately 23.027 acres.

The property is zoned Agricultural (A) zoning district, and the site plan proposes the addition of a 17,315 square-foot, one-story non-residential building for a prayer center. The proposed use is considered as an accessory use to the existing Church.

The main use requires 714 parking spaces calculated at the ratio of one space per 3 seats in the sanctuary. In 2019, the Town Council approved a parking deviation to allow parking in excess of the allowable 20 percent deviation, permitting the installation of 1,067 parking spaces on this site. There are 16 existing parking spaces on the northeast corner of the property that will be restriped and designated as no-parking areas, and nine new spaces have been added next to the proposed building. Overall, the site plan provides for 1,046 parking spaces on site which remain within the previously approved parking deviation for the site.

Access to the site will be from Dixon Lane and Long Prairie Road. The landscape plan depicts the required landscape buffers, parking lot trees, and plantings that meet the Town's landscaping requirements.

The proposed elevations utilize a combination of stucco and stone which complies with the Town's Urban Design Plan and matches materials used on the main building.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

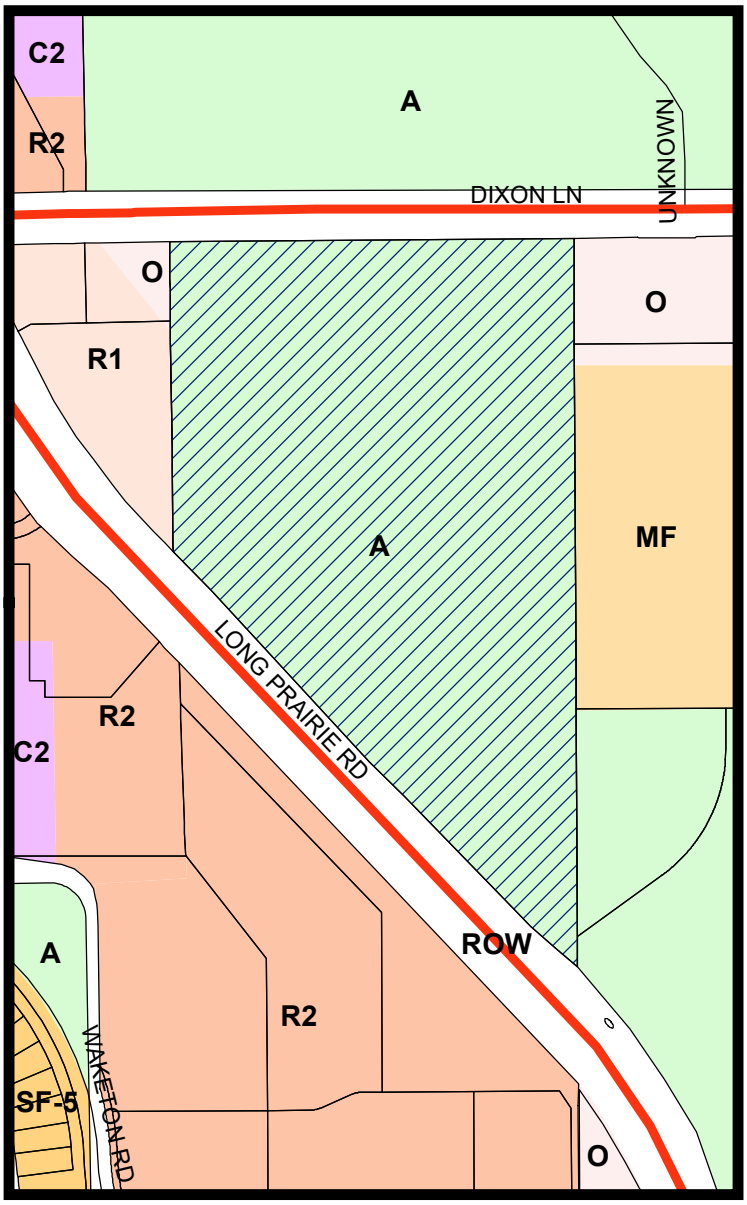
LEGAL REVIEW: N/A

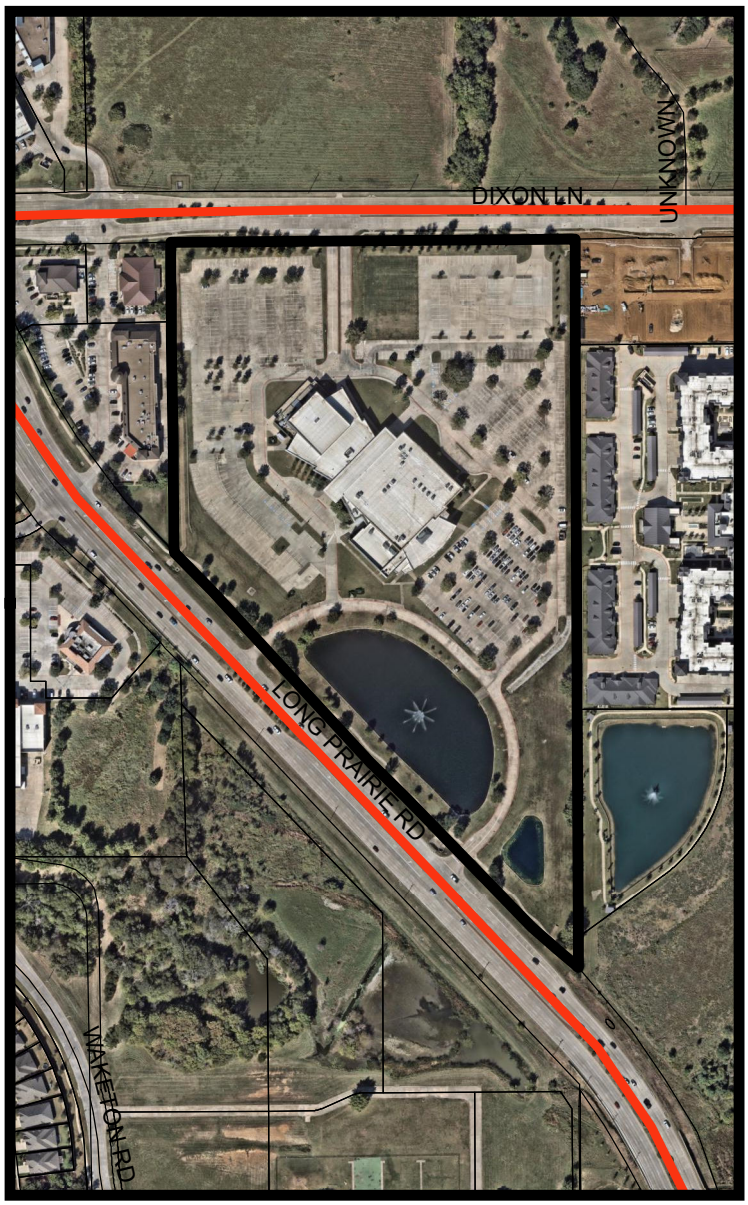
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

SP25-0013: Valley Creek Church Prayer Center

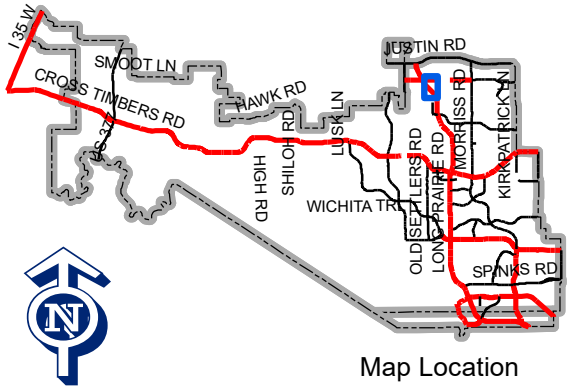




LEGEND

- Agriculture
- Commercial 2
- Multi-Family
- Office
- Retail 1
- Retail 2
- Single Family 5

Subject Property



Map Location

0 315 630 1,260 Feet

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.

MCADAMS
4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

VCR25001

January 02, 2026

Ms. Lexin Murphy, AICP
Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
Lexin.Murphy@flowermoundgov

RE: Valley Creek Church Prayer Center – Site Plan Application

Dear Lexin:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a site plan application for the Valley Creek Church Prayer Center. The property is located at 5800 Long Prairie Road, Flower Mound, Texas 75028.

The proposed prayer facility addition, approximately 17,315 square feet, is in the southeast corner of the lot. We will submit an amended plat application to follow.

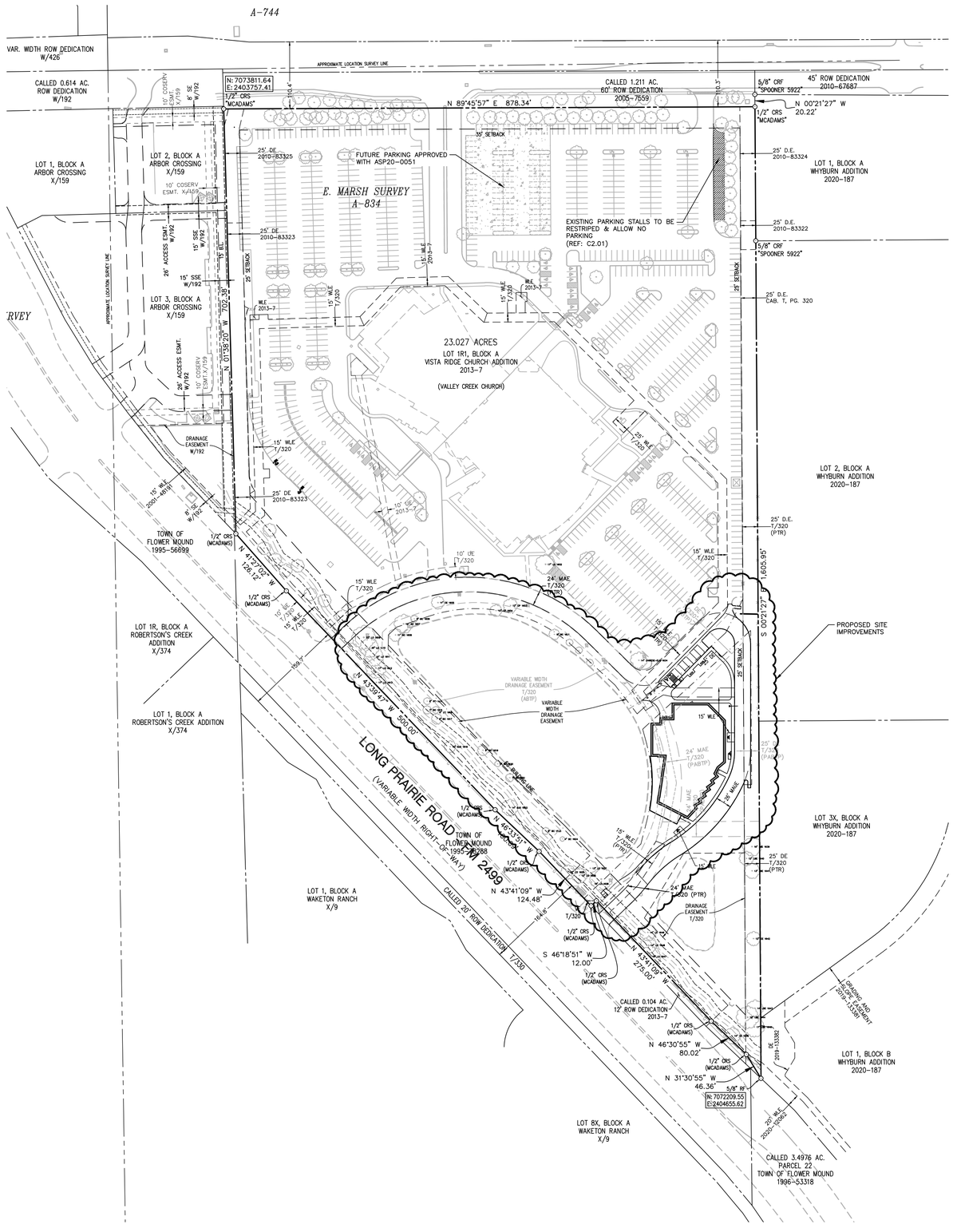
Improvements include the demolition and relocation of an existing fire lane, the demolition and relocation of an existing 8" waterline, the extension of an existing storm sewer system, and the removal of 16 existing parking spaces at the northeast side of the property to create a no-parking area. In lieu of these spaces, we will be adding eight standard parking spaces and one accessible space. To comply with Town of Flower Mound fire code, the fire lane is proposed to be 26' (27 B-B) and the existing fire lane directly north of the proposed building is proposed to be widened by 2' to maintain a 26' FL (27' B-B) on all sides of the structure. A tree survey has been provided to confirm landscaping requirements. Improvements include the removal of four trees along the eastern property line.

No changes to the storage volume of the existing retention pond are proposed with these plans. The existing pond was designed with a 0.75 Runoff coefficient across the whole site (reference existing pond calculations provided in site plan) which does not change with this church improvement. Additionally, the proposed structure is designed such that the building footprint is situated outside of the existing 100-year water surface elevation and emergency overflow elevation of 600.0' as to not impact the storage volume of the existing retention pond.

We appreciate your consideration of this application. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,
McAdams

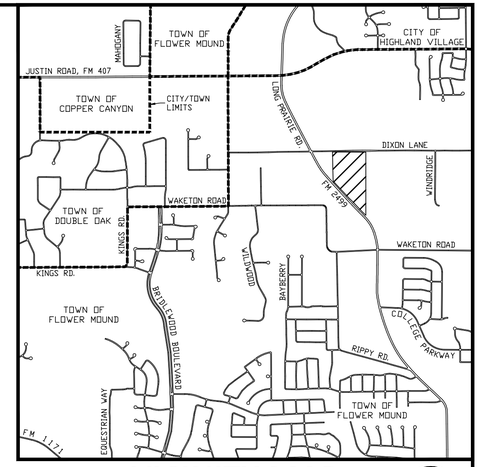
Justin Lansdowne | Senior Project Manager, Civil Site Design
jlansdowne@mcadamsco.com | 972. 436. 9712



SITE LEGEND

- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- XX PARKING SPACE COUNT

SITE DATA TABLE	
PHYSICAL ADDRESS	5800 LONG PRAIRIE ROAD
GROSS SITE AREA	23.13 ACRES; 1,007,586 SF
NET SITE AREA	23.13 ACRES; 1,007,586 SF
ZONING	AGRICULTURAL
PROPOSED USED	PRAYER CENTER
BUILDING COVERAGE DATA	
EXISTING BUILDING COVERAGE	1.76 ACRES; 76,860 SF; 7.6%
PROPOSED BUILDING COVERAGE	0.40 ACRES; 17,315 SF; 1.7%
TOTAL BUILDING COVERAGE	2.16 ACRES; 94,175 SF; 9.3%
LOT COVERAGE DATA	
TOTAL IMPERVIOUS AREA	13.89 ACRES; 605,134 SF; 60%
TOTAL PERVIOUS AREA	9.24 ACRES; 402,494 SF; 40%
PARKING SUMMARY	
REQUIRED CHURCH – 1 SPACE PER 3 SEATS IN 2,143 SEAT SANCTUARY	714 SPACES
AMOUNT OF PARKING SPACES WITH THE ALLOWABLE 20% DEVIATION	856 SPACES
EXISTING PARKING	964 SPACES
EXISTING PARKING TO BE RESTRIPED "NO PARKING"	16 SPACES
PROPOSED STANDARD PARKING	8 SPACES
PROPOSED ACCESSIBLE PARKING	1 SPACE
TOTAL PROVIDED PARKING	957 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING	27 SPACES
FUTURE APPROVED ADDITIONAL SPACES OVER ALLOWABLE 20% DEVIATION	21 SPACES
FUTURE PHASE III PARKING	89 SPACES
FUTURE TOTAL PARKING TO BE PROVIDED	1046 SPACES
PROPOSED BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	35'–0"
MEAN HEIGHT	35'–0"
TOTAL SQUARE FOOTAGE	17,315 SF
EXISTING BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	42'–0"
MEAN HEIGHT	32'–0"
TOTAL SQUARE FOOTAGE	76,860 SF



VICINITY MAP
1"= 750'

BENCHMARKS:

TBM -1: BOX CUT ON SOUTH END OF HEADWALL, NEAR SOUTHWEST CORNER OF PROPERTY N: 7074196.48 E: 2404088.97 ELEV: 608.91

TBM-2: BOX CUT ON EAST END OF HEADWALL, NEAR NORTHEAST CORNER OF PROPERTY N: 7074853.67 E: 2404991.57 ELEV: 609.76

GENERAL NOTES:

1. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.

TOWN OF FLOWER MOUND SITE PLAN NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS 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 MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN 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 PLAN/ELEVATIONS ARE NOT APPROVED AS 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.

MASTER PLAN FEATURES	
LAND USE PLAN	OFFICE & RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD – MAJOR ARTERIAL DIXON LANE – URBAN MINOR ARTERIAL
AREA PLANS	N/A
MEDIAN & ROW DESIGN GUIDELINES	LONG PRAIRIE ROAD – MAJOR ARTERIAL DIXON LANE – URBAN MINOR ARTERIAL
PARKS AND TRAILS	6' TRAIL ALONG LONG PRAIRIE ROAD
OPEN SPACE PLAN	N/A
WATER PLAN	LONG PRAIRIE
WASTEWATER PLAN	LONG PRAIRIE
ECONOMIC IMPACT	N/A

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER
SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

STATE OF TEXAS
TRACY K. LAPIENE
100599
LICENSED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-25001
FILENAME	VCR25001 S1
CHECKED BY	TL
DRAWN BY	MK
SCALE	1" = 100'
DATE	09. 08. 2025

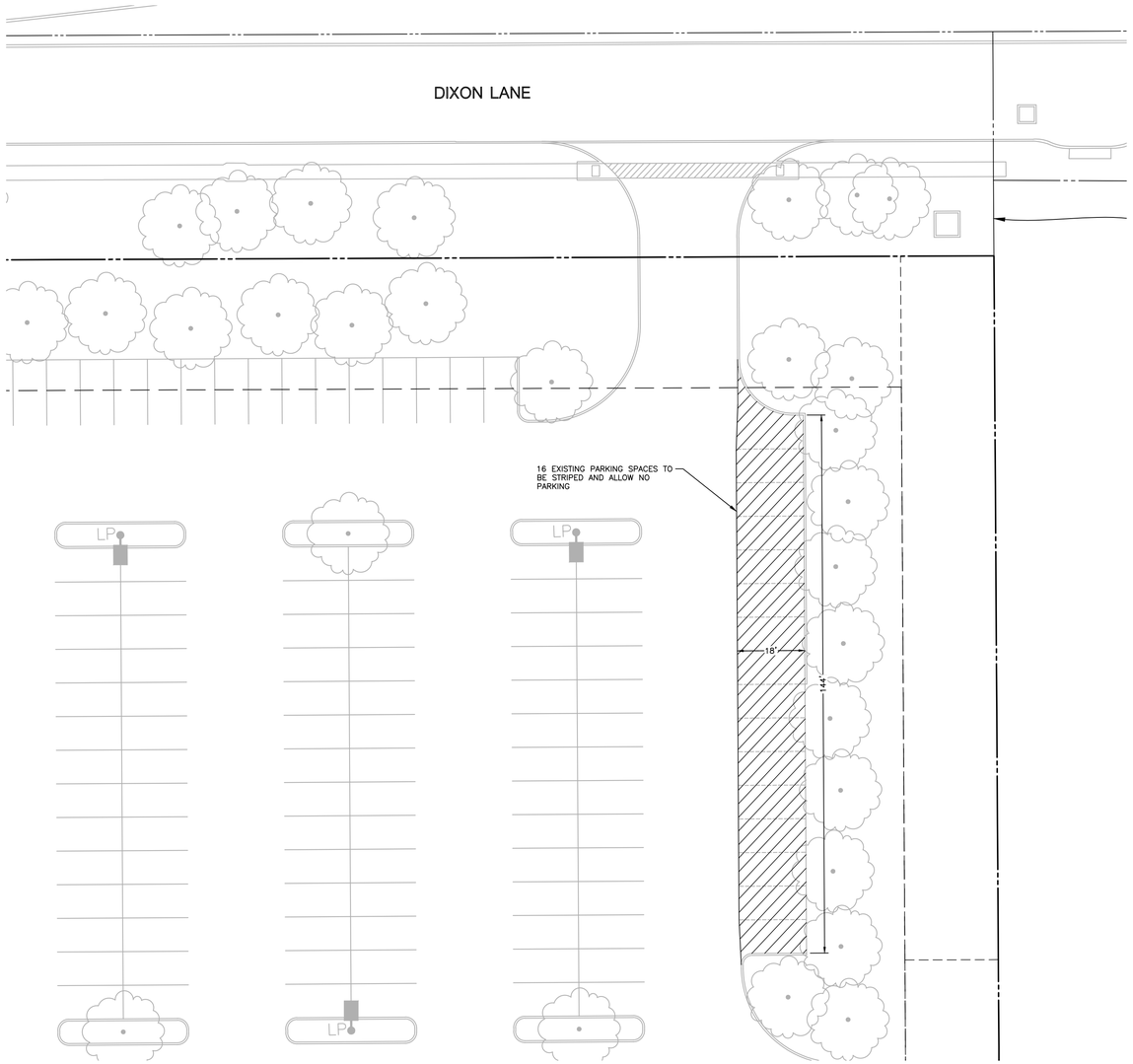
SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\3Dnw\Projects\VCR\VCR25001\04-Production\Engineering\SHEETS\VCR25001 S1.dwg, 1/7/2026 1:52:11 PM, Michael Kendys



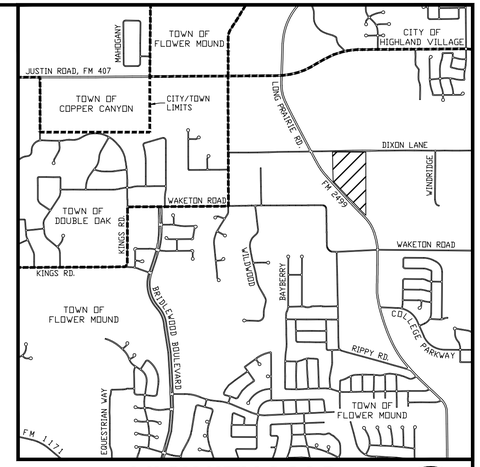
GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

SITE LEGEND

G G	EXISTING GAS LINE
OU OU	EXISTING OVERHEAD UTILITY
UE UE	EXISTING UNDERGROUND ELECTRIC
COM COM	EXISTING TELEPHONE LINE
W W	EXISTING WATER LINE
SS SS	EXISTING SEWER LINE
SD SD	EXISTING STORM DRAIN
X X X	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
XX	PARKING SPACE COUNT



VICINITY MAP

1"= 750'

BENCHMARKS:

TBM -1: BOX CUT ON SOUTH END OF HEADWALL, NEAR SOUTHWEST CORNER OF PROPERTY N: 7074196.48 E: 2404088.97 ELEV: 608.91

TBM-2: BOX CUT ON EAST END OF HEADWALL, NEAR NORTHEAST CORNER OF PROPERTY N: 7074853.67 E: 2404991.57 ELEV: 609.76

GENERAL NOTES:

1. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.

TOWN OF FLOWER MOUND SITE PLAN NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS 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 MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN 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 PLAN/ELEVATIONS ARE NOT APPROVED AS 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.

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN

5800 LONG PRAIRIE RD

FLOWER MOUND, TX 75028

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-25001
FILENAME	VCR25001 S1
CHECKED BY	TL
DRAWN BY	MK
SCALE	1" = 20'
DATE	09. 08. 2025

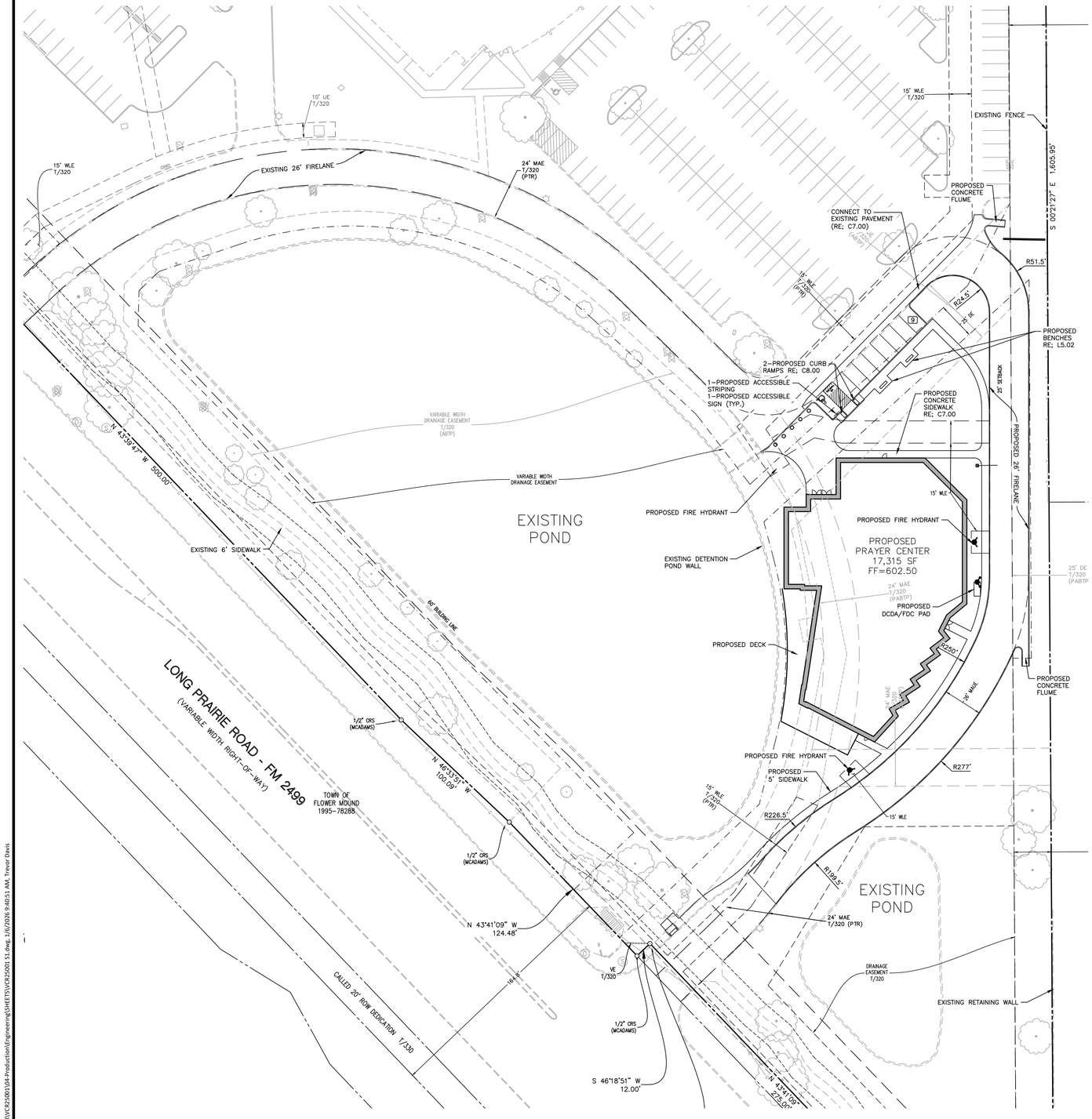
SHEET

PARKING LOT SITE PLAN

C2.01

Z:\2Drive\Projects\VCR\VCR25001\04-Production\Engineering\SHEETS\VCR25001 S1.dwg, 1/5/2026 8:49:39 AM, Michael Kerolos

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



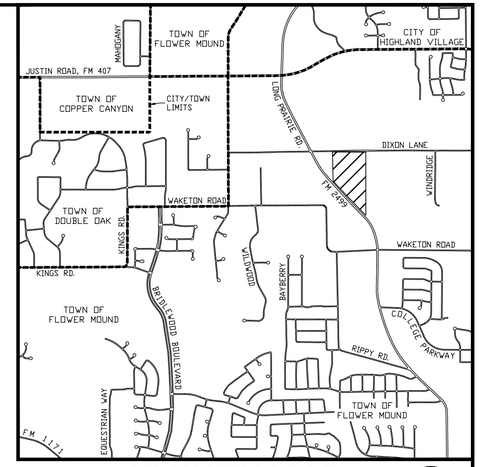
GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

SITE LEGEND

G G	EXISTING GAS LINE
OU OU	EXISTING OVERHEAD UTILITY
UE UE	EXISTING UNDERGROUND ELECTRIC
COM COM	EXISTING TELEPHONE LINE
W W	EXISTING WATER LINE
SS SS	EXISTING SEWER LINE
SD SD	EXISTING STORM DRAIN
X X X	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
XX	PARKING SPACE COUNT



VICINITY MAP

1"= 750'

BENCHMARKS:

TBM -1: BOX CUT ON SOUTH END OF HEADWALL, NEAR SOUTHWEST CORNER OF PROPERTY N: 7074196.48 E: 2404088.97 ELEV: 608.91

TBM-2: BOX CUT ON EAST END OF HEADWALL, NEAR NORTHEAST CORNER OF PROPERTY N: 7074853.67 E: 2404991.57 ELEV: 609.76

GENERAL NOTES:

1. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.

TOWN OF FLOWER MOUND SITE PLAN NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS 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 MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN 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 PLAN/ELEVATIONS ARE NOT APPROVED AS 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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

STATE OF TEXAS
TRACY K. LAPIENE
100599
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

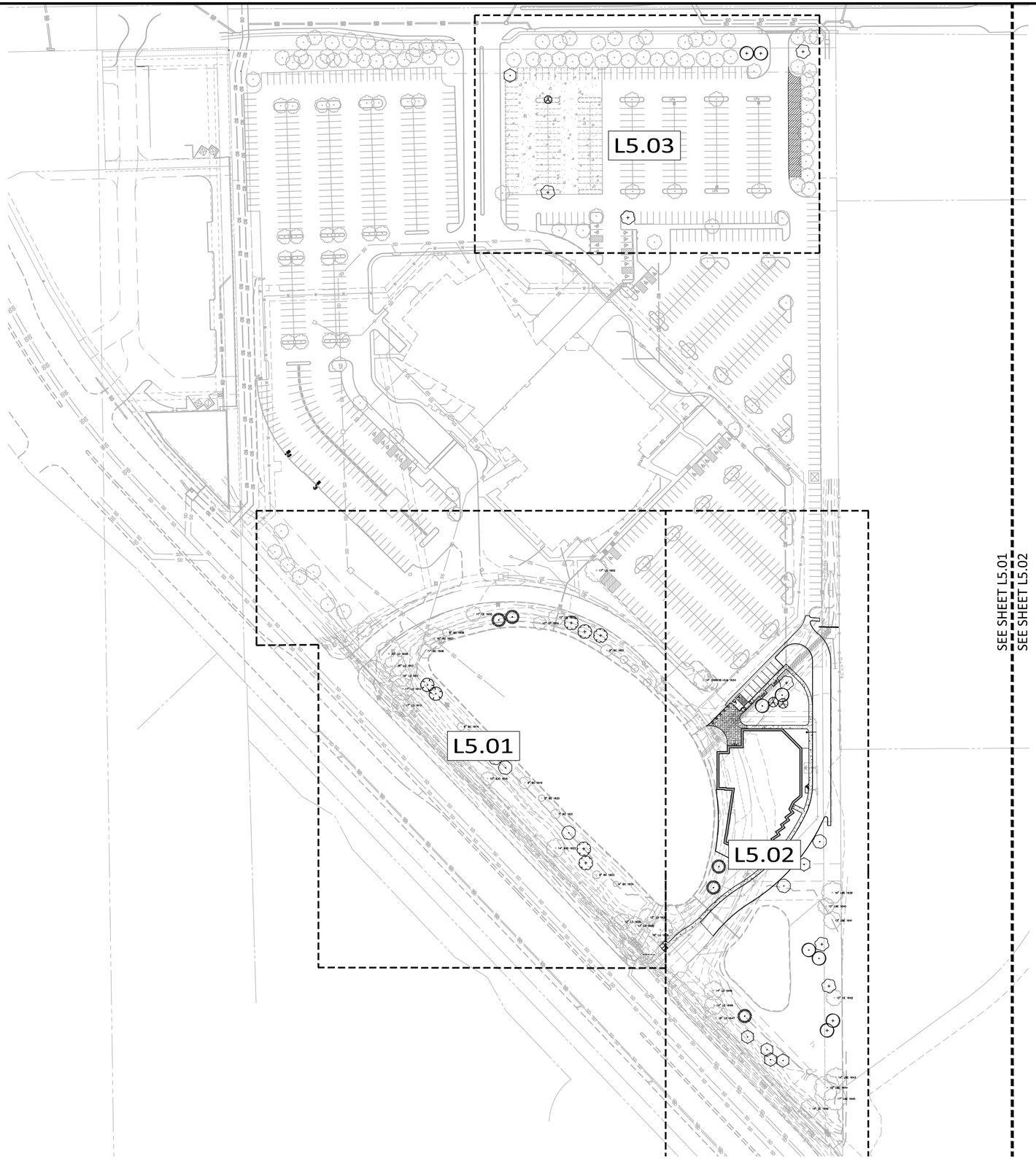
PROJECT NO.	VCR-25001
FILENAME	VCR25001 S1
CHECKED BY	TL
DRAWN BY	MK
SCALE	1" = 40'
DATE	09. 08. 2025

SHEET

SITE PLAN

C2.02

Z:\2D\Civil Projects\VCR\VCR25001\04-Production\Engineering\SHEETS\VCR25001 S1.dwg, 1/6/2026 9:40:51 AM, Trevor Davis



N

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREE		
	CECT	CERCIS CANADENSIS TEXENSIS TEXAS REDBUD
	LAIM	LAGERSTROEMIA INDICA'MUSKOGEE' CRAPE MYRTLE
SHADE TREE		
	CAIC	CARYA ILLINOINENSIS 'CADDO' CADDO PECAN
	QUMU	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QURU	QUERCUS RUBRA TEXAS RED OAK
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	QUVI	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TADI	TAXODIUM DISTICHUM BALD CYPRESS
	ULAM	ULMUS AMERICANA AMERICAN ELM
	ULCR	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS		
	AGRC	ABELIA X GRANDIFLORA `ROSE CREEK` ROSE CREEK ABELIA
	ILCB	ILEX CORNUTA `BURFORDII NANA` DWARF BURFORD HOLLY
	ILVN	ILEX VOMITORIA `NANA` DWARF YAUPON
	LEFC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE
	SAFH	SALVIA FARINACEA 'HENRY DUELBERG' HENRY DUELBERG MEALY SAGE
	SAGR	SALVIA GREGGII AUTUMN SAGE
ORNAMENTAL GRASSES + SEDGES		
	PALB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS
GROUND COVERS		
	CACH	CAREX CHEROKEENSIS CHEROKEE SEDGE
	LIMU	LIRIOPE MUSCARI LILY TURF
SOD		
	CYDA	CYNODON DACTYLON BERMUDAGRASS

SEE L5.03 FOR LANDSCAPE REQUIREMENTS SUMMARY

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUNDS, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-25001
FILENAME	VCR25001 LS1
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	1" = 80'
DATE	09. 08. 2025

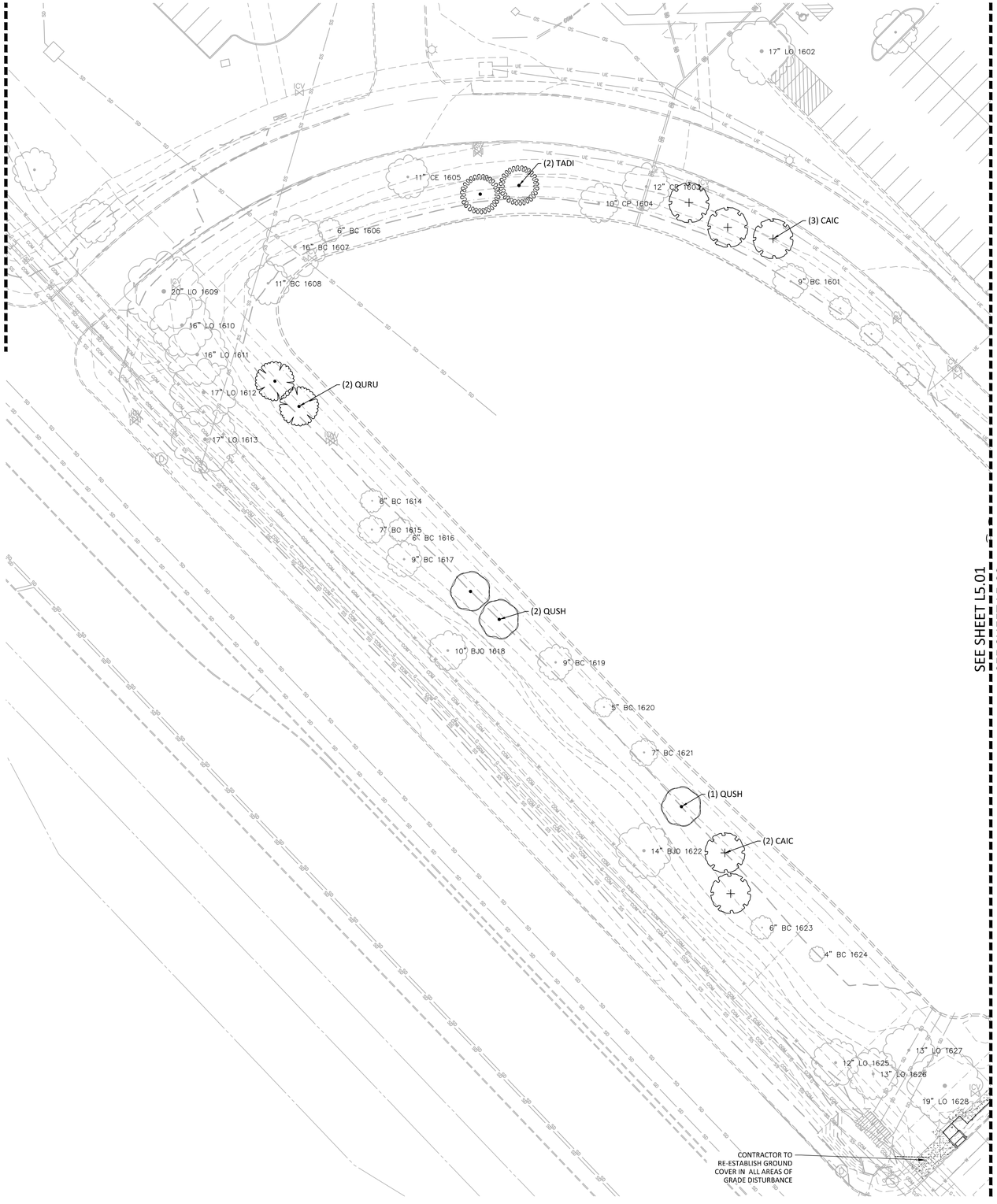
SHEET

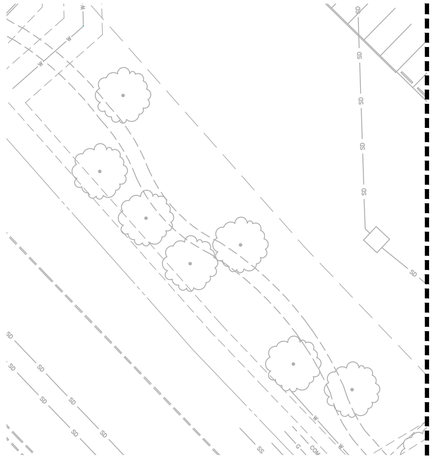
LANDSCAPE PLAN SHEET LAYOUT

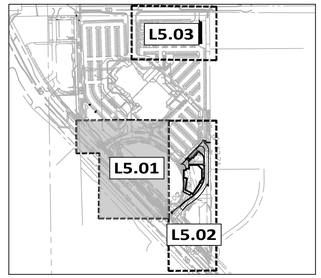
L5.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

z:\Drive\Projects\VCR\VCR25001\04-production\engineering\SHEETS\VCR25001 LS1.dwg, 1/2/2026 5:47:31 PM, Abimbola Olonode







CONTEXT MAP SCALE: 1"=500'

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FURNISHINGS			
	F-101	PLANTER	
	F-102	LEUDER STONE BENCH	
PAVING			
	P-101	CONCRETE PAVING	
	P-102	STAMPED AND STAINED CONCRETE	

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREE		
	CECT	CERCIS CANADENSIS TEXENSIS TEXAS REDBUD
	LAIM	LAGERSTROEMIA INDICA'MUSKOGEE' CRAPE MYRTLE
SHADE TREE		
	CAIC	CARYA ILLINOINENSIS 'CADDO' CADDO PECAN
	QUMU	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QURU	QUERCUS RUBRA TEXAS RED OAK
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	QUVI	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TADI	TAXODIUM DISTICHUM BALD CYPRESS
	ULAM	ULMUS AMERICANA AMERICAN ELM
	ULCR	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS		
	AGRC	ABELIA X GRANDIFLORA `ROSE CREEK' ROSE CREEK ABELIA
	ILCB	ILEX CORNUTA `BURFORDII NANA` DWARF BURFORD HOLLY
	ILVN	ILEX VOMITORIA `NANA` DWARF YAUPON
	LEFC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE
	SAFH	SALVIA FARINACEA 'HENRY DUELBERG' HENRY DUELBERG MEALY SAGE
	SAGR	SALVIA GREGGII AUTUMN SAGE
ORNAMENTAL GRASSES + SEDGES		
	PALB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS
GROUND COVERS		
	CACH	CAREX CHEROKEENSIS CHEROKEE SEDGE
	LIMU	LIRIOPE MUSCARI LILY TURF
SOD		
	CYDA	CYNODON DACTYLON BERMUDAGRASS

SEE L5.04 FOR LANDSCAPE REQUIREMENTS SUMMARY

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

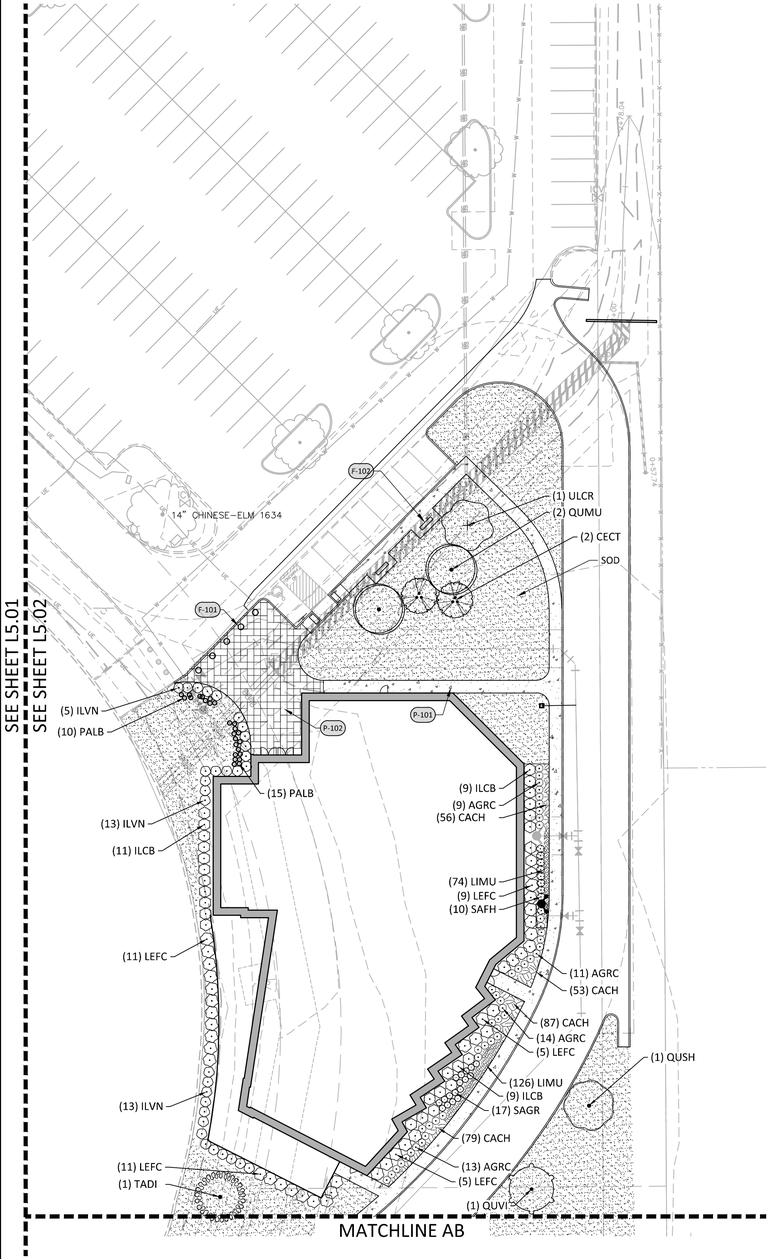
PROJECT NO.	VCR-25001
FILENAME	VCR25001 LS1
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	1" = 30'
DATE	09. 08. 2025

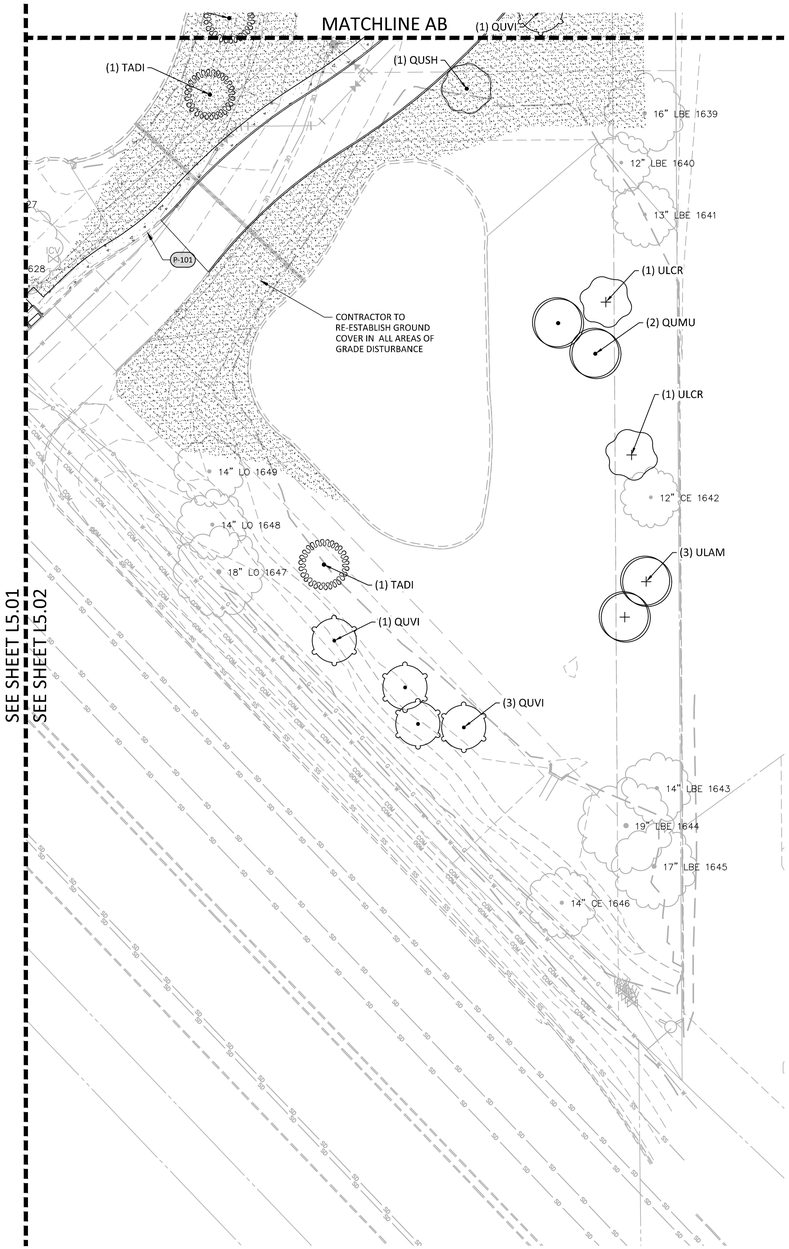
SHEET

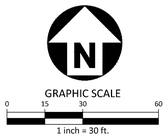
LANDSCAPE PLAN

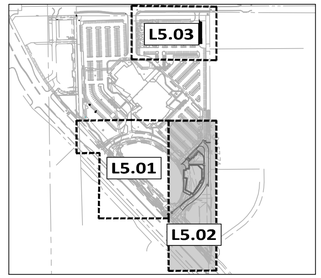
L5.01

J:\2Drive\Projects\VCR\VCR25001\04-production\engineering\SHEETS\VCR25001 LS1.dwg, 1/2/2026 5:47:39 PM, Abrahola Olorode









CONTEXT MAP SCALE: 1"=500'

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FURNISHINGS			
	F-101	PLANTER	
	F-102	LEUDER STONE BENCH	
PAVING			
	P-101	CONCRETE PAVING	
	P-102	STAMPED AND STAINED CONCRETE	

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREE		
	CECT	CERCIS CANADENSIS TEXENSIS TEXAS REDBUD
	LAIM	LAGERSTROEMIA INDICA'MUSKOGEE' CRAPE MYRTLE
SHADE TREE		
	CAIC	CARYA ILLINOINENSIS 'CADDO' CADDO PECAN
	QUMU	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QURU	QUERCUS RUBRA TEXAS RED OAK
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	QUVI	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TADI	TAXODIUM DISTICHUM BALD CYPRESS
	ULAM	ULMUS AMERICANA AMERICAN ELM
	ULCR	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS		
	AGRC	ABELIA X GRANDIFLORA `ROSE CREEK' ROSE CREEK ABELIA
	ILCB	ILEX CORNUTA `BURFORDII NANA` DWARF BURFORD HOLLY
	ILVN	ILEX VOMITORIA `NANA` DWARF YAUPON
	LEFC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE
	SAFH	SALVIA FARINACEA 'HENRY DUELBERG' HENRY DUELBERG MEALY SAGE
	SAGR	SALVIA GREGGII AUTUMN SAGE
ORNAMENTAL GRASSES + SEDGES		
	PALB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS
GROUND COVERS		
	CACH	CAREX CHEROKEENSIS CHEROKEE SEDGE
	LIMU	LIRIOPE MUSCARI LILY TURF
SOD		
	CYDA	CYNODON DACTYLON BERMUDAGRASS

SEE L5.04 FOR LANDSCAPE REQUIREMENTS SUMMARY

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

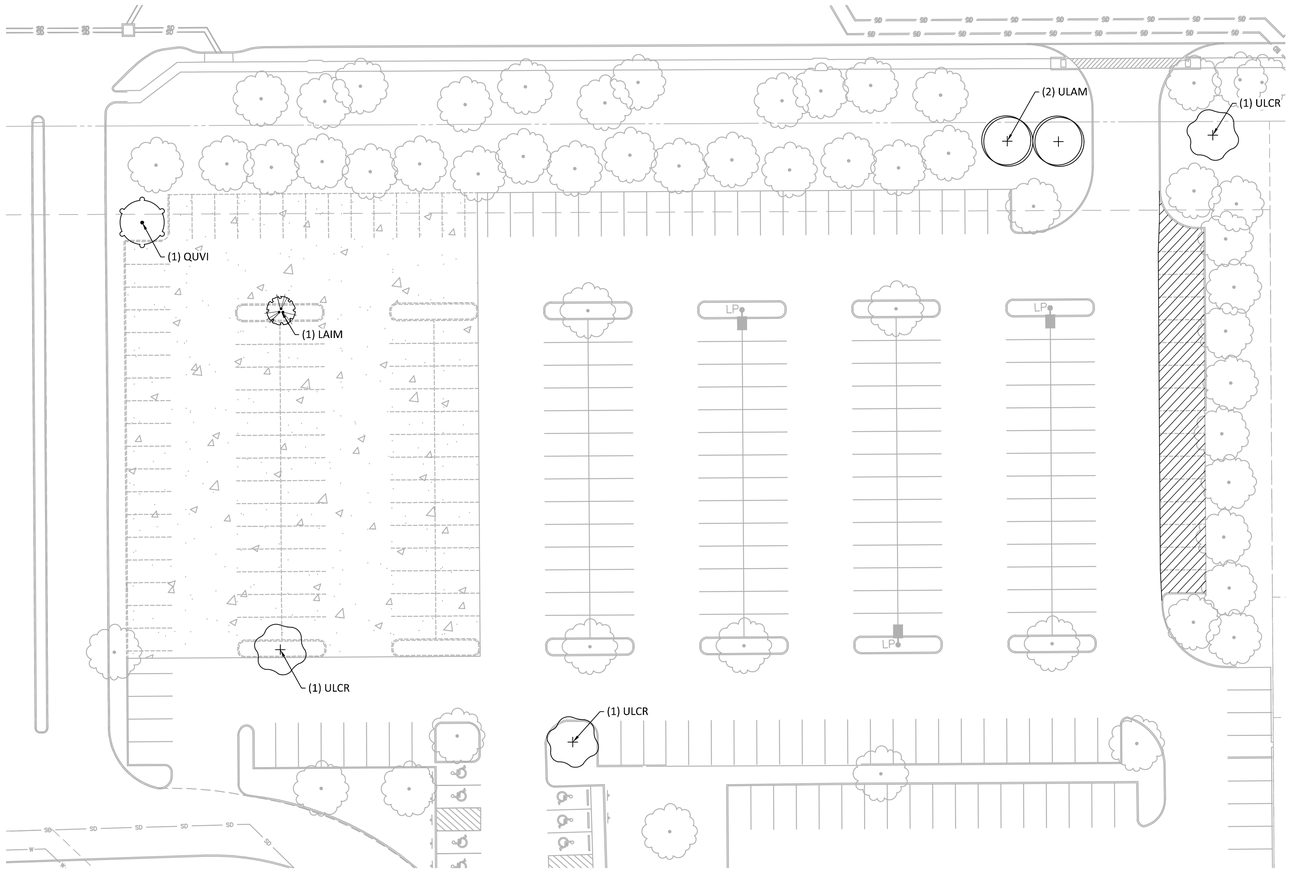
PROJECT NO.	VCR-25001
FILENAME	VCR25001 LS1
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	1" = 30'
DATE	09. 08. 2025

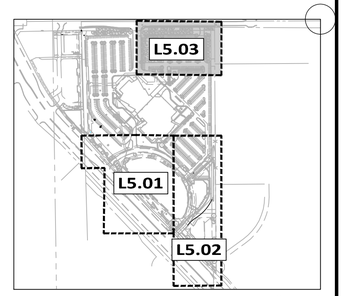
SHEET

LANDSCAPE PLAN

L5.02

I:\2025\nat Projects\VCR\VCR25001\04_production\Arq\Planning\SHEETS\VCR25001 LS1.dwg, 1/7/2026 5:47:51 PM, Abiebola Olonode





CONTEXT MAP **SCALE: 1"=500'**

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FURNISHINGS			
	F-101	PLANTER	
	F-102	LEUDER STONE BENCH	
PAVING			
	P-101	CONCRETE PAVING	
	P-102	STAMPED AND STAINED CONCRETE	

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREE		
	CECT	CERCIS CANADENSIS TEXENSIS TEXAS REDBUD
	LAIM	LAGERSTROEMIA INDICA'MUSKOGEE' CRAPE MYRTLE
SHADE TREE		
	CAIC	CARYA ILLINOINENSIS 'CADDO' CADDO PECAN
	QUMU	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QURU	QUERCUS RUBRA TEXAS RED OAK
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	QUVI	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TADI	TAXODIUM DISTICHUM BALD CYPRESS
	ULAM	ULMUS AMERICANA AMERICAN ELM
	ULCR	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS		
	AGRC	ABELIA X GRANDIFLORA `ROSE CREEK` ROSE CREEK ABELIA
	ILCB	ILEX CORNUTA `BURFORDII NANA` DWARF BURFORD HOLLY
	ILVN	ILEX VOMITORIA `NANA` DWARF YAUPON
	LEFC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE
	SAFH	SALVIA FARINACEA 'HENRY DUELBERG' HENRY DUELBERG MEALY SAGE
	SAGR	SALVIA GREGGII AUTUMN SAGE
ORNAMENTAL GRASSES + SEDGES		
	PALB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS
GROUND COVERS		
	CACH	CAREX CHEROKEENSIS CHEROKEE SEDGE
	LIMU	LIRIOPE MUSCARI LILY TURF
SOD		
	CYDA	CYNODON DACTYLON BERMUDAGRASS

SEE L5.04 FOR LANDSCAPE REQUIREMENTS SUMMARY

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-25001
FILENAME	VCR25001 LS1
CHECKED BY	MAH
DRAWN BY	KKO
SCALE	########
DATE	09. 08. 2025

SHEET

LANDSCAPE PLAN

L5.03

z:\2Drive\Projects\VCR\VCR25001\04-production\engineering\SHEETS\VCR25001 LS1.dwg, 1/2/2026 5:48:05 PM, Abraham Olvera

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
ORNAMENTAL TREE						
	CECT	2	CERCIS CANADENSIS 'EXENSIS TEXAS REDBUD	30 GAL	6' - 8'	MULTI-STEM. 1" CAL. PER STEM. MIN. 3 STEMS. NO CLUMP FORM
	LAIM	1	LAGERSTROEMIA INDICA'MUSKOGEE' CRAPE MYRTLE	30 GAL	7' - 8'	MULTI-STEM. 1" CAL. PER STEM. MIN. 3 STEMS. NO CLUMP FORM
SHADE TREE						
	CAIC	5	CARYA ILLINOINENSIS 'CADDO' CADDO PECAN	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUMU	4	QUERCUS MUEHLENBERGII CHINKAPIN OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QURU	2	QUERCUS RUBRA TEXAS RED OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUSH	5	QUERCUS SHUMARDII SHUMARD OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUVI	6	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	TADI	5	TAXODIUM DISTICHUM BALD CYPRESS	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	ULAM	5	ULMUS AMERICANA AMERICAN ELM	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	ULCR	6	ULMUS CRASSIFOLIA CEDAR ELM	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS							
	AGRC	45	ABELIA X GRANDIFLORA `ROSE CREEK` ROSE CREEK ABELIA	3 GAL	12" - 18"	12" - 18"	
	ILCB	29	ILEX CORNUTA `BURFORDII NANA` DWARF BURFORD HOLLY	5 GAL	18"- 24"	18"- 30"	
	ILVN	31	ILEX VOMITORIA `NANA` DWARF YAUPON	7 GAL	24" - 36"	30"- 42'	
	LEFC	39	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE	7 GAL	24" - 36"	18"- 30"	
	SAFH	10	SALVIA FARINACEA 'HENRY DUELBERG' HENRY DUELBERG MEALY SAGE	1 GAL	12" - 18"	6" - 12"	
	SAGR	17	SALVIA GREGGII AUTUMN SAGE	3 GAL	12" - 18"	12" - 18"	
ORNAMENTAL GRASSES + SEDGES							
	PALB	25	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	1 GAL	12" - 18"	6" - 12"	

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS					
	CACH	CAREX CHEROKEENSIS CHEROKEE SEDGE	1 GAL	12" o.c.	HT. 12"-18" SPREAD 6"-12"
	LIMU	LIRIOPE MUSCARI LILY TURF	1 GAL	12" o.c.	HT. 6"-12" SPREAD 6"-12"
SOD					
	CYDA	CYNODON DACTYLON BERMUDAGRASS	SOD		

TREE BIODIVERSITY TABLE

COMMON NAME	# TREES	SPECIES	%	GENUS	%
TEXAS REDBUD	2	Canadensis	5	Cercis	5
LIVE OAK	6	Virginiana	15	Quercus	42
CHINKAPIN OAK	4	Muehlenbergii	10	Quercus	
SHUMARD OAK	5	Shumardii	12	Quercus	
TEXAS RED OAK	2	Buckleyi	5	Quercus	
BALD CYPRESS	5	Distichum	12	Taxodium	12
CEDAR ELM	6	Crassifolia	15	Ulmus	27
AMERICAN ELM	5	Americana	12	Ulmus	
CRAPE MYRTLE	1	Indica 'Muskogee'	2	Lagerstroemia	2
CADDO PECAN	5	Illinoinensis	12	Carya	12

LANDSCAPE REQUIREMENT SUMMARY :

SECTION 82, 94

STREET YARD LANDSCAPING				
STANDARD	TOTAL STREET YARD (SF)	REQUIRED	PROVIDED	
			EXISTING PROVIDED	PROPOSED
MIN. 20% OF STREET YARD - FM2499	217,040 SF	43, 408 SF	48,517 SF	
MIN. 20% STREET YARD - DIXON LN	281,093 SF	56,219 SF	67,943 SF	
STREET YARD TREES				
STANDARD	TOTAL STREET YARD (SF)	REQUIRED	EXISTING PROVIDED	PROPOSED
OVER 110,000SF (50 TREES FOR 1ST 110,000SF) (1 PER 5000 SF THEREAFTER) (LONG PRAIRIE ROAD)	217,040 SF	71 TREES	47 TREES	24 TREES
OVER 110,000SF (50 TREES FOR 1ST 110,000SF) (1 PER 5000 SF THEREAFTER) (DIXON ROAD)	281,093 SF	84 TREES	79 TREES	5 TREES
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTION				
STREET BUFFER LANDSCAPING				
	STREET	REQUIRED BUFFER WIDTH	EXISTING PROVIDED	
	FM 2499 (LONG PRAIRIE)	50 FT	50 FT	
	DIXON LN.	25FT	25 FT	
STREET BUFFER TREES				
STANDARD	STREET FRONTAGE (LF)	REQUIRED	EXISTING PROVIDED	PROPOSED
1 PER 30 LF	FM 2499 = 1251 LF	42 TREES	42 TREES	
1 PER 30 LF	DIXON LANE = 875 LF	29 TREES	29 TREES	
PARKING AREA LANDSCAPING				
STANDARD	NO. OF PARKING SPACES	REQUIRED	EXISTING PROVIDED	PROPOSED
45 SF PER 12 SPACES	1046	3922 SF	20,044	
PARKING AREA TREES				
1 TREE PER 20 PARKING SPACES	1046	52	58	
ALL PARKING SPACES ARE LOCATED WITHIN 100 FEET OF A TREE				

EXISTING TREE LIST

LIST #	TAG #	CALIPER	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVE	MITIGATION	CREDIT	CONDITION
1	1601	9	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
2	1602	17	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
3	1603	12	CHINESE PISTACHE	Pistacia chinensis	NO	NO		0	GOOD
4	1604	10	CHINESE PISTACHE	Pistacia chinensis	NO	NO		0	GOOD
5	1605	11	CEDAR ELM	Ulmus crassifolia	YES	NO		1	GOOD
6	1606	6	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
7	1607	16	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
8	1608	11	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
9	1609	20	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
10	1610	16	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
11	1611	16	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
12	1612	17	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
13	1613	17	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
14	1614	6	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
15	1615	7	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
16	1616	6	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
17	1617	9	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
18	1618	10	BLACKJACK OAK	Quercus marilandica	YES	NO		1	GOOD
19	1619	9	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
20	1620	5	BALD CYPRESS	Taxodium distichum	NO	NO		0	GOOD
21	1621	7	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
22	1622	14	BLACKJACK OAK	Quercus marilandica	YES	NO		1	POOR
23	1623	6	BALD CYPRESS	Taxodium distichum	YES	NO		1	GOOD
24	1624	4	BALD CYPRESS	Taxodium distichum	NO	NO		0	GOOD
25	1625	12	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
26	1626	13	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
27	1627	13	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
28	1628	19	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
29	1630	10	BLACKJACK OAK	Quercus marilandica	YES	NO		1	POOR
30	1634	14	CHINESE ELM	Ulmus parvifolia	NO	NO		0	GOOD
31	1639	16	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO		0	GOOD
32	1640	12	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO		0	GOOD
33	1641	13	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO		0	GOOD
34	1642	12	CEDAR ELM	Ulmus crassifolia	YES	NO		1	GOOD
35	1643	14	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO		0	GOOD
36	1644	19	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO		0	GOOD
37	1645	17	LACEBARK ELM / CHINESE ELM	Ulmus parvifolia	NO	NO		0	GOOD
38	1646	14	CEDAR ELM	Ulmus crassifolia	YES	NO		1	GOOD
39	1647	18	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
40	1648	14	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD
41	1649	14	LIVE OAK	Quercus virginiana	YES	NO		1	GOOD

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT VALID WITHOUT ORIGINAL SIGNATURE

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-25001
FILENAME	VCR25001 LS1
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	NA
DATE	09. 08. 2025

SHEET

LANDSCAPE PLAN

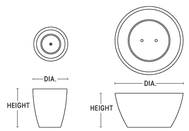
L5.04

x:\2Drive\Project\VCR\VCR25001\04-production\engineering\SHEETS\VCR25001 LS1.dwg, 1/7/2026 1:56:31 PM, Abimbola Olorode

Tournesol

Downtown Collection
GFRC Round

- Lightweight GFRC concrete planters; durable despite low weight
- Coordinates with our self-watering container irrigation products
- Round planter sizes from 18" to 72"
- Drain holes standard, no drain holes upon request

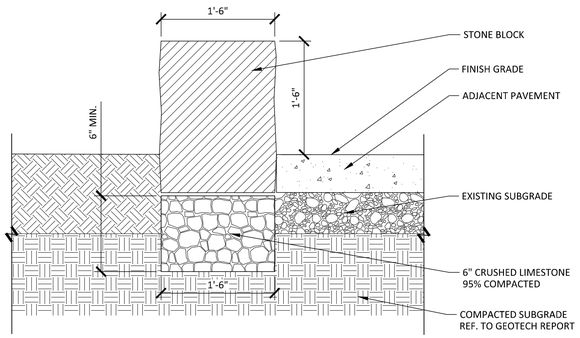


PRODUCT	SHAPE	DIA.	HEIGHT	WEIGHT (LBS.)	VOLUME (CUBIC FT.)	INTERIOR TOP	INTERIOR BOTTOM	IRRIGATION
DCS-1800	Round	18" dia	18"	65	1.6	14.75" dia	12" dia	CWC-1300/CWM-1114-MS
DCS-2400	Round	24" dia	30"	125	3.2	15.5" dia	13.5" dia	CWC-1600/CWM-1114-2k
DCS-2418	Round	24" dia	18"	85	2.5	20" dia	12.5" dia	CWM-1109-2k
DCS-3000	Round	30" dia	32"	185	6.7	26" dia	16.5" dia	CWC-2100/CWM-1714-2k
DCS-3600	Round	36" dia	34"	240	11	32" dia	21" dia	CWC-2500/CWM-1714-3k
DCS-3624	Round	36" dia	24"	160	8	32" dia	16" dia	CWM-1714-2k
DCS-3642	Round	36" dia	42"	305	17.7	32" dia	21" dia	CWM 1720-3k
DCS-4200	Round	42" dia	36"	300	16	38" dia	25.5" dia	CWM 1720-3k
DCS-4800	Round	48" dia	36"	360	26.5	44" dia	31.5" dia	CWM-1720-5k
DCS-4824	Round	48" dia	24"	245	16	44" dia	29.5" dia	CWM-1714-3K
DCS-6000	Round	60" dia	42"	515	28	56" dia	37" dia	CWM-2920-2k
DCS-6024	Round	60" dia	24"	355	28	56" dia	41.5" dia	CWM-1714-5K
DCS-7200	Round	72" dia	42"	645	69.4	68" dia	44" dia	CWM-2920-3k

NOTES

1. COLOR: PEARL
2. TEXTURE: ACID ETCH
3. TO BE INSTALLED OR ASSEMBLED PER MANUFACTURERS DETAIL.

01 PLANTER
SCALE: 1" = 1'-0"



02 LEUDER STONE BENCH
SCALE: 1" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER

SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

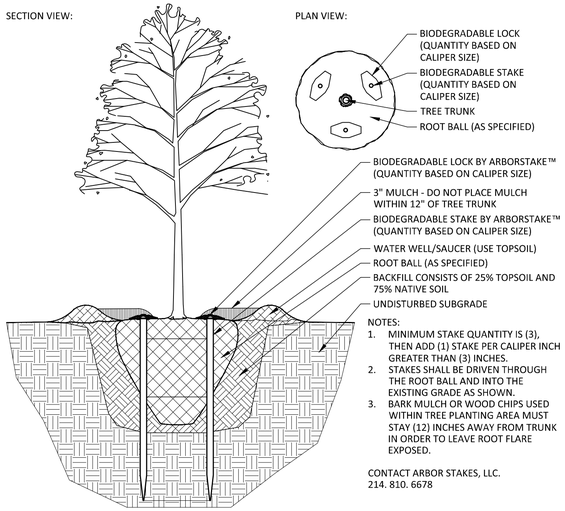
PROJECT NO.	VCR-25001
FILENAME	VCR25001 LD1
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	AS NOTED
DATE	09. 08. 2025

SHEET

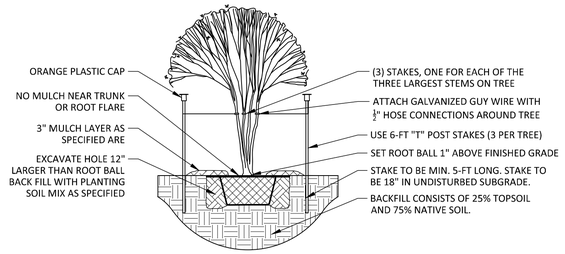
LANDSCAPE DETAILS

L5.05

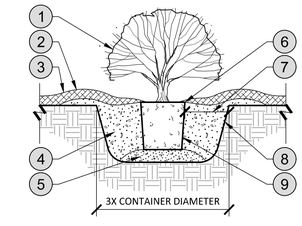
z:\Drive\Projects\VCR\VCR25001\04-production\engineering\SHEETS\VCR25001 LD1.dwg, 1/2/2026 5:48:35 PM, Abimbola Olowude



01 BELOW-GROUND TREE STAKING
SCALE: 1/4" = 1'-0"



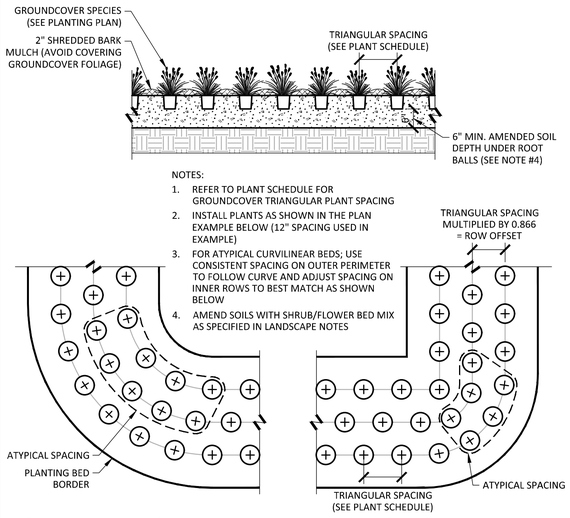
02 ORNAMENTAL TREE PLANTING
SCALE: 1/4" = 1'-0"



NOTES:
1. SELECT SHRUBS THAT MEET THE SPECIFIED HEIGHT IN THE PLANT SCHEDULE, MEASURED PER THE AMERICAN STANDARD FOR NURSERY STOCK METHODS; PEST AND DISEASE FREE; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC PLANT SPECIES.
4. THOROUGHLY SOAK THE SHRUB ROOT BALLS AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

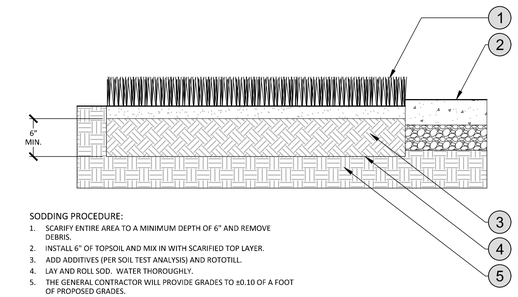
1. PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL GROWTH CHARACTER.
2. FORM 2" DEEP SAUCER
3. 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM
4. PLANTING SOIL MIX BACKFILL TO BE COMPACTED BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPED
5. PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING
6. TOP OF ROOTBALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE
7. 6" MIN. GAP BETWEEN ROOT BALL AND UNDISTURBED SOIL. WHERE THERE IS HEAVY CLAY SOIL, THE HOLE SHOULD BE 3 TIMES THE CONTAINER DIAMETER.
8. SUBSOIL BROKEN WITH PICK ON SIDES AND BOTTOM OF HOLE
9. FOR CONTAINERS, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER. IF USING BALED AND BURLAP; CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS.

03 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



NOTES:
1. REFER TO PLANT SCHEDULE FOR GROUNDCOVER TRIANGULAR PLANT SPACING
2. INSTALL PLANTS AS SHOWN IN THE PLAN EXAMPLE BELOW (12" SPACING USED IN EXAMPLE)
3. FOR ATYPICAL CURVILINEAR BEDS; USE CONSISTENT SPACING ON OUTER PERIMETER TO FOLLOW CURVE AND ADJUST SPACING ON INNER ROWS TO BEST MATCH AS SHOWN BELOW
4. AMEND SOILS WITH SHRUB/FLOWER BED MIX AS SPECIFIED IN LANDSCAPE NOTES

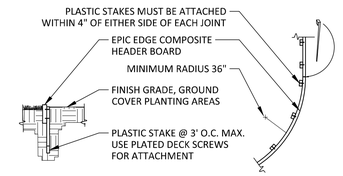
04 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



SODDING PROCEDURE:
1. SCARIFY ENTIRE AREA TO A MINIMUM DEPTH OF 6" AND REMOVE DEBRIS.
2. INSTALL 6" OF TOPSOIL AND MIX IN WITH SCARIFIED TOP LAYER.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) AND ROTOTILL.
4. LAY AND ROLL SOD. WATER THOROUGHLY.
5. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO ±0.10 OF A FOOT OF PROPOSED GRADES.

1. SOD - PROVIDE CLEAN, SMOOTH, CONTINUOUS EDGE BETWEEN SOD AND MULCHED AREAS
2. ADJACENT SURFACE (SEE SITE PLANS)
3. BREAK THROUGH AND REMOVE ALL 'HARDPAN' AND DEBRIS TO ALLOW FOR PERCOLATION AND POSITIVE DRAINAGE
4. DISTURBED SUBGRADE
5. UNDISTURBED SUBGRADE

05 SOD INSTALLATION
SCALE: 1" = 1'-0"



SECTION VIEW:

HDR. SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE
1X6	5 7/16" X 5/8" X20'	36"

PLAN VIEW:

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING.

EPIC EDGE CHART
COLOR OPTIONS: CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

06 EPIC EDGE COMPOSITE HEADER BOARD
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

VALLEY CREEK CHURCH
6101 MORRISS RD
FLOWER MOUND, TX 75028
BRAD LANHAM

ValleyCreek CHURCH

VALLEY CREEK CHURCH PRAYER CENTER
SITE PLAN
5800 LONG PRAIRIE RD
FLOWER MOUND, TX 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09.08.2025	1ST SUBMITTAL
2	10.20.2025	2ND SUBMITTAL
3	11.19.2025	3RD SUBMITTAL
4	12.01.2025	4TH SUBMITTAL
5	01.02.2026	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	VCR-25001
FILENAME	VCR25001 LD1
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	AS NOTED
DATE	09. 08. 2025

SHEET

LANDSCAPE DETAILS

L5.06

z:\Zdrive\Projects\VCR\VCR25001\04-production\engineering\SHEETS\VCR25001 LD1.dwg, 1/2/2026 5:48:45 PM, Abimbola Olorode

VALLEY CREEK PRAYER CENTER

ELEVATION MATERIAL TABULATIONS

MATERIAL TABULATION CHART

		ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F	ELEV. G
1	TOTAL FACADE S.F.	2,959 SF	1,711 SF	2,189 SF	2,537 SF	2,332 SF	1,376 SF	3,147 SF
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	1,564 SF	856 SF	1,495 SF	2,303 SF	2,332 SF	1,376 SF	2,307 SF
3	DOORS & WINDOWS SF	1,395 SF	855 SF	694 SF	234 SF	0 SF	0 SF	840 SF
4	PRIMARY MASONRY TOTALS	1,403 SF & 90% OF 2	701 SF & 81.89% OF 2	1,200 SF & 80.27% OF 2	2,228 SF & 96.74% OF 2	2,317 SF / 99.36% OF 2	1,366 SF & 99.27% OF 2	2,153 SF & 93.32% OF 2
MASONRY	STONE PANEL S.F. (AS APPLICABLE)	785 SF & 50.19% OF 2	474 SF & 55.37% OF 2	350 SF & 23.41% OF 2	990 SF & 42.99% OF 2	–	–	620 SF & 26.87% OF 2
MASONRY	3-COAT STUCCO PARAPET WALL	618 SF & 39.51% OF 2	227 SF & 26.52% OF 2	850 SF & 56.87% OF 2	1,238 SF & 53.76% OF 2	2,317 SF & 99.36% OF 2	1,366 SF & 99.27% OF 2	1,533 SF & 66.50% OF 2
ALTERNATIVE	MTL.SFFT PNL & CAP		75 SF & 8.76% OF 2	50 SF & 3.34% OF 2	33 SF & 1.43% OF 2	15 SF & 0.64% OF 2	10 SF & 0.73% OF 2	20 SF & 0.86% OF 2
ALTERNATIVE	CEDAR WOOD BEAMS		80 SF & 9.35% OF 2	70 SF & 4.68% OF 2	42 SF & 1.82% OF 2			
ALTERNATIVE	ALUM SOFFIT PANEL	161 SF & 10.29% OF 2		175 SF & 11.70% OF 2				133 SF & 5.77% OF 2

DIGITAL MATERIAL SAMPLES

Valley Creek Church- Prayer Center
EXTERIOR FINISHES MATERIALS

SW 7017
Dorian Gray
Interior / Exterior
Location Number: 244-C3

SW 7048
URBANE BRONZE

SW 7018
Dovetail
Interior / Exterior
Location Number: 244-C5

244 Dovetail

1.0 Fine Finish Stucco Texture **02/11**

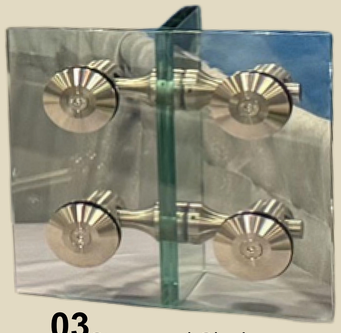
01

Austin White Select Stone Panel- Bushammer Finish

09 Stacked Storefront Glazing System

04 Silver Metal Eyebrow

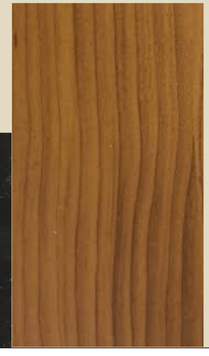
06 Retaining Wall- Light Leuters Limestone Top Cap



05
Retaining Wall- Gray Leuters Chop Block

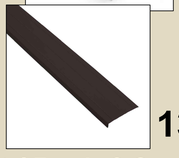
07

08
Cedar Post- Prayer Deck



03 Structural Glazing system

10
Cable Rail System

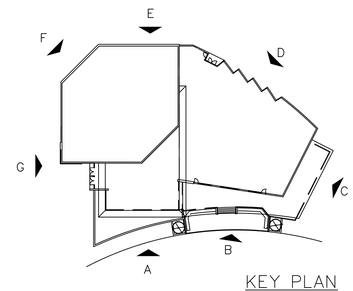


13
Metal Fascia & Cap

MATERIAL LEGEND

01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3–COAT STUCCO PANEL –DOVETAIL GRAY
03	GLAZING–STRUCTURAL GLAZING SYSTEM
04	METAL PANEL–ALUCABOND SYSTEM – SILVER
05	STONE– GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP–LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP –URBANE BRONZE
08	WOOD BEAMS & COLUMNS–ROUGH HEWN–CEDAR (STAINED)
09	GLAZING–STACKED STOREFRONT SYSTEM–ANOD. ALUM.
10	RAILING–SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3–COAT STUCCO PANEL–TEXTURED–URBANE BRONZE
12	INS. METAL DOOR – PTD.–URBANE BRONZE
13	METAL FASCIA PANEL.– URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS



KEY PLAN

NOTE:

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

REVISIONS

1	11–20–2025
2	12–01–2025

Sync Architecture & Construction, LLC assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

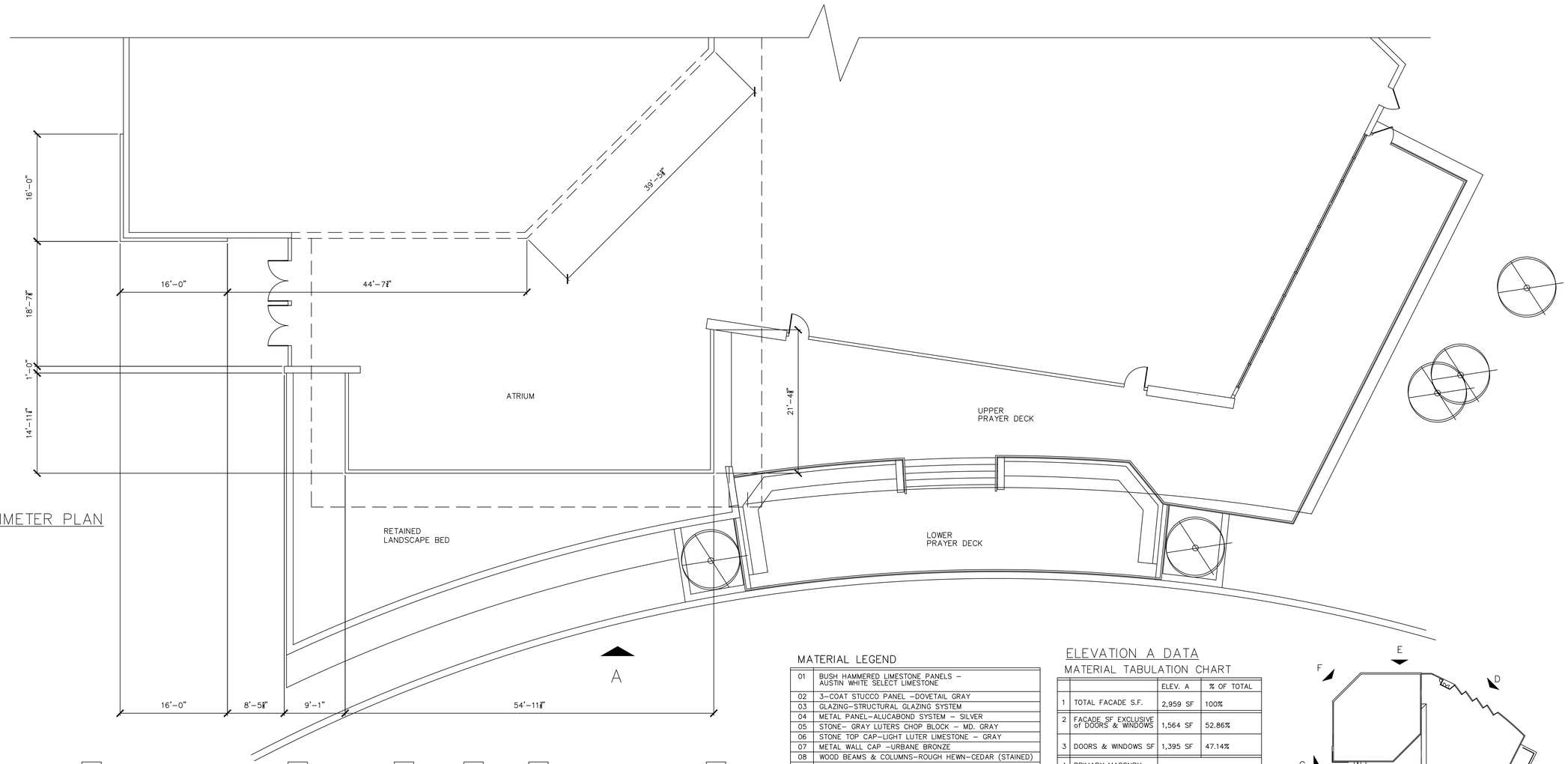
ISSUE DATE
10–20–2025

DRAFTSPERSON
RGW

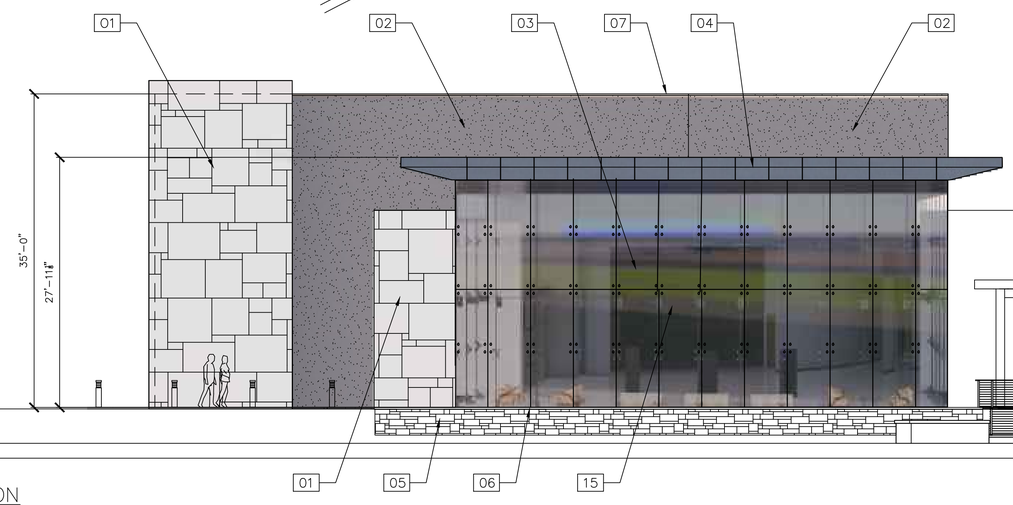
PROJECT NO.
–

SHEET TITLE
COVER SHEET
DIGITAL MAT'L. EXAMPLES

SHEET NUMBER
A0



PARTIAL PERIMETER PLAN
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

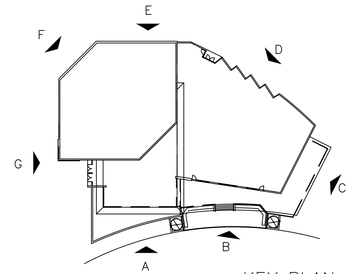
01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3-COAT STUCCO PANEL -DOVETAIL GRAY
03	GLAZING-STRUCTURAL GLAZING SYSTEM
04	METAL PANEL-ALUCABOND SYSTEM – SILVER
05	STONE- GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP-LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP -URBANE BRONZE
08	WOOD BEAMS & COLUMNS-ROUGH HEWN-CEDAR (STAINED)
09	GLAZING-STACKED STOREFRONT SYSTEM-ANOD. ALUM.
10	RAILING-SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3-COAT STUCCO PANEL-TEXTURED-URBANE BRONZE
12	INS. METAL DOOR – PTD.-URBANE BRONZE
13	METAL FASCIA PANEL.- URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS

ELEVATION A DATA

MATERIAL TABULATION CHART

		ELEV. A	% OF TOTAL
1	TOTAL FACADE S.F.	2,959 SF	100%
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	1,564 SF	52.86%
3	DOORS & WINDOWS SF	1,395 SF	47.14%
4	PRIMARY MASONRY TOTALS	1,403 SF /	89.71% OF 2
MASONRY	STONE PANEL S.F. (AS APPLICABLE)	785 SF	50.19% OF 2
MASONRY	3-COAT STUCCO PARAPET WALL	618 SF	39.51% OF 2
ALT.	ALUM SOFFIT PANEL (ALT. MATL)	161 SF	10.29% OF 2



KEY PLAN

NOTE:

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

REVISIONS	
1	11-20-2025
2	12-01-2025

Sync Architecture & Construction, LLC. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

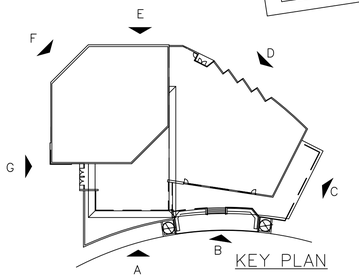
ISSUE DATE
10-20-2025

DRAFTSPERSON
RGW

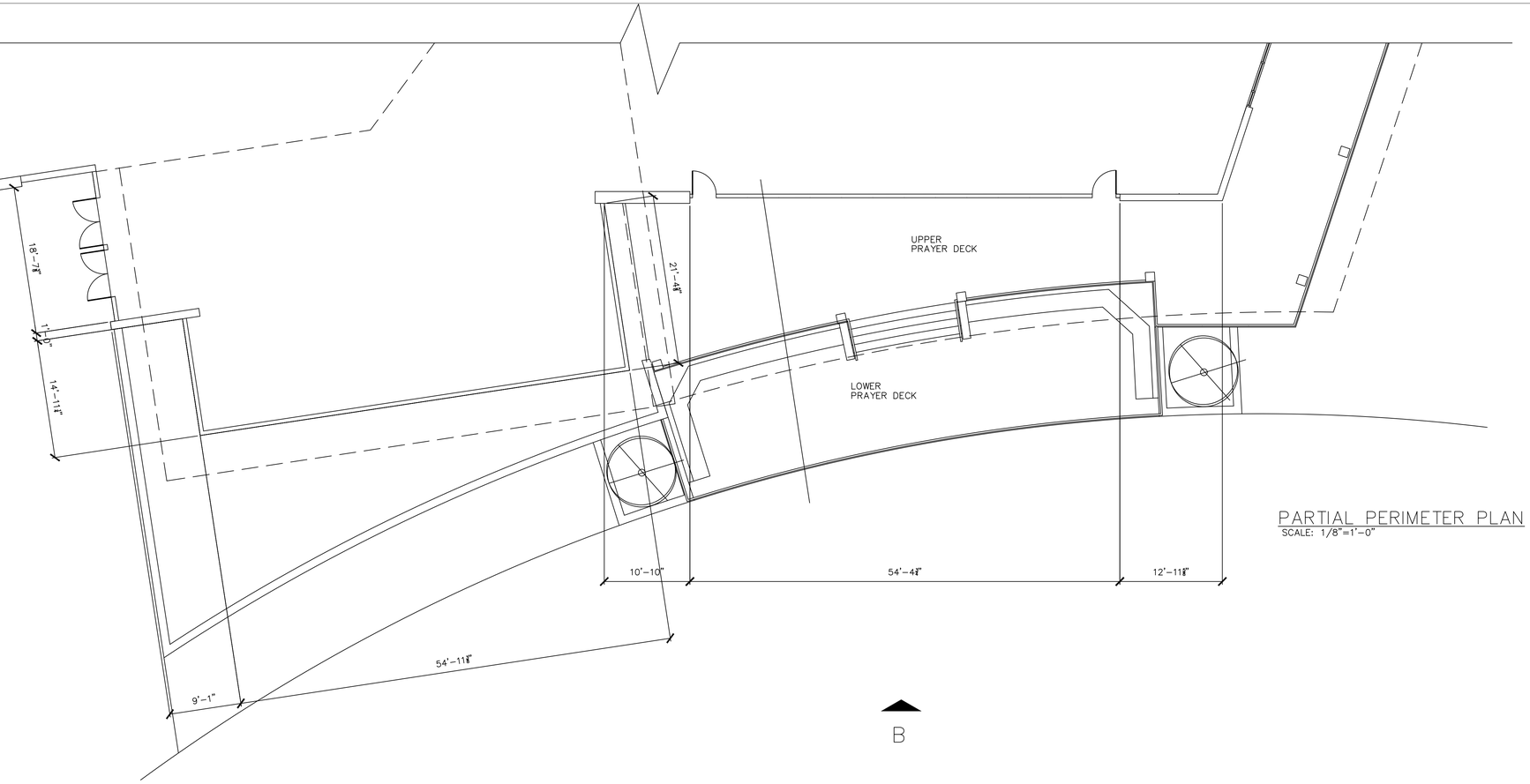
PROJECT NO.
–

SHEET TITLE
ELEVATION A MATERIAL CALCULATIONS

SHEET NUMBER
A1



KEY PLAN



PARTIAL PERIMETER PLAN
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3–COAT STUCCO PANEL –DOVETAIL GRAY
03	GLAZING–STRUCTURAL GLAZING SYSTEM
04	METAL PANEL–ALUCABOND SYSTEM – SILVER
05	STONE– GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP–LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP –URBANE BRONZE
08	WOOD BEAMS & COLUMNS–ROUGH HEWN–CEDAR (STAINED)
09	GLAZING–STACKED STOREFRONT SYSTEM–ANOD. ALUM.
10	RAILING–SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3–COAT STUCCO PANEL–TEXTURED–URBANE BRONZE
12	INS. METAL DOOR – PTD.–URBANE BRONZE
13	METAL FASCIA PANEL.– URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS

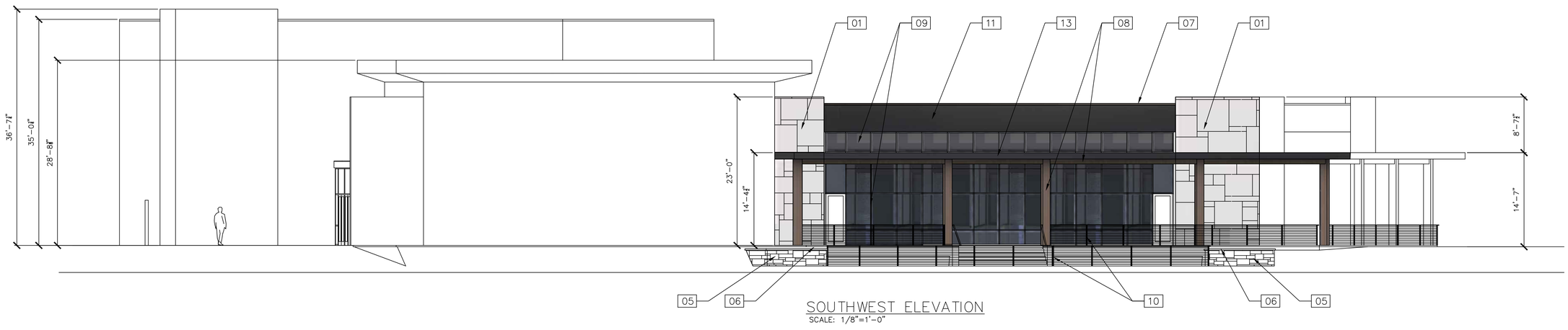
ELEVATION B DATA

MATERIAL TABULATION CHART

		ELEV. B	% OF TOTAL
1	TOTAL FACADE S.F.	1,711 SF	100%
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	856 SF	50.03%
3	DOORS & WINDOWS SF	855 SF	49.97%
4	PRIMARY MASONRY TOTALS	701 SF / 81.89% OF 2	
MASONRY	STONE PANEL S.F. (AS APPLICABLE)	474 SF	55.37% OF 2
MASONRY	3–COAT STUCCO PARAPET WALL	227 SF	26.52% OF 2
MASONRY			
ALT.	CEDAR WOOD BEAMS MTL.SFFT PNL & CAP	80 SF 75 SF	18.11% OF 2

NOTE:

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS	
1	11–20–2025
2	12–01–2025

Sync Architecture & Construction, LLC assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

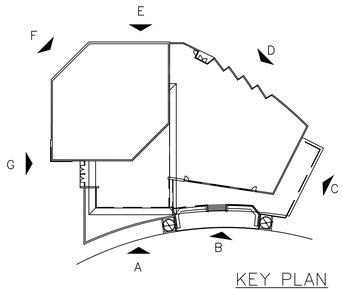
ISSUE DATE
10–20–2025

DRAFTSPERSON
RGW

PROJECT NO.
–

SHEET TITLE
ELEVATION B MATERIAL CALCULATIONS

SHEET NUMBER
A2



KEY PLAN

MATERIAL LEGEND

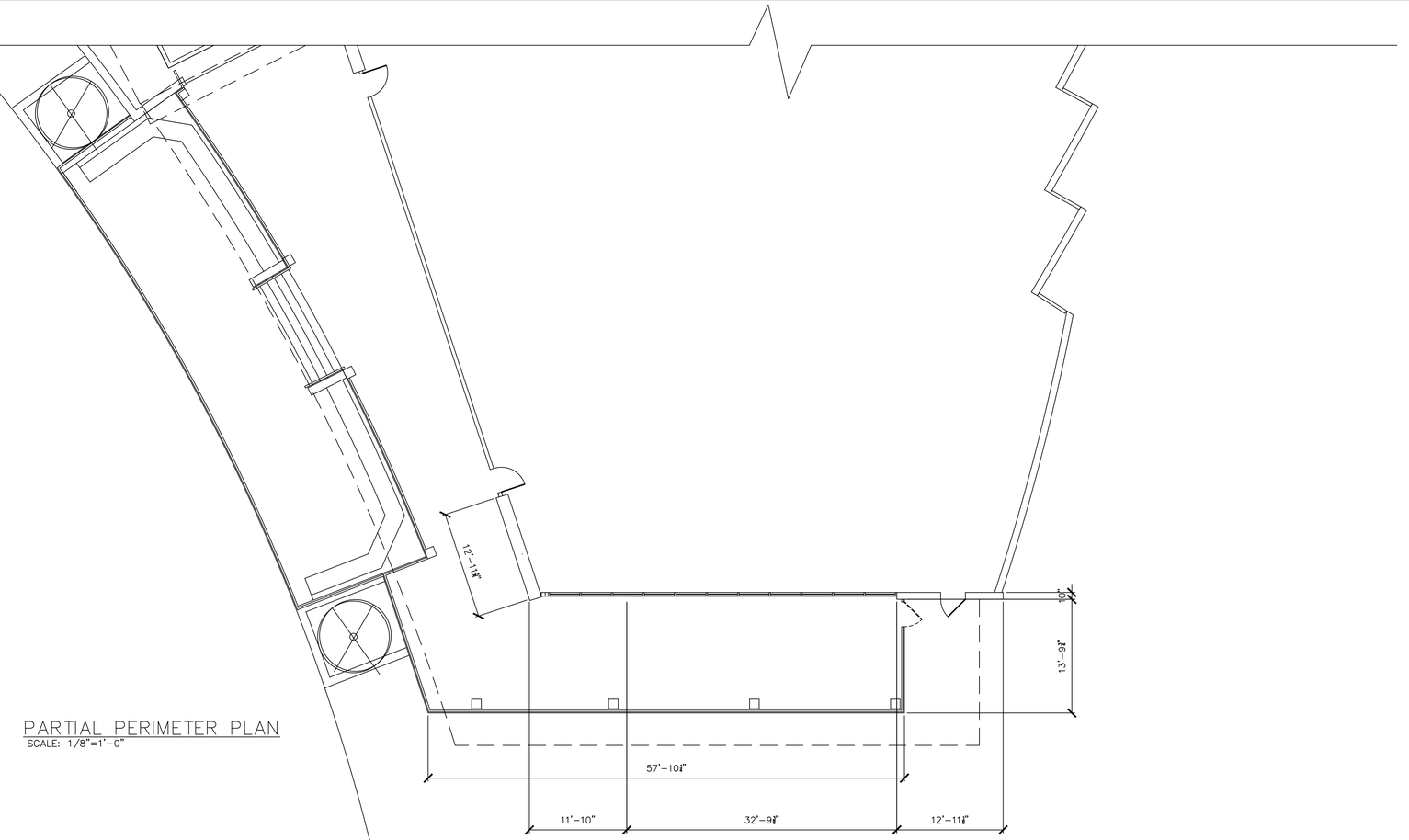
01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3–COAT STUCCO PANEL –DOVETAIL GRAY
03	GLAZING–STRUCTURAL GLAZING SYSTEM
04	METAL PANEL–ALUCABOND SYSTEM – SILVER
05	STONE– GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP–LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP –URBANE BRONZE
08	WOOD BEAMS & COLUMNS–ROUGH HEWN–CEDAR (STAINED)
09	GLAZING–STACKED STOREFRONT SYSTEM–ANOD. ALUM.
10	RAILING–SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3–COAT STUCCO PANEL–TEXTURED–URBANE BRONZE
12	INS. METAL DOOR – PTD.–URBANE BRONZE
13	METAL FASCIA PANEL.– URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS

ELEVATION C DATA

MATERIAL TABULATION CHART

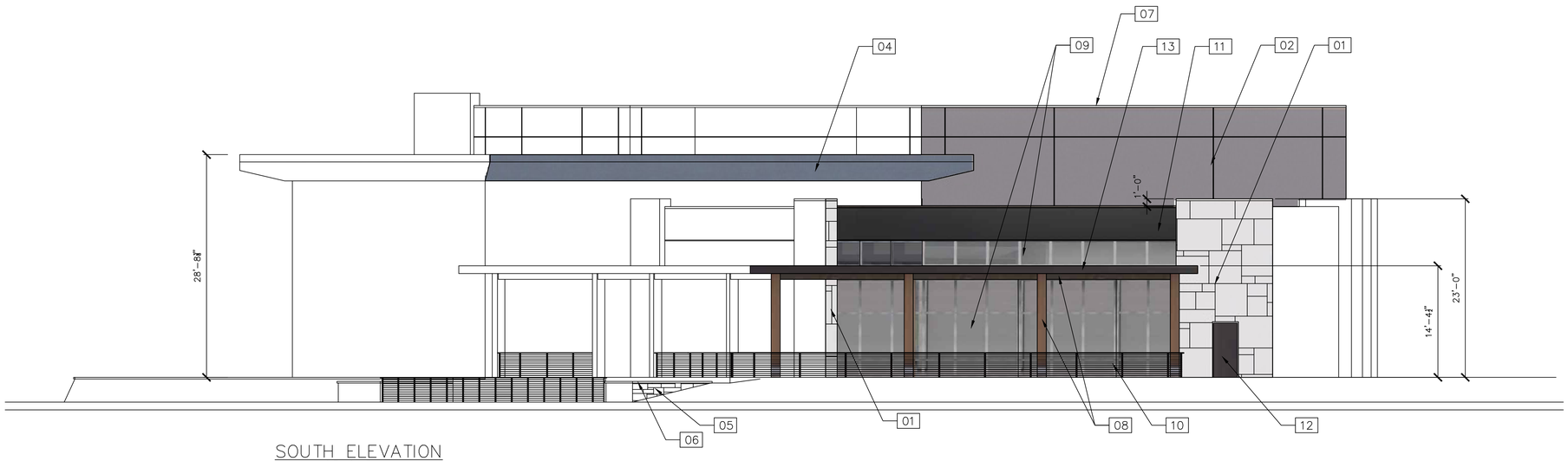
		ELEV. C	% OF TOTAL
1	TOTAL FACADE S.F.	2,189 SF	100%
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	1,495 SF	68.30%
3	DOORS & WINDOWS SF	694 SF	31.70%
4	PRIMARY MASONRY TOTALS	1,200 SF / 80.27% OF 2	
MASONRY	STONE PANEL S.F. (AS APPLICABLE)	350 SF	23.41% OF 2
MASONRY	3–COAT STUCCO PARAPET WALL	850 SF	56.87% OF 2
ALT.	CEDAR WOOD BEAMS MTL.SFFT PNL & CAP ALUM. SOFFIT PANEL	70 SF 50 SF 175 SF	19.72% OF 2



PARTIAL PERIMETER PLAN
SCALE: 1/8"=1'–0"

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

C



SOUTH ELEVATION
SCALE: 1/8"=1'–0"

REVISIONS	
1	11–20–2025
2	12–01–2025

Sync Architecture & Construction, LLC assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

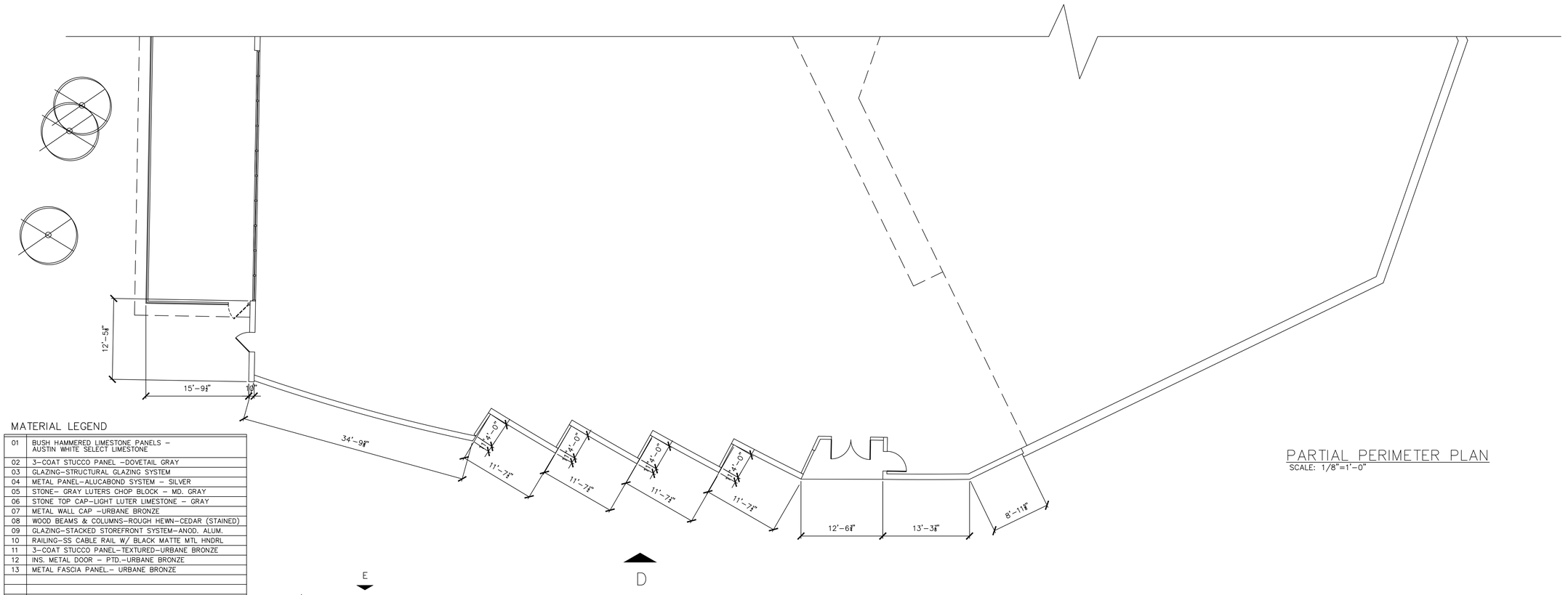
ISSUE DATE
10–20–2025

DRAFTSPERSON
RGW

PROJECT NO.
–

SHEET TITLE
ELEVATION C MATERIAL CALCULATIONS

SHEET NUMBER
A3



PARTIAL PERIMETER PLAN
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

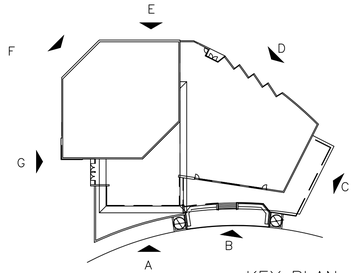
01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3–COAT STUCCO PANEL –DOVETAIL GRAY
03	GLAZING–STRUCTURAL GLAZING SYSTEM
04	METAL PANEL–ALUCABOND SYSTEM – SILVER
05	STONE– GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP–LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP –URBANE BRONZE
08	WOOD BEAMS & COLUMNS–ROUGH HEWN–CEDAR (STAINED)
09	GLAZING–STACKED STOREFRONT SYSTEM–ANOD. ALUM.
10	RAILING–SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3–COAT STUCCO PANEL–TEXTURED–URBANE BRONZE
12	INS. METAL DOOR – PTD.–URBANE BRONZE
13	METAL FASCIA PANEL.– URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS

ELEVATION D DATA

MATERIAL TABULATION CHART

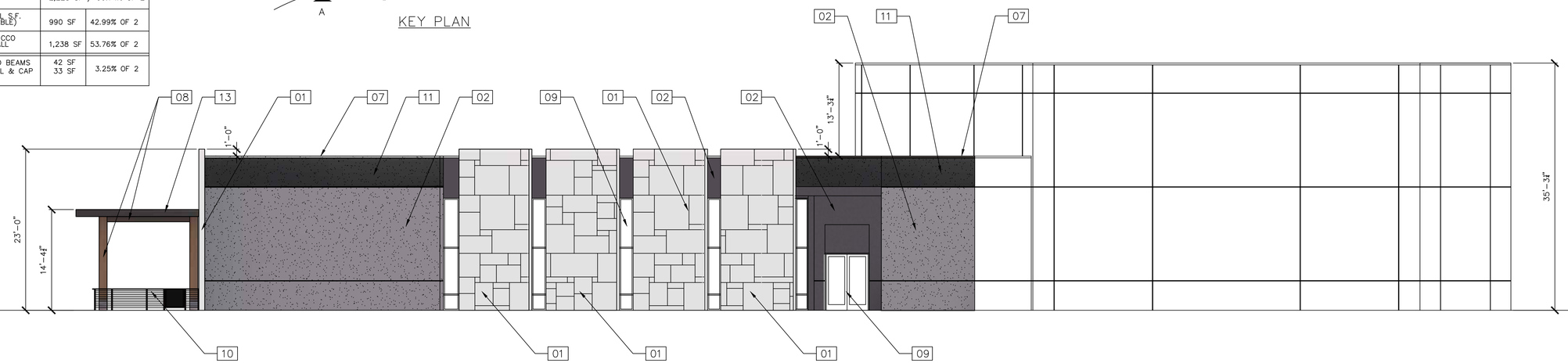
		ELEV. D	% OF TOTAL
1	TOTAL FACADE S.F.	2,537 SF	100%
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	2,303 SF	90.78%
3	DOORS & WINDOWS SF	234 SF	9.22%
4	PRIMARY MASONRY TOTALS	2,228 SF / 96.74% OF 2	
MASONRY	STONE PANEL S.F. (AS APPLICABLE)	990 SF	42.99% OF 2
MASONRY	3–COAT STUCCO PARAPET WALL	1,238 SF	53.76% OF 2
ALT.	CEDAR WOOD BEAMS	42 SF	3.25% OF 2
ALT.	MTL.SFFT PNL & CAP	33 SF	



KEY PLAN

NOTE:

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS	
1	11–20–2025
2	12–01–2025

Sync Architecture & Construction, LLC assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

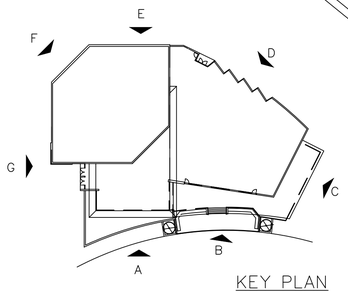
ISSUE DATE
10–20–2025

DRAFTSPERSON
RGW

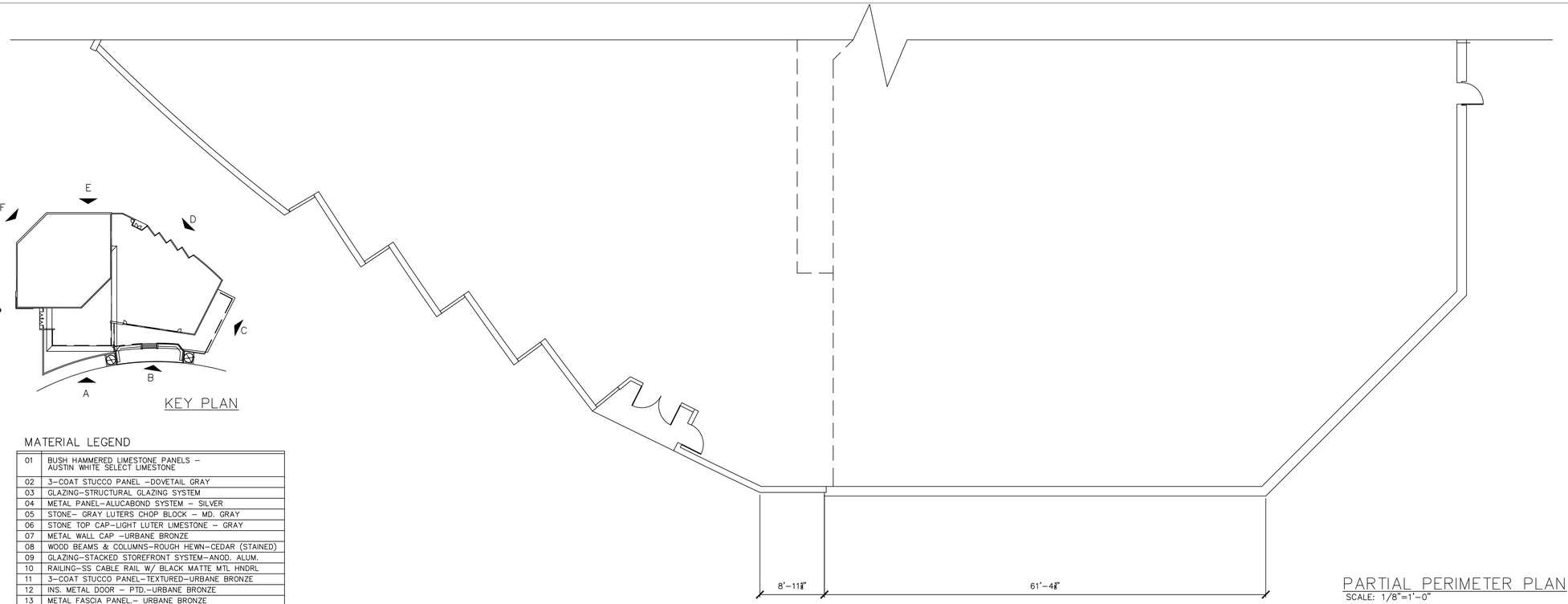
PROJECT NO.
–

SHEET TITLE
ELEVATION D MATERIAL CALCULATIONS

SHEET NUMBER
A4



KEY PLAN



PARTIAL PERIMETER PLAN
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3–COAT STUCCO PANEL –DOVETAIL GRAY
03	GLAZING–STRUCTURAL GLAZING SYSTEM
04	METAL PANEL–ALUCABOND SYSTEM – SILVER
05	STONE– GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP–LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP –URBANE BRONZE
08	WOOD BEAMS & COLUMNS–ROUGH HEWN–CEDAR (STAINED)
09	GLAZING–STACKED STOREFRONT SYSTEM–ANOD. ALUM.
10	RAILING–SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3–COAT STUCCO PANEL–TEXTURED–URBANE BRONZE
12	INS. METAL DOOR – PTD.–URBANE BRONZE
13	METAL FASCIA PANEL.– URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS

ELEVATION E DATA

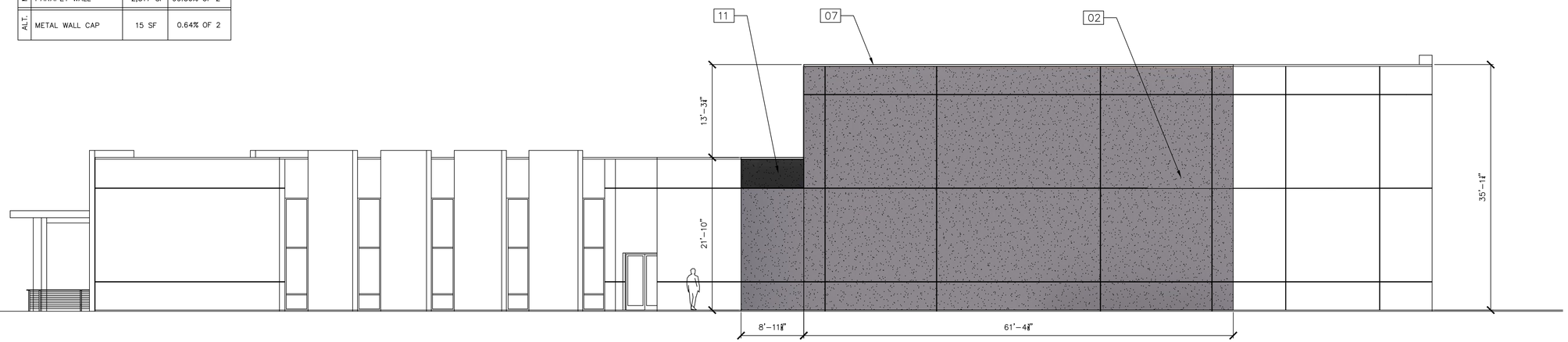
MATERIAL TABULATION CHART

		ELEV. E	% OF TOTAL
1	TOTAL FACADE S.F.	2,332 SF	100%
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	2,332 SF	100%
3	DOORS & WINDOWS SF	0 SF	–
4	PRIMARY MASONRY TOTALS	2,317 SF / 99.36% OF 2	
MASONRY	STONE PANEL S.F. (AS APPLICABLE)	0 SF	–
MASONRY	3–COAT STUCCO PARAPET WALL	2,317 SF	99.36% OF 2
ALT.	METAL WALL CAP	15 SF	0.64% OF 2

E

NOTE:

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



EAST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS	
1	11–20–2025
2	12–01–2025

Sync Architecture & Construction, LLC assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

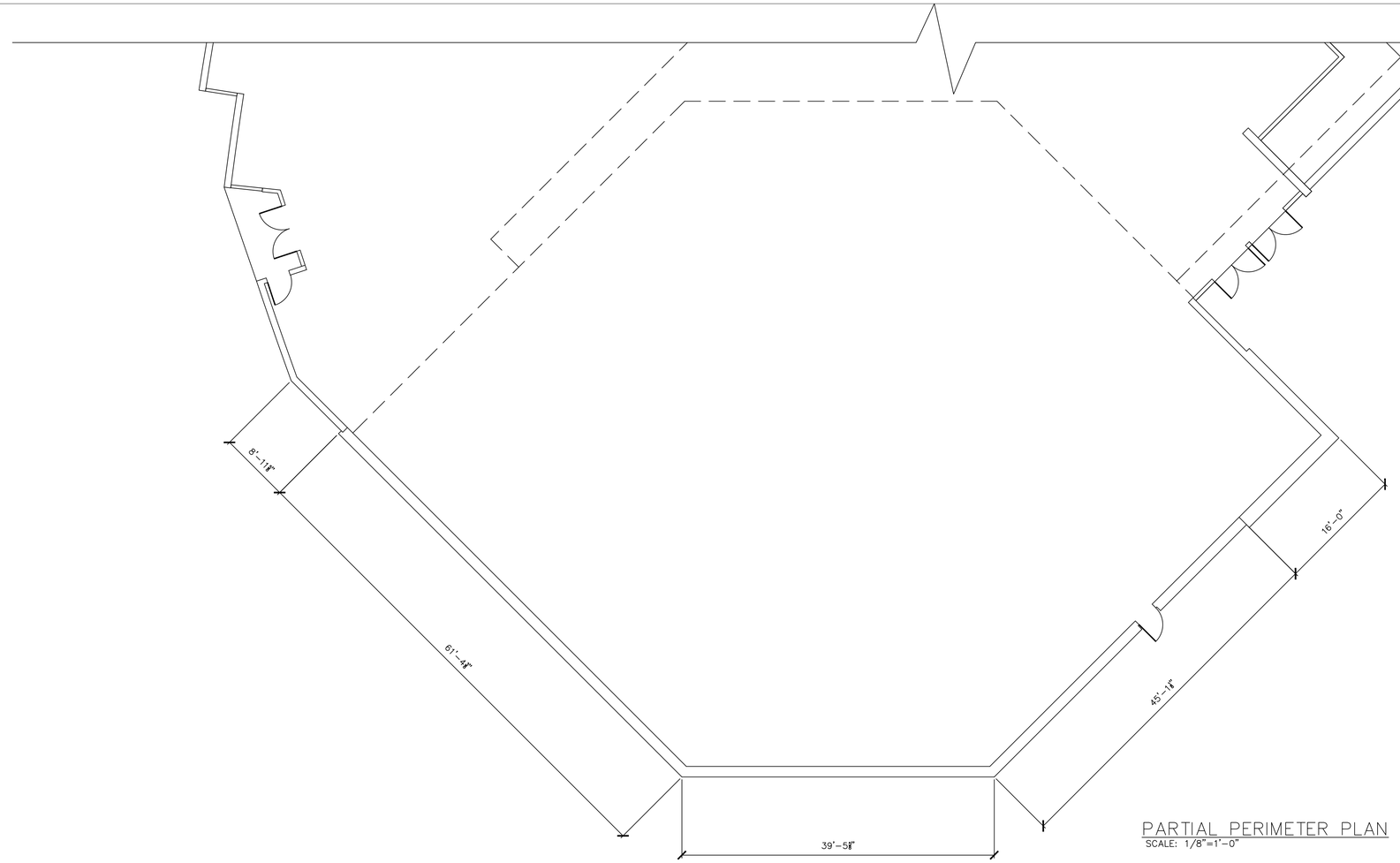
ISSUE DATE
10–20–2025

DRAFTSPERSON
RGW

PROJECT NO.
–

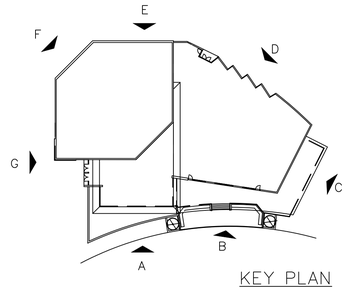
SHEET TITLE
ELEVATION E MATERIAL CALCULATIONS

SHEET NUMBER
A5



F

PARTIAL PERIMETER PLAN
SCALE: 1/8"=1'-0"



KEY PLAN

MATERIAL LEGEND

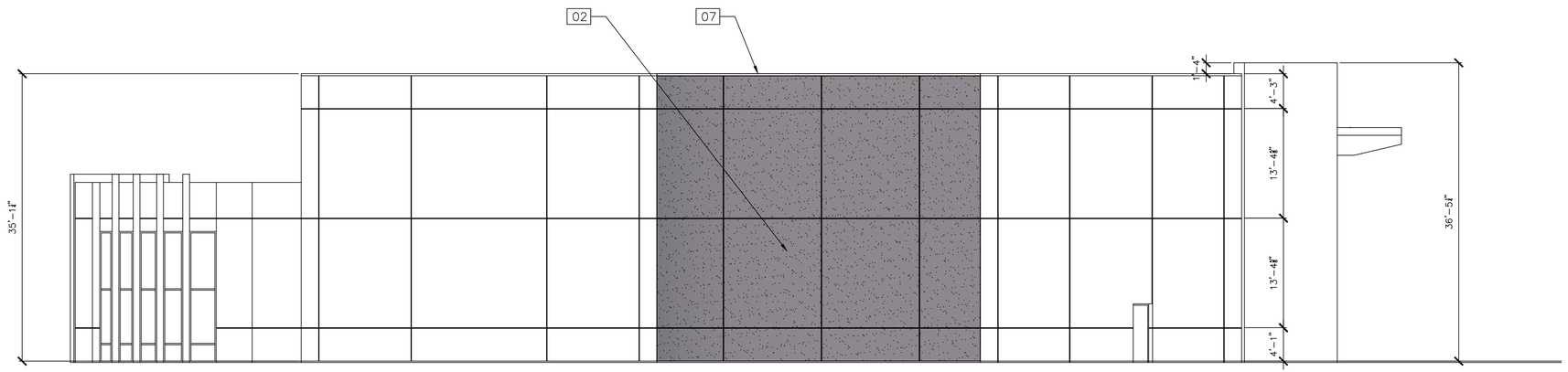
01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3–COAT STUCCO PANEL –DOVETAIL GRAY
03	GLAZING–STRUCTURAL GLAZING SYSTEM
04	METAL PANEL–ALUCABOND SYSTEM – SILVER
05	STONE– GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP–LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP –URBANE BRONZE
08	WOOD BEAMS & COLUMNS–ROUGH HEWN–CEDAR (STAINED)
09	GLAZING–STACKED STOREFRONT SYSTEM–ANOD. ALUM.
10	RAILING–SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3–COAT STUCCO PANEL–TEXTURED–URBANE BRONZE
12	INS. METAL DOOR – PTD.–URBANE BRONZE
13	METAL FASCIA PANEL.– URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS

ELEVATION F DATA

MATERIAL TABULATION CHART

		ELEV. F	% OF TOTAL
1	TOTAL FACADE S.F.	1,376 SF	100%
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	1,376 SF	100%
3	DOORS & WINDOWS SF	0 SF	–
4	PRIMARY MASONRY TOTALS	1,366 SF / 99.27% OF 2	
MASONRY	STONE TILE S.F. (VERTICAL INSET)	0 SF	–
MASONRY	3–COAT STUCCO PARAPET WALL	1,366 SF	99.27% OF 2
ALT.	METAL WALL CAP	10 SF	0.73% OF 2



NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"

NOTE:

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

REVISIONS	
1	11–20–2025
2	12–01–2025

Sync Architecture & Construction, LLC. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

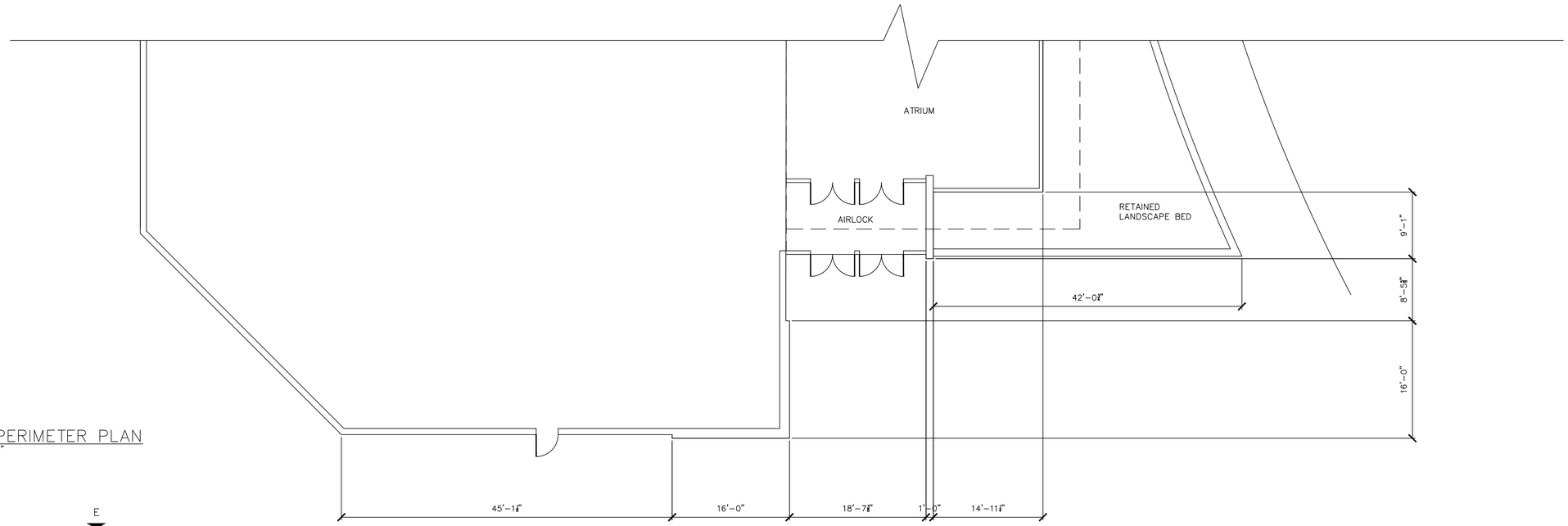
ISSUE DATE
10–20–2025

DRAFTSPERSON
RGW

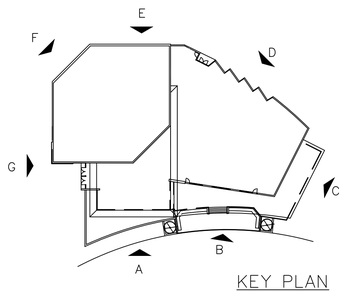
PROJECT NO.
–

SHEET TITLE
ELEVATION F MATERIAL CALCULATIONS

SHEET NUMBER
A6



PARTIAL PERIMETER PLAN
SCALE: 1/8"=1'-0"



KEY PLAN

G

MATERIAL LEGEND

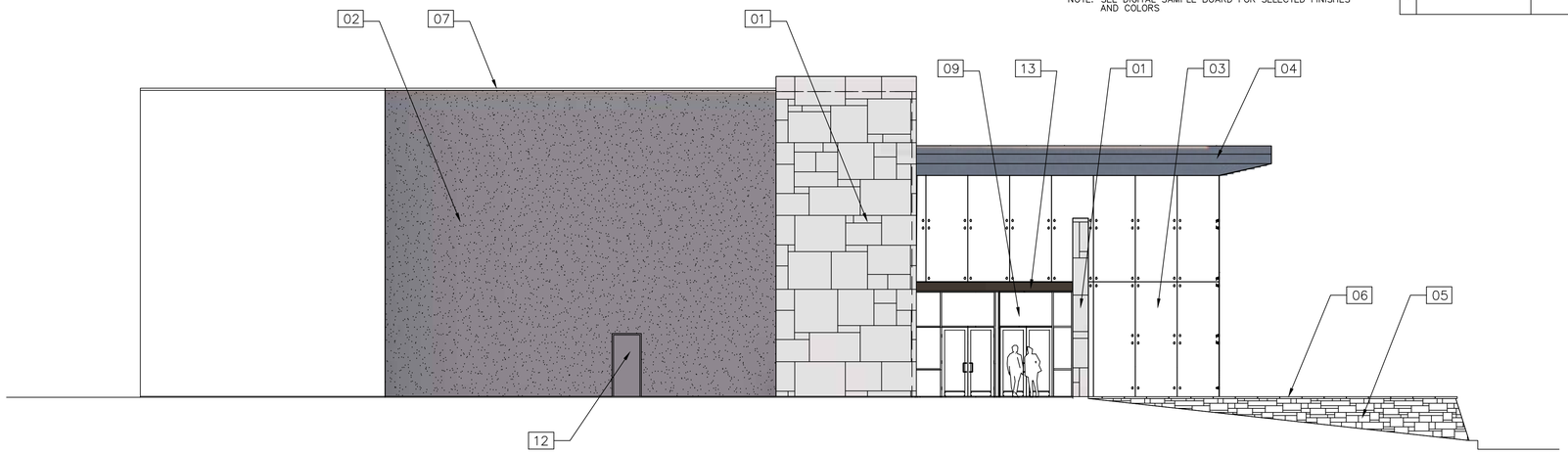
01	BUSH HAMMERED LIMESTONE PANELS – AUSTIN WHITE SELECT LIMESTONE
02	3–COAT STUCCO PANEL –DOVETAIL GRAY
03	GLAZING–STRUCTURAL GLAZING SYSTEM
04	METAL PANEL–ALUCABOND SYSTEM – SILVER
05	STONE– GRAY LUTERS CHOP BLOCK – MD. GRAY
06	STONE TOP CAP–LIGHT LUTER LIMESTONE – GRAY
07	METAL WALL CAP –URBANE BRONZE
08	WOOD BEAMS & COLUMNS–ROUGH HEWN–CEDAR (STAINED)
09	GLAZING–STACKED STOREFRONT SYSTEM–ANOD. ALUM.
10	RAILING–SS CABLE RAIL W/ BLACK MATTE MTL HNDRL
11	3–COAT STUCCO PANEL–TEXTURED–URBANE BRONZE
12	INS. METAL DOOR – PTD.–URBANE BRONZE
13	METAL FASCIA PANEL.– URBANE BRONZE

NOTE: SEE DIGITAL SAMPLE BOARD FOR SELECTED FINISHES AND COLORS

ELEVATION E DATA

MATERIAL TABULATION CHART

		ELEV. G	% OF TOTAL
1	TOTAL FACADE S.F.	3,147 SF	100%
2	FACADE SF EXCLUSIVE of DOORS & WINDOWS	2,307 SF	73.31%
3	DOORS & WINDOWS SF	840 SF	26.69%
4	PRIMARY MASONRY TOTALS	2,153 SF / 93.32% OF 2	
MASONRY	STONE PANEL S.F. (AS APPLICABLE)	620 SF	26.87% OF 2
MASONRY	3–COAT STUCCO PARAPET WALL	1,533 SF	66.50% OF 2
ALT.	MTL.SFFT PNL & CAP ALUM. SOFFIT PANEL	20 SF 133 SF	6.63% OF 2



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

NOTE:

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

REVISIONS

1	11–20–2025
2	12–01–2025

Sync Architecture & Construction, LLC assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Sync Architecture & Construction, LLC

VALLEY CREEK CHURCH

PRAYER CENTER

5800 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

Sync
Architecture & Construction, LLC
100 Lake Trail Drive
Suite 101
Double Oak, TX 75077
(972) 415-1737
rob@syncac.com

ISSUE DATE
10–20–2025

DRAFTSPERSON
RGW

PROJECT NO.
–

SHEET TITLE
ELEVATION G MATERIAL CALCULATIONS

SHEET NUMBER
A7

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

DATE: January 12, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP24-0008 - Canyon Falls Village 3) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located west of Turner Falls Circle, east of Interstate 35, and south of Denton Creek 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. There are exception requests to the Town's regulations, which necessitates special consideration by the Commission (see Analysis below).

The exception requests will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to approve infrastructure for a proposed subdivision consisting of 65 residential lots with a minimum lot size of 10,000 square feet that is in conformance with Planned Development No. 98 (PD-98). The site is approximately 26.937 acres.

This subdivision is the final phase of the residential subdivisions within the Canyon Falls PD. The overall residential density within PD-98 is capped at 972 residential units. With the inclusion of the 65 additional residential lots within the proposed subdivision, the total number of residential units will be 795, which is within the established density cap.

The access to the subdivision is provided from the proposed extension of Denton Creek Boulevard and Schmitz Road. The subdivision site plan depicts necessary easements, setbacks, landscape buffers, and right-of-way dedications.

The subdivision landscape plan depicts the required landscape street buffer trees along both roadways that meet or exceed the Town's landscaping requirements.

The plan also depicts two lots, including a future Town property and a future commercial site. These lots are included because impacts to the lots are required in order to develop the property as presented.

III. EXCEPTIONS

A. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes

development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes greater than or equal to five percent and less than 12 percent and for slopes that are greater than 12 percent. Per the approved Environmental Protection Plan (EPP), exceptions for the 2.23 acres of the impacted land that have topographic slopes greater than or equal to five percent and less than 12 percent that are not located within five feet of the footprint of the proposed structures and for the 0.06 acres with naturally occurring topographic slopes greater than 12 percent are being requested.

There are no retaining walls that are greater than eight feet.

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

Exception. An exception to this requirement may be approved by the Town Council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

B. Floodplain

An exception is being requested by the applicant related to Sec. 90-403 of the Code of Ordinances to allow construction and construction-related activity within the fully developed FEMA floodplain. As required by the Town's ordinances, the applicant has provided a hydraulic study that is in conformance with the Town's exception criteria. Upon approval of this exception, the applicant will need to obtain required permits/documentation including a Town approved floodplain development permit prior to beginning any construction within the floodplain and receive an approved LOMR (Letter of Map Revision) from FEMA before subdivision acceptance.

BOARD REVIEW/CITIZEN FEEDBACK:
Parks Board:

On March 6, 2025, the Parks Board voted unanimously to recommend cash in lieu of land to satisfy the Park Land Dedication in the amount of $354,020.25 and Park Development Fee requirements of $94,384.00 for the proposed phase.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

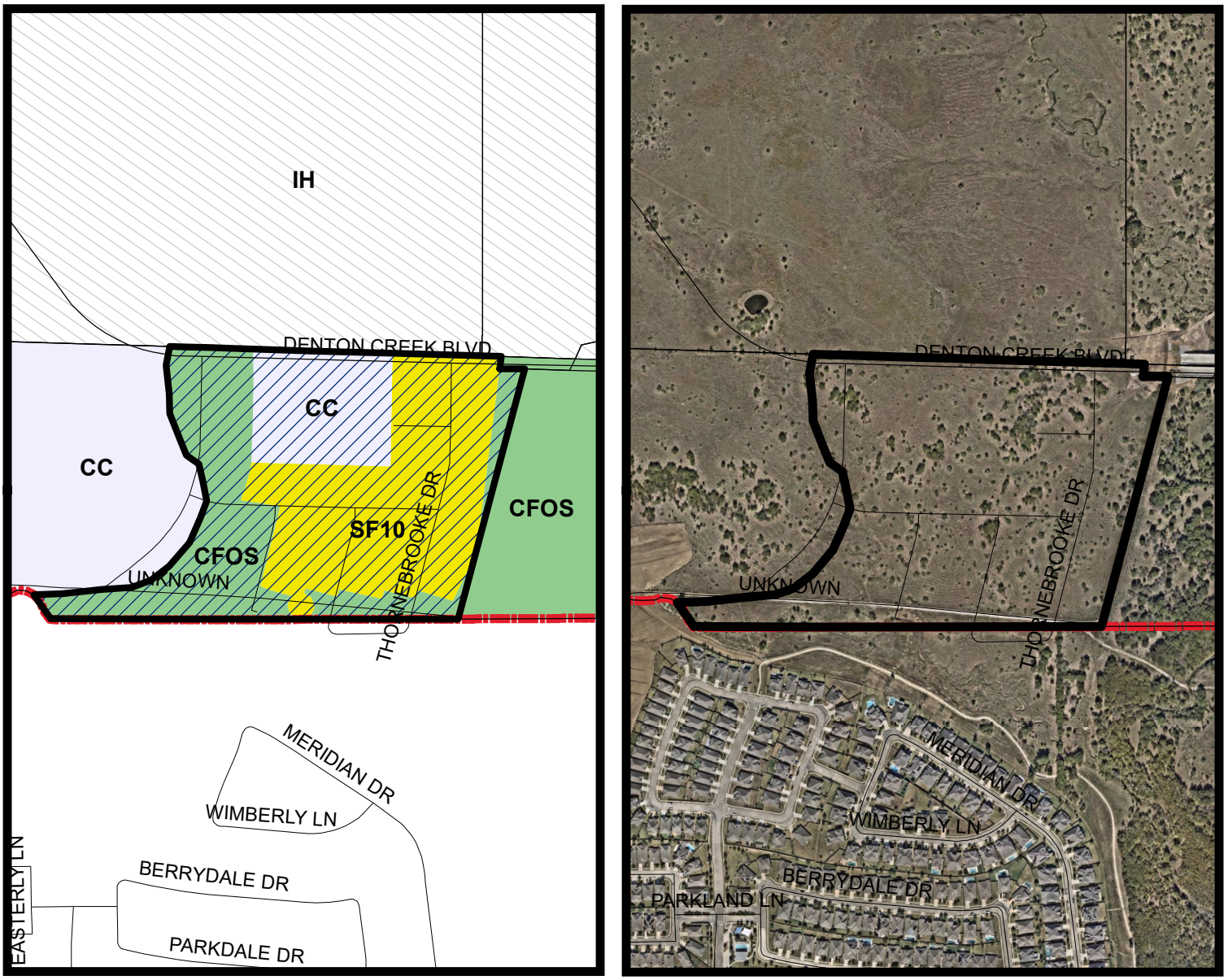
ATTACHMENTS:

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

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

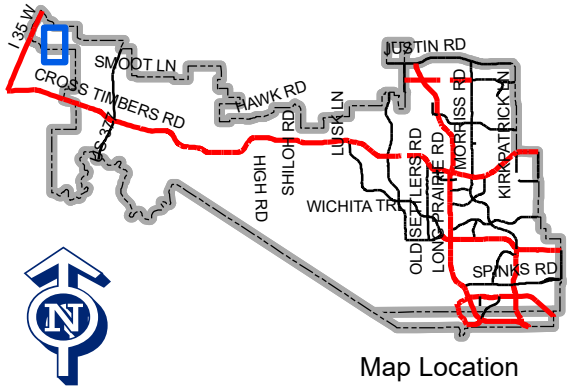
Vicinity Map

SSP24-0008: Canyon Falls Village 3



LEGEND

- Campus Commercial
- Canyon Falls Open Space
- Interim Holding
- Single Family 10
- Subject Property



Map Location

0 500 1,000 2,000 Feet

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.

JOHNSON VOLK CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074

November 3, 2025

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

RE: Canyon Falls Letter of Intent – Subdivision Site Plan – Village 3

Dear Poornima,

Canyon Falls is a master planned community intended to provide a variety of single family residential and commercial uses that are compatible with the natural characteristics of the land (such as topography, drainage, vegetation, and floodplain) to ensure a high-quality new community. This master planned community is intended to provide increased recreation amenities, high quality homes and shopping alternatives that will be designed in a comprehensive fashion, which will enhance the quality of life for future residents and the Town of Flower Mound. We believe that Canyon Falls will be a great addition for the Town of Flower Mound and the rooftops generated within the development will support the future plans and growth of Flower Mound for commercial and retail development along the western side of its Town Limits. Additionally, the proximity of the development to I-35W and U.S. 377 provide a great transition between the commercial and more intense zoning districts that exist along the I-35W and U.S. 377 corridors.

Record Plat - Village 3 Site Data:
Existing Zoning District: Planned Development #98 with SF-10
Record Plat – Village 3 Acreage: 41.898 Acres
Lot breakdown: 65 Single-Family Lots & 6 Open Space/HOA Lots

The proposed development will be completed in 1 phase. We believe the proposed development is in compliance with PD-98. Based on the Town of Flower Mounds land use, urban design, parks & trails, open space, thoroughfare, water and wastewater plans, we believe the proposed development is in compliance with the Denton Creek District Area Plan.

Exceptions requested:

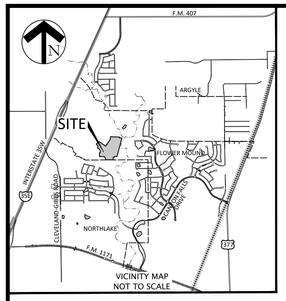
- Topographical Slope – We are requesting an exception to the topographical slope requirement. There is one small area approximately 0.06 acres within this proposed village that has existing slope greater than 12%. Also we have 12.14 acres being impacted that have slopes between 5%-12%. Including the benched lots as structures, the 5-12% impacts greater than 5 feet outside of structures/roadways totals 2.23 acres.
- Floodplain Exception – we are requesting an exception to grade within the Town of Flower Mound's ultimate floodplain limits. This is an area where FEMA floodplain does not exist but the Town has established an ultimate floodplain line. Once our development finishes, a letter of map revision will be submitted to FEMA to update the FIRM panels floodplain limits.

JOHNSON VOLK CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on the Canyon Falls development.

Sincerely,
Johnson Volk Consulting, Inc.

Tom Dayton, PE
Vice President



ABSTRACT NO. 1244

10'WE (BY SEP. INST.)

27'WE (BY SEP. INST.)

CHESMAR HOMES, LLC
DOCUMENT NO. 2025-80456
D.R.D.C.T.

14'WE (BY SEP. INST.)

REMAINDER OF
AVALON 71, LLC
DOCUMENT NO. 2022-74580
D.R.D.C.T.

TOWN OF LOWER MOUND, TEXAS
DOCUMENT NO. 2023-129036
D.R.D.C.T.

CANYON FALLS VILLAGE 4B
DOCUMENT NO. 2023-256
P.R.D.C.T.

25' LANDSCAPE BUFFER

DENTON CREEK BLVD
80' ROW

S88°27'20"E 365.90'

S0°26'34"E 50.58'

S88°26'35"E 147.67'

S88°26'35"E 481.23'

POINT OF BEGINNING

N: 7079775.67
E: 2359729.90

L=137.12 R=1000.00 CL=137.01
D=7°51'22" CB=S82°46'30"E

L=358.32 R=1050.00 CL=356.59
D=19°33'10" CB=S69°05'48"E

L=119.50, R=1050.00, CL=119.44
D=06°31'15", CB=S82°08'00"E

VISIBILITY EASEMENT

7.5' UE

3' WME

25' SB

REMAINDER OF
AVALON 130, LLC
DOCUMENT NO. 2023-116526
D.R.D.C.T.

RIGHT-OF-WAY DEDICATION (BY SEP. INST.)

SCHMITZ ROAD

N34°38'00"E 3773.99'

REMAINDER OF
AVALON 130, LLC
DOCUMENT NO. 2023-116526
D.R.D.C.T.

NORTHLAKE AVENUE, LLC
DOCUMENT NO. 2024-59496
D.R.D.C.T.

TO BE RE-PLATTED WHEN IT DEVELOPS

37

BLOCK J

BLOCK K

OAKWOOD MEADOWS DR

N88°26'35"W 211.81'

L=85.92 R=40.00
D=123°04'35" CB=N28°04'03"W CL=70.53

SUGAR MAPLE LANE

COTTONWOOD HOLLOW

N14°57'30"E 140.09'

S14°57'30"W 437.51'

S14°57'30"W 1107.76'

VARIABLE WIDTH DRAINAGE ESMT

15' DRAINAGE ESMT

TRA ACCESS ESMT (WIDTH VARIES)

TRA ACCESS ESMT
2010-121101
(TO BE ABANDONED)

TRA SANITARY SEWER ESMT
2010-121094

20' SANITARY SEWER EASEMENT

TRA METER STATION
DOC. NO. 2010-121094

TRA ACCESS ESMT (WIDTH VARIES)

25' DRAINAGE & SANITARY SEWER ESMT

25' DE & SS ESMT

20' DRAINAGE ESMT

MATCHLINE SHEET 2

TRACT I
REESES CUSTOM HOMES, LP
DOCUMENT NO. 2025-17601
D.R.D.C.T.
27

100 YR. POST FLOODPLAIN PER FLOOD STUDY BY JOHNSON VOLK-AUG. 2025

100 YR. ULT FLOODPLAIN PER FLOOD STUDY BY JOHNSON VOLK-AUG. 2025

EXISTING FEMA FLOODPLAIN APR. 2011

16204 POST WSEL 628.79 ULT WSEL 628.06

16058 POST WSEL 626.60 ULT WSEL 626.60

15876 POST WSEL 626.25 ULT WSEL 626.25

15429 POST WSEL 623.6 ULT WSEL 623.6

15146 POST WSEL 622.87 ULT WSEL 622.87

14905 POST WSEL 621.97 ULT WSEL 621.97

14692 POST WSEL 621.55 ULT WSEL 621.55

14427 POST WSEL 621.04 ULT WSEL 621.04

MIN FFE 628.6

28 MIN FFE 625.6

27 BLOCK K MIN FFE 625.6

26 MIN FFE 625.6

25 MIN FFE 624.87

24 MIN FFE 623.97

23 MIN FFE 623.4

22 MIN FFE 623.04

21 MIN FFE 621.84

29 MIN FFE 626.9

N75°02'30"W 147.28'

N75°02'30"W 150.08'

N75°02'30"W 150.08'

N69°58'22"W 151.94'

N58°23'48"W 149.19'

N45°36'38"W 148.30'

N43°06'34"W 161.17'

N17°26'56"E 88.94'

N17°26'56"E 97.44'

N27°24'39"E 95.24'

N55°22'00"W 122.42'

L=116.74'

L=26.73'

L=53.69'

L=28.27'

L=26.05'

L=13.70'

L=98.07 R=300.00 CL=97.63
D=18°43'48" CB=N79°04'41"W

L=84.39

L=45.92'

L=68.05'

L=11.16'

L=62.08'

L=56.09'

L=28.02'

L=9.31'

L=64.69'

L=81.29'

L=39.27'

L=39.30'

L=30.86'

L=28.87'

L=30.88'

L=39.23'

L=64.58'

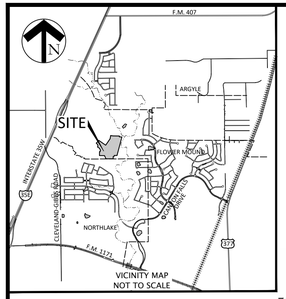
L=70.00'

L=64.42'

L=70.00'

L=70.00'

L=70.00



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	90.75	1550.00	003°21'16"	90.73	N36° 18' 38"E
C2	72.14	300.00	013°46'37"	71.96	N27° 44' 41"E
C3	30.88	300.00	005°53'53"	30.87	N17° 54' 26"E
C4	36.07	300.00	006°53'22"	36.05	S18° 24' 11"W
C5	66.94	300.00	012°47'08"	66.81	S28° 14' 26"W
C6	125.12	468.00	015°19'06"	124.75	N26° 58' 27"E
C7	48.40	300.00	009°14'35"	48.34	N06° 10' 42"E
C8	124.79	300.00	023°50'00"	123.89	N22° 43' 00"E

Line Table		
Line	Length	Direction
L1	6.56	S34° 38' 00"W
L2	51.44	N14° 57' 30"E
L3	46.07	N14° 57' 30"E
L4	11.61	N34° 38' 00"E
L5	16.72	N34° 38' 00"E
L6	17.19	N69° 42' 47"W
L7	50.09	S55° 22' 00"E
L8	36.44	N78° 02' 55"E

LEGEND

◉	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
ESMT	EASEMENT

MATCHLINE - SHEET 1

MAGNOLIA LANE

BLUE JUNIPER LANE

BLOCK J

BLOCK K

SCHMITZ ROAD

REMAINDER OF AVALON 130, LLC DOCUMENT NO. 2023-116526 D.R.D.C.T.

AVALON 130, LLC DOCUMENT NO. 2023-116526 D.R.D.C.T.

PART OF TRACT ONE NASH CANYON FALLS, LLC DOCUMENT NO. 2015-34494 D.R.D.C.T.

VISIBILITY EASEMENT

25' LANDSCAPE BUFFER

RIGHT-OF-WAY DEDICATION (BY SEP. INST.)

100 YR. ULT FLOODPLAIN PER FLOOD STUDY BY JOHNSON VOLK- AUG. 2025

100 YR. POST PROJECT FLOODPLAIN PER FLOOD STUDY BY JOHNSON VOLK- AUG. 2025

BLOCK L, LOT 1 IS TO BE RESERVED FOR FUTURE PUBLIC USE AND POTENTIALLY AS A STORM WATER DETENTION FACILITY SERVING THE MONARCH DEVELOPMENT. THIS LOT WILL BE RE-PLATTED AT A LATER DATE.

TRA ACCESS ESMT 2010-121101 (TO BE ABANDONED)

TRA ACCESS ESMT (WIDTH VARIES)

20' DRAINAGE ESMT (BY SEP. INSTR.)

EXISTING FEMA FLOODPLAIN APR. 2011

15' DRAINAGE ESMT

TOWN OF FLOWER MOUND TOWN OF NORTHLAKE

Basis of Survey Line

MATCHLINE - SHEET 3

NOTES:

1. BLOCK L, LOT 1 IS TO BE RESERVED FOR FUTURE PUBLIC USE AND POTENTIALLY AS A STORM WATER DETENTION FACILITY SERVING THE MONARCH DEVELOPMENT. THIS LOT WILL BE RE-PLATTED AT A LATER DATE.
2. BLOCK J, LOT 37 WILL BE RE-PLATTED AT A LATER DATE.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

60 30 0 60

SCALE 1" = 60'

SITE PLAN
CANYON FALLS VILLAGE 3

LOTS 1X, 2-35, 36X,37 BLOCK J;
LOTS 1X, 2-10, 11X, 12-19, 20X, 21-29, 30X & 31-35 BLOCK K;
LOT 1 BLOCK L
65 SINGLE FAMILY LOTS
6 OPEN SPACE LOTS
41.898 AC

OUT OF THE
W. LOVE SURVEY, ABSTRACT NO. 728, F. THORNTON SURVEY, ABSTRACT NO. 1244 &
M.E.P & P.R.R SURVEY, ABSTRACT 913
FLOWER MOUND TOWN,
DENTON COUNTY, TEXAS

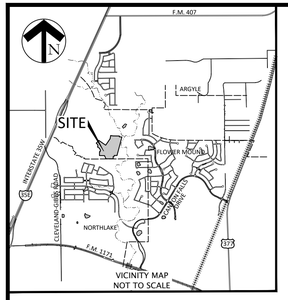
30 October 2025

SHEET 2 OF 4

Owner/Applicant:
PH Land Holdings LLC
5055 W.Park Blvd, Suite 500
Plano, TX 75093
Phone: 972-629-3881
Contact: Kyle Kooda
Email: Kyle.Kooda@perryhomes.com

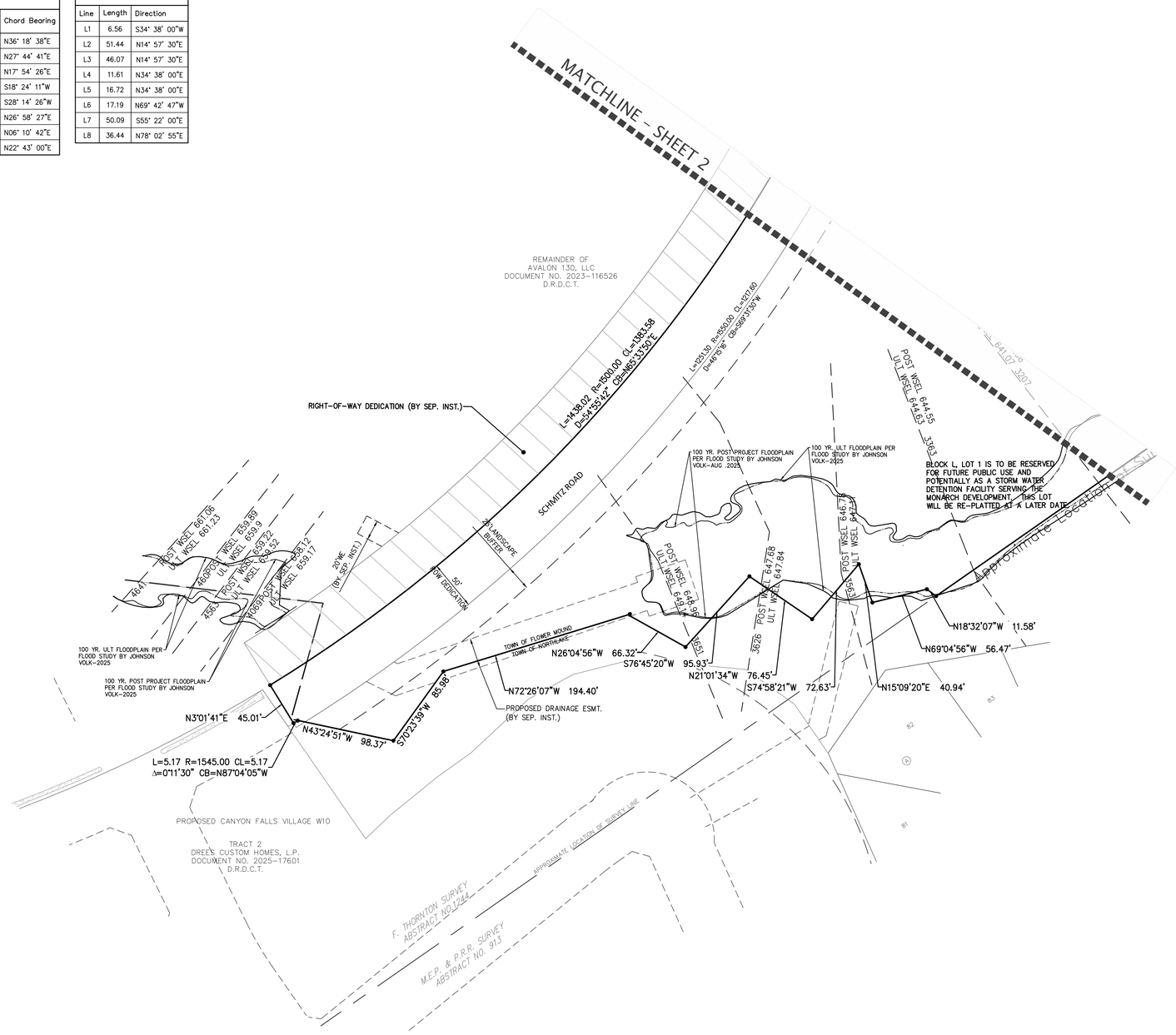
Engineer/Surveyor:
JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100
Contact: Tom Dayton
Email: tom.dayton@johnsonvolk.com

J:\civil 3d projects\cpfs - perry homes\cpfs501 - monarch\civ plans\dwg\fin sheets\cpfs501 - site plan - flower mound.dwg



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	90.75	1550.00	003°21'16"	90.73	N36° 18' 38"E
C2	72.14	300.00	013°46'37"	71.96	N27° 44' 41"E
C3	30.88	300.00	005°53'53"	30.87	N17° 54' 26"E
C4	36.07	300.00	006°53'22"	36.05	S18° 24' 11"W
C5	66.94	300.00	012°47'08"	66.81	S28° 14' 26"W
C6	125.12	468.00	015°19'06"	124.75	N26° 58' 27"E
C7	48.40	300.00	009°14'35"	48.34	N06° 10' 42"E
C8	124.79	300.00	023°50'00"	123.89	N22° 43' 00"E

Line Table		
Line	Length	Direction
L1	6.56	S34° 38' 00"W
L2	51.44	N14° 57' 30"E
L3	46.07	N14° 57' 30"E
L4	11.61	N34° 38' 00"E
L5	16.72	N34° 38' 00"E
L6	17.19	N69° 42' 47"W
L7	50.09	S55° 22' 00"E
L8	36.44	N78° 02' 55"E



LEGEND

◉	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
ESMT	EASEMENT

SITE PLAN
CANYON FALLS VILLAGE 3

LOTS 1X, 2-35, 36X,37 BLOCK J;
LOTS 1X, 2-10, 11X, 12-19, 20X, 21-29, 30X & 31-35 BLOCK K;
LOT 1 BLOCK L
65 SINGLE FAMILY LOTS
6 OPEN SPACE LOTS
41.898 AC

OUT OF THE
W. LOVE SURVEY, ABSTRACT NO. 728, F. THORNTON SURVEY, ABSTRACT NO. 1244 &
M.E.P & P.R.R SURVEY, ABSTRACT 913
FLOWER MOUND TOWN,
DENTON COUNTY, TEXAS

30 October 2025

SHEET 3 OF 4

NOTES:

1. BLOCK L, LOT 1 IS TO BE RESERVED FOR FUTURE PUBLIC USE AND POTENTIALLY AS A STORM WATER DETENTION FACILITY SERVING THE MONARCH DEVELOPMENT. THIS LOT WILL BE RE-PLATTED AT A LATER DATE.
2. BLOCK J, LOT 37 WILL BE RE-PLATTED AT A LATER DATE.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

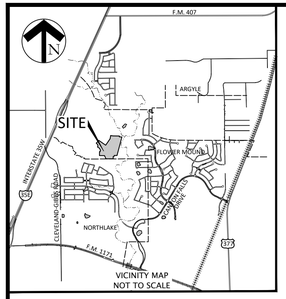
Owner/Applicant:

PH Land Holdings LLC
5055 W.Park Blvd, Suite 500
Plano, TX 75093
Phone: 972-629-3881
Contact: Kyle Kooda
Email: Kyle.Kooda@perryhomes.com

Engineer/Surveyor:

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100
Contact: Tom Dayton
Email: tom.dayton@johnsonvolk.com

J:\civil 3d projects\prh - perry homes\prh5801 - monarch\civ plans\dwg\fin sheets\prh5801 - site plan - fltness monarch.dwg



LEGAL DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE FRANCIS W. THORNTON SURVEY, ABSTRACT NO. 1244, TOWN OF FLOWER MOUND AND TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO AVALON 130, LLC, AS RECORDED IN DOCUMENT NO. 2023-116526, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO NORTHLAKE AVENUE, LLC, AS RECORDED IN DOCUMENT NO. 2024-59496, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 3 IN DEED TO DREES CUSTOM HOMES, L.P., AS RECORDED IN DOCUMENT NO. 2025-17601, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MCADAMS BOUNDARY MARKER" FOUND FOR THE NORTHEAST CORNER OF SAID NORTHLAKE AVENUE, LLC TRACT;

THENCE NORTH 10 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 49.89 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 51 MINUTES 22 SECONDS, A RADIUS OF 1,000.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 46 MINUTES 30 SECONDS EAST, 137.01 FEET;

THENCE EASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 137.12 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 88 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 365.90 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO TOWN OF FLOWER MOUND, AS RECORDED IN DOCUMENT NO. 2023-129036, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 50.58 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 88 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 147.67 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 14 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,107.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" FOUND FOR THE SOUTHWEST CORNER OF CANYON FALLS VILLAGE 4B, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2023-256, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,706.49 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 18 DEGREES 32 MINUTES 07 SECONDS WEST, A DISTANCE OF 11.58 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 69 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 56.47 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 76 DEGREES 45 MINUTES 20 SECONDS WEST, A DISTANCE OF 95.93 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 26 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 66.32 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 72 DEGREES 26 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.40 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 70 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF 85.98 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 43 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 98.37 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 11 MINUTES 30 SECONDS, A RADIUS OF 1,545.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 04 MINUTES 05 SECONDS WEST, 5.17 FEET;

THENCE WESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 5.17 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 03 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.01 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 54 DEGREES 55 MINUTES 42 SECONDS, A RADIUS OF 1,500.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 33 MINUTES 50 SECONDS EAST, 1,383.58 FEET;

THENCE NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 1,438.02 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 55 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.09 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED NORTHLAKE AVENUE, LLC TRACT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 21 MINUTES 16 SECONDS, A RADIUS OF 1,550.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 18 MINUTES 38 SECONDS EAST, 90.73 FEET;

THENCE NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 90.75 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 34 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 373.99 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 78 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF 36.44 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 33 MINUTES 10 SECONDS, A RADIUS OF 1,050.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 05 MINUTES 48 SECONDS EAST, 356.59 FEET;

THENCE EASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 358.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.898 ACRES OF LAND, MORE OR LESS.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – VILLAGE 3 , an addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

BY: DRESS CUSTOM HOMES, L.P.

BY: _____

BY: AVALON 130, LLC

BY: _____

BY: NORTHLAKE AVENUE, LLC

BY: _____

BY: AVALON 71, LLC

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Flower Mound, Denton County, Texas.

_____
RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

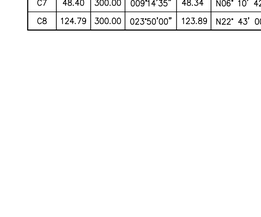
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

BLOCK J				BLOCK K				BLOCK L			
LOT#	LOT SIZE (SF)	WIDTH (FT)	DEPTH (FT)	LOT #	LOT SIZE (SF)	WIDTH (FT)	DEPTH (FT)	LOT #	LOT SIZE (SF)	WIDTH (FT)	DEPTH (FT)
1X	3339.11	N/A	N/A	1X	7830.08	N/A	N/A	1	429474.51	N/A	N/A
2	10929.12	84	144	2	10281.66	72	144				
3	10079.22	70	144	3	10080	70	144				
4	10079.22	70	144	4	10080	70	144				
5	10079.22	70	144	5	10080	70	144				
6	12958.99	90	144	6	10080	70	144				
7	10079.6	70	144	7	12488.18	72	144				
8	10080	70	144	8	12739.41	70	155				
9	12960	90	144	9	12393.03	70	148				
10	10080	70	144	10	10193.13	71	143				
11	10080	70	144	11X	41978.43	N/A	N/A				
12	10799.45	75	144	12	24112.04	71	250				
13	15837.2	90	144	13	16769.92	97	150				
14	11408.14	80	140	14	12486.7	72	144				
15	11025.59	70	156	15	10080	70	144				
16	11402.8	71	162	16	10080	70	144				
17	11522.73	74	164	17	11314.88	70	146				
18	11324.06	74	159	18	11439.22	70	152				
19	10463.46	71	148	19	15934.32	70	157				
20	10195.72	70	146	20X	37091.02	N/A	N/A				
21	14834.48	118	149	21	12148.88	70	176				
22	14652.8	70	143	22	11667.13	70	169				
23	11317.78	78	147	23	13085.51	81	157				
24	12669.23	78	159	24	11886.36	70	152				
25	14801.08	78	185	25	11916.65	70	152				
26	12654.68	96	170	26	11213.27	70	150				
27	13746.19	82	140	27	10505.79	70	150				
28	14476.33	100	147	28	10469.34	70	148				
29	10037.47	70	144	29	11731.76	100	135				
30	10004.29	70	143	30X	42214.53	N/A	N/A				
31	10004.29	70	143	31	10938.87	80	136				
32	10004.29	70	143	32	10439	73	143				
33	10004.29	70	143	33	10439	73	143				
34	12619.3	100	143	34	10439	73	143				
35	10221.42	70	143	35	11258.82	80	143				
36X	5362.72	N/A	N/A								
37	222245.34	N/A	N/A								

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	90.75	1550.00	003°21'16"	90.73	N36° 18' 38"E
C2	72.14	300.00	013°46'37"	71.96	N27° 44' 41"E
C3	30.88	300.00	005°53'53"	30.87	N17° 54' 26"E
C4	36.07	300.00	006°53'22"	36.05	S18° 24' 11"W
C5	66.94	300.00	012°47'08"	66.81	S28° 14' 26"W
C6	125.12	468.00	015°19'06"	124.75	N26° 58' 27"E
C7	48.40	300.00	009°14'35"	48.34	N06° 10' 42"E
C8	124.79	300.00	023°50'00"	123.89	N22° 43' 00"E

Line Table		
Line	Length	Direction
L1	6.56	S34° 38' 00"W
L2	51.44	N14° 57' 30"E
L3	46.07	N14° 57' 30"E
L4	11.61	N34° 38' 00"E
L5	16.72	N34° 38' 00"E
L6	17.19	N69° 42' 47"W
L7	50.09	S55° 22' 00"E
L8	36.44	N78° 02' 55"E



TYPICAL LOT
SETBACK DETAIL

PER ORDINANCE #35-13, FRONT SETBACKS MAY BE REDUCED FROM 25' TO 15' ONLY ON THOSE LOTS ON WHICH A HOUSE WITH A "J-SWING" GARAGE IS CONSTRUCTED.

MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Specific Plans	Not within a Specific Area Plan
Urban Design Plan	Denton Creek District
Parks & Trails	Denton Creek District
Open Space Plan	N/A
Thoroughfare Plan	FM 1171 & US 377-Major Arterials, Canyon Falls Dr. & Denton Creek Blvd.-Urban Minor Arterials, St. Clair-Urban Collector
Water Plan	Denton Creek District Service Area
Wastewater Plan	Denton Creek District Service Area

RECORD PLAT NOTES:

1. THIS PROPERTY IS SUBJECT TO PD#98
2. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
3. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
5. ALL "X-LOTS" ARE DEDICATED AS LANDSCAPE AND SCREENING EASEMENTS, UTILITY EASEMENTS, DRAINAGE AND GRADING EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS. THE HOA SHALL MAINTAIN THE PEDESTRIAN CONCRETE WALKWAYS WITHIN THESE LOTS.
6. WALL MAINTENANCE EASEMENTS ARE TO BE MAINTAINED BY THE HOA.
7. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
8. DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.
9. BLOCK L, LOT 1 IS TO BE RESERVED FOR FUTURE PUBLIC USE AND POTENTIALLY AS A STORM WATER DETENTION FACILITY SERVING THE MONARCH DEVELOPMENT. THIS LOT WILL BE RE-PLATTED AT A LATER DATE.
10. BLOCK J, LOT 37 WILL BE REPLAT AT A LATER DATE.

DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
   - 2.a. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   - 2.b. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   - 2.c. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

DRAINAGE EASEMENT NOTES:

1. FLOOD ZONE ANALYSIS – NOT REQUIRED.
2. RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION.
3. ENVIRONMENTAL PROTECTION PLAN – NOT REQUIRED.

1.General

All developments of over five acres shall be required to install a geodetic control network station (monument) within the boundaries of the development. The location of the station (monument) shall be selected and approved by the Town. The entire cost of the survey and installation of the station (monument) shall be the responsibility of the developers.

2. Survey Technical Specifications

The geodetic control station (monument) shall be established utilizing Global Positioning Real Time Kinematic methods. The published results of the survey shall be in accordance with the following specifications: horizontal positions will have a positional tolerance of 0.2 feet and a vertical position shall have a positional tolerance of 0.3 feet.

3. Monument Installation Specifications

The monuments shall be constructed using Berntsen CD2 Concrete Markers (2" diameter) or equivalent. The 2" diameter domed aluminum cap shall have "THE TOWN OF FLOWER MOUND" stamped on its face in 1/8" size letters around the outside edge. The monuments typically shall be placed on drainage structures or in concrete paving utilizing Berntsen DRYLOK Fast Plug anchoring epoxy or equivalent.

4. Geodetic Control Station Data Sheet Specifications

The Town shall be furnished with both an electronic file and an 8 ½" by 11" hard copy of the monument description form. The monument description form shall have the minimum data shown and follow the format of the example monument description contained in the Standard Details.

Owner/Applicant:
PH Land Holdings LLC
5055 W.Park Blvd, Suite 500
Plano, TX 75093
Phone: 972-629-3881
Contact: Kyle Kooda
Email: Kyle.Kooda@perryhomes.com

Engineer/Surveyor:
JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100
Contact: Tom Dayton
Email: tom.dayton@johnsonvolk.com

SITE PLAN
CANYON FALLS
VILLAGE 3

LOTS 1X, 2-35, 36X,37 BLOCK J;
LOTS 1X, 2-10, 11X, 12-19, 20X,
21-29, 30X & 31-35 BLOCK K;
LOT 1 BLOCK L
65 SINGLE FAMILY LOTS
6 OPEN SPACE LOTS
41.898 AC

OUT OF THE
W. LOVE SURVEY, ABSTRACT NO. 728, F. THORNTON SURVEY, ABSTRACT NO. 1244 & M.E.P & P.R.R SURVEY, ABSTRACT 913
FLOWER MOUND TOWN,
DENTON COUNTY, TEXAS

3 November 2025
SHEET 4 OF 4

I:\civil 3d projects\ph - perry homes\ph1801 - monarch\civ plans\dwg\fm sheets\ph1801 - site plan - flower mound.dwg

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

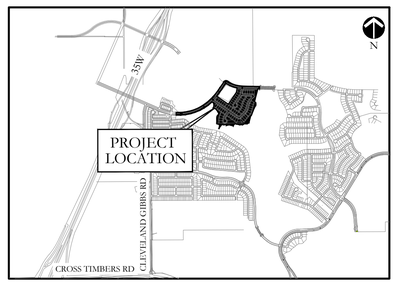
OAKRIDGE

CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SUBMITTAL DATE: JUNE 24, 2025

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF FLOWER MOUND ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

OVERALL	OVERALL LAYOUT PLAN
HS1-HS11	HARDSCAPE PLANS
HS12-HS14	HARDSCAPE DETAILS
L1-L15	LANDSCAPE PLAN
L16-L17	LANDSCAPE DETAILS
OVERALL	OVERALL TREE SURVEY LAYOUT
TS1-TS3	TREE SURVEY PLANS
TS4	TREE SURVEY DATA TABLE
TS5	TREE SURVEY AERIAL

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

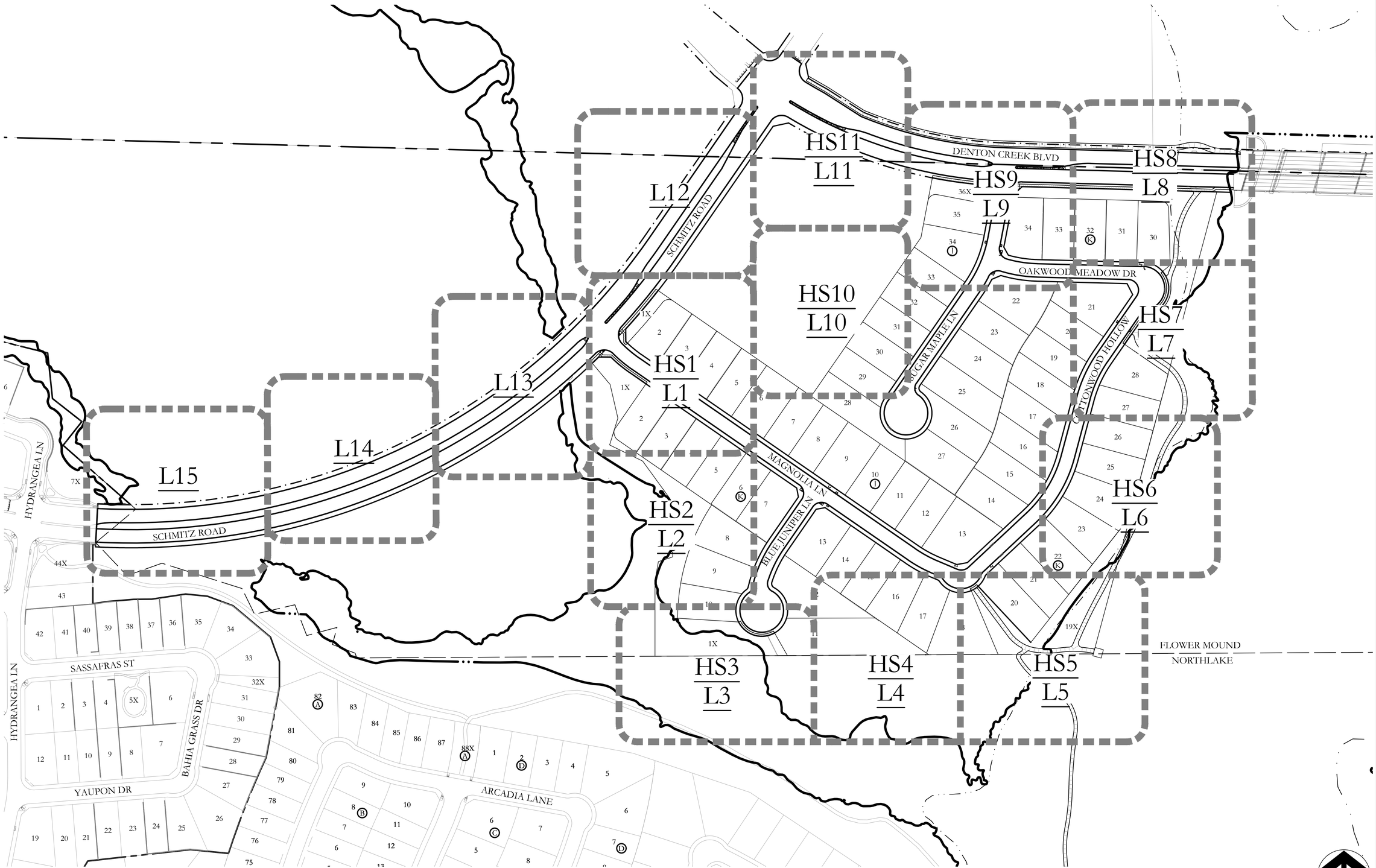
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

OWNER / DEVELOPER:
PH LAND HOLDINGS LLC
5055 WEST PARK BOULEVARD
SUITE 500
PLANO, TEXAS 75093
PH.972-926-3881
CONTACT: KYLE KOODA

CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: TOM DAYTON, PE

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, LI

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



SCALE 1" = 100'

100 50 0 100

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 100'
One Inch
JVC No PYH501

OVERALL

J:\civil 3d projects\pyh_-_perry homes\pyh501 - monarch\landscape\dwg\lts_-_pyh501fm.dwg

MATCHLINE
REF: SHEET L12
REF: SHEET HS1, L1

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

6'-0" HT. NEIGHBORHOOD SCREEN WALL REFER TO DETAIL 2, HS13.

AVALON 130, LLC
DOCUMENT NO. 2023-116526
D.R.D.C.T.

MATCHLINE
REF: SHEET HS1, L1
REF: SHEET HS10, L10

SSMH

WATER

SCHMITZ ROAD

R18'-0"

1

25'-0" LANDSCAPE BUFFER SETBACK

3'-0" WALL EASEMENT

STAMPED CONCRETE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

SAN. SEWER

BFR

2

25' BL.

6'-0" HT. NEIGHBORHOOD SCREEN WALL REFER TO DETAIL 2/HS13.

NEIGHBORHOOD ENTRY: COLUMN AND SIGN PANEL. REFER TO DETAILS 1, 2, 3 & 4/HS12.

TH

END 4'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

3

3'-0" WALL EASEMENT

SSMH

BFR

TP

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

25' BL.

7'-6" UE

4

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

MAGNOLIA LN

NEIGHBORHOOD ENTRY: COLUMN ONLY. REFER TO DETAIL 3/HS13.

END 5'-0" WIDTH CONCRETE SIDEWALK AT BOUNDARY LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

25'-0" LANDSCAPE BUFFER SETBACK

1X

END 4'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

5

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

7'-6" UE

25' BL.

6'-6" HT. STONE COLUMN AND 6'-0" NEIGHBORHOOD SCREEN WALL. REFER TO DETAIL 2/HS13.

SAN. SEWER

3'-0" WALL EASEMENT

2

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

6'-6" HT. NEIGHBORHOOD SCREEN WALL STONE COLUMN AND 6'-0" ORNAMENTAL STEEL FENCE. REFER TO DETAIL 1/HS13.

R20'-0"

25' BL.

3

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

SAN. SEWER

SSMH

6'-6" HT. STONE COLUMN AND 6'-0" ORNAMENTAL STEEL FENCE. REFER TO DETAIL 1/HS14.

MATCHLINE
REF: SHEET L13
REF: SHEET HS1, L1

MATCHLINE
REF: SHEET HS1, L1
REF: SHEET HS2, L2

4

ULTIMATE 100 YEAR FLOODPLAIN PER FLOOD STUDY BY JVC - AUG 2025

HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

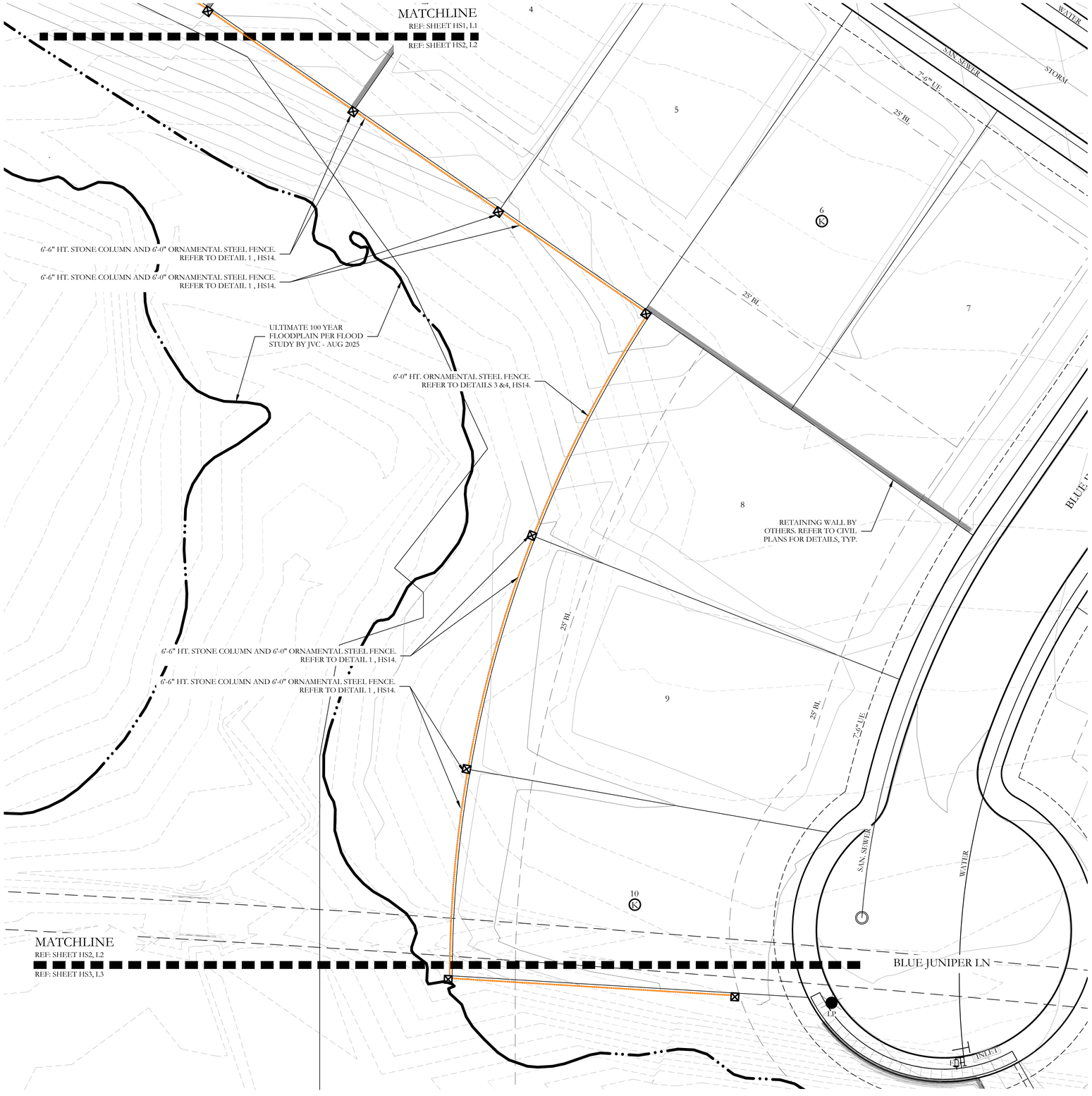
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS1 of 14

j:\civil 3d projects\pyh - perry homes\pyh501 - mound\v1landscape\dwg\hs - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL. STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

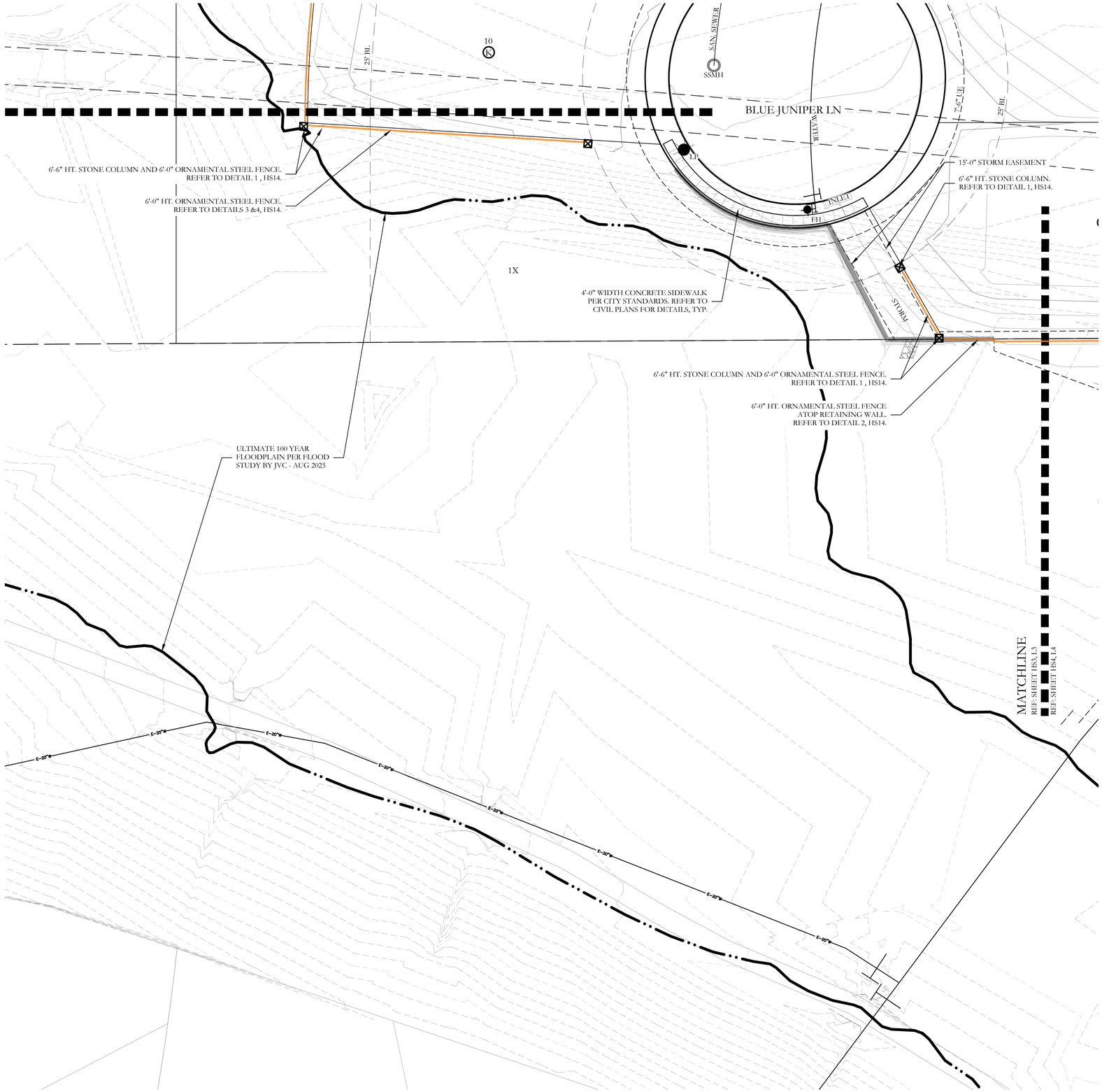
SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
TODD L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS2 of 14

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

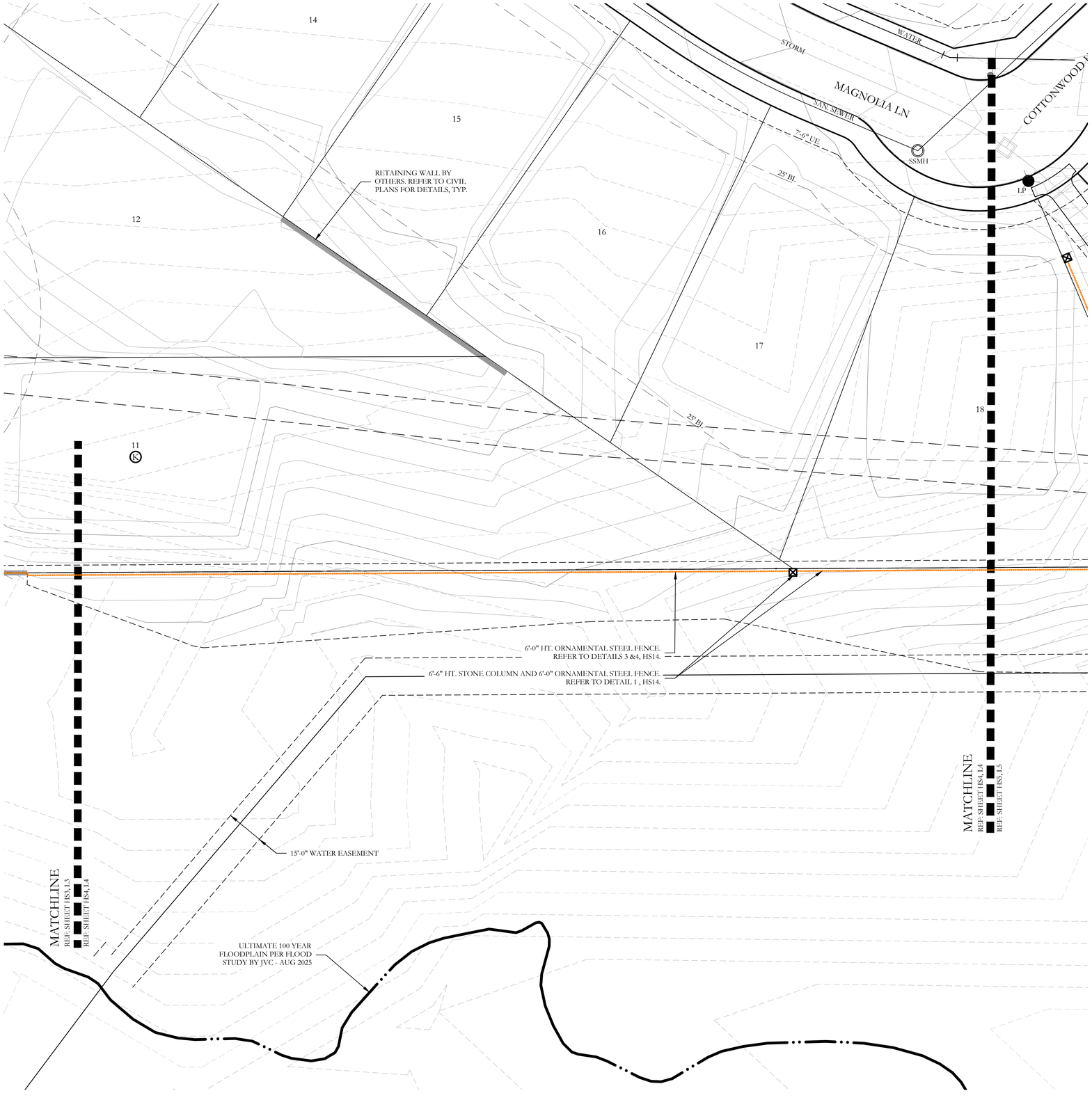
SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS3 of 14

C:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL. STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

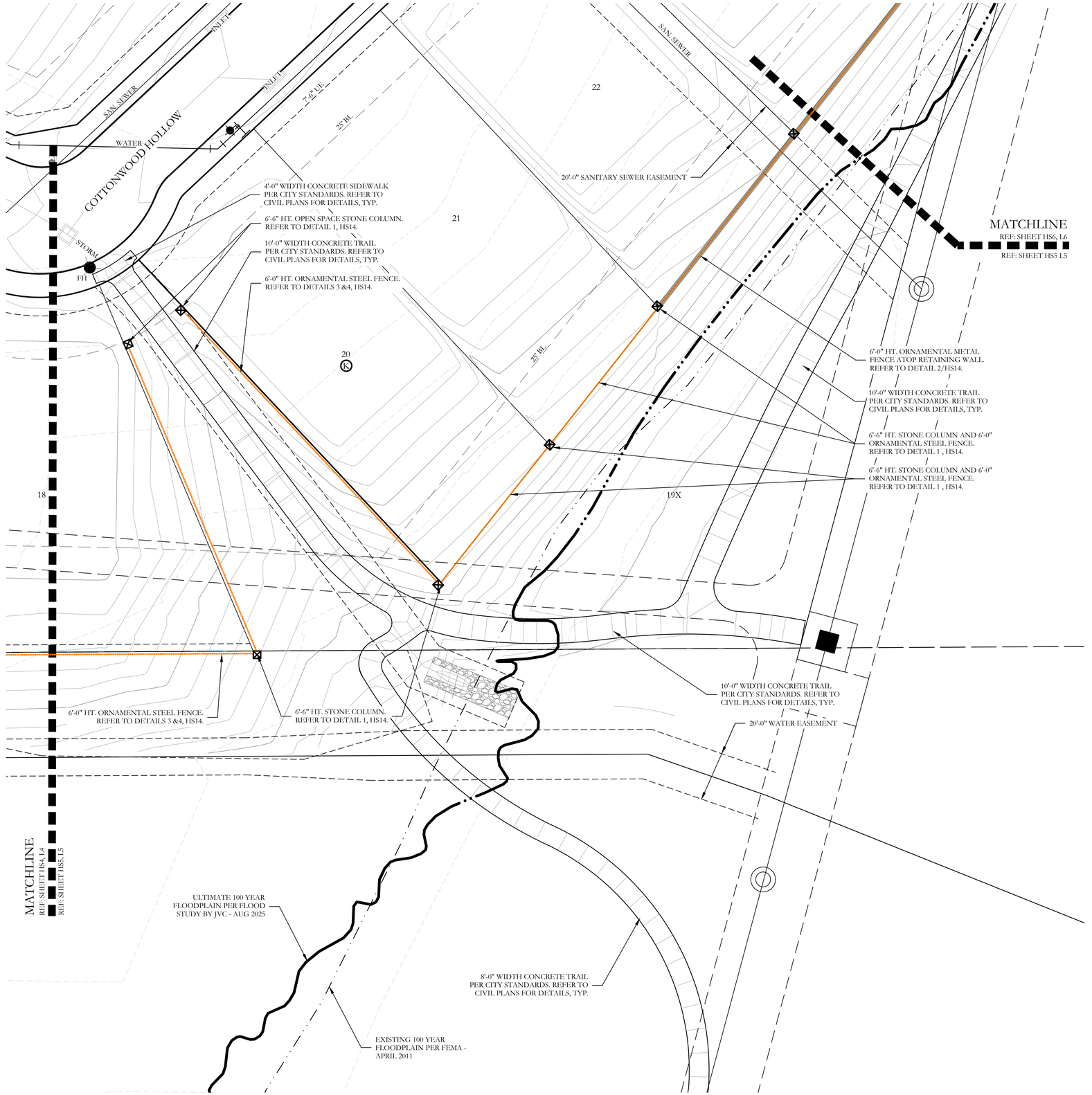
SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS4 of 14

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

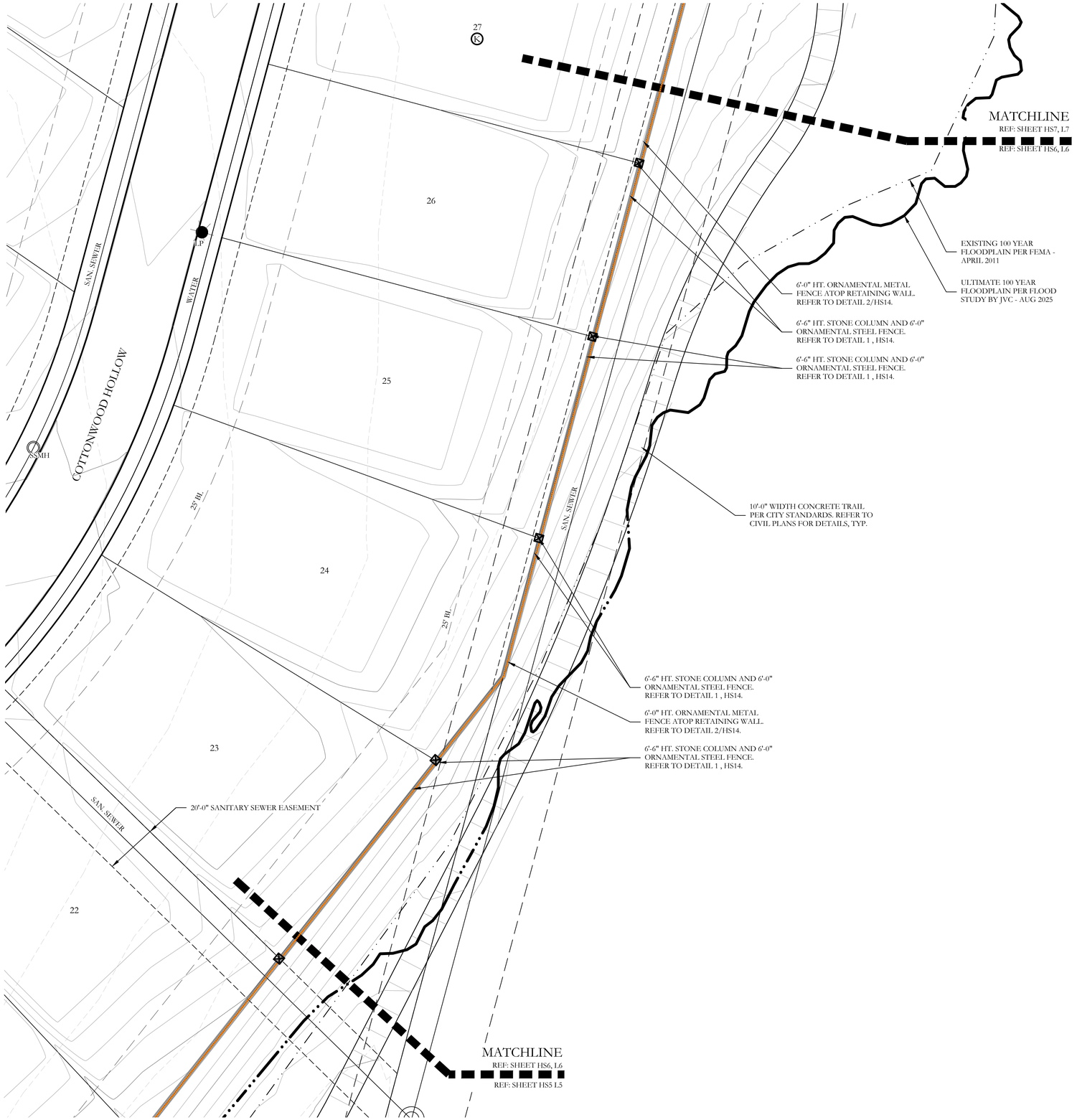
SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS5 of 14

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL. STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

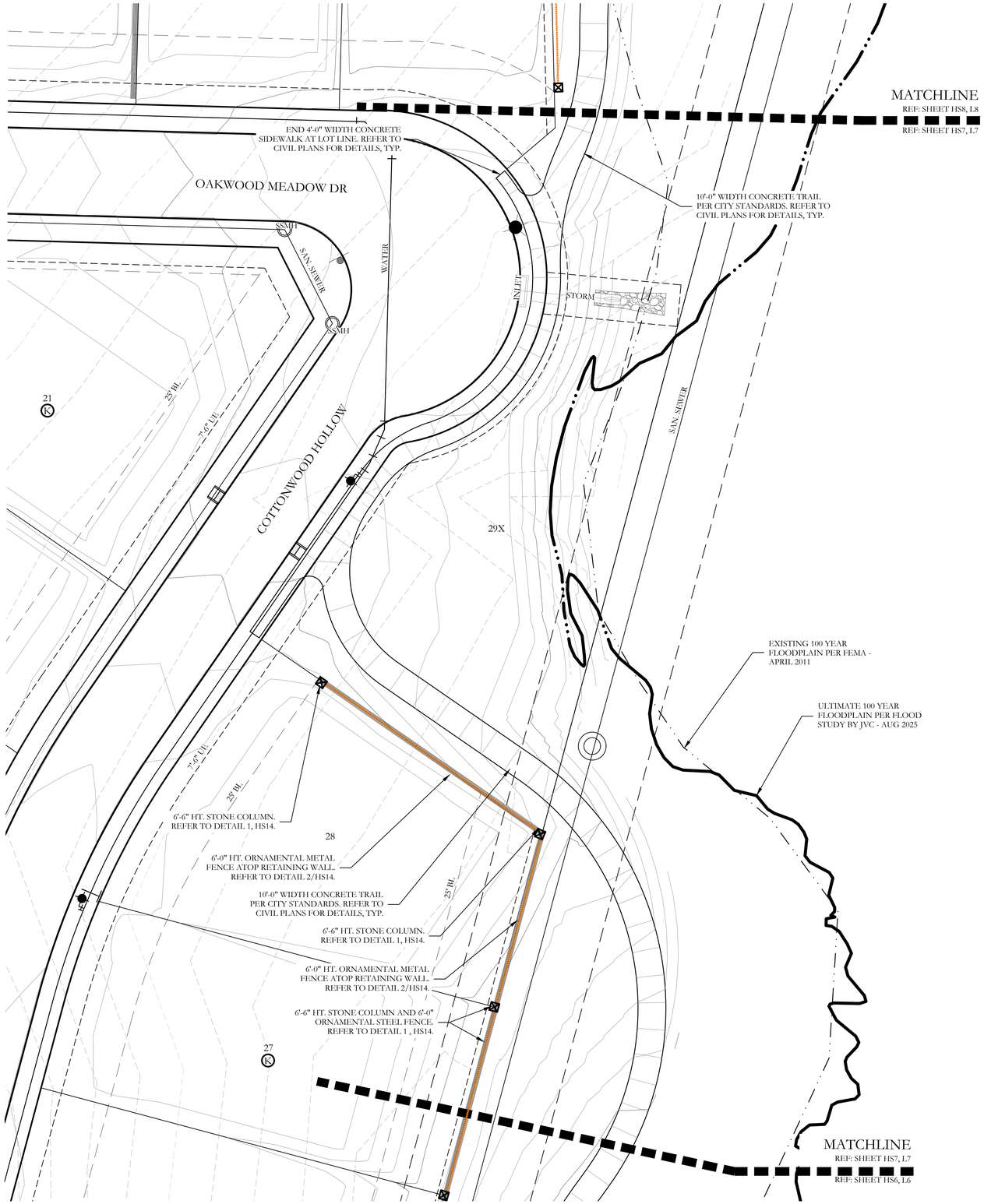
SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS6 of 14

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL. STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

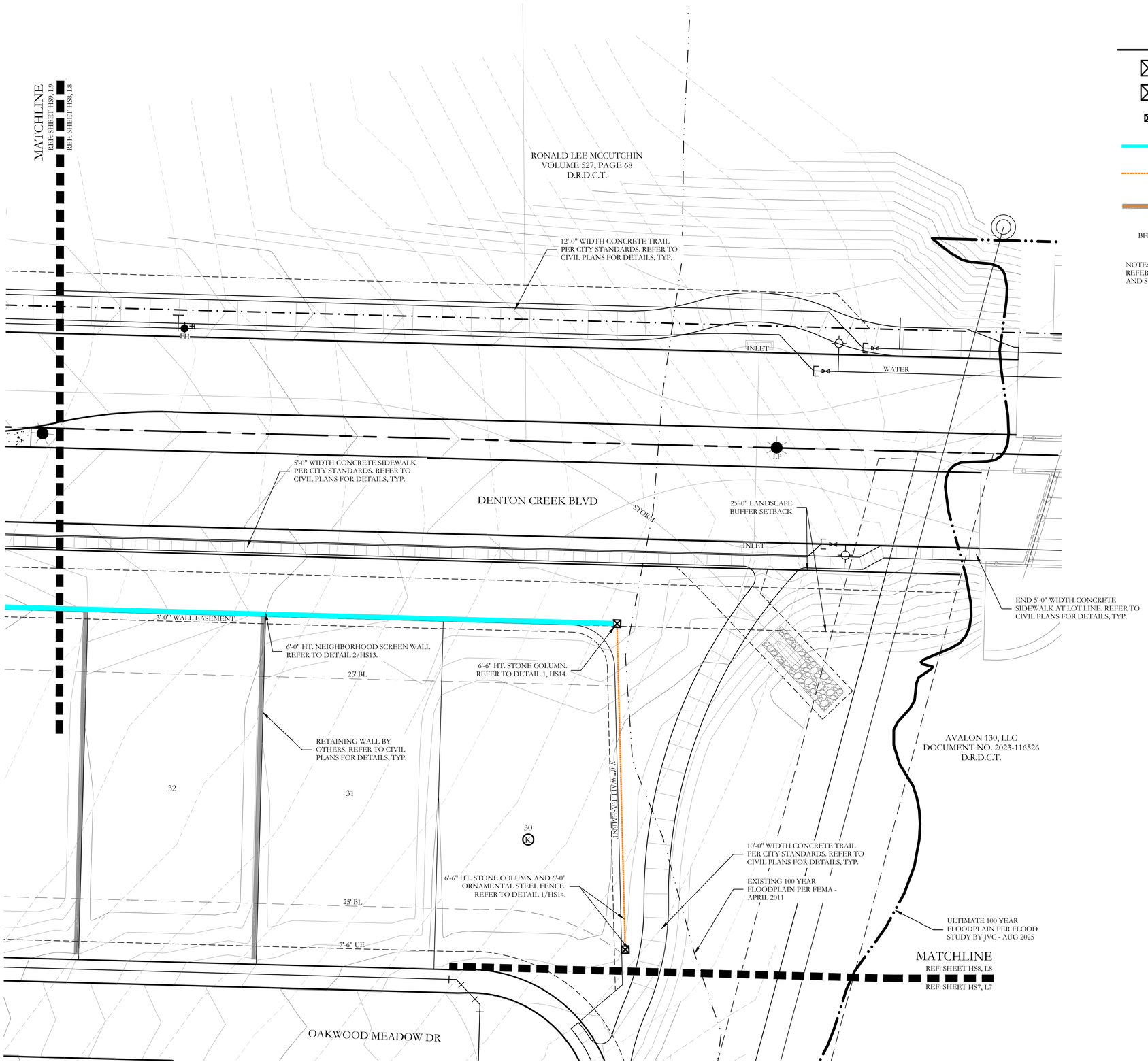
June 24, 2025

SCALE:
1" = 20'
One Inch

JVC No PYH501

HS7 of 14

C:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS8 of 14

J:\civil 3d projects\pyh1 - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501en.dwg

MATCHLINE
REF: SHEET HS11, L11
REF: SHEET HS9, L9

MATCHLINE
REF: SHEET HS9, L9
REF: SHEET HS8, L8

BLUE STAR INVESTMENTS, INC.
DOCUMENT NO. 2014-132053
D.R.D.C.T.

12'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

STAMPED CONCRETE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

5'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

END 5'-0" WIDTH CONCRETE SIDEWALK. REFER TO CIVIL PLANS FOR DETAILS, TYP.

STORM

5'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

DENTON CREEK BLVD

NEIGHBORHOOD ENTRY SIGN. REFER TO DETAILS 1, 2, 3 & 4/HS12.

WATER

25'-0" LANDSCAPE BUFFER SETBACK

6'-0" HT. NEIGHBORHOOD SCREEN WALL REFER TO DETAIL 1/HS12.

5'-0" WALL EASEMENT

36X

35

NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 3/HS13.

END 4'-0" WIDTH CONCRETE SIDEWALK. REFER TO CIVIL PLANS FOR DETAILS, TYP.

SUGAR MAPLE LN

SMH

25' BL

34

7'-6" UE

SMH

SAN. SEWER

WATER

MATCHLINE
REF: SHEET HS9, L9
REF: SHEET HS10, L10

33

OAKWOOD MEADOW DR

25' BL

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

34

33

6'-6" HT. STONE COLUMN AND 6'-0" NEIGHBORHOOD SCREEN WALL. REFER TO DETAIL 2/HS13.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

25' BL

7'-6" UE

HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL. STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS9 of 14

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg

MATCHLINE
REF: SHEET HS11, L11
REF: SHEET HS10, L10

MATCHLINE
REF: SHEET HS9, L9
REF: SHEET HS10, L10

MATCHLINE
REF: SHEET HS1, L1
REF: SHEET HS10, L10

AVALON 130, LLC
DOCUMENT NO. 2023-116526
D.R.D.C.T.

32

31

30

29

28

6

25' BL.

7'-6" UE

25'-0" WALL EASEMENT

25'-0" WALL EASEMENT

25'-0" UTILITY EASEMENT

SUGAR MAPLE LN

SAN. SEWER

STORM

SAN. SEWER

WATER

6'-6" HT. STONE COLUMN AND 6'-0" NEIGHBORHOOD SCREEN WALL. REFER TO DETAIL 2/HS13.

HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL. STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

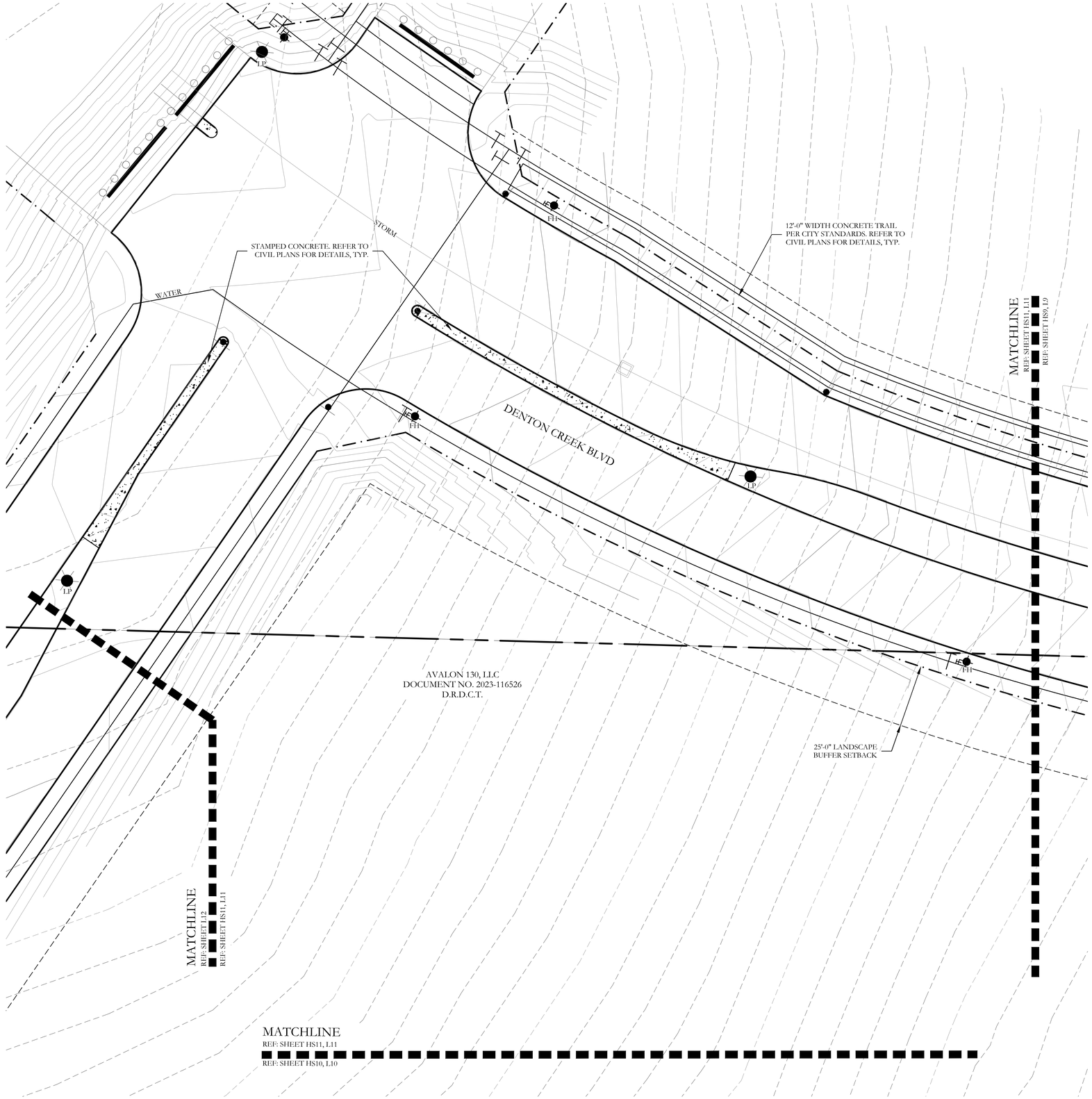
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501

HS10 of 14

J:\3d projects\pyh1 - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



HARDSCAPE LEGEND

- NEIGHBORHOOD ENTRY SIGN AND COLUMN. REFER TO DETAILS 1, 2, 3 & 4 /HS11
- NEIGHBORHOOD ENTRY COLUMN. REFER TO DETAIL 1/HS14
- 6'-6" HT. NEIGHBORHOOD SCREEN WALL. STONE COLUMN. REFER TO DETAILS 1 & 2/HS12.
- 6'-0" HT. NEIGHBORHOOD SCREEN WALL. REFER TO DETAILS 1&2/HS12.
- 60" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS13.
- 60" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAIL1/HS13.
- BFR — BARRIER FREE RAMP. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

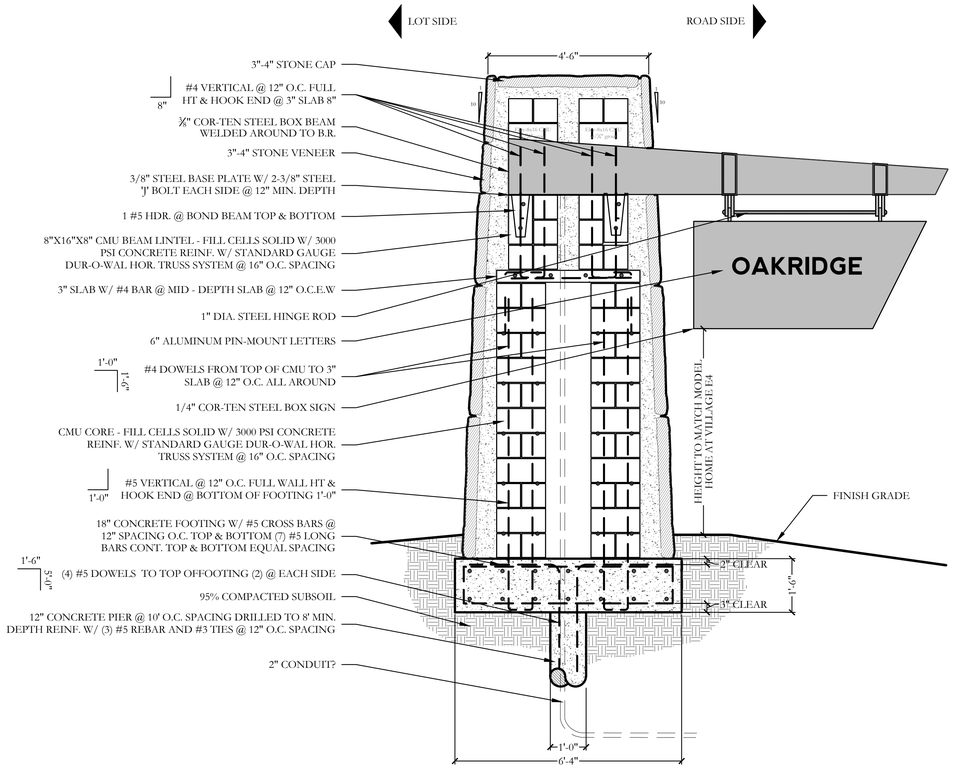
June 24, 2025

SCALE:
1" = 20'
One Inch

JVC No PYH501

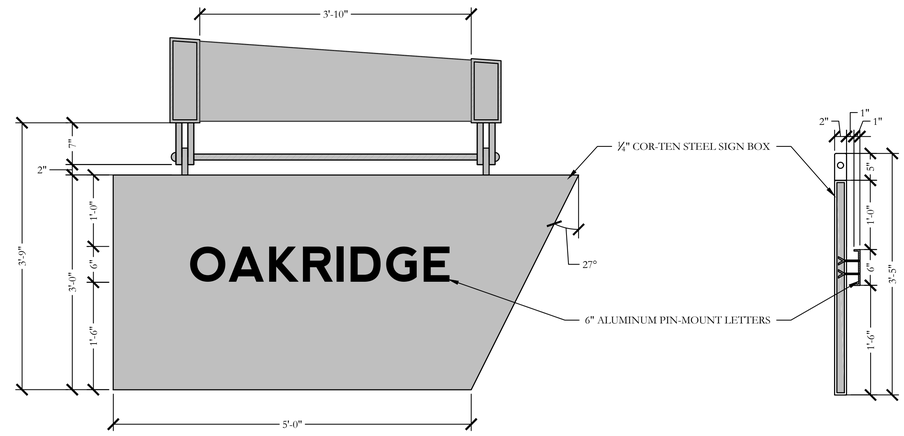
HS11 of 14

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fin.dwg



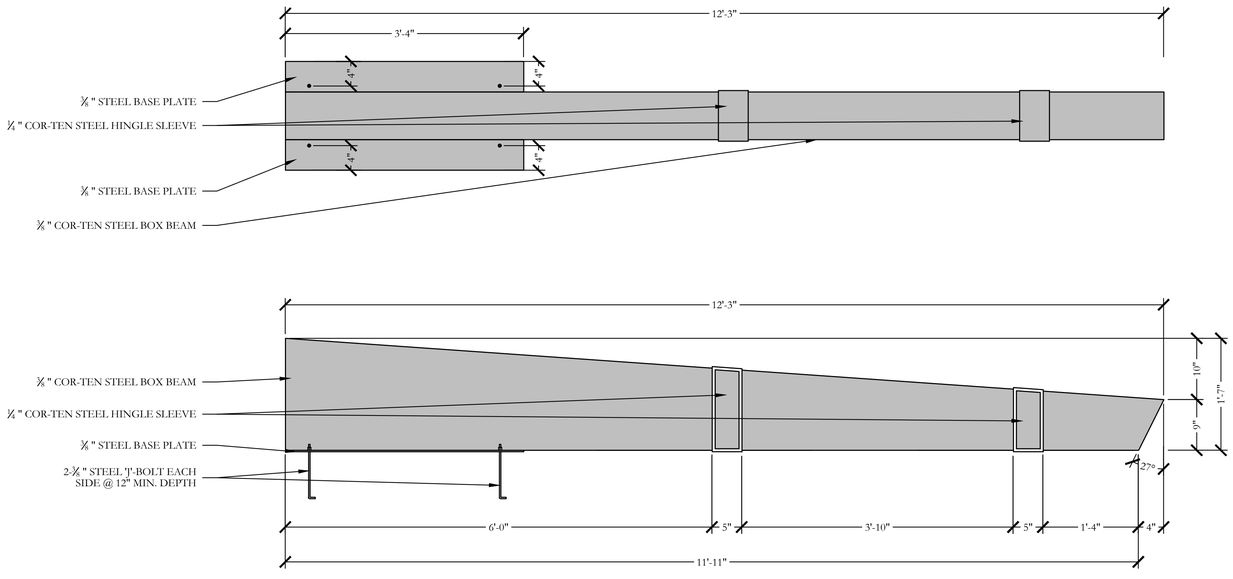
1 NEIGHBORHOOD ENTRY: COLUMN AND SIGN PANEL
SECTION

SCALE: 1/2"=1'-0"



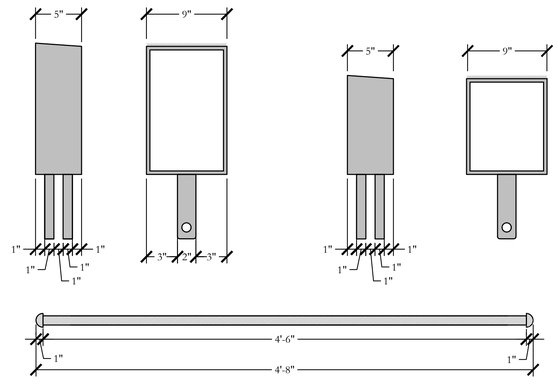
2 NEIGHBORHOOD ENTRY: COR-TEN SIGN BOX AND PIN-MOUNT LETTERS
SECTION

SCALE: 1"=1'-0"



3 NEIGHBORHOOD ENTRY: BOX BEAM
PLAN AND ELEVATION

SCALE: 1"=1'-0"



4 NEIGHBORHOOD ENTRY: SIGN MOUNT DETAILS
SECTION AND ELEVATION

SCALE: 1-½"=1'-0"

1	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

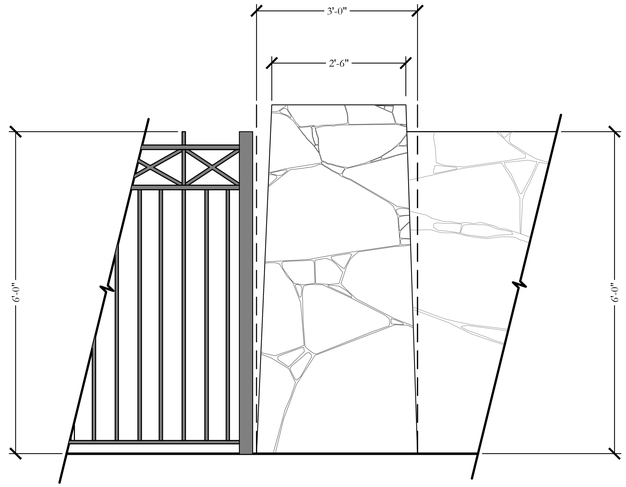
SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

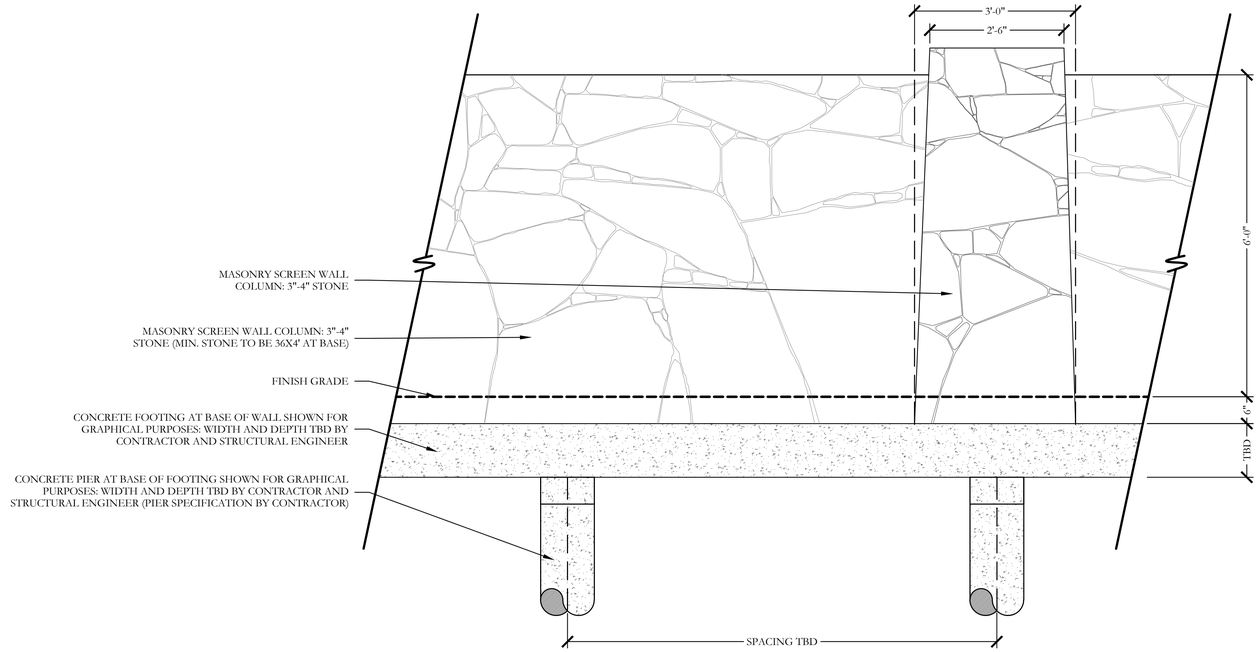
SCALE:
REFER TO DETAILS
One Inch
JVC No PYH 501

HS12 of 14

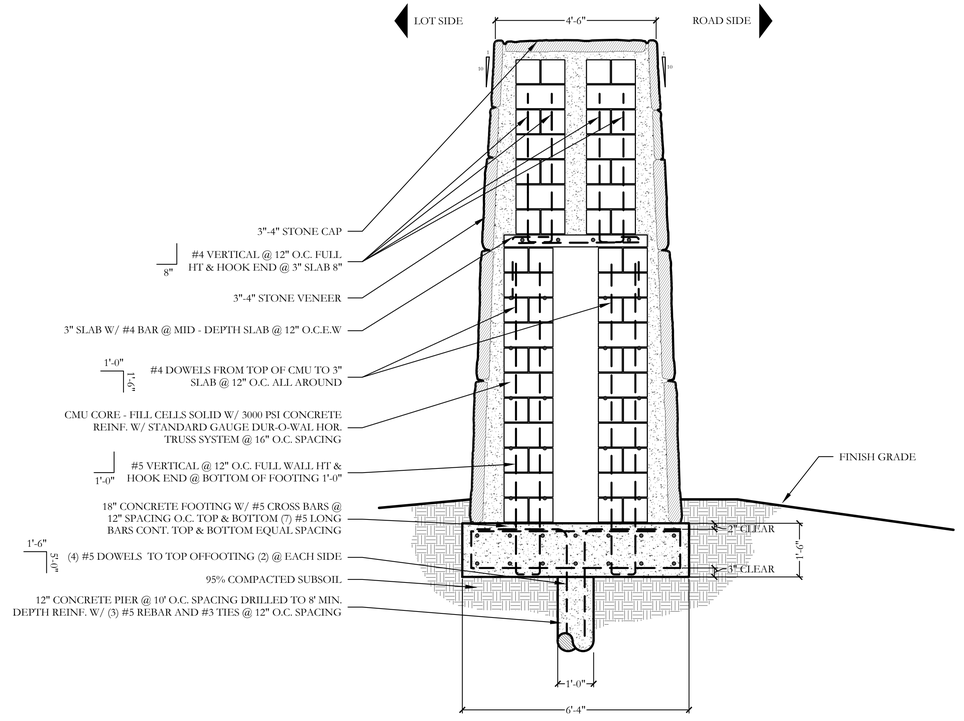
j:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



1 NEIGHBORHOOD SCREEN WALL COLUMN AND ORNAMENTAL STEEL FENCE
ELEVATION
SCALE: 3/4"=1'-0"



2 NEIGHBORHOOD SCREEN WALL AND COLUMN
ELEVATION
SCALE: 3/4"=1'-0"



3 NEIGHBORHOOD ENTRY: COLUMN ONLY
SECTION
SCALE: 1/2"=1'-0"

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

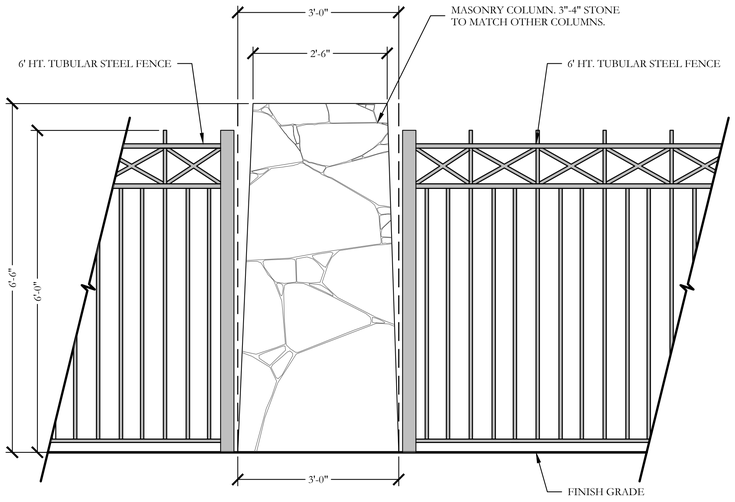
SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No PYH 501

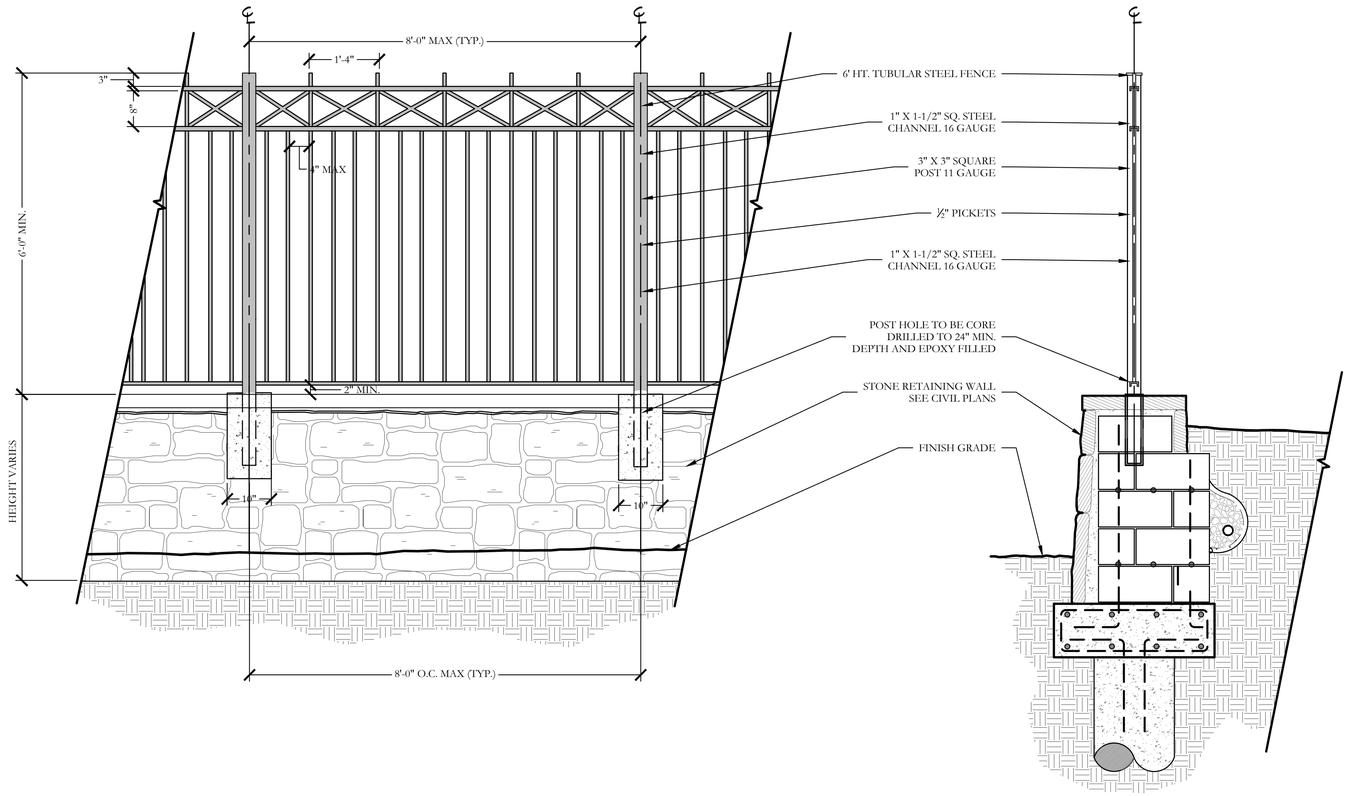
HS13 of 14

j:\civil 3d projects\pyh - parry homes\pyh501 - monarch\landscape\.dwg\hs - pyh501fm.dwg



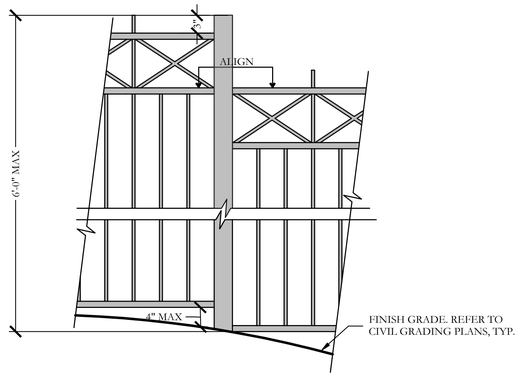
1 ORNAMENTAL STEEL FENCE AND COLUMN
ELEVATION

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



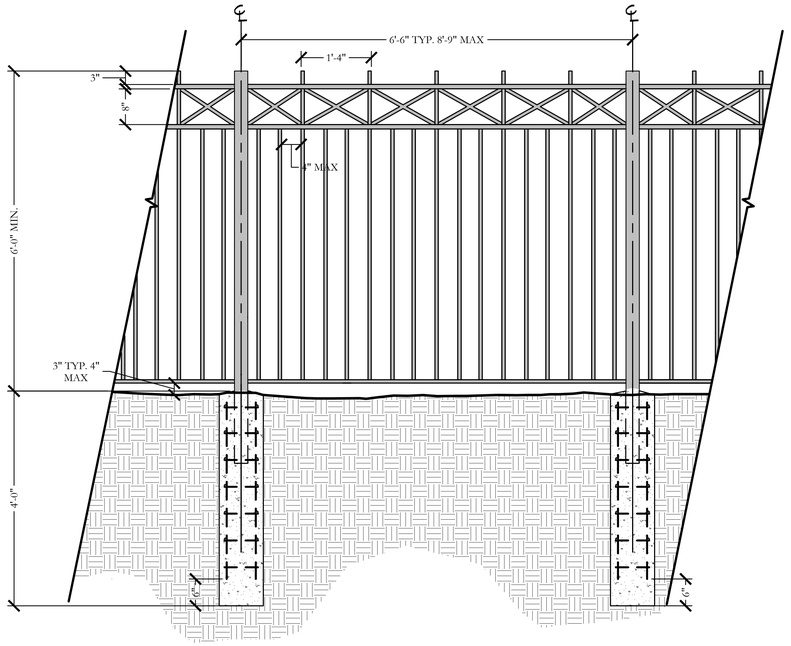
2 ORNAMENTAL STEEL FENCE ON RETAINING WALL
ELEVATION AND SECTION

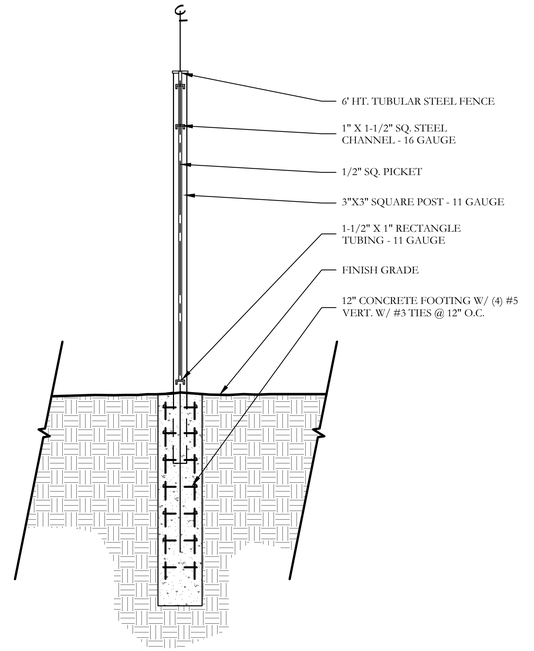
SCALE: 3/4"=1'-0"



3 TYPICAL FENCE STEP
ELEVATION

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





4 ORNAMENTAL STEEL FENCE
ELEVATION AND SECTION

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

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

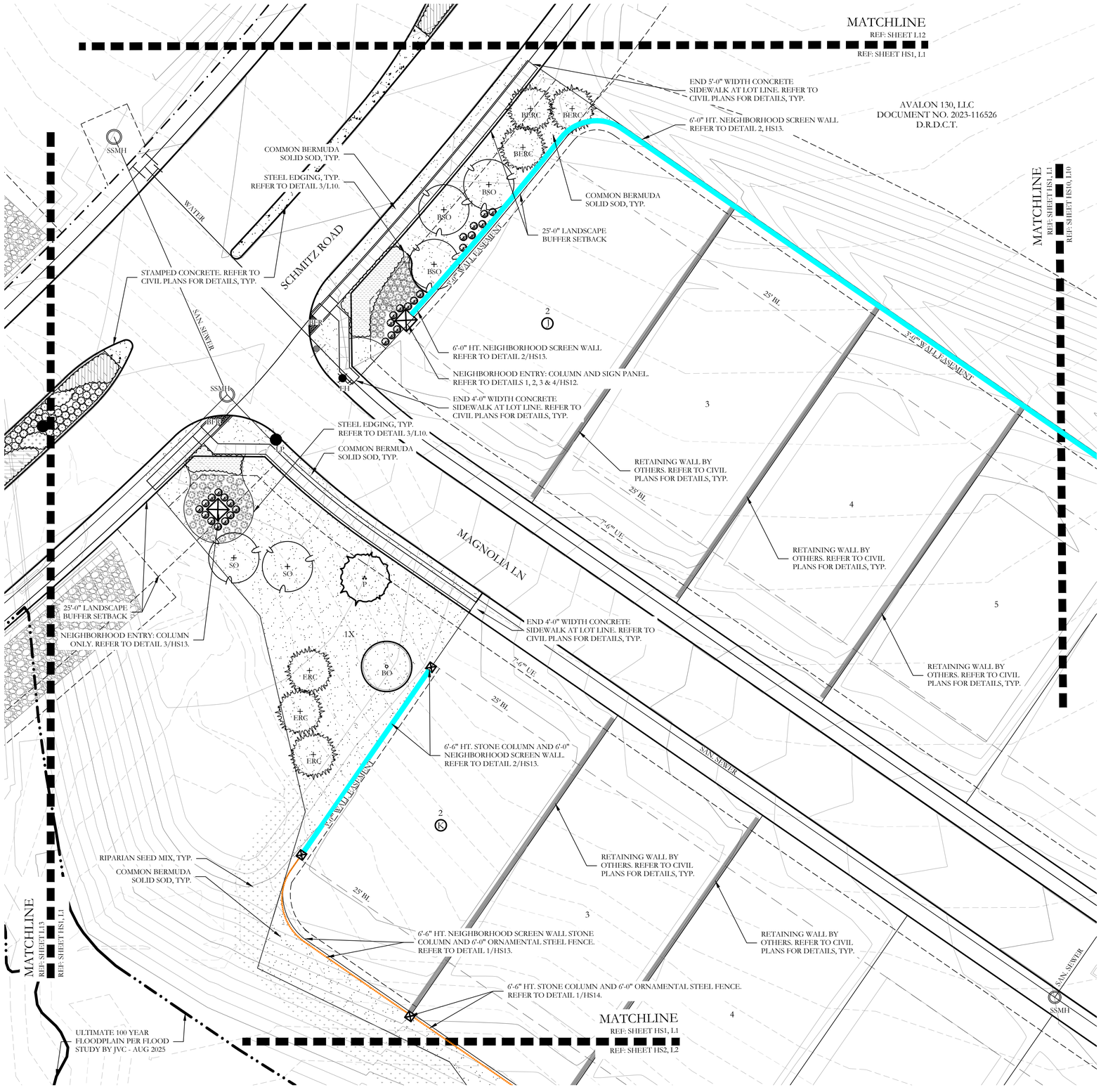
June 24, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No PYH 501

HS14 of 14

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\hs - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

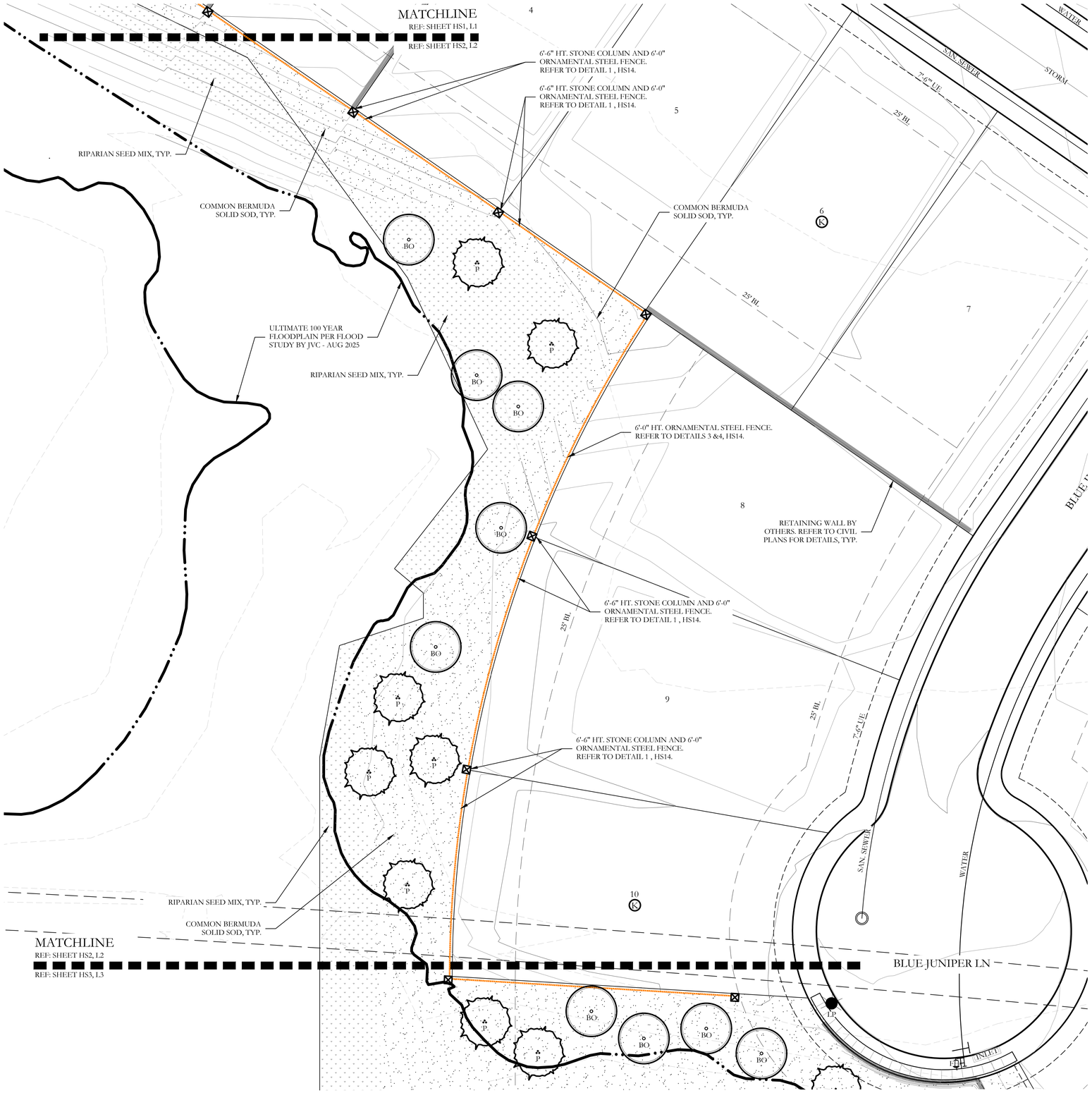
SCREENING AND BUFFERING LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L1 of 17

j:\civil 3d projects\pyh - parry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

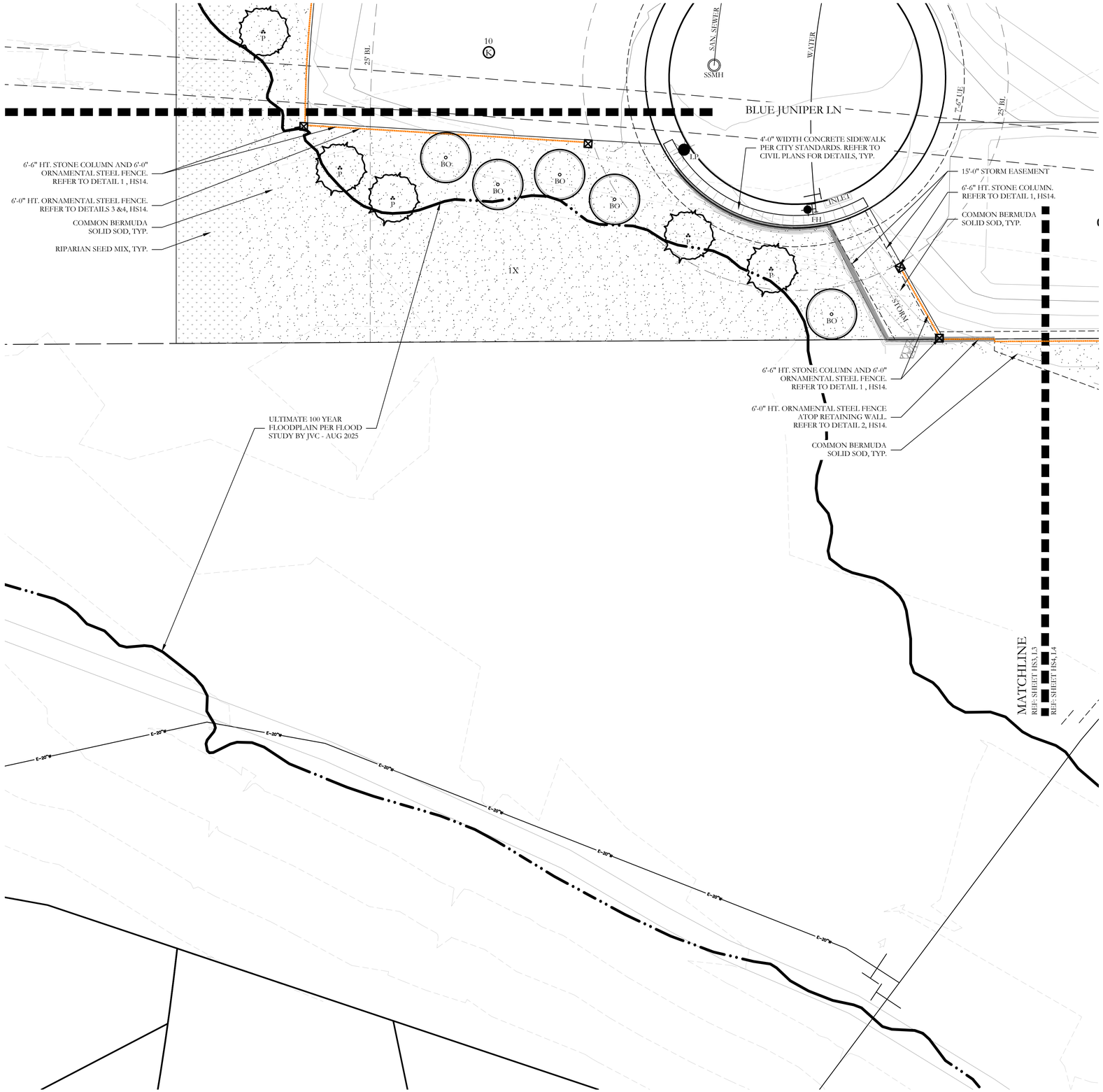
SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L2 of 17

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

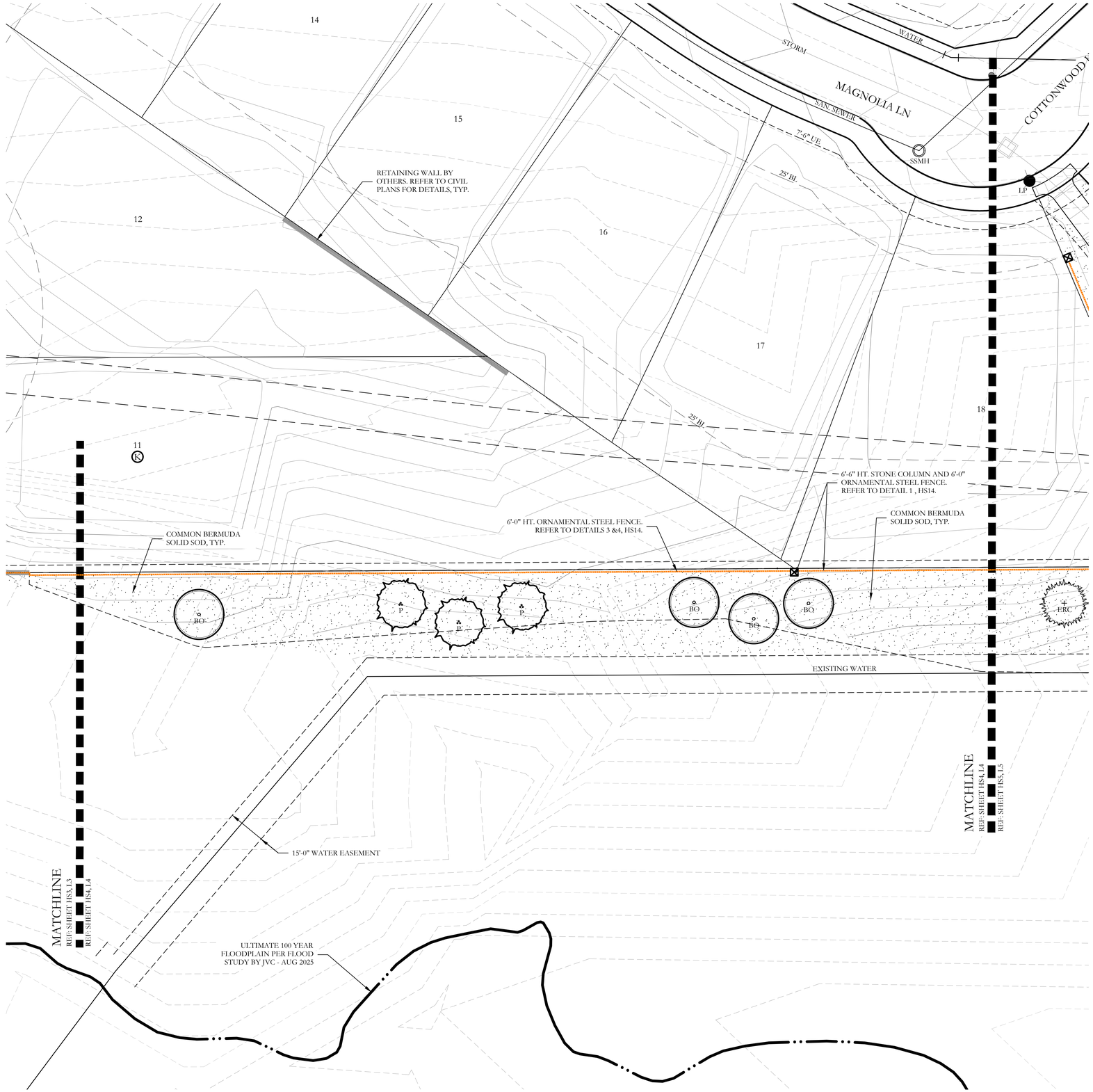
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L3 of 17

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

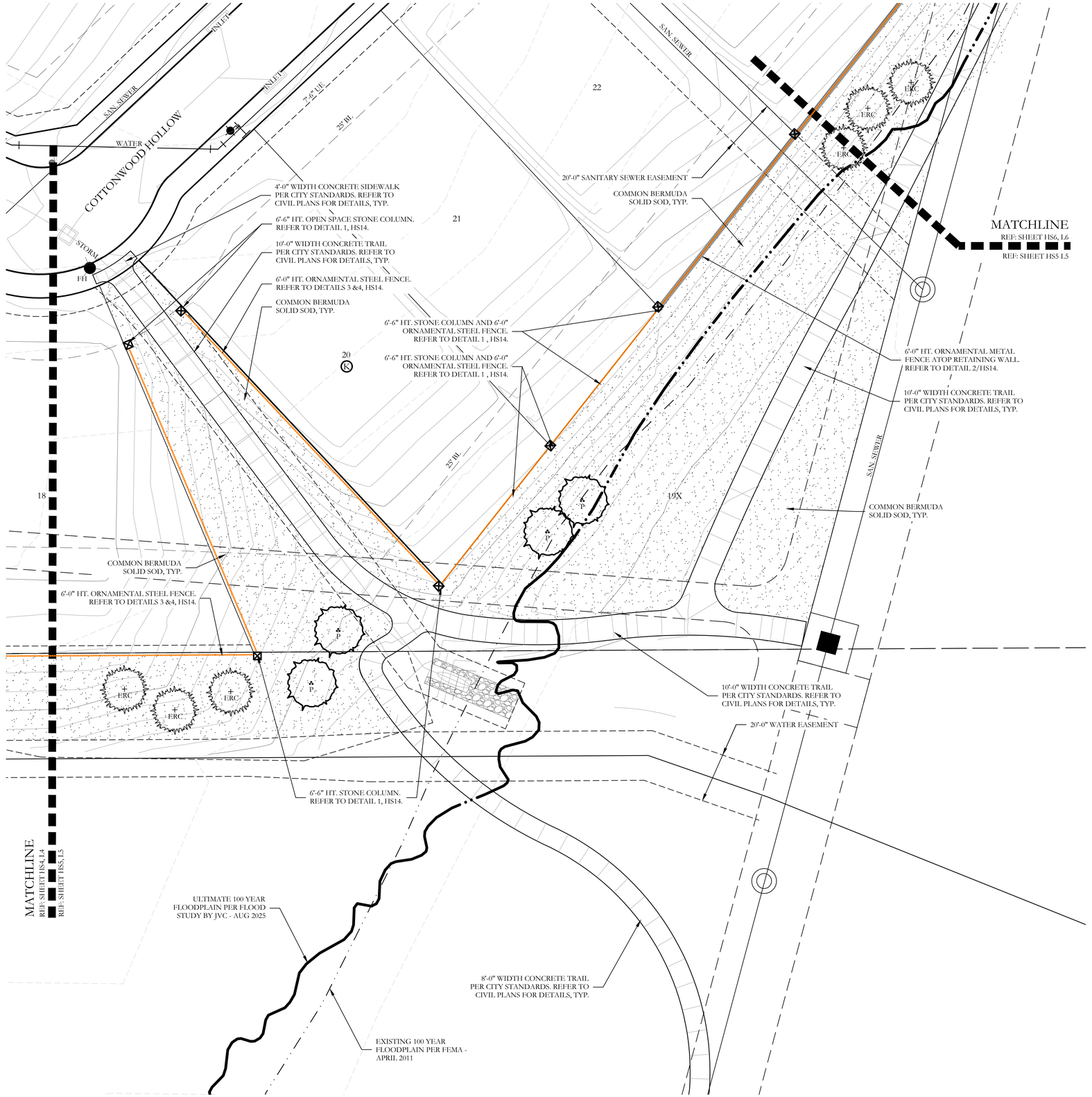
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L4 of 17

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

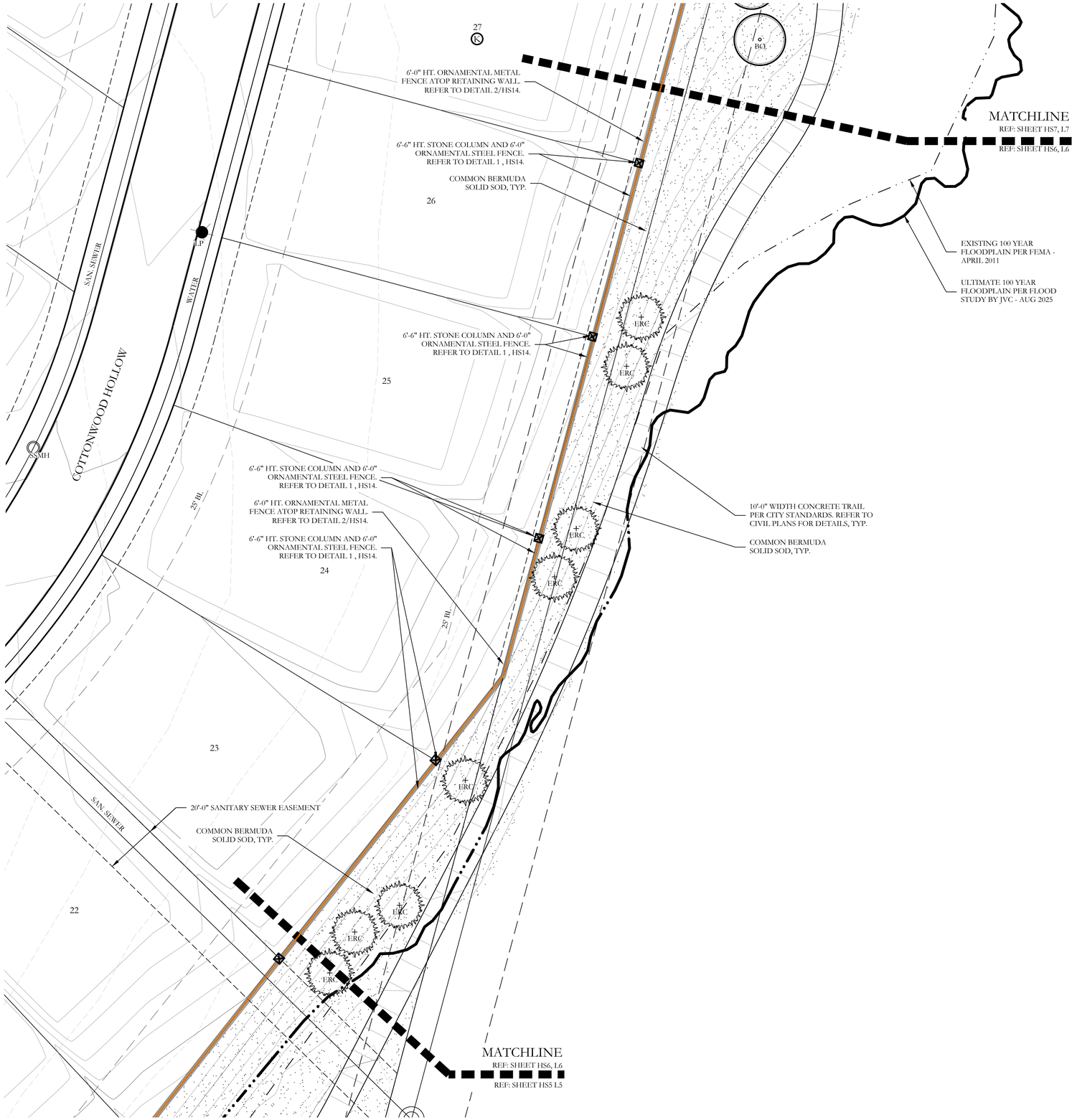
June 24, 2025

SCALE:
1" = 20'
One Inch

JVC No PYH501FM

L5 of 17

C:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

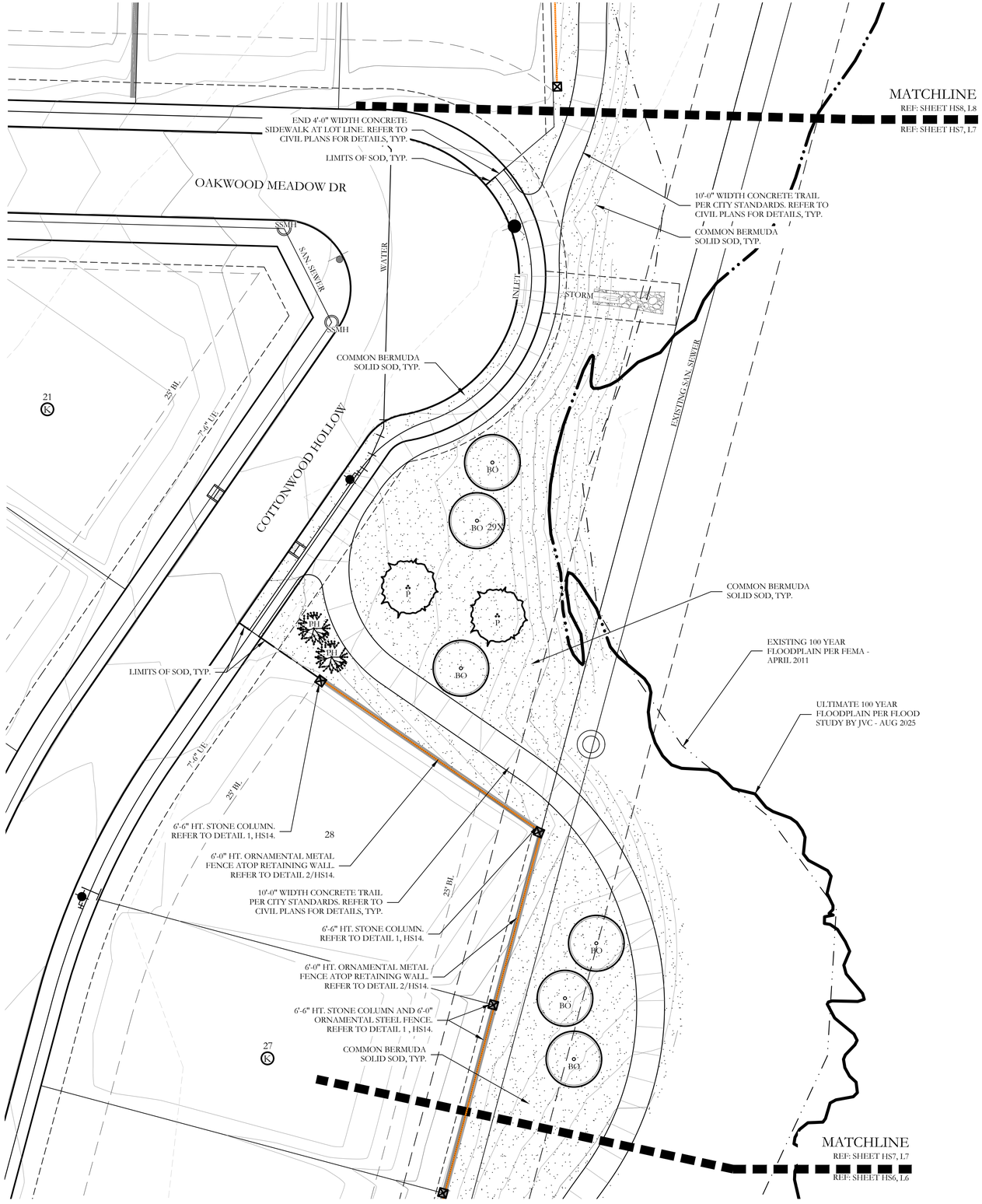
June 24, 2025

SCALE:
1" = 20'
One Inch

JVC No PYH501FM

L6 of 17

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

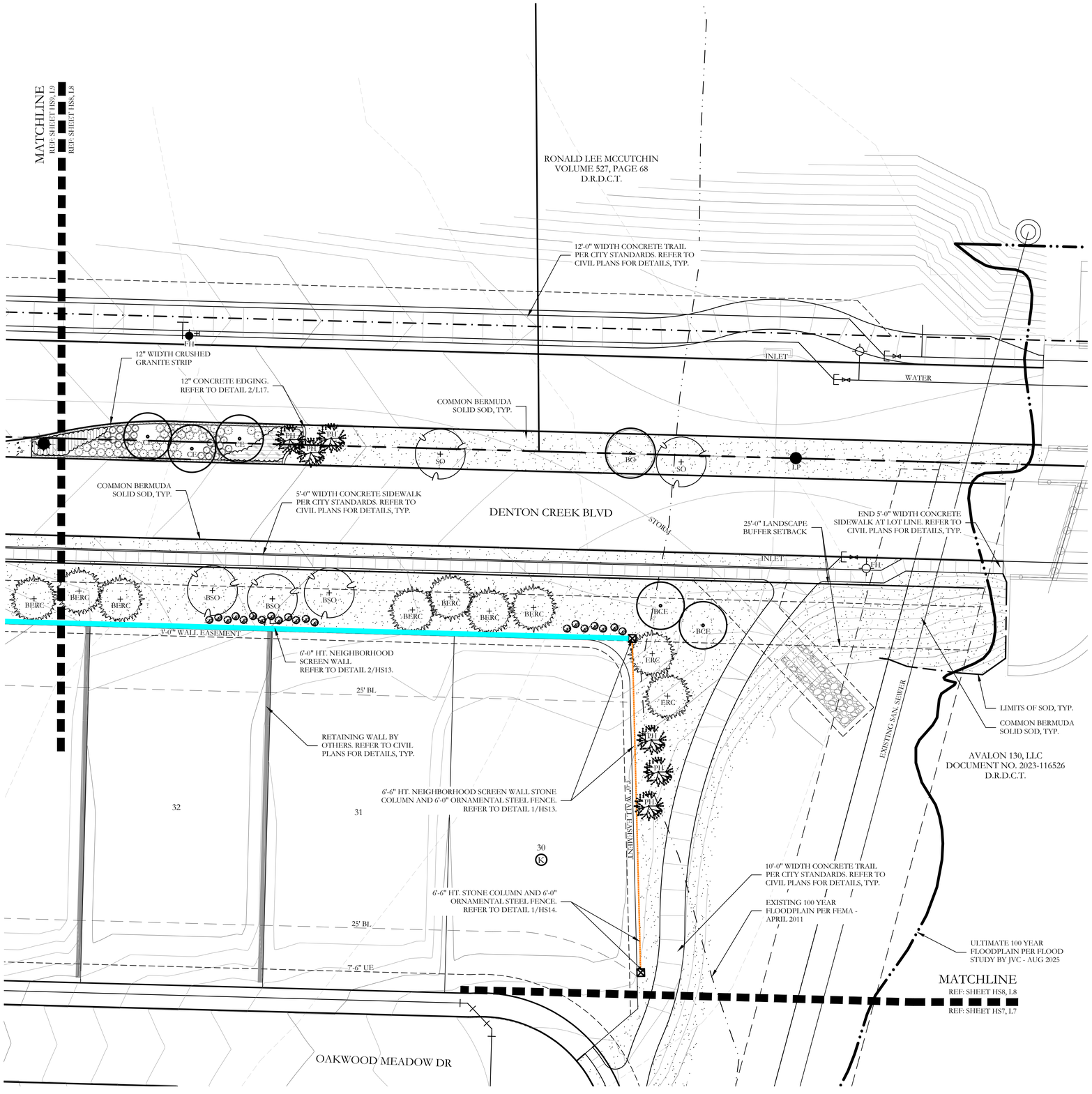
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L7 of 17

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

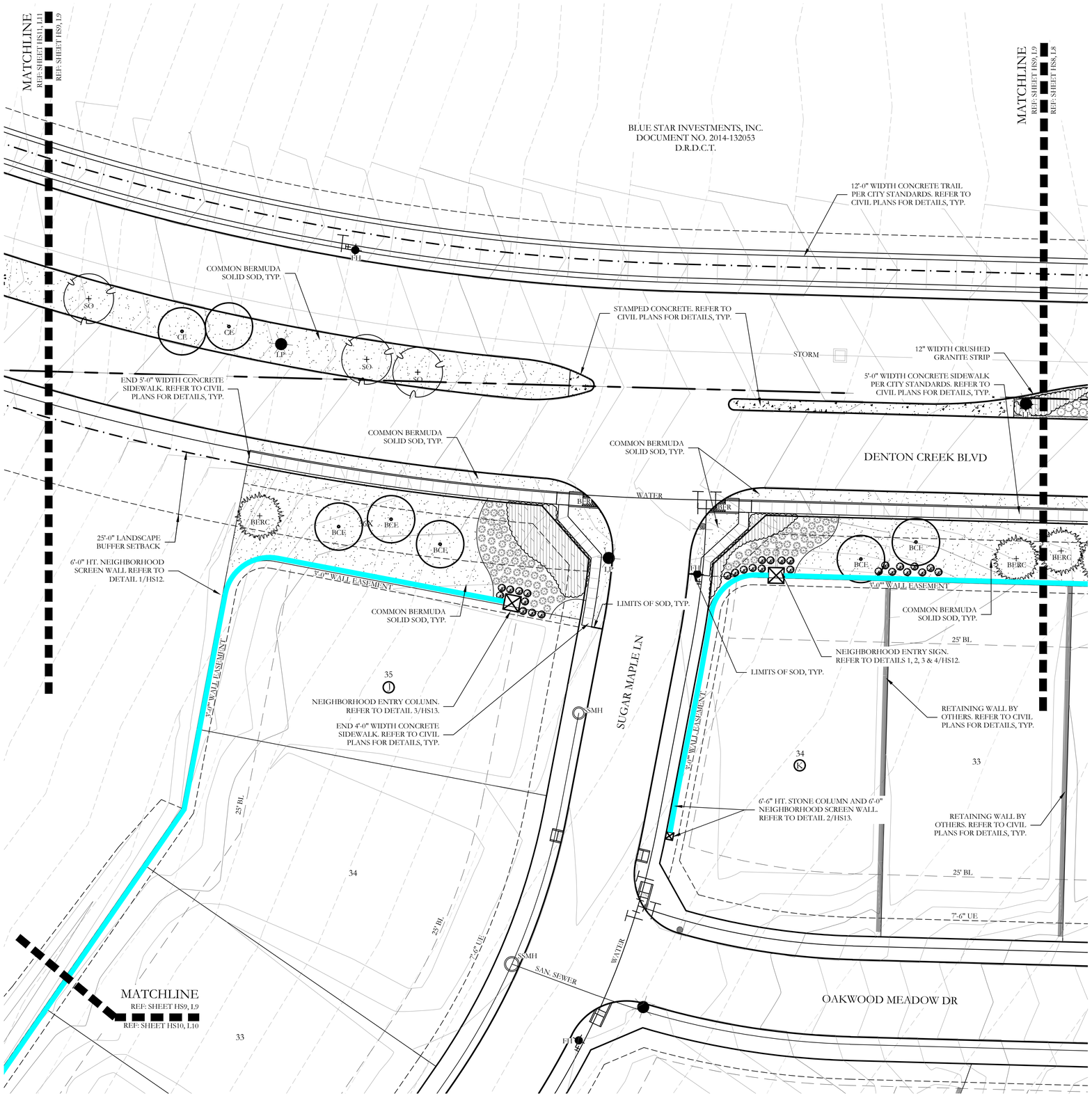
SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L8 of 17

J:\civil 3d projects\pyh - parry homes\pyh501 - mourath\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L9 of 17

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg

MATCHLINE
REF: SHEET HS11, L11
REF: SHEET HS10, L10

MATCHLINE
REF: SHEET HS1, L1
REF: SHEET HS10, L10

MATCHLINE
REF: SHEET HS9, L9
REF: SHEET HS10, L10

AVALON 130, LLC
DOCUMENT NO. 2023-116526
D.R.D.C.T.

NO LANDSCAPE
SHOWN ON THIS SHEET

25'-0" UTILITY EASEMENT

6'-6" HT. STONE COLUMN AND 6'-0" NEIGHBORHOOD SCREEN WALL. REFER TO DETAIL 2/HS13.

SAN. SEWER

STORM

SAN. SEWER

WATER

SUGAR MAPLE LN

25' BL.

25' BL.

7'-6" UE

6

28

29

30

31

32

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

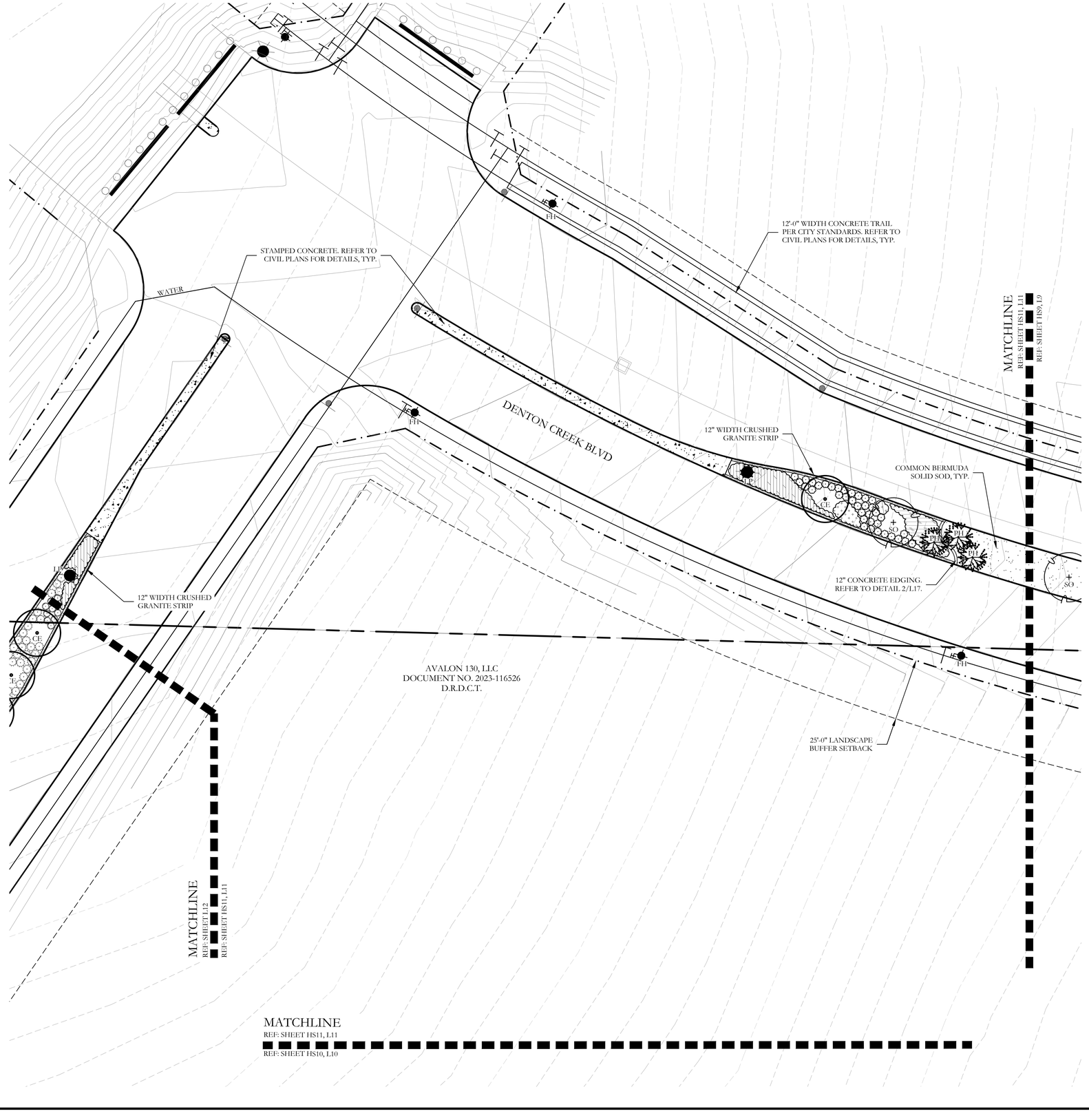
SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L10 of 17

I:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

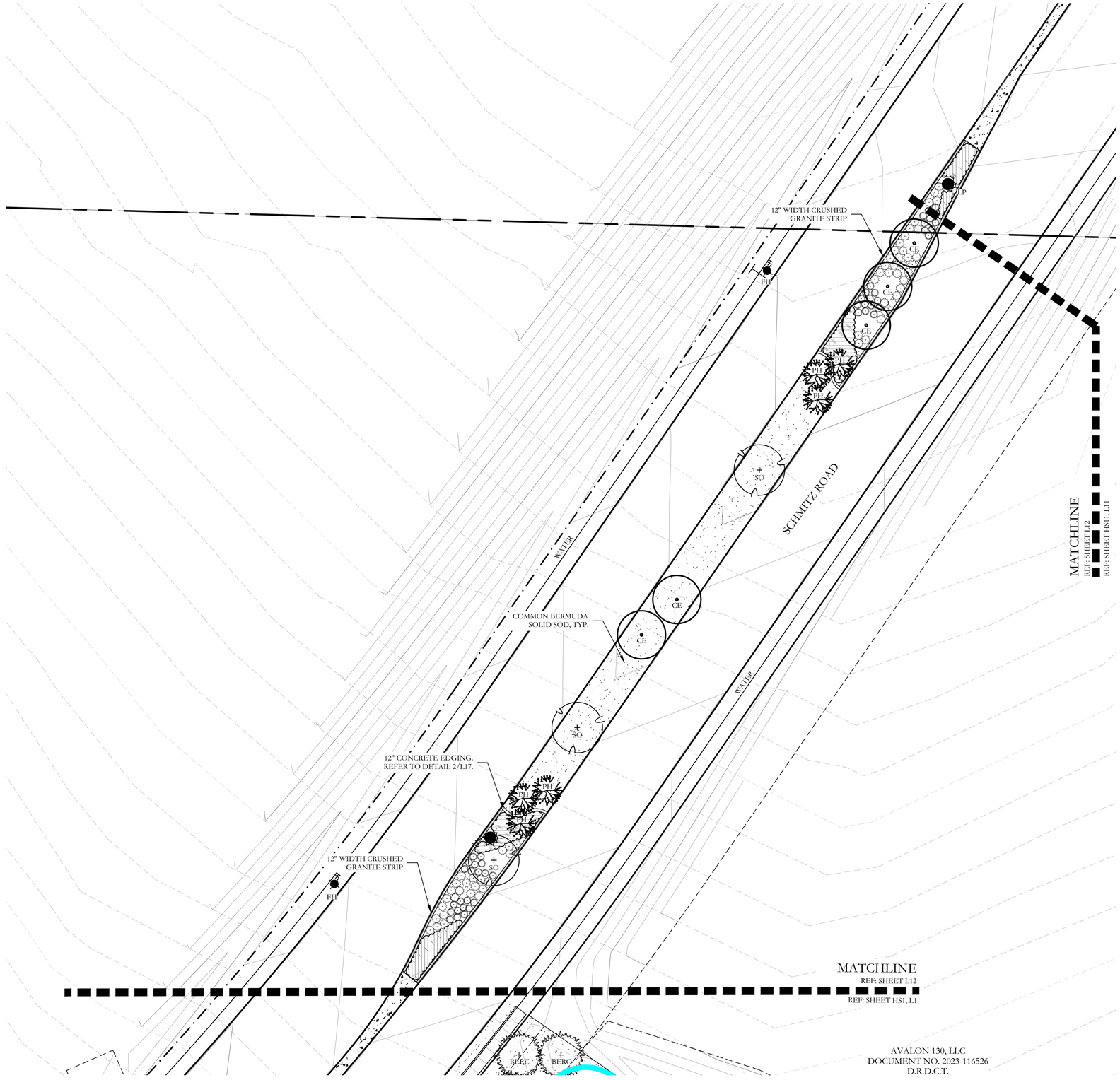
June 24, 2025

SCALE:
1" = 20'
One Inch

JVC No PYH501FM

L11 of 17

C:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

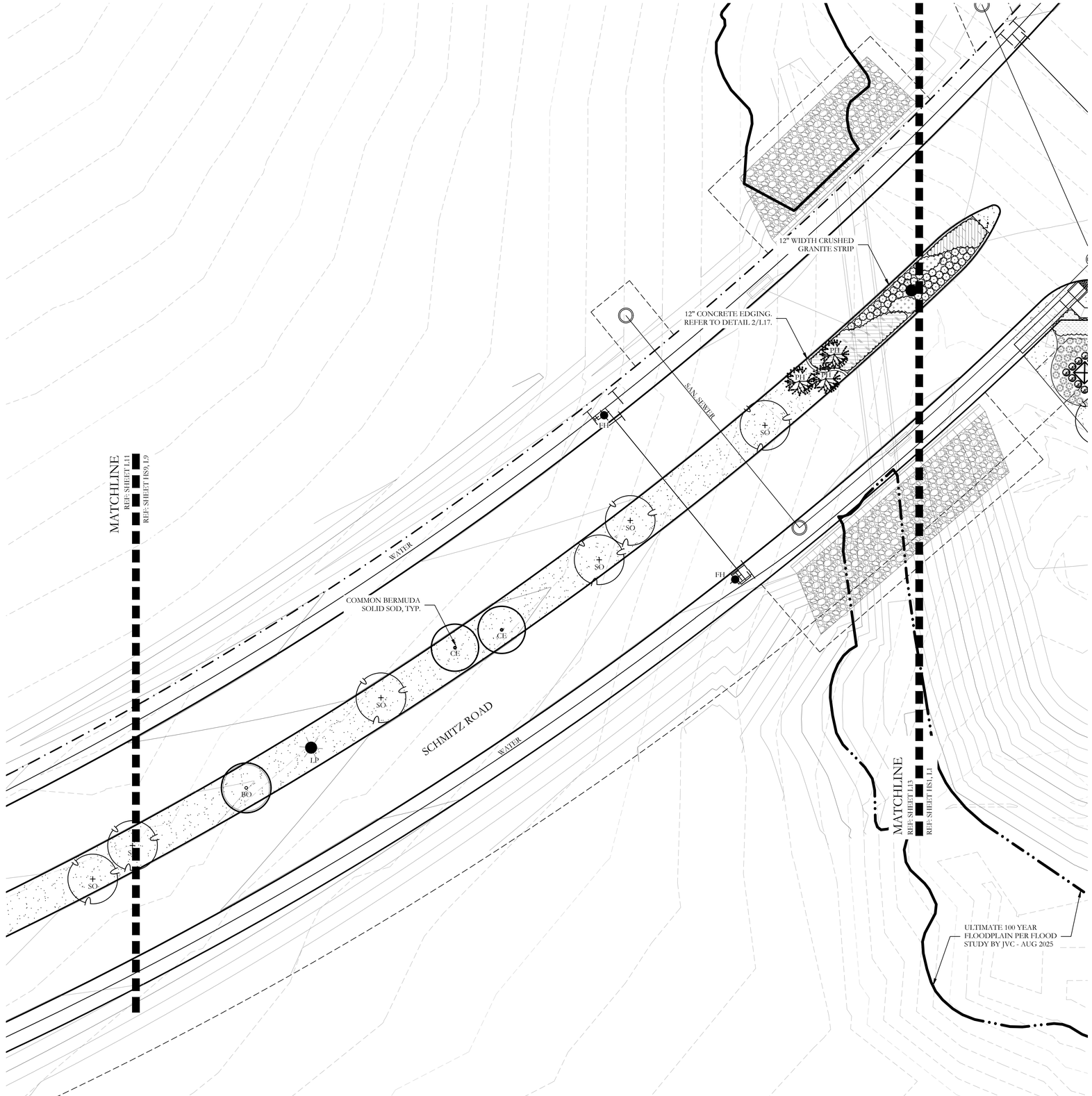
June 24, 2025

SCALE:
1" = 20'
One Inch

JVC No PYH501FM

L12 of 17

C:\Civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

20 10 0 20

SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

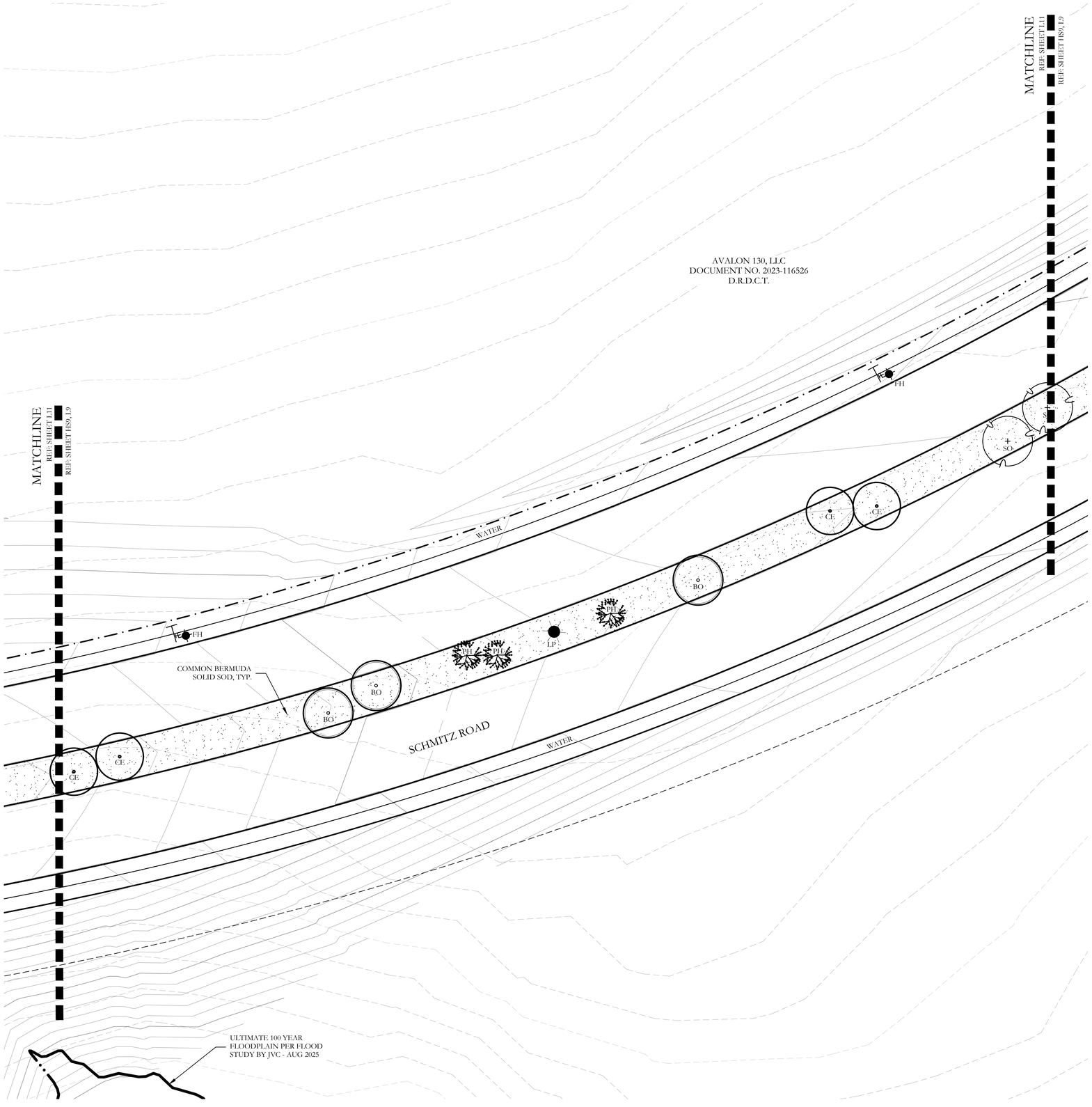
June 24, 2025

SCALE:
1" = 20'
One Inch

JVC No PYH501FM

L13 of 17

j:\civil 3d projects\pyh - parry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

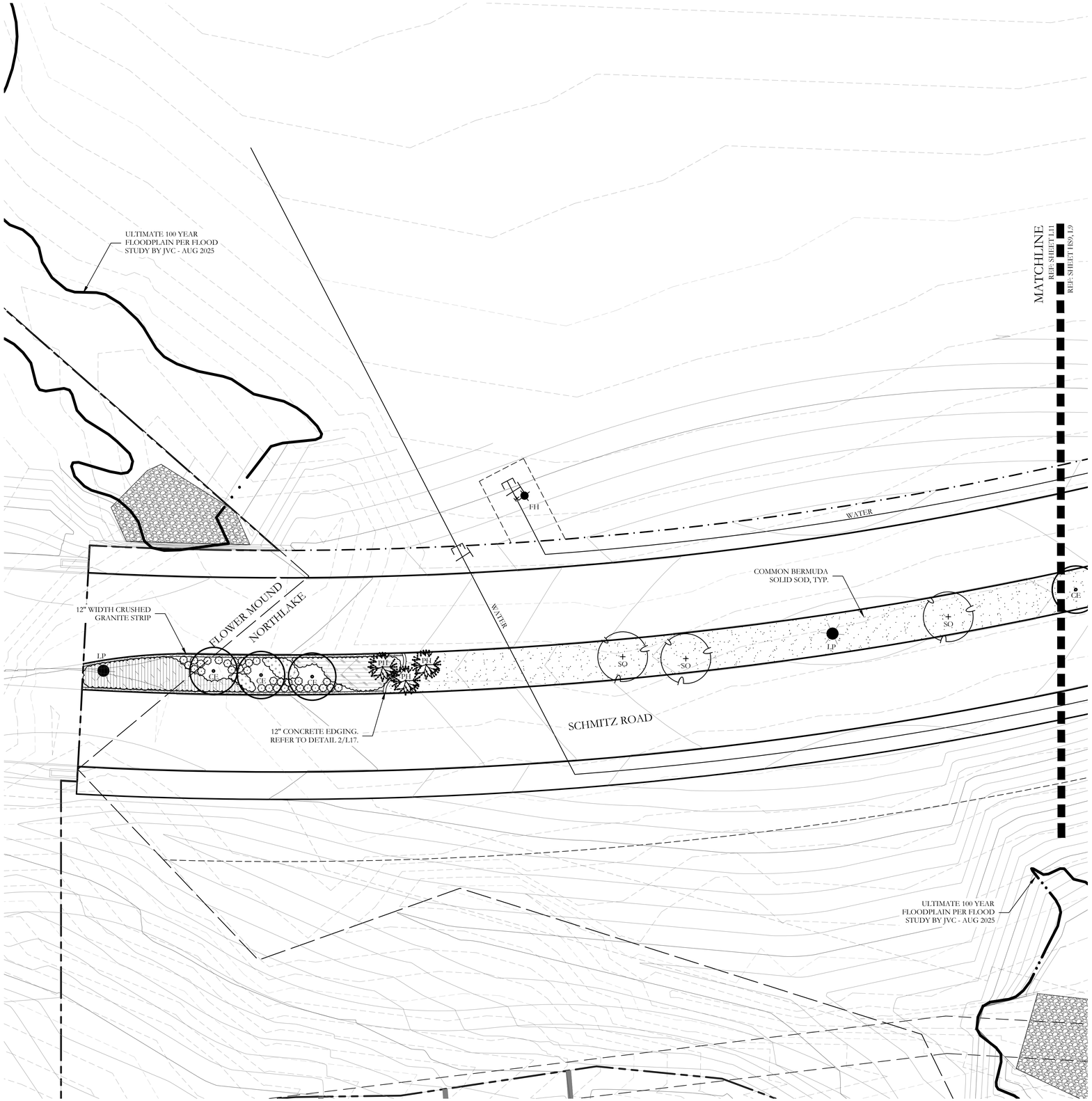
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L14 of 17

j:\civil 3d projects\pyh - parry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BSO	BSO	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
P	P	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BCE	BCE	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
BERC	BERC	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.
		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.
		BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GALLON	18" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		RIPARIAN RECOVERY SEED MIX BY NATIVE AMERICAN SEED COMPANY	N/A	SQUARE FEET	HYDROMULCH
		CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO. B & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 20'
One Inch
JVC No PYH501FM

L15 of 17

j:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ls - pyh501fm.dwg

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	20	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BSO	6	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	26	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
P	20	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	20	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BCE	7	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ERC	16	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BERC	11	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	26	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN	CONTAINER GROWN; FULL PLANT.
	76	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	116	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	67	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	99	BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	1,166	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	216	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	150	SIDEOATS GRAMA	BOUTELOUA CAPREOLATA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	765	BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	165,811	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	977	CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO.8 & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.	
	13,198	RIPARIAN RECOVERY SEED MIX	N/A	SQUARE FEET	HYDROMULCH	

GENERAL LANDSCAPE NOTES

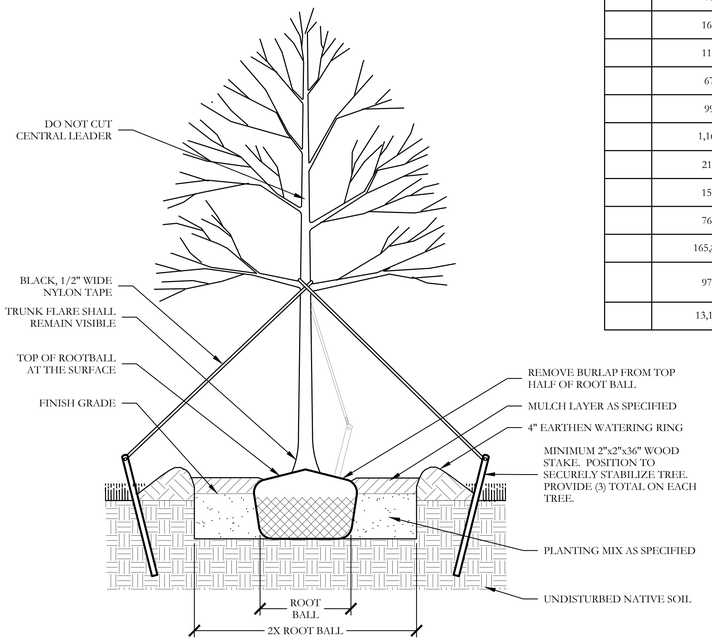
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

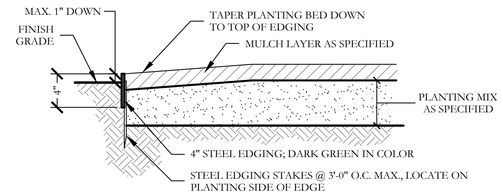
IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

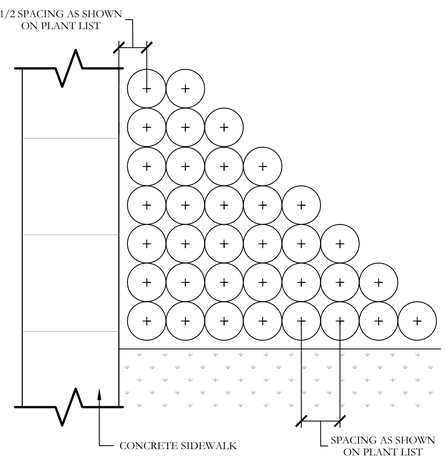
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

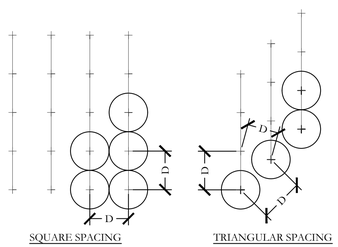


1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE

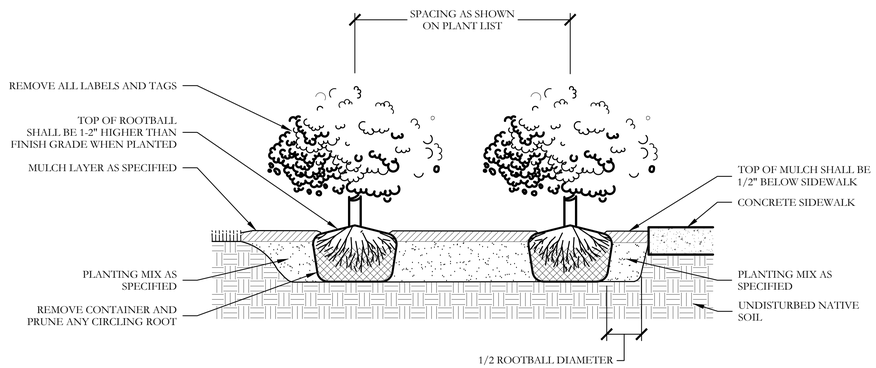


3 STEEL EDGING
SECTION
NOT TO SCALE





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

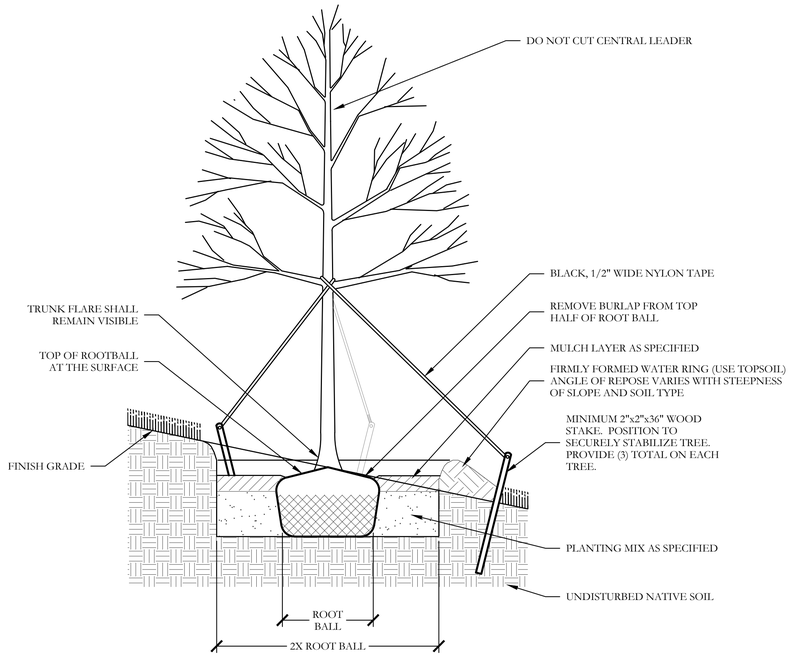
SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 24, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No PYH501FM

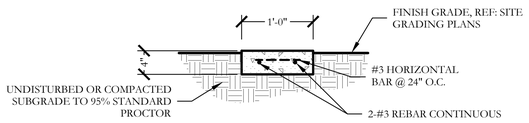
L16 of 17

j:\civil 3d projects\pyh - perry homes\pyh501 - monarch landscape\dwg\ls - pyh501fm.dwg



1 TYPICAL TREE PLANTING ON SLOPE
SECTION

NOT TO SCALE



PROVIDE A TOPICAL STAIN ON ALL MOW STRIP AREAS TO BE LIGHT TAN IN COLOR. LANDSCAPE ARCHITECT SHALL SELECT FINAL COLOR BEFORE WORK TAKES PLACE.

2 12" CONCRETE EDGING
SECTION

SCALE: 1" = 1'-0"

LANDSCAPE TABULATION CHART

STREET BUFFER LANDSCAPE

STREET	REQUIRED	PROVIDED	
MULKEY ROAD	25'-0" BUFFER	25'-0" BUFFER	
DENTON CREEK BOULEVARD	25'-0" BUFFER	25'-0" BUFFER	

STREET BUFFER TREES

STREET	LINEAR FRONTAGE	STANDARD	REQUIRED	PROVIDED
MULKEY ROAD	178 LF	TREES: 1 PER 30 LF SHRUBS: 10 PER 50 LF	6 CANOPY TREES 36 SHRUBS	6 - 3" CALIPER CANOPY TREES 88 - 3 GAL SHRUBS
DENTON CREEK BOULEVARD	519 LF	TREES: 1 PER 30 LF SHRUBS: 10 PER 50 LF	18 CANOPY TREES 104 SHRUBS	18 - 3" CALIPER CANOPY TREES 104 - 3 GAL SHRUBS

TREE BIO-DIVERSITY TABLE

COMMON NAME	QTY	SPECIES	PERCENTAGE	GENUS	PERCENTAGE
SHUMARD OAK	26	QUERCUS SHUMARDI	17.5%	QUERCUS	35%
BUR OAK	26	QUERCUS MACROCARPA	17.5%		
NATIVE PECAN	20	CARYA ILLINOINENSIS	14%	CARYA	14%
CEDAR ELM	27	ULMUS CRASSIFOLIA	18%	ULMUS	18%
EASTERN RED CEDAR	27	JUNIPERUS VIRGINIANA	18%	JUNIPERUS	18%
POSSUMHAW HOLLY	22	ILEX DECIDUA	15%	ILEX	15%
	148		100%		100%

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CANYON FALLS
OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No PYH501FM

L17 of 17

j:\civil 3d projects\pyh_ - perry homes\pyh501 - monarch\landscape\dwg\ls_ - pyh501fm.dwg

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

OVERALL TREE SURVEY LAYOUT

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

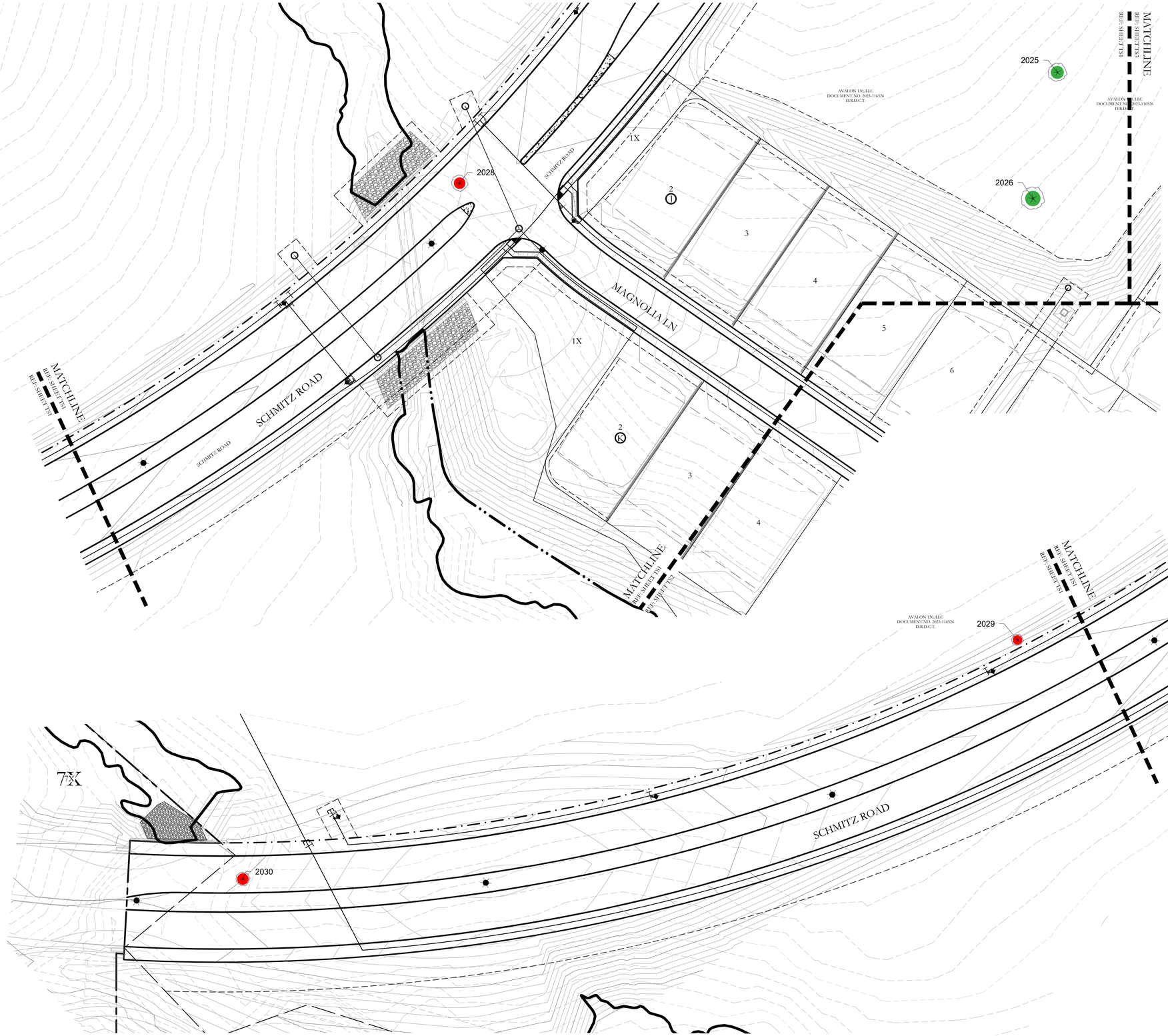
June 24, 2025

SCALE:
1" = 100'
One Inch

JVC No PYH501

OVERALL

J:\civil 3d projects\pyh - perry homes\pyh501 - mourath landscape\dwg\ls - pyh501ls.dwg



TREE SURVEY
OAKRIDGE

27.94 AC. W. LOVE SURVEY,
ABSTRACT 728, F. THORNTON SURVEY, ABSTRACT
NO. 1244 & M.E.P. & P.R.R SURVEY, ABSTRACT NO. 913
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS
68 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS

Owner:
PH Land Holdings LLC
5055 West Park Blvd, Suite 500
Plano, Texas 75093
Phone: 972-926-3881
Contact: Kyle Kooda

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

Landscape Architect:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Cody Johnson, RLA, LI

N

30 50 0 100
SCALE 1" = 100'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY
DETAILED TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

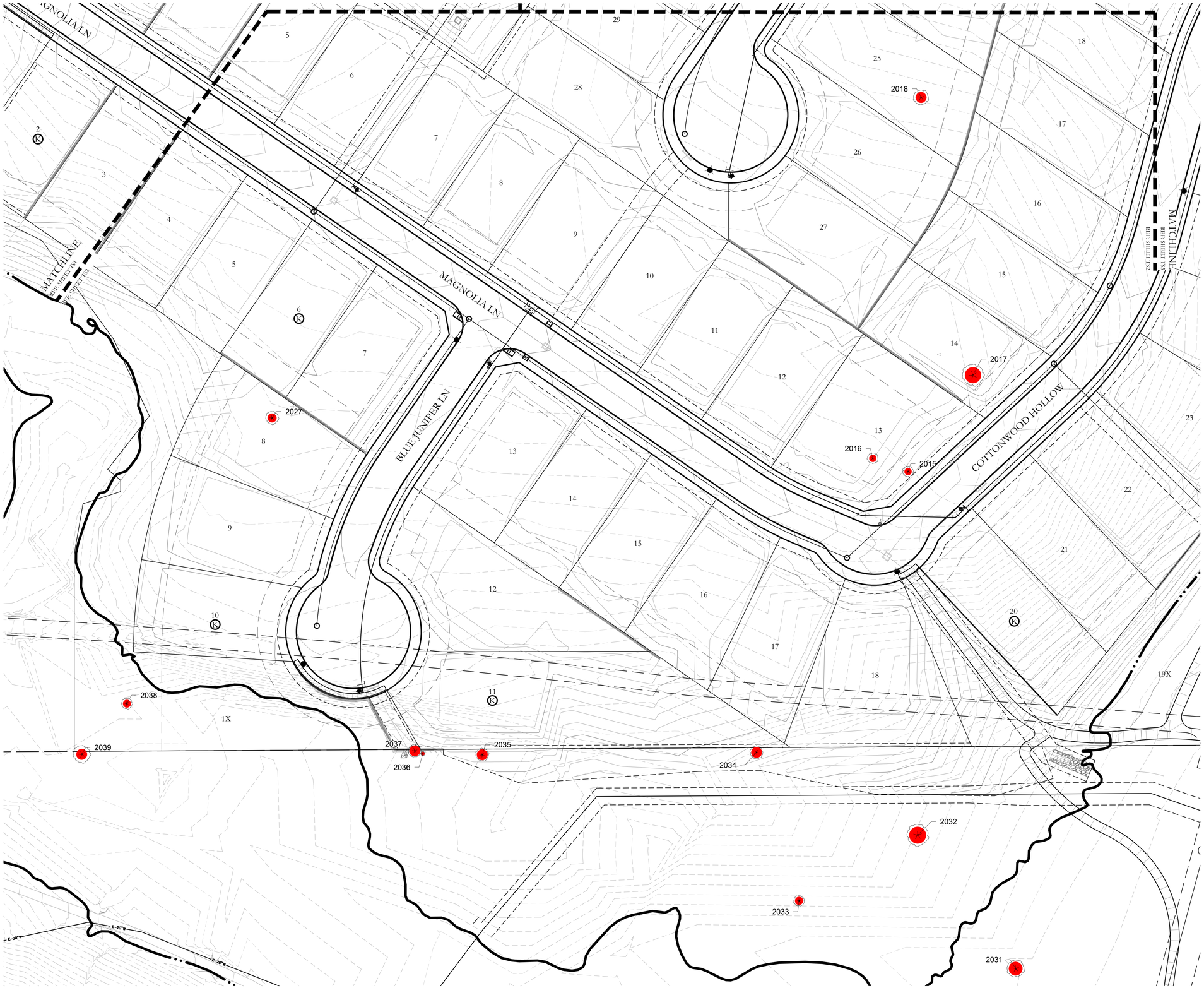
June 24, 2025

SCALE:
1" = 40'
One Inch

JVC No PYH501

TS1 of 5

j:\civil 3d projects\pyh - parry homes\pyh501 - monarch\landscape\.dwg\ts - pyh501fm.dwg



LEGEND

1803 EXISTING TREE TO BE REMOVED

2026 EXISTING TREE OFFSITE

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY
DETAILED TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 40'
One Inch

JVC No PYH501

TS2 of 5

C:\civil 3d projects\pyh - perry homes\pyh501 - monarch landscape\dwg\ts - pyh501ts.dwg

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY
DETAILED TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 40'
One Inch

JVC No PYH501

TS3 of 5

J:\civil 3d projects\pyh_ perry homes\pyh501 - monarch\landscape\dwg\ts - pyh501tm.dwg

TreeNo	Common Name	Scientific Name	D.B.H. (Inches)	Canopy Radius (Feet)	General Condition	Status (Remove/Remain)	Reason for Removal	Mitigation Method	Latitude	Longitude
1701	Cedar Elm	Ulmus crassifolia	10.9	6	Healthy	Remove	Public Street	Replacement	33.081176	-97.2231535
1702	Gum Bumelia	Sideroxylon lanuginosum	6	5	Healthy	Remove	Public Street	Replacement	33.081233	-97.223302
1703	Gum Bumelia	Sideroxylon lanuginosum	8.1	6	Healthy	Remove	Pad	Replacement	33.080758	-97.2228432
1704	Gum Bumelia	Sideroxylon lanuginosum	9.2	6	Healthy	Remove	Public Street	Replacement	33.081321	-97.2221805
1708	Gum Bumelia	Sideroxylon lanuginosum	9	7	Healthy	Remove	Public Street	Replacement	33.081217	-97.2226574
1709	Gum Bumelia	Sideroxylon lanuginosum	7.3	6	Healthy	Remove	Public Street	Replacement	33.081249	-97.2232753
1710	Gum Bumelia	Sideroxylon lanuginosum	6	3	Healthy	Remove	Public Street	Replacement	33.081256	-97.2236173
1711	Gum Bumelia	Sideroxylon lanuginosum	9.2	7	Healthy	Remove	Public Street	Replacement	33.081265	-97.2238784
1712	Gum Bumelia	Sideroxylon lanuginosum	8.7	6	Healthy	Remove	Public Street	Replacement	33.081268	-97.2239306
1713	Gum Bumelia	Sideroxylon lanuginosum	6	6	Healthy	Remove	Public Street	Replacement	33.081277	-97.22419
1803	Gum Bumelia	Sideroxylon lanuginosum	6.4	6	Healthy	Remove	Public Street	Replacement	33.081184	-97.2215245
1901	Cedar Elm	Ulmus crassifolia	6.5	6	Healthy	Remove	Public Street	Replacement	33.081303	-97.2218584
2011	Gum Bumelia	Sideroxylon lanuginosum	8.1	6	Healthy	Remove	Public Street	Replacement	33.080276	-97.2223081
2012	Gum Bumelia	Sideroxylon lanuginosum	7.6	4	Healthy	Remove	Pad	Replacement	33.079768	-97.2222397
2013	Cedar Elm	Ulmus crassifolia	10.9	7	Healthy	Remove	Pad	Replacement	33.07974	-97.2223412
2014	Slippery Elm	Ulmus rubra	6.4	7	Healthy	Remove	Pad	Exempt	33.079465	-97.2223601
2015	Gum Bumelia	Sideroxylon lanuginosum	8.2	5	Healthy	Remove	Pad	Replacement	33.078789	-97.2235745
2016	Gum Bumelia	Sideroxylon lanuginosum	6.2	5	Healthy	Remove	Pad	Replacement	33.078823	-97.2236758
2017	Gum Bumelia	Sideroxylon lanuginosum	11.4	10	Healthy	Remove	Pad	Replacement	33.079022	-97.2233833
2018	Gum Bumelia	Sideroxylon lanuginosum	9.9	7	Healthy	Remove	Pad	Replacement	33.0797	-97.2235237
2019	Cedar Elm	Ulmus crassifolia	8.6	5	Healthy	Remove	Pad	Replacement	33.08013	-97.224274
2020	Gum Bumelia	Sideroxylon lanuginosum	7.2	4	Healthy	Remove	Pad	Replacement	33.080623	-97.2237554
2021	Gum Bumelia	Sideroxylon lanuginosum	6	6	Healthy	Remove	Public Street	Replacement	33.080654	-97.2233768
2022	Gum Bumelia	Sideroxylon lanuginosum	6.7	5	Healthy	Remove	Public Street	Replacement	33.080608	-97.2233169
2023	Gum Bumelia	Sideroxylon lanuginosum	12.7	10	Healthy	Remove	Pad	Replacement	33.080559	-97.2241751
2025	Gum Bumelia	Sideroxylon lanuginosum	13.2	8	Healthy	Remain	Off-Site	Exempt	33.080454	-97.2248706
2026	Gum Bumelia	Sideroxylon lanuginosum	7.3	10	Healthy	Remain	Off-Site	Exempt	33.080164	-97.2249417
2027	Gum Bumelia	Sideroxylon lanuginosum	7.6	6	Healthy	Remove	Pad	Replacement	33.078939	-97.2254114
2028	Gum Bumelia	Sideroxylon lanuginosum	9.6	7	Healthy	Remove	Public Street	Replacement	33.080216	-97.22651
2029	Cedar Elm	Ulmus crassifolia	9.5	5	Healthy	Remove	Public Street	Replacement	33.079585	-97.2277592
2030	Gum Bumelia	Sideroxylon lanuginosum	11.8	6	Healthy	Remove	Public Street	Replacement	33.079055	-97.229887
2031	Gum Bumelia	Sideroxylon lanuginosum	6.5	8	Healthy	Remove	Open Space	Replacement	33.077577	-97.2232806
2032	Gum Bumelia	Sideroxylon lanuginosum	9.4	10	Healthy	Remove	Open Space	Replacement	33.077904	-97.2235595
2033	Gum Bumelia	Sideroxylon lanuginosum	6.5	5	Healthy	Remove	Open Space	Replacement	33.077748	-97.2239047
2034	Gum Bumelia	Sideroxylon lanuginosum	11.6	6	Healthy	Remove	Pad	Replacement	33.078111	-97.2240223
2035	Gum Bumelia	Sideroxylon lanuginosum	6.8	6	Healthy	Remove	Pad	Replacement	33.078113	-97.2248156
2036	Gum Bumelia	Sideroxylon lanuginosum	6.2	2	Healthy	Remove	Pad	Replacement	33.078117	-97.2249873
2037	Gum Bumelia	Sideroxylon lanuginosum	10.1	6	Healthy	Remove	Pad	Replacement	33.078124	-97.2250104
2038	Gum Bumelia	Sideroxylon lanuginosum	6.7	5	Healthy	Remove	Pad	Replacement	33.078248	-97.2258412
2039	Gum Bumelia	Sideroxylon lanuginosum	10.6	8	Healthy	Remove	Open Space	Replacement	33.078126	-97.2259737

Protected Trees: (5) Cedar Elms & (34) Gum Bumelia

PER SEC 94-39 OF THE FLOWER MOUND, TX CODE OF ORDINANCES - MITGATION REQUIREMENTS FOR AUTHORIZED TREE REMOVAL. THE REMOVAL OF A PROTECTED TREE LOCATED WITHIN THE BUILDABLE AREA OF A SITE, REQUIRES A REPLACEMENT TREE AT LEAST 6' IN HEIGHT AND TWO AND HALF TO THREE INCHES IN CALIPER. TREES PROVIDED WITHIN OPEN SPACE ON LANDSCAPE PLANS (SEE PLANT LIST FROM LANDSCAPE SHEETS BELOW):

- 26 - 3" CALIPER BUR OAK
- 20 - 3" CALIPER NATIVE PECAN

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	20	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BSO	6	BUFFER SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	26	MITIGATION BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
P	20	MITIGATION NATIVE PECAN	CARYA ILLINOINENSIS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	20	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BCE	7	BUFFER CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ERC	16	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BERC	11	BUFFER EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	26	POSSUMHAW HOLLY	ILEX DECIDUA	30 GALLON MIN 5'-0" HT.	AS SHOWN	CONTAINER GROWN; FULL PLANT.
	76	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	116	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	67	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	99	BLUE SAGE	SALVIA AZUREA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	1,166	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	216	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	150	SIDEOATS GRAMA	BOUTELOUA CAPREOLATA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	765	BERKELEY SEDGE	CAREX TUMULICOLA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	165,811	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	977	CRUSHED GRANITE	CACTUS CANYON GRAVEL; COLOR TBD	SQUARE FEET	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. 50% NO.8 & 50% NO. 2; CLEAN WASHED, NO SOIL OR WEED SEEDS.	
	13,198	RIPARIAN RECOVERY SEED MIX	N/A	SQUARE FEET	HYDROMULCH	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY
DATA TABLE

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
NTS
One Inch
JVC No PYH501

TS4 of 5

J:\civil 3d projects\pyh - perry homes\pyh501 - monarch\landscape\dwg\ts - pyh501fm.dwg

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OAKRIDGE
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY
AERIAL

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 24, 2025

SCALE:
1" = 100'
One Inch

JVC No PYH501

TS5 of 5

j:\civil 3d projects\pyh - parry homes\pyh501 - monarch\landscape\dwg\ts - pyh501fm.dwg

PLANNING & ZONING COMMISSION AGENDA J.2. REGULAR ITEM(S)

DATE: January 12, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive.**

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 are exceptions and modification requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

There are a couple of reasons this item is requested to be postponed. First, due to the absence of a Council member at the noticed January 20th Town Council meeting, and the applicant's desire to have the item considered by the full Council. Second, postponement will provide staff with adequate time to update the maps to include Lot 17X. Upon tabling, staff will re-notice the project for both the Planning & Zoning Commission and Town Council meeting dates in February.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On July 17, 2017, the Town Council approved an ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing for both residential and non-residential uses. Since then, PD-153 has been amended on several occasions to make modifications to the concept plans and/or development standards.

The purpose of this PD amendment is to change the zoning on approximately 2.51 acres of the non-residential portion, designated for Campus Commercial (CC) district uses, of the Lakeside Crossing development to allow an extended stay hotel use by right. The project area is platted as Lot 1, Block A of the Lakeside Crossing Addition. The applicant is proposing to develop a 99,240 square foot (23,739 footprint) 138-room extended stay hotel. The structure would be five stories.

Extended stay hotels are permitted through a Specific Use Permit in the CC district; however, the

applicant can request to make the use a permitted use by right through PD-153. The applicant is also requesting certain exceptions, modifications, and waivers to the Town standards as described in Section III of this report.

The most recently approved site plan from 2017 (SP17-0020 – Lakeside Crossing, Phase 1) depicted a 134-room, five-story hotel (approximately 74,422 square feet) on the subject site. This project was not constructed. The current proposal is to allow a five-story 99,240 square-foot extended stay hotel consisting of 138 rooms to be permitted by right on this lot. The applicant has provided updated concept plans and elevations for the proposed extended stay hotel.

Access to the development will come from entrances on International Parkway and Northwood Drive. An additional access point is via a mutual access easement on the north side of the property extending from the Lakeside DFW/Village development.

The applicant is requesting a deviation to the Town's current hotel parking requirements as further described in Section III of this report.

The concept landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with Town and PD-153 requirements.

The proposed facades utilize predominantly stucco and stone.

As part of this application, the applicant is requesting to modify the standards for Lot 17X, currently serving as a pocket park for the townhome lots. The proposed modification would allow for the X-lot to be replatted and incorporated into the adjacent north and south townhome lots, should the townhome owners elect to pursue such option in the future.

III. EXCEPTIONS, MODIFICATIONS AND WAIVERS:

A. Use

An extended stay hotel requires approval of a specific use permit within the CC zoning district. As a part of the PD amendment, the applicant is requesting to allow an extended stay hotel to be permitted by right on Lot 1, Block A.

B. Extended Stay Hotel Modifications

1. Density – Town code limits extended stay hotels to a maximum density of 40 rooms per acre. Under this standard the hotel would be capped at approximately 100 rooms. The applicant is requesting a maximum of 138 rooms, a density of approximately 55 rooms per acre.
2. Porte-cochere parking – Town code requires hotels to provide room under the porte-cochere or covered area for two vehicles to be parked side by side for guests checking in and out. The applicant is requesting to modify this standard to allow for the cars to be parked front-to-back instead of side to side.

C. Deviation to computing parking and loading requirements

A parking study was approved with PD-153 to support mixed-use time-based shared parking within this development. However, the parking study conducted in 2017 did not account for the addition of a drive-thru coffee shop or a salon within the development, which impacts parking requirements and demand. Since the Town was concurrently processing three separate zoning amendment

applications for three lots within PD-153, a comprehensive parking study was performed to propose alternate parking requirements for a coffee shop (Marty B's), a salon (Cachet Salon), and a hotel.

The applicant has compiled information available from the ITE Parking Generation Manual, 6th edition, case studies from existing locations of Cachet Salon and Marty B's, and case studies for hotels within the metroplex to update the mixed-use shared parking table within PD-153 and demonstrate that this development will provide adequate parking for existing and proposed uses. Based on the data, the applicant is proposing a parking ratio of 1 space per 0.76 rooms for a hotel. The Town has a parking requirement of 1 space per room for hotels. Based on the proposed ratio, the hotel use would require a maximum of 105 parking spaces out of which 98 spaces will be installed on Lot 1, Block A.

With previous zoning amendment applications for PD-153, a parking ratio of 1 space per 198 square feet for a coffee shop and a time-based parking demand percentage for a salon use have been approved by the Town. The results of the parking study indicate that there will be a surplus of at least 14 parking spaces during weekdays and at least 1 parking space during weekends. The total number of existing and proposed spaces within this development is 320.

D. Section 98-1163 - Meritorious Design Exception

1. Unified design theme – Section 98-1163 (2) requires a unified design theme:

"A grouping of buildings (three or more) must have a unified design theme for all buildings within the development. This design theme may be unique to the development but must maintain a standard of high-quality construction and respect the contextual setting of other developments, nature, and history within its district.
a. Accessory buildings and parking structures must incorporate the design theme of the primary buildings within the development."

Due to proximity to the Lakeside DFW/Village development, the applicant is requesting to match Lakeside Village/DFW design elements. The design would comprise of white and gray stucco along with clay tile roof and parapet coping.

E. Comprehensive Sign Package

The applicant is requesting a Comprehensive Sign Package to allow signage as depicted on the concept elevations. The applicant is requesting two blade signs (3' x 21'-2 5/16") on the north and east facades. While signage would typically be allowed in these locations under Town code, not this type of sign.

F. Modifications to PD-120 standards

In addition to the above listed exceptions and waivers, the applicant is requesting to modify certain PD-120 development standards.

1. Lot 17X – Lot 17X currently serves as a pocket park that requires pedestrian connection to the central open space within the Lakeside Crossing development. The applicant is requesting to eliminate the requirement for pedestrian connection through the pocket park based on discussions with adjacent property owner(s). If this modification were to be approved, the lot

could be replatted into the adjacent Townhome lots. If not replatted, the lot would remain a pocket park and be maintained by the same entity that manages Lot 8X (central open space).
2. Accent Colors – Current PD requires that accent colors relate to the primary colors. The applicant is requesting that the extended stay hotel may use alternate colors, such as blue, on decorative/accessory features such as canopies, balconies, trim, etc.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200ft of the subject property for all zoning application requests. ZPD25-0008 had a total of 28 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

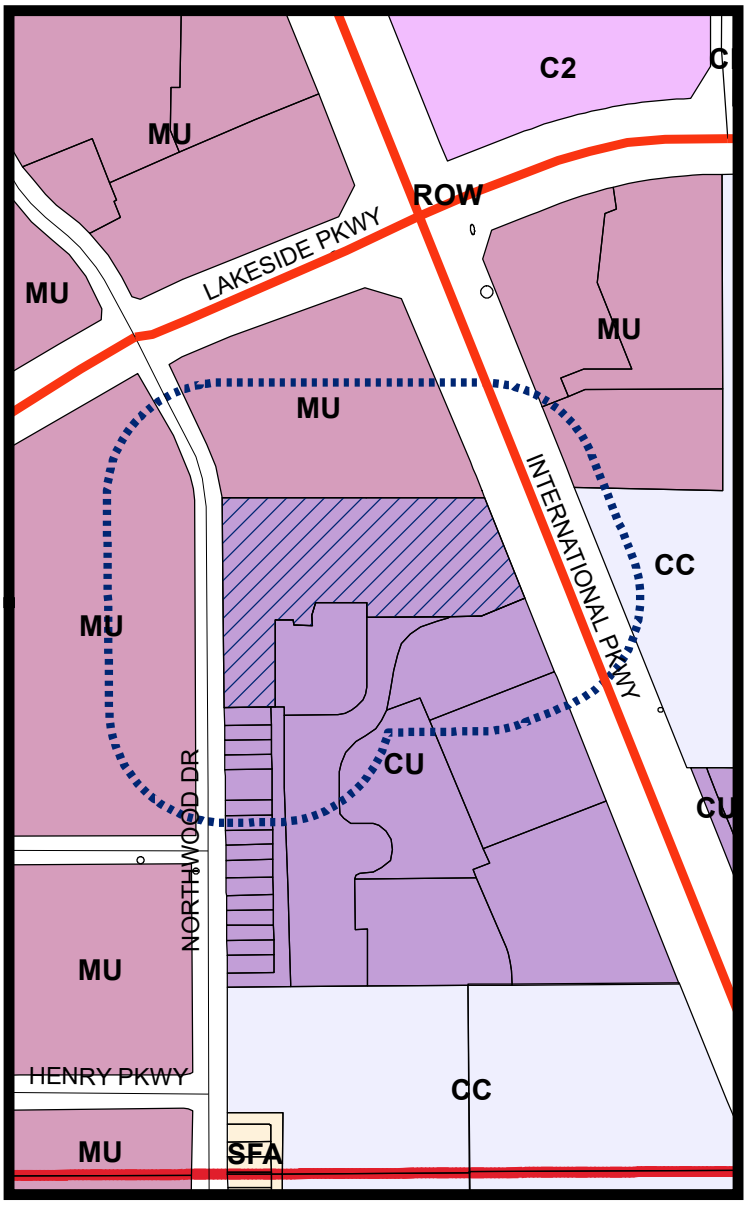
LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Zoning Planned Development Package
5. DRAFT Development Standards

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

Vicinity Map

ZPD25-0008: Lakeside Crossing Residence Inn

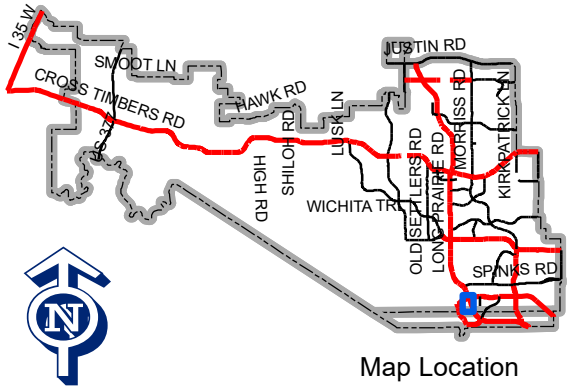


LEGEND

- Campus Commercial
- *Combined Uses-See Ordinance
- Commercial 2
- Mixed Use
- Single Family Attached

Subject Property

200 ft Notification Buffer around Property



Map Location

0 250 500 1,000 Feet

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.

REALTY CAPITAL

December 19, 2025

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

RE: Letter of Intent for PD Amendment to Ordinance No. 25-17 for the Lakeside Crossing Planned Development District NO. 153 (PD-153).

Flower Mound Planning Department,

Realty Capital Management LLC, on behalf of the owner of the subject property, is requesting an amendment to the Planned Development District No. 153 (PD-153), as amended, to allow for an extended stay hotel and its required infrastructure to be developed on the 2.51 acres of Lot 1, Block A. The vision behind this requested amendment is to provide an all-suite hotel option along International Parkway that links the DFW airport business and family travelers to uses in Lakeside Crossing and the adjacent Lakeside DFW. In addition, this use intends to take advantage of its proximity to the airport and major highway intersections of I-635, SH 121, and SH 114 adjacent to International Parkway to capitalize on travelers of all backgrounds.

While the vision and purpose of this amendment is clear, there are nine (11) specific adjustments that would need to be made to the recorded Planned Development District for the extended stay hotel to be permitted as proposed. Below is a list of the anticipated changes to the currently approved Planned Development District, as amended:

i. § I.A.4.a. "Permitted Uses"
- Permit an exception to this provision only for Lot 1 to allow the proposed Extended Stay Hotel to have a higher room count than the Town of Flower Mound standard of 40 rooms per acre.

ii. § I.A.4.d. "Permitted Uses"
- Permit an exception to this provision to allow the proposed Extended Stay Hotel to have a slightly varied port-cochere design.

iii. § I.H.1. "Non-Residential Architectural Standards"
- Permit an exception to this provision only for Lot 1 to allow the proposed building elevations.

iv. § I.H.5. "Non-Residential Architectural Standards"
- Permit an exception to this provision only for Lot 1 to allow the proposed accent colors to be consistent with the updated building elevations.

v. § II.E. "Open Space Requirements"

- Removes the existing open space requirements in the townhome district to allow for the potential re-platting of lot 17x.

vi. § III.A.2. "Parking"

- Confirm applicability of Mixed-Use Parking Table to allow the proposed use of Lot 1.

vii. § III.A.5. "Parking"

- Confirm the applicability of the parking supply, demand, and ratio calculation is consistent with the updated parking study.

viii. § III.D. "Signage"

- Permit the franchise branded blade signs on the east and northwest facades of the proposed building.

ix. § III.G.8. "Exceptions"

- If Lot 1 is developed as an Extended Stay Hotel, then, excluding window and door openings, the building may have up to 100% stucco on any elevation.

x. Exhibit F "Architectural Imagery Package"

- Update the elevations for Lot 1 in the Planned Development.

xi. Exhibit G "Blade Sign"

- Update the signage for Lot 1 in the Planned Development.

The intent for each of the above requests is as follows (referenced in the same order listed above):

i. To allow for only one Extended Stay Hotel to be developed within the Lakeside Crossing PD-153 which will only be located on Lot 1 and is allowed a variance of up to 138 rooms.
ii. To allow for the Extended Stay Hotel to be developed with a modified port-cochere that provides covered loading and unloading for two cars to be parked front to back.
iii. To allows this Extended Stay Hotel to have meritorious design that will match adjacent development's design elements which is limited to Lot 1.
iv. To allow the accent colors to match the meritorious design limited to Lot 1.
v. To remove specific requirements for the townhome district that allows Lot 17x to be re-platted to adjacent townhome properties or to serve as a private park.
vi. To allow for the updated parking study table to be included in the PD which includes Lot 1 if developed as an Extended Stay Hotel with 138 rooms.
vii. To allow for the updated parking study data to be accepted if Lot 1 is developed as an Extended Stay Hotel with 138 rooms.
viii. To allow for the brand sign for the Extended Stay Hotel flag to be utilized.
ix. To allow for the meritorious design of the Extended Stay Hotel.

x. To update the PD with the updated building elevations specific to Lot 1 if developed as an Extended Stay Hotel.
xi. To update the PD with the updated brand signage specific to Lot 1 if developed as an Extended Stay Hotel.

Thank you for your consideration and please do not hesitate to contact us with any questions or concerns.

Sincerely,

By: REALTY CAPITAL MANAGEMENT, LLC

Nic Ready, Development Associate

Lakeside Crossing Parking Study

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

Realty Capital

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Summary of Findings

The Planned Development District of Lakeside Crossing (PD-153) (the "Site) should not operate at a parking deficiency upon the build-out of Lots 1, 2, and 3 if built as proposed and considered with the existing buildings and parking already constructed on Lots 4 and 5. The site is projected to experience a peak parking demand of 320 parking spaces at 9:00 A.M. on weekends. The proposed plans for Lots 1, 2, and 3, in addition to the existing buildings on Lots 4 and 5 produce a total count of 322 parking spaces. Therefore, the minimum parking surplus is projected to be 2 parking spaces during the Site's peak parking demand hour. This surplus of parking is anticipated to increase at all other times of the day for all seven days of the week.

Purpose

The Town of Flower Mound's (the "Town's") standard parking ratios and time of day percentages calculate that both the existing and planned number of parking spaces on the Site will not be sufficient to accommodate the Site's peak parking demand when the three proposed uses are developed and operational. In addition to the Town's parking ratios, the proposed parking is deficient under the Lakeside Crossing mixed use parking ratios. This study primarily serves to (i) more precisely define the three proposed uses, (ii) more accurately predict the peak parking demand of those uses, and (iii) determine the total number of parking spaces the Site would need to sustain its peak parking demand. In addition, this study aims to accurately predict the ebbs and flows of the Site's parking demand and determine whether the planned and provided number of spaces is sufficient to sustain the day-to-day operations of the Site.

Background

Within the Site, there are 7 total developable lots. The three proposed uses are seeking either re-zoning approval or site plan approval from the Town and consist of a Residence Inn Hotel on Lot 1, a Marty B's Coffee Company (drive-through coffee shop) on Lot 2, and a Cachet Salons (salon suites) on Lot 3. Lots 1, 2, and 3 are currently undeveloped, while Lots 4 and 5 are developed and fully occupied as a mix of restaurant, retail, medical office, health, and amusement tenants. Lots 6 and 7 have no immediate plans to be developed.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Background (Continued)

Realty Capital and the Town's Planning Department Staff each recognize that the three proposed uses may not be accurately represented by the Town's applicable parking ratios, use categories, and time of day percentages. As a result, the Town and Realty Capital have agreed that a more detailed parking analysis would be required to support pursuing the development of the three proposed uses.

Key Assumptions

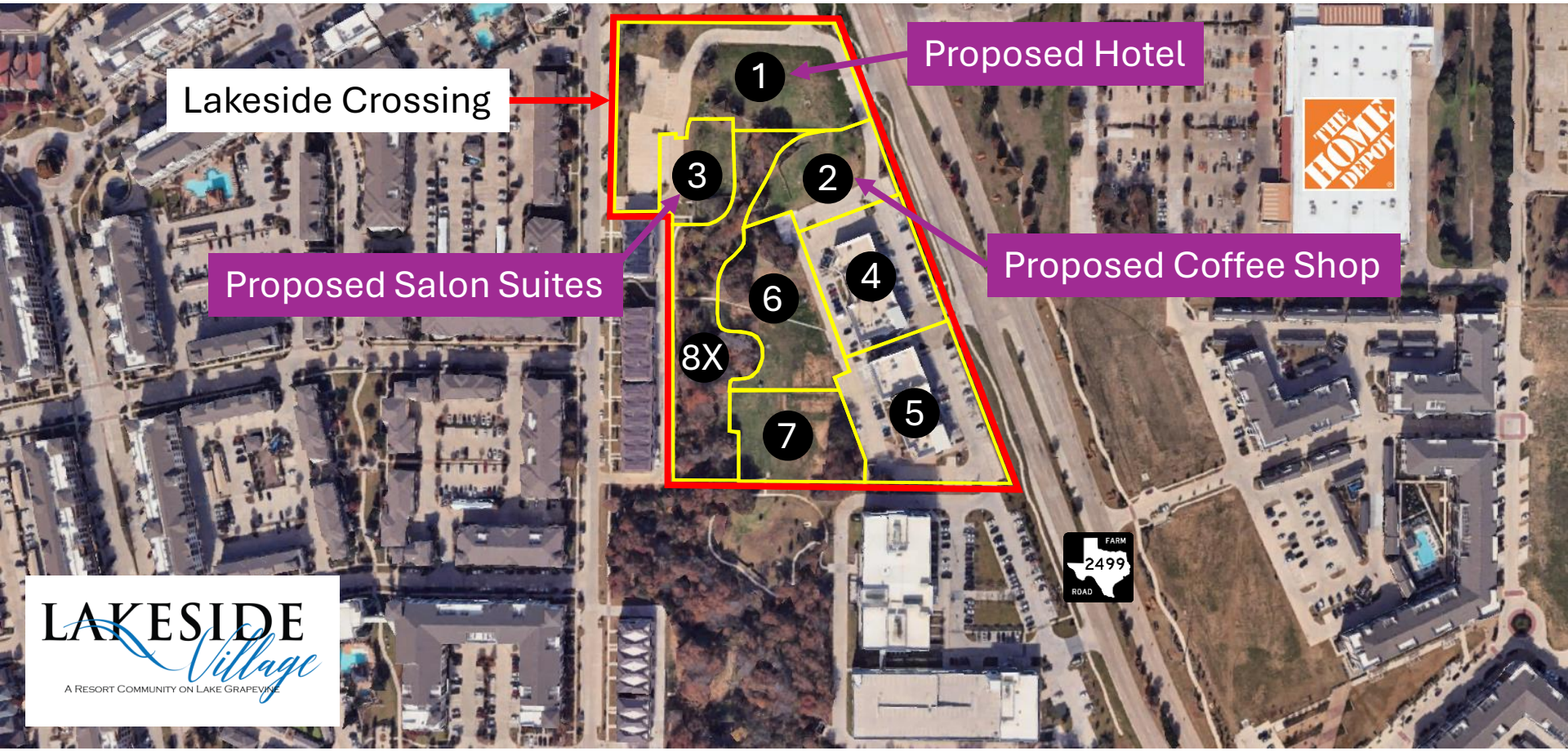
- The Site operates under a shared parking agreement, with each lot's existing or proposed parking contributing to the entire development's parking count rather than to the individual lot.
- Lots 6 and 7 are zoned for two-story office buildings but have no immediate plans to be developed, and therefore it would be misleading to consider these uses and their proposed number of parking spaces in this study, as these proposed parking spaces would not be available to service consumers when the proposed uses on Lots 1, 2, and 3 are built-out and operational.
- Since Lots 4 and 5 are not part of the re-zoning application, the review of Lots 4 and 5's parking demand and updated time of day demand percentages have not been performed and are excluded from this study.

See Next Page for Site Map

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Site Map



Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

Realty Capital

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekdays

Table 1

BLDG	USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekdays 12A- 6A	6A-12P	12P-6P	6P-12A
1	Hotel	Residence Inn	66,301	1:1	142	99	99	99	142
2	Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	28	28	56
3	Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	18	18	2
	Retail	Dominoes	1,384	1:250	6	0	3	3	5
	Health	Jesse James Fit Camp	5,672	1:250	23	1	12	12	21
	Restaurant	Tycoon	4,165	1:75	56	6	28	28	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	5	5	10
5	Medical Office	Texas Health	3,142	1:250	13	1	13	13	1
	Retail	UPS	1,354	1:250	5	0	3	3	5
	Restaurant	Smoothie King	1,280	1:75	17	2	9	9	17
	Restaurant	Capriottis	1,364	1:75	18	2	9	9	18
	Restaurant	Honey Bird	1,553	1:75	21	2	11	11	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41
				Total Required:	**490**	**205**	**322**	**322**	**438**
				Total Provided:	**322**	**322**	**322**	**322**	**322**
				Surplus / (Deficiency):	**(168)**	**117**	**0**	**0**	**(116)**

Table 2

Time of Day Demand Percentages - Weekdays				
Use	**12A-6A**	**6A-12P**	**12P-6P**	**6P-12A**
Health	5%	50%	50%	90%
Hotel	70%	70%	70%	100%
Medical Office	5%	100%	100%	10%
Office	5%	100%	100%	10%
Restaurant	10%	50%	50%	100%
Retail	5%	50%	50%	90%

Table 1 illustrates the Site's parking capabilities relative to weekday parking demand as calculated by the Town's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site's parking demand is projected to exceed supply, resulting in a parking deficiency of 116 parking spaces. To calculate the peak parking demand for a particular use, the square footage of the building / tenant is divided by the parking ratio (i.e., Honey Bird's peak parking demand = 1,553sf / 75sf = 21 parking spaces). Then, to calculate the parking demand for a particular time of day, peak parking demand is multiplied by the corresponding time of day demand percentages in Table 2 (i.e., Honey Bird's parking demand at 12:00 A.M. = 21 * 100% = 21 parking spaces).

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekends

Table 3

BLDG	USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekends 12A- 6A	6A-12P	12P-6P	6P-12A
1	Hotel	Residence Inn	66,301	1:1	142	99	99	99	142
2	Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	56	56	56
3	Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	2	2	1
	Retail	Dominoes	1,384	1:250	6	0	6	6	4
	Health	Jesse James Fit Camp	5,672	1:250	23	1	23	23	16
	Restaurant	Tycoon	4,165	1:75	56	6	56	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	10	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1	1
	Retail	UPS	1,354	1:250	5	0	5	5	4
	Restaurant	Smoothie King	1,280	1:75	17	2	17	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	18	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	21	21	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41
				Total Required:	**490**	**205**	**398**	**398**	**430**
				Total Provided:	**322**	**322**	**322**	**322**	**322**
				Surplus / (Deficiency):	**(168)**	**117**	**(76)**	**(76)**	**(108)**

Table 4

Time of Day Demand Percentages - Weekends				
Use	**12A-6A**	**6A-12P**	**12P-6P**	**6P-12A**
Health	5%	100%	100%	70%
Hotel	70%	70%	70%	100%
Medical Office	5%	10%	10%	5%
Office	5%	10%	10%	5%
Restaurant	10%	100%	100%	100%
Retail	5%	100%	100%	70%

Table 3 illustrates the Site's parking capabilities relative to weekend parking demand as calculated by the PD-153's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site is calculated to be deficient 108 parking spaces.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Review – Town of Flower Mound Parking Requirements

There are several potential ways to improve the accuracy of projecting the Site's parking demand:

1. Expanding the 6-hour timeframes (i.e., 12:00 A.M. to 6:00 A.M.) to hour-by-hour blocks (i.e., 12:00 A.M. to 1:00 A.M.).

    - As shown for the Hotel in Tables 1 and 3, it is unclear whether the proposed Hotel experiences peak parking demand at 6:00 P.M., 12:00 P.M., or if it is constantly experiencing peak parking demand throughout the 6:00 P.M. to 12:00 P.M. timeframe. This results in an inaccurate schedule of parking demand and imposes an overly aggressive parking requirement not only on the Hotel, but also on the entire Site due to the shared parking agreement.

2. For the proposed uses, introducing more specific and accurate use categories and their corresponding time of day demand percentages based on the Institute of Transportation Engineers Parking Generation Manual, 6th Edition ("ITE Data").

    - As shown for the Coffee Shop in Tables 1 and 3, the Town's "Restaurant" use category estimates peak parking demand to occur throughout the 6:00 P.M. to 12:00 A.M. timeframe. While this could potentially be accurate for some dinner restaurants, drive through coffee shops generally experience their peak parking demand in the late morning.

3. Where available, utilize data-driven evidence from the proposed uses to justify more accurate parking requirements ("Client Data").

    - Client Data is the most accurate source of parking demand and time-of-day demand percentage data as this information comes directly from the exact proposed and/or the most comparable uses and their business models. Client Data and the validity of this information are explained in greater detail later in this study.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Proposed Required Parking

Table 5

BLDG	USE	TENANT	Weekdays																							
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	108	108	108	108	108	97	97	97	97	86	80	72	70	66	64	63	66	65	67	70	76	81	95	105
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	9	15	21	21	21	21	20	18	15	14	15	11	10	9	5	3	2	0
3	Salon Suites	Cachet Salons	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	152	152	152	152	152	152	152	152	152	152	152	152	197	197	197	197	197	197
		Total Required:	**165**	**165**	**165**	**165**	**165**	**156**	**259**	**266**	**279**	**294**	**307**	**294**	**290**	**282**	**272**	**271**	**276**	**265**	**296**	**283**	**279**	**281**	**294**	**302**
		Total Provided:	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**
		Surplus / (Deficiency):	**157**	**157**	**157**	**157**	**157**	**166**	**63**	**56**	**43**	**28**	**15**	**28**	**32**	**40**	**50**	**51**	**46**	**57**	**26**	**39**	**43**	**41**	**28**	**20**

Table 5 illustrates the Site's parking capabilities relative to weekday parking demand after integrating ITE Data and Client Data.

Table 6

BLDG	USE	TENANT	Weekends																							
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	108	108	108	108	108	97	86	87	86	85	76	70	66	62	52	54	59	64	71	82	82	84	94	103
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	8	13	21	21	21	21	21	19	15	15	16	12	9	8	5	3	2	0
3	Salon Suites	Cachet Salons	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	200	200	200	200	200	200	200	200	200	200	200	200	189	189	189	189	189	189
		Total Required:	**165**	**165**	**165**	**165**	**165**	**155**	**295**	**302**	**311**	**320**	**314**	**305**	**300**	**292**	**276**	**275**	**279**	**278**	**270**	**279**	**276**	**276**	**285**	**292**
		Total Provided:	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**
		Surplus / (Deficiency):	**157**	**157**	**157**	**157**	**157**	**167**	**27**	**20**	**11**	**2**	**8**	**17**	**22**	**30**	**46**	**47**	**43**	**44**	**52**	**43**	**46**	**46**	**37**	**30**

Table 6 illustrates the Site's parking capabilities relative to weekend parking demand after integrating ITE Data and Client Data.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Hotel (Lot 1)

ITE Data was used to calculate the proposed Hotel's peak parking demand (108 spaces) and time-of-day percentages. Per page 191 in the ITE Data, "The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent."

Following ITE's calculations, the peak parking demand for the Hotel is as follows:

1. Parking supply = 1.1 spaces * 142 proposed rooms = 156.2 parking spaces

2. Average peak parking demand = 69% * 156 parking spaces = 108 parking spaces

**Realty Capital and the Town's Planning Staff agreed to use the average peak parking occupancy of 69% rather than the average peak parking occupancy of 54% to produce more conservative (i.e., higher parking demand) results.*

3. The calculated peak parking demand of 108 spaces for the proposed Hotel is applied to ITE Data's "Time-of-Day Distribution for Parking Demand" table, which assigns percentages for each hour of weekdays and weekends. These percentages have been calculated by performing on-site observations on 12 different Hotel sites. For example, for all hours including and between 12:00 A.M. and 4:00 A.M., the proposed Hotel is projected to use 100% of its peak parking demand (all 108 parking spaces), and for 2:00 P.M. on weekends, the proposed Hotel is projected to only use 48% of its peak parking demand (52 parking spaces). This is reflected in Tables 5 and 6; see the Appendix for ITE's full "Time-of-Day Distribution for Parking Demand" table.

Key Notes – Methodology – Hotel (Lot 1)

- Occupancy data collected from eleven comparable hotels over seven years in the Flower Mound area supports the use of ITE Data's calculated average peak parking demand (69%) and time-of-day percentages. Occupancy data was collected by STR, Inc., a global data collection firm specializing in performance benchmarking for the hotel industry.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Marty B's Coffee Company (Lot 2)

ITE Data was used to calculate the proposed drive-through coffee shop's peak parking demand (21 spaces). Time-of-Day percentages were derived from Marty B's dine-in transaction data provided directly from the Client, since the ITE Data's time-of-day distribution for parking demand table did not precisely align with Marty B's hours of operation. Per page 721 in the ITE Data, "The average parking supply ratio for the twelve study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent."

Following ITE's calculations, the peak parking demand for the drive-through coffee shop is as follows:

1. Parking supply = 10.3 spaces / 1,000 square feet = 0.0103 parking spaces per square foot

2. Parking supply (continued) = 0.0103 parking spaces * 4,165 square feet = 42.8995 parking spaces

3. Average peak parking demand = 50% * 42.8995 parking spaces = 21 parking spaces

4. The calculated peak parking demand of 21 spaces for the proposed drive-through coffee shop is then applied to Marty B's dine-in transaction data to determine the parking demand for each hour of weekdays and weekends. Assuming peak parking for Marty B's would require 21 parking spaces, Realty Capital assumes all 21 parking spaces are needed during the hour with the most dine-in transactions. Peak dine-in transactions for Marty B's occur at 10:00 A.M. on weekdays and weekends, and therefore at 10:00 A.M. throughout the week, Marty B's should experience peak parking demand and require all 21 spaces to be used during this time.

5. For every other hour throughout the day, the number of dine-in transactions recorded is divided by the number of dine-in transactions recorded at 10:00 A.M.. For example, at 3:00 P.M. on weekdays and weekends, the number of recorded dine-in transactions is 52.21% of the total number of transactions recorded at 10:00 A.M.. 52.21% is then multiplied by the number of parking spaces required at peak parking (21), which results in an estimated demand of 11 parking spaces at 3:00 P.M..

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Marty B's Coffee Company (Lot 2) (Continued)

6. While ITE Data observations include employee parking, Marty B's employee schedules were also analyzed and included in addition to Marty B's transaction data to produce more conservative parking demand results and better reflect the time-of-day demand percentages for Marty B's.

7. Over a week's schedule, the number of employees on weekdays and weekends were counted at each hour of the day and added to the calculated parking demand for the corresponding hour. However, given that ITE observations already account for employee's parked vehicles, the peak parking demand should never be increased over 21 parking spaces. For example, at 11:00 A.M. on weekdays, Marty B's base parking demand is 16 parking spaces, as calculated in steps 1-5, however there are also 6 employees scheduled to work during this time, and therefore the parking demand is increased to 21 spaces.

Validity – Client Data – Marty B's (Lot 2)

- Marty B's transaction data is automatically generated and recorded by Toast. Toast is a cloud-based restaurant management software used by around 120,000 U.S. restaurants. The transaction data provided by Marty B's was exported by Toast for the month of March and registered each transaction throughout each hour of operation, broken out between drive-through sales and dine-in sales. For the purposes of this study, only dine-in transactions were considered. Marty B's Client Data came from their Bartonville, TX location which is a similar size and offers drive-through service.

- Marty B's employee schedules are created and recorded by Sling, a free employee scheduling and workforce management platform that is used by thousands of restaurants nationwide. The specific schedule that Marty B's shared was one week's schedule from September 25th to October 1st, 2024, with 37 employees registered in the schedule.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Cachet Salons (Lot 3)

No ITE Data is available for a salon suites use, so the Town's parking ratio of 1 parking space per 250 square feet is used to calculate Cachet Salon's peak parking demand. Tenant schedule data was studied to derive time-of-day demand percentages. To calculate Table 5 and 6's parking requirements, the following methods are used:

1. Peak parking demand = 1 space / 250 square feet = 0.004 spaces per square foot

2. Peak parking demand (continued) = 0.004 parking spaces per square foot * 13,442 square feet = 54 parking spaces

3. Cachet Salon's peak parking demand of 54 parking spaces is then multiplied by the tenant schedule data provided by the Client to determine the parking demand of each hour throughout the week. Based on the schedule data, Cachet Salons experiences peak appointment time at 10:00 A.M. on weekdays, therefore at 10:00 A.M. on weekdays, all 54 parking spaces should be needed by Cachet Salons.

4. For every other hour throughout the day, the number of appointments recorded is divided by the number of appointments recorded at 10:00 A.M. on weekdays. For example, at 3:00 P.M. weekends, the number of recorded appointments is 11.66% of the total number of recorded appointments recorded at 10:00 A.M. on weekdays. 11.66% is then multiplied by the number of parking spaces required at peak parking (54), which results in an estimated demand of 6 parking spaces at 3:00 P.M. on weekends.

Validity – Client Data – Cachet Salons (Lot 3)

- Scheduling data was collected by Salon Suite Solutions, a software manufacturing and management company based in Irving, TX. Salon Suite Solutions' mobile booking application has collected over 8 years of data across numerous states in the U.S.. Over 1,800,000 appointments have been booked using this mobile application.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Study Disclaimers and Additional Considerations

1. Realty Capital consulted a Senior Director within ITE on how to use the ITE Data and learned that the most accurate parking demand and time-of-day percentages can only come from local on-site observations of the most comparable uses and businesses, and that even with local observations, actual parking demand and time-of-day percentages can vary from the projections established by local on-site observations. The Senior Director suggested that additional on-site observations be performed for the proposed Hotel and Drive-Through Coffee Shop to verify that these businesses align with the average demand rates contemplated in the ITE Data.

2. Realty Capital contracted with Lambeth Engineering, who produced parking demand estimates that closely align with the tables provided in this study, further supporting Realty Capital's use of the ITE Data's peak parking demand calculations in combination with the ITE Data's Time-of-Day Distribution for Parking Demand. Lambeth Engineering performed on-site observations that confirmed each proposed use aligned with the study sites contemplated in the ITE Data. Additionally, the parking requirements proposed by Lambeth Engineering were more conservative (i.e., required less overall parking and calculated a greater parking surplus) than what this study proposes. Lambeth Engineering's parking demand estimates are included in the appendix of this study but are intended to be used only as supporting evidence to the figures produced earlier in this study.

3. For all three proposed uses, but more specifically for the proposed Hotel, this study's projections may be more conservative (i.e., calculate greater parking demands and more aggressive time-of-day percentages) than what may occur at build-out and operation due to the increased use of ride-sharing and close proximity to Dallas – Fort Worth International Airport.

4. Realty Capital's frequent informal observations of the existing buildings on Lots 4 and 5 indicate that the provided number of spaces greatly exceed the parking demand generated by the current tenants in these buildings. Additionally, none of the representatives of the proposed uses are concerned about the Site's current or future parking supply.

5. There are numerous available spaces on fully-developed lots located directly North and South of the Site, offering additional parking opportunities not considered in this study for consumers.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: ITE HOTEL TIME-OF-DAY DISTRIBUTION FOR PARKING DEMAND

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	100
5:00 a.m.	—	—
6:00 a.m.	90	80
7:00 a.m.	90	81
8:00 a.m.	90	80
9:00 a.m.	80	79
10:00 a.m.	74	70
11:00 a.m.	67	65
12:00 p.m.	65	61
1:00 p.m.	61	57
2:00 p.m.	59	48
3:00 p.m.	58	50
4:00 p.m.	61	55
5:00 p.m.	60	59
6:00 p.m.	62	66
7:00 p.m.	65	76
8:00 p.m.	70	76
9:00 p.m.	75	78
10:00 p.m.	88	87
11:00 p.m.	97	95

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

REALTY CAPITAL

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: ITE HOTEL AVG PEAK PARKNG OCCUPANCY

Additional Data

Parking demand at a hotel is related to the presence of supporting facilities. A hotel with a convention facility, meeting rooms, restaurant, or banquet space, may include parking demand generated by event attendees who are not hotel guests. As a result, peak parking demand for the hotel may occur during the afternoon or evening instead of the typical hotel peak parking demand that occurs overnight. To illustrate, for four of the 12 study sites in the database, the time-of-day parking demand distribution clearly demonstrates that an event took place during the evening of the study period. The peak parking demand at these four sites ranged between 50 and 100 percent greater than that of the peak overnight parking demand for hotel guests.

The database for this land use does not include information on potential independent variables for the generation of event-related parking demand (such as meeting facility GFA or event attendees) during the count period. For that reason, the peak parking demand displayed in the data plots only includes a site's overnight peak parking demand (i.e., parking demand associated with overnight guests and hotel staff). The plots do not contain peak parking demands generated by other supporting facilities or events that occur outside of the typical overnight peak parking period.

Parking demand at all lodging land uses may be related to the recent emergence of transportation network companies (TNCs) (also referred to as ride-share or ride-hailing companies). Hotel parking demand may be reduced if a hotel guest uses a TNC service for hotel drop-off or pick-up rather than using a rental car and parking on-site. Additional data are needed in order to measure and understand the potential impact of TNCs on lodging land use parking demand.

The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2020s in California, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms. Future data submissions should indicate the presence of supporting facilities and the level of activity/event taking place during the count period (e.g., full, empty, partially active; number of people attending a meeting/banquet). Data on the presence and usage of TNC service should be documented for all lodging land uses for future analysis purposes.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: HOTEL OCCUPANCY DATA

Occupancy (%)													
Year	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**	**Average**
2017	77.9	76.6	75.5	74.4	73.7	73.2	72.8	72.6	71.8	71.6	71.8	72.2	73.7
2018	72.3	72.8	73.2	73.2	73.3	73.5	73.2	72.6	73.0	73.2	73.0	73.3	73.1
2019	73.5	73.3	73.4	73.6	74.2	74.6	75.1	75.5	75.2	75.4	75.8	75.9	74.6
2020	76.2	76.6	73.0	67.5	62.2	57.9	54.3	51.7	49.1	46.4	43.5	41.2	58.3
2021	38.2	*36.4*	39.1	43.4	47.7	51.3	54.7	56.9	59.3	61.7	64.5	66.7	51.7
2022	68.4	70.1	71.4	72.8	73.7	74.1	74.0	74.4	74.9	75.4	75.3	75.7	73.3
2023	76.8	76.6	76.5	76.3	76.0	75.7	75.5	75.1	75.4	75.1	75.4	75.5	75.8
													68.6%

Name of Establishment	City & State	Zip Code	Class	Aff Date	Open Date	Rooms
Four Points by Sheraton Dallas Fort Worth Airport North	Coppell, TX	75019	Upscale Class	Nov 2016	Nov 2016	156
Courtyard Dallas Flower Mound	Flower Mound, TX	75028	Upscale Class	Sep 2017	Sep 2017	146
Home2 Suites by Hilton Flower Mound Dallas	Flower Mound, TX	75028	Upper Midscale Class	Feb 2023	Feb 2023	99
Hyatt Place Dallas Grapevine	Grapevine, TX	76051	Upscale Class	Feb 2008	Jan 2000	125
Holiday Inn Express & Suites DFW Grapevine	Grapevine, TX	76051	Upper Midscale Class	Mar 2000	Mar 2000	95
Hampton by Hilton Inn & Suites Dallas-DFW Airport North-	Grapevine, TX	76051	Upper Midscale Class	Dec 2000	Dec 2000	94
SpringHill Suites Dallas DFW Airport North/Grapevine	Grapevine, TX	76051	Upscale Class	Jul 2005	Jul 2005	111
Residence Inn DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Jan 2007	Jan 2007	133
Hilton Garden Inn DFW North Grapevine	Grapevine, TX	76051	Upscale Class	Jun 2009	Jun 2009	110
Courtyard Dallas DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Dec 2013	Dec 2013	181
Cambria Hotel Southlake DFW North	Southlake, TX	76092	Upscale Class	Dec 2016	Dec 2016	175
				Total Properties:	11	1425

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: ITE DRIVE THROUGH COFFEE SHOP AVG PEAK PARKNG

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Marty B's Transaction Data

03/01/24 to 03/31/2024

Restaurant Total		Drive Thru		Dine In		Dine In	Parking Demand Calculation		
Time	Orders	Orders	% of Orders	Orders	% of Orders	Hourly % of Total Orders	Time	% of Peak	Parking Demand
5 AM	45	8	18%	37	82.22%	0%	5 AM	3.03%	1
6 AM	632	268	42%	364	57.59%	4%	6 AM	29.84%	6
7 AM	1,426	864	61%	562	39.41%	6%	7 AM	46.07%	10
8 AM	2,034	1,204	59%	830	40.81%	8%	8 AM	68.03%	14
9 AM	2,288	1,201	52%	1,087	47.51%	11%	9 AM	89.10%	19
10 AM	2,363	1,143	48%	1,220	51.63%	12%	10 AM	100.00%	21
11 AM	1,769	831	47%	938	53.02%	9%	11 AM	76.89%	16
12 PM	1,601	715	45%	886	55.34%	9%	12 PM	72.62%	15
1 PM	1,350	579	43%	771	57.11%	8%	1 PM	63.20%	13
2 PM	1,159	495	43%	664	57.29%	7%	2 PM	54.43%	11
3 PM	1,003	366	36%	637	63.51%	6%	3 PM	52.21%	11
4 PM	983	284	29%	699	71.11%	7%	4 PM	57.30%	12
5 PM	597	157	26%	440	73.70%	4%	5 PM	36.07%	8
6 PM	536	118	22%	418	77.99%	4%	6 PM	34.26%	7
7 PM	458	83	18%	375	81.88%	4%	7 PM	30.74%	6
8 PM	213	48	23%	165	77.46%	2%	8 PM	13.52%	3
9 PM	60	6	10%	54	90.00%	1%	9 PM	4.43%	1
10 PM	1	0	0%	1	100.00%	0%	10 PM	0.08%	0
Total	**18,518**	**8,370**		**10,148**		**100%**			

Peak Demand:	**12%**	**Peak Demand Hour:**	**10 AM**	**Peak Parking (Per ITE):**	**21**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS)

Monday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	5:30 AM	11:00 AM
4.00 Hrs		12:00 PM	4:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.00 Hrs		5:30 AM	10:30 AM
6.00 Hrs		7:00 AM	1:00 PM
7.25 Hrs		7:00 AM	2:15 PM
5.50 Hrs		4:00 PM	9:30 PM
4.00 Hrs		8:00 AM	12:00 PM
43.75 Hrs	**43.75 Hrs**	**43.75 Hrs**	

Monday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**4**	**5**	**5**	**5**	**3**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**0**	**0**

Tuesday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	12:00 PM	5:30 PM
5.00 Hrs		3:00 PM	8:00 PM
5.50 Hrs		5:30 AM	11:00 AM
5.50 Hrs		5:30 AM	11:00 AM
4.50 Hrs		7:00 AM	11:30 AM
4.50 Hrs		5:00 PM	9:30 PM
6.50 Hrs		8:30 AM	3:00 PM
4.00 Hrs		5:30 PM	9:30 PM
6.50 Hrs		6:30 AM	1:00 PM
4.00 Hrs		8:00 AM	12:00 PM
51.50 Hrs	**51.50 Hrs**	**51.50 Hrs**	

Tuesday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**4**	**5**	**6**	**6**	**4**	**3**	**2**	**2**	**2**	**2**	**3**	**3**	**3**	**2**	**2**	**0**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

Wednesday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs	[redacted]	12:00 PM	4:00 PM
6.00 Hrs		8:00 AM	2:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.50 Hrs		5:30 AM	11:00 AM
4.00 Hrs		9:00 AM	1:00 PM
6.00 Hrs		9:00 AM	3:00 PM
6.50 Hrs		5:30 AM	12:00 PM
4.50 Hrs		3:00 PM	7:30 PM
4.50 Hrs		6:30 AM	11:00 AM
47.50 Hrs	**47.50 Hrs**	**47.50 Hrs**	

Wednesday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0
0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**3**	**4**	**6**	**6**	**4**	**4**	**3**	**2**	**3**	**2**	**2**	**2**	**2**	**1**	**1**	**0**	**0**

Thursday			
Total Hours	Employee	Shift Start	Shift End
8.00 Hrs	[redacted]	6:30 AM	2:30 PM
4.00 Hrs		12:00 PM	4:00 PM
5.00 Hrs		5:30 AM	10:30 AM
7.00 Hrs		5:30 AM	12:30 PM
6.00 Hrs		6:00 AM	12:00 PM
5.00 Hrs		8:00 AM	1:00 PM
7.00 Hrs		7:30 AM	2:30 PM
6.50 Hrs		3:00 PM	9:30 PM
7.00 Hrs		2:30 PM	9:30 PM
7.50 Hrs		7:00 AM	2:30 PM
63.00 Hrs	**63.00 Hrs**	**63.00 Hrs**	

Thursday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	**3**	**4**	**6**	**6**	**6**	**5**	**5**	**3**	**3**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**0**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

Friday			
Total Hours	Employee	Shift Start	Shift End
7.00 Hrs	[redacted]	7:30 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		5:30 AM	12:00 PM
7.50 Hrs		7:00 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		8:00 AM	2:30 PM
7.50 Hrs		6:00 AM	1:30 PM
5.50 Hrs		5:30 AM	11:00 AM
7.00 Hrs		1:00 PM	8:00 PM
6.50 Hrs		6:30 AM	1:00 PM
70.00 Hrs	**70.00 Hrs**	**70.00 Hrs**	

Friday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	**3**	**5**	**7**	**7**	**7**	**6**	**5**	**5**	**4**	**3**	**3**	**3**	**3**	**3**	**2**	**2**	**2**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKENDS)

Saturday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs	[redacted]	8:30 AM	12:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		7:30 AM	3:00 PM
8.00 Hrs		5:30 AM	1:30 PM
7.50 Hrs		3:00 PM	10:30 PM
8.00 Hrs		8:00 AM	4:00 PM
7.50 Hrs		3:00 PM	10:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		6:30 AM	2:00 PM
5.00 Hrs		8:00 AM	1:00 PM
6.50 Hrs		5:30 AM	12:00 PM
76.50 Hrs	**76.50 Hrs**	**76.50 Hrs**	

Saturday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**3**	**8**	**9**	**9**	**9**	**8**	**6**	**4**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**0**

Sunday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	7:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
6.00 Hrs		8:00 AM	2:00 PM
8.25 Hrs		9:15 AM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
4.50 Hrs		7:30 AM	12:00 PM
8.50 Hrs		9:00 AM	5:30 PM
4.50 Hrs		8:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
59.25 Hrs	**59.25 Hrs**	**59.25 Hrs**	

Sunday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	**0**	**2**	**5**	**7**	**8**	**8**	**7**	**5**	**4**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKDAYS

Weekdays								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	282	0%	2,029	0%	2,311	0.12%	1	2%
6:00 AM	403	1%	2,924	0%	3,327	0.17%	1	2%
7:00 AM	742	1%	6,359	0%	7,101	0.36%	2	4%
8:00 AM	2,324	4%	29,563	2%	31,887	1.62%	9	17%
9:00 AM	4,912	8%	122,709	8%	127,621	6.49%	35	65%
10:00 AM	6,217	10%	192,119	12%	198,336	10.08%	54	100%
11:00 AM	5,873	10%	172,427	11%	178,300	9.06%	49	91%
12:00 PM	5,718	9%	169,875	11%	175,593	8.93%	48	89%
1:00 PM	5,756	9%	161,817	10%	167,573	8.52%	46	85%
2:00 PM	5,582	9%	145,834	9%	151,416	7.70%	41	76%
3:00 PM	5,538	9%	147,442	10%	152,980	7.78%	42	78%
4:00 PM	5,604	9%	154,113	10%	159,717	8.12%	43	80%
5:00 PM	5,300	9%	130,562	8%	135,862	6.91%	37	69%
6:00 PM	4,144	7%	76,437	5%	80,581	4.10%	22	41%
7:00 PM	2,180	4%	24,029	2%	26,209	1.33%	7	13%
8:00 PM	749	1%	4,755	0%	5,504	0.28%	1	2%
9:00 PM	164	0%	354	0%	518	0.03%	0	0%
10:00 PM	60	0%	73	0%	133	0.01%	0	0%
11:00 PM	38	0%	41	0%	79	0.00%	0	0%
Totals	**61,586**	**100%**	**1,543,462**	**100%**	**1,605,048**			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKENDS

Weekends								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	74	0%	1,173	0%	1,247	0.06%	0	0%
6:00 AM	165	1%	1,784	1%	1,949	0.10%	1	2%
7:00 AM	380	2%	5,387	2%	5,767	0.29%	2	4%
8:00 AM	965	6%	15,491	4%	16,456	0.84%	4	7%
9:00 AM	1,714	10%	50,278	15%	51,992	2.64%	14	26%
10:00 AM	2,150	13%	61,745	18%	63,895	3.25%	17	31%
11:00 AM	1,992	12%	50,921	15%	52,913	2.69%	14	26%
12:00 PM	1,923	11%	45,661	13%	47,584	2.42%	13	24%
1:00 PM	1,863	11%	39,431	11%	41,294	2.10%	11	20%
2:00 PM	1,681	10%	30,404	9%	32,085	1.63%	9	17%
3:00 PM	1,490	9%	21,643	6%	23,133	1.18%	6	11%
4:00 PM	1,128	7%	12,736	4%	13,864	0.70%	4	7%
5:00 PM	743	4%	5,093	1%	5,836	0.30%	2	4%
6:00 PM	441	3%	2,388	1%	2,829	0.14%	1	2%
7:00 PM	191	1%	545	0%	736	0.04%	0	0%
8:00 PM	58	0%	231	0%	289	0.01%	0	0%
9:00 PM	29	0%	51	0%	80	0.00%	0	0%
10:00 PM	35	0%	199	0%	234	0.01%	0	0%
11:00 PM	14	0%	17	0%	31	0.00%	0	0%
Totals	**17,036**	**100%**	**345,178**	**100%**	**362,214**			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: LAMBETH ENGINEERING PROPOSED PARKING

Required Parking - Blgd 1, 2, 3 ITE Average Rates and ITE Time of Day Percents. Blgd 4, 5 City of Flower Mound

Blgd	Use	Tenent	Quanity	Ratio	Required Before Time of Day %	Weekday			Weekend			Night	Max Required
						6A-12P	12P-6P	6P-12A	6A-12P	12P-6P	6P-12A	12A-6A	
1	Hotel	Residence Inn	142 Rooms	1:1.56	91	82	59	88	74	56	86	91	--
2	Restaurant	Marty B's Coffee Co.	4,165 SF	1:196	21	5	21	16	6	21	18	0	--
3	Medical Office	Cachet Salons	13,580 SF	1:380	36	36	33	11	36	33	22	0	--
			Total Planned Site Required:		**252**	**123**	**113**	**115**	**116**	**110**	**126**	**91**	**126**
			Total Planned Site Provided:		**149**	**149**	**149**	**149**	**149**	**149**	**149**	**149**	**149**
4	Office, Medical and Dental - Old User	Smiles Family Dental	4,516 SF	1:250	18	18	18	2	2	2	1	1	--
	Other Retail	Dominoes	1,384 SF	1:250	6	3	3	5	6	6	4	0	--
	Health Club or Athletic Club	Jesse James Fit Camp	5,672 SF	1:250	23	12	12	21	23	23	16	1	--
	Restaurant	Tycoon	4,165 SF	1:75	56	28	28	56	56	56	56	6	--
	Restaurant	Tycoon	743 SF	1:75	10	5	5	10	10	10	10	1	--
5	Office, Medical and Dental - Old User	Texas Health	3,142 SF	1:250	13	13	13	1	1	1	1	1	--
	Other Retail	UPS	1,354 SF	1:250	5	3	3	5	5	5	4	0	--
	Restaurant	Smoothie King	1,280 SF	1:75	17	9	9	17	17	17	17	2	--
	Restaurant	Capriottis	1,364 SF	1:75	18	9	9	18	18	18	18	2	--
	Restaurant	Honey Bird	1,553 SF	1:75	21	11	11	21	21	21	21	2	--
	Amusement and Recreation (Indoors)	Arcade 92	6,473 SF	1:158*	41	41	41	41	41	41	41	41	--
			Total Existing Site Required:		**228**	**152**	**152**	**197**	**200**	**200**	**189**	**57**	**200**
			Total Existing Site Provided:		**173**	**173**	**173**	**173**	**173**	**173**	**173**	**173**	**173**
			Total Required:		**480**	**275**	**265**	**312**	**316**	**310**	**315**	**148**	**316**
			Total Provided (Including 18 Street Parking):		**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**

*Client has directed to use 41 spaces for Arcade 92 per PD-153 standards.

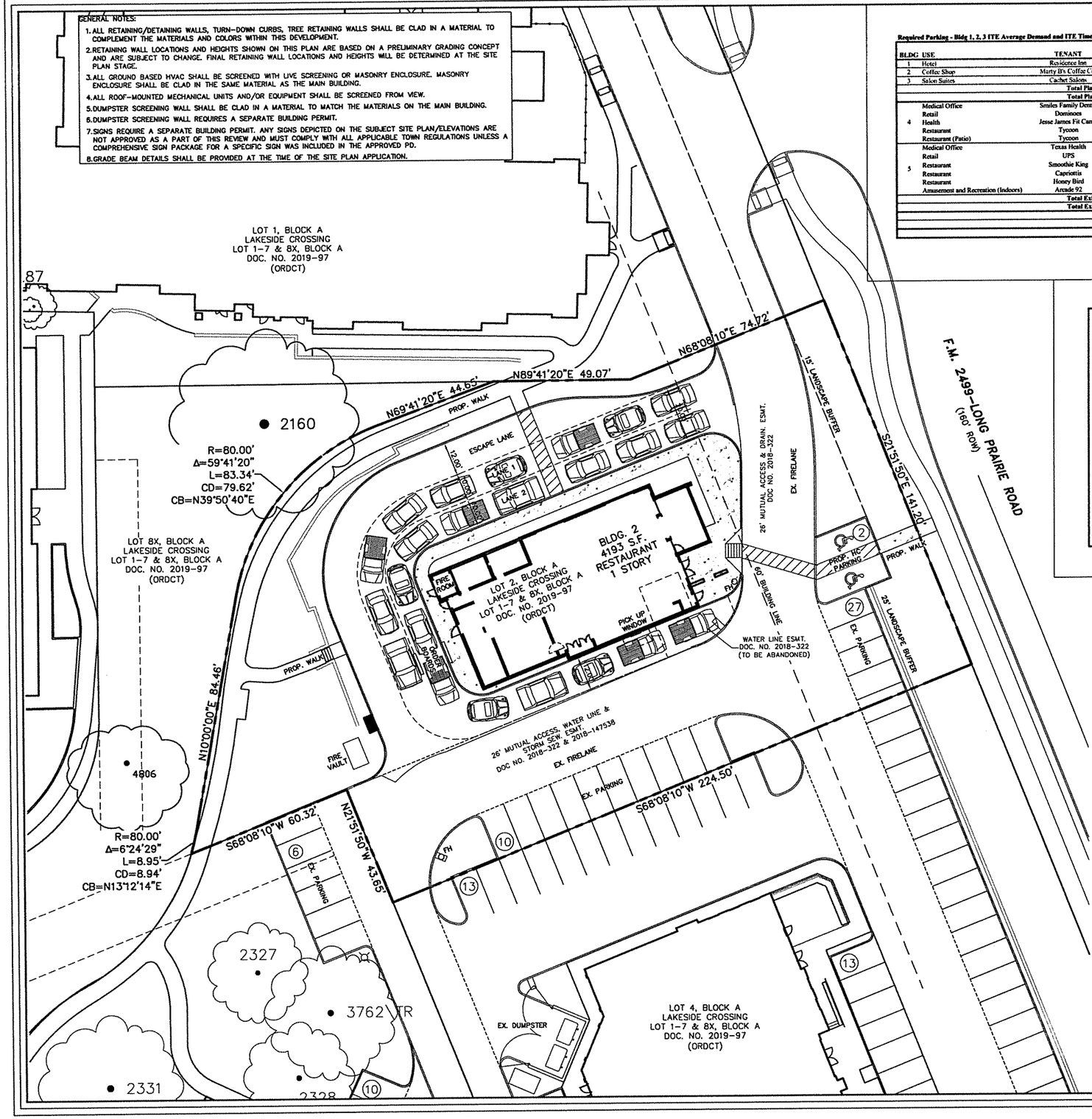
*Bldg 3 is contemplated as an ITE medical office since there is no ITE data available for salon suites use.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

GENERAL NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
8. GRADE BEAM DETAILS SHALL BE PROVIDED AT THE TIME OF THE SITE PLAN APPLICATION.



Required Parking - Bldg 1, 2, 3 ITE Average Demand and ITE Time of Day Percentages

BLDG	USE	TENANT	SQFT	RATIO	Required Before Time of Day %	Weekday 6A-12P	Weekday 12P-6P	Weekday 6P-12A	Weekend 6A-12P	Weekend 12P-6P	Weekend 6P-12A	Night 12A-6A	Max Required
1	Hotel	Residence Inn	66,301	1:1.56	91	82	59	88	74	56	86	91	-
2	Coffee Shop	Marty B's Coffee Co	4,193	1:196	21	21	21	14	21	21	14	0	-
3	Salon Suites	Cachet Salons	13,442	1:380	35	26	35	11	22	35	22	0	-
		Total Planned Site Required:			147	129	115	113	117	112	122	91	129
		Total Planned Site Provided:			149	149	149	149	149	149	149	149	149
4	Medical Office	Smiles Family Dental	4,516	1:250	18	18	18	2	2	2	1	1	-
	Retail	Dominoes	1,384	1:250	6	3	3	5	6	6	4	0	-
	Health	Jesse James Fit Camp	5,672	1:250	23	12	12	21	23	23	16	1	-
	Restaurant	Tycoon	4,165	1:75	56	28	28	56	56	56	56	6	-
	Restaurant (Patio)	Tycoon	743	1:75	10	5	5	10	10	10	10	1	-
5	Medical Office	Texas Health	3,142	1:250	13	13	13	1	1	1	1	1	-
	Retail	UPS	1,354	1:250	5	3	3	5	5	5	4	0	-
	Restaurant	Smoothie King	1,280	1:75	17	9	9	17	17	17	17	2	-
	Restaurant	Capriottis	1,364	1:75	18	9	9	18	18	18	18	2	-
	Restaurant	Honey Bird	1,553	1:75	21	11	11	21	21	21	21	2	-
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41	41	41	41	-
		Total Existing Site Required:			238	152	152	197	200	200	189	57	200
		Total Existing Site Provided:			173	173	173	173	173	173	173	173	173
		Total Required:			385	281	267	310	317	312	311	148	317
		Total Provided:			322	322	322	322	322	322	322	322	322
		Total Surplus (Deficiency):			41	41	55	12	5	10	11	174	5

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7

	WEEKDAYS MORNING 6A-12P	WEEKDAYS DAYTIME 12P-6P	WEEKDAYS EVENING 6P-12A	WEEKENDS MORNING 6A-12P	WEEKENDS DAYTIME 12P-6P	WEEKENDS EVENING 6P-12A	NIGHTS NIGHT 12A-6A
AMUSEMENT	41	41	41	41	41	41	41
DRIVE-THRU COFFEE	21	21	14	21	21	14	0
HOTEL	82	59	88	74	56	86	91
MEDICAL OFFICE	31	31	3	3	3	2	2
OFFICE	113	113	11	11	11	6	6
RESTAURANT/PATIO	62	62	122	122	122	122	13
RETAIL/HEALTH	18	18	31	34	34	24	1
SALON SUITES	26	35	11	22	35	22	0
TOTALS	394	380	321	328	323	317	154

SCHEDULE OF MIXED USE PARKING - PERCENTAGES

	WEEKDAYS MORNING 6A-12P	WEEKDAYS DAYTIME 12P-6P	WEEKDAYS EVENING 6P-12A	WEEKENDS MORNING 6A-12P	WEEKENDS DAYTIME 12P-6P	WEEKENDS EVENING 6P-12A	NIGHTS NIGHT 12A-6A
AMUSEMENT	100%	100%	100%	100%	100%	100%	100%
DRIVE-THRU COFFEE	100%	100%	67%	100%	100%	67%	0%
HOTEL	90%	65%	97%	81%	62%	95%	100%
MEDICAL OFFICE	100%	100%	10%	10%	10%	5%	5%
OFFICE	100%	100%	10%	10%	10%	5%	5%
RESTAURANT/PATIO	50%	50%	100%	100%	100%	100%	10%
RETAIL/HEALTH	50%	50%	90%	100%	100%	70%	5%
SALON SUITES	74%	100%	31%	63%	100%	63%	0%

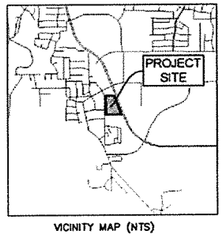
*Percentages are the maximum for each time frame

LAKESIDE CROSSING BUILDING/PARKING SUMMARY

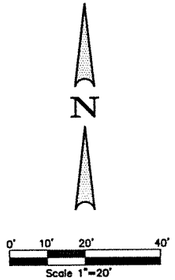
SITE AREA	
SITE 1	109,383 SF (2.51 AC)
SITE 2	36,517 SF (0.84 AC)
SITE 3	28,178 SF (0.65 AC)
SITE 4	55,941 SF (1.28 AC)
SITE 5	76,493 SF (1.76 AC)
SITE 6	50,458 SF (1.16 AC)
SITE 7	44,592 SF (1.02 AC)
BUILDING AREA (ALL FLOORS)	
BUILDING 1	103,426 SF (6 STORY)
BUILDING 2	4,193 SF (1 STORY)
BUILDING 3	13,580 SF (2 STORY)
BUILDING 4	15,737 SF (1 STORY)
BUILDING 5	15,685 SF (1 STORY)
BUILDING 6	15,778 SF (3 STORY)
BUILDING 7	18,068 SF (3 STORY)
LOT COVERAGE	
BUILDING 1	19.8%
BUILDING 2	11.4%
BUILDING 3	25.7%
BUILDING 4	28.1%
BUILDING 5	20.5%
BUILDING 6	11.6%
BUILDING 7	15.0%
PARKING SUMMARY	**REQUIRED**
AMUSEMENT - 41 SPACES	
DRIVE-THRU COFFEE - 1 SPACE PER 196 SF	
HOTEL - 1 SPACE PER 1.56 ROOMS	
MEDICAL OFFICE - 1 SPACE PER 250 SF	
OFFICE - 1 SPACE PER 300 SF	
RESTAURANT/PATIO - 1 SPACE PER 75 SF	
RETAIL/HEALTH - 1 SPACE PER 250 SF	
SALON SUITES - 1 SPACE PER 380 SF	
SITE 1 (HOTEL)	91
SITE 2 (DRIVE-THRU COFFEE)	21
SITE 3 (SALON SUITES)	35
SITE 4 (MIXED USES)	113
SITE 5 (MIXED USES)	125
SITE 6 (OFFICE)	53
SITE 7 (OFFICE)	60
TOTAL	**498**
PARKING SUMMARY	
ON-SITE PARKING	415 (400 + 15 HC)
SITE PARKING	18 (16 + 2 HC)
TOTAL	**433 (416 + 17 HC)**

SITE DATA LOT 2	
ZONING	PD
PROPOSED USE	RESTAURANT
TOTAL AREA LOT 2	0.838 AC. (36,517 S.F.)
BUILDING AREA (S.F.)	4,193 S.F.
BUILDING HEIGHT	ONE STORY (20')
BUILDING LOT COVERAGE (%)	11.4%
PERVIOUS SURFACE (S.F.)	28,139 S.F.
IMPERVIOUS SURFACE (S.F.)	8,378 S.F.
PARKING SUMMARY	REQ. PER STUDY
RESTAURANT 1:196	21
HC PARKING	2
STACKING SPACES PROVIDED	23

SITE NOTES
1. PATIO SEATING IS NOT PROPOSED.
2. EXISTING DUMPSTER TO BE SHARED USE.
3. EXISTING WATER LINE EASEMENT IS TO BE ABANDONED.
4. EXISTING UTILITIES TO BE RELOCATED AS REQUIRED FOR THE SITE.



VICINITY MAP (NTS)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 8-28-24. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS — F. E. MIDDLETON, JR. — 67449 — REGISTERED — PROFESSIONAL ENGINEER

No.	DATE	REVISION	APPROV.

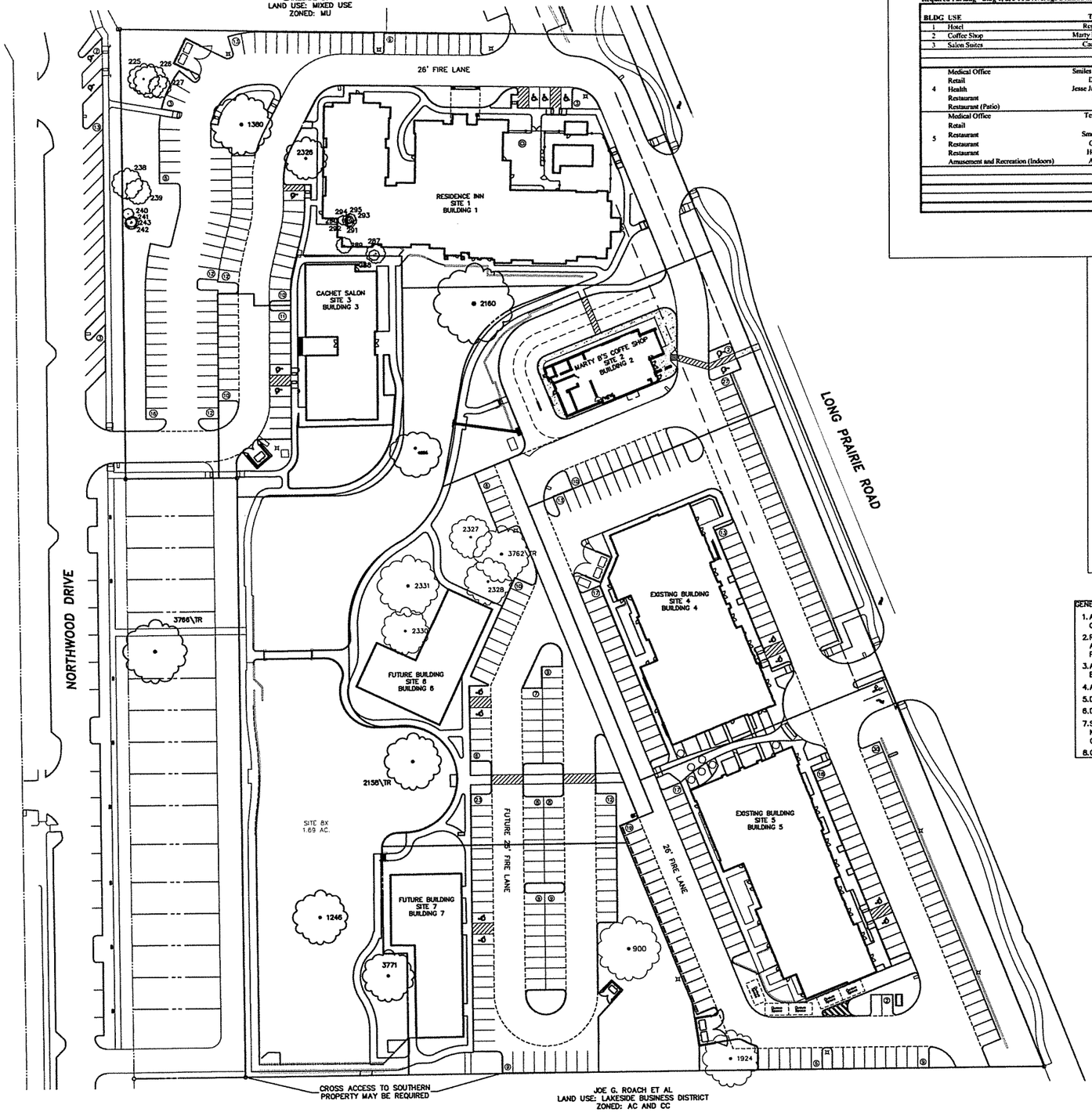
8-28-24

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
© Copyright 2024
1111 SOUTH MAIN ST., SUITE 115
GRAPEVINE, TEXAS 76051 (972) 393-9800

CONCEPT PLAN

LOT 2, BLOCK A - LAKESIDE CROSSING
TOWN OF FLOWER MOUND, TEXAS

Drawing File: 0050005SITE.DWG	DATE:	SCALE:	SHEET NO:
Project No. 0050005	8-28-24	1"=20'	SITE



Required Parking - Bldg 1, 2, 3 ITE Average Demand and ITE Time of Day Percentages

BLDG	USE	TENANT	SQFT	RATIO	Required Before Time of Day %	Weekday 6A-12P	Weekday 12P-6P	Weekday 6P-12A	Weekend 6A-12P	Weekend 12P-6P	Weekend 6P-12A	Night 12A-6A	Max Required
1	Hotel	Residence Inn	66,301	1:1.56	91	82	59	88	74	56	86	91	-
2	Coffee Shop	Marty B's Coffee Co.	4,193	1:196	21	21	21	14	21	21	14	0	-
3	Salon Suites	Cachet Salons	13,442	1:380	35	26	35	11	22	35	22	0	-
		Total Planned Site Required:			147	129	115	113	117	112	122	91	129
		Total Planned Site Provided:			149	149	149	149	149	149	149	149	149
4	Medical Office	Smiles Family Dental	4,516	1:250	18	18	18	2	2	2	1	1	-
	Retail	Dominoes	1,384	1:250	6	3	3	5	6	6	4	0	-
	Health	Jesse James Fit Camp	5,672	1:250	23	12	12	21	23	23	16	1	-
	Restaurant	Tycoon	4,165	1:75	56	28	28	56	56	56	56	6	-
	Restaurant (Patio)	Tycoon	743	1:75	10	5	5	10	10	10	10	1	-
5	Medical Office	Texas Health	3,142	1:250	13	13	13	1	1	1	1	1	-
	Retail	UPS	1,354	1:250	5	3	3	5	5	5	4	0	-
	Restaurant	Smoothie King	1,280	1:75	17	9	9	17	17	17	17	2	-
	Restaurant	Capriottis	1,364	1:75	18	9	9	18	18	18	18	2	-
	Restaurant	Honey Bird	1,553	1:75	21	11	11	21	21	21	21	2	-
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41	41	41	41	-
		Total Existing Site Required:			238	152	152	197	200	200	189	57	200
		Total Existing Site Provided:			173	173	173	173	173	173	173	173	173
		Total Required:			385	281	267	310	317	312	311	148	317
		Total Provided:			322	322	322	322	322	322	322	322	322
		Total Surplus (Deficiency):			41	41	55	12	5	10	11	174	5

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7							
	WEEKDAYS			WEEKENDS			NIGHTS
	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	NIGHT 12A-6A
AMUSEMENT	41	41	41	41	41	41	41
DRIVE-THRU COFFEE	21	21	14	21	21	14	0
HOTEL	82	59	88	74	56	86	91
MEDICAL OFFICE	31	31	3	3	3	2	2
OFFICE	113	113	11	11	11	6	6
RESTAURANT/PATIO	62	62	122	122	122	122	13
RETAIL/HEALTH	18	18	31	34	34	24	1
SALON SUITES	26	35	11	22	35	22	0
TOTALS	394	380	321	328	323	317	154

SCHEDULE OF MIXED USE PARKING - PERCENTAGES							
	WEEKDAYS			WEEKENDS			NIGHTS
	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	NIGHT 12A-6A
AMUSEMENT	100%	100%	100%	100%	100%	100%	100%
DRIVE-THRU COFFEE	100%	100%	67%	100%	100%	67%	0%
HOTEL	90%	65%	97%	81%	62%	95%	100%
MEDICAL OFFICE	100%	100%	10%	10%	10%	5%	5%
OFFICE	100%	100%	10%	10%	10%	5%	5%
RESTAURANT/PATIO	50%	50%	100%	100%	100%	100%	10%
RETAIL/HEALTH	50%	50%	90%	100%	100%	70%	5%
SALON SUITES	74%	100%	31%	63%	100%	63%	0%

**Percentages are the maximum for each time frame*

LAKESIDE CROSSING BUILDING/PARKING SUMMARY

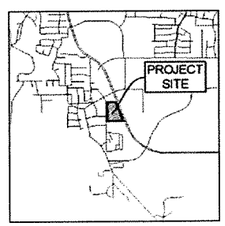
SITE AREA	
SITE 1	109,383 SF (2.51 AC)
SITE 2	36,517 SF (0.84 AC)
SITE 3	28,178 SF (0.65 AC)
SITE 4	55,941 SF (1.28 AC)
SITE 5	76,493 SF (1.76 AC)
SITE 6	50,458 SF (1.16 AC)
SITE 7	44,592 SF (1.02 AC)
BUILDING AREA (ALL FLOORS)	
BUILDING 1	103,426 SF (6 STORY)
BUILDING 2	4,193 SF (1 STORY)
BUILDING 3	13,580 SF (2 STORY)
BUILDING 4	15,737 SF (1 STORY)
BUILDING 5	15,685 SF (1 STORY)
BUILDING 6	15,778 SF (3 STORY)
BUILDING 7	18,068 SF (3 STORY)
LOT COVERAGE	
BUILDING 1	19.8%
BUILDING 2	11.4%
BUILDING 3	25.7%
BUILDING 4	28.1%
BUILDING 5	20.5%
BUILDING 6	11.6%
BUILDING 7	15.0%
PARKING SUMMARY	**REQUIRED**
AMUSEMENT - 41 SPACES	
DRIVE-THRU COFFEE - 1 SPACE PER 196 SF	
HOTEL - 1 SPACE PER 1.56 ROOMS	
MEDICAL OFFICE - 1 SPACE PER 250 SF	
OFFICE - 1 SPACE PER 300 SF	
RESTAURANT/PATIO - 1 SPACE PER 75 SF	
RETAIL/HEALTH - 1 SPACE PER 250 SF	
SALON SUITES - 1 SPACE PER 380 SF	
SITE 1 (HOTEL)	91
SITE 2 (DRIVE-THRU COFFEE)	21
SITE 3 (SALON SUITES)	35
SITE 4 (MIXED USES)	113
SITE 5 (MIXED USES)	125
SITE 6 (OFFICE)	53
SITE 7 (OFFICE)	60
TOTAL	**498**
PARKING SUMMARY	
ON-SITE PARKING	415 (400 + 15 HC)
SITE PARKING	18 (16 + 2 HC)
TOTAL	**433 (416 + 17 HC)**

Proposed Zoning Standard	PD 169 Phase I Existing
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Floor Area	N/A
Minimum Front Yard	60 ft. along 2499
Minimum Side Yard	N/A
Minimum Rear Yard	N/A
Maximum Lot Coverage	N/A
Max Height (stories/ft.)	10/120 ft.
Maximum Floor:Area Ratio	N/A

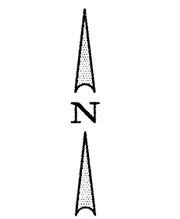
MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plan	None
Urban Design Plan	Lakeside Business District
Parks and Trail	None
Thoroughfare Plan	FM 2499 – Major Arterial
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District

GENERAL NOTES:

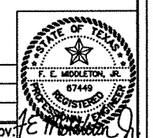
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
8. GRADE BEAM DETAILS SHALL BE PROVIDED AT THE TIME OF THE SITE PLAN APPLICATION.



VICINITY MAP (NTS)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 8-28-24. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



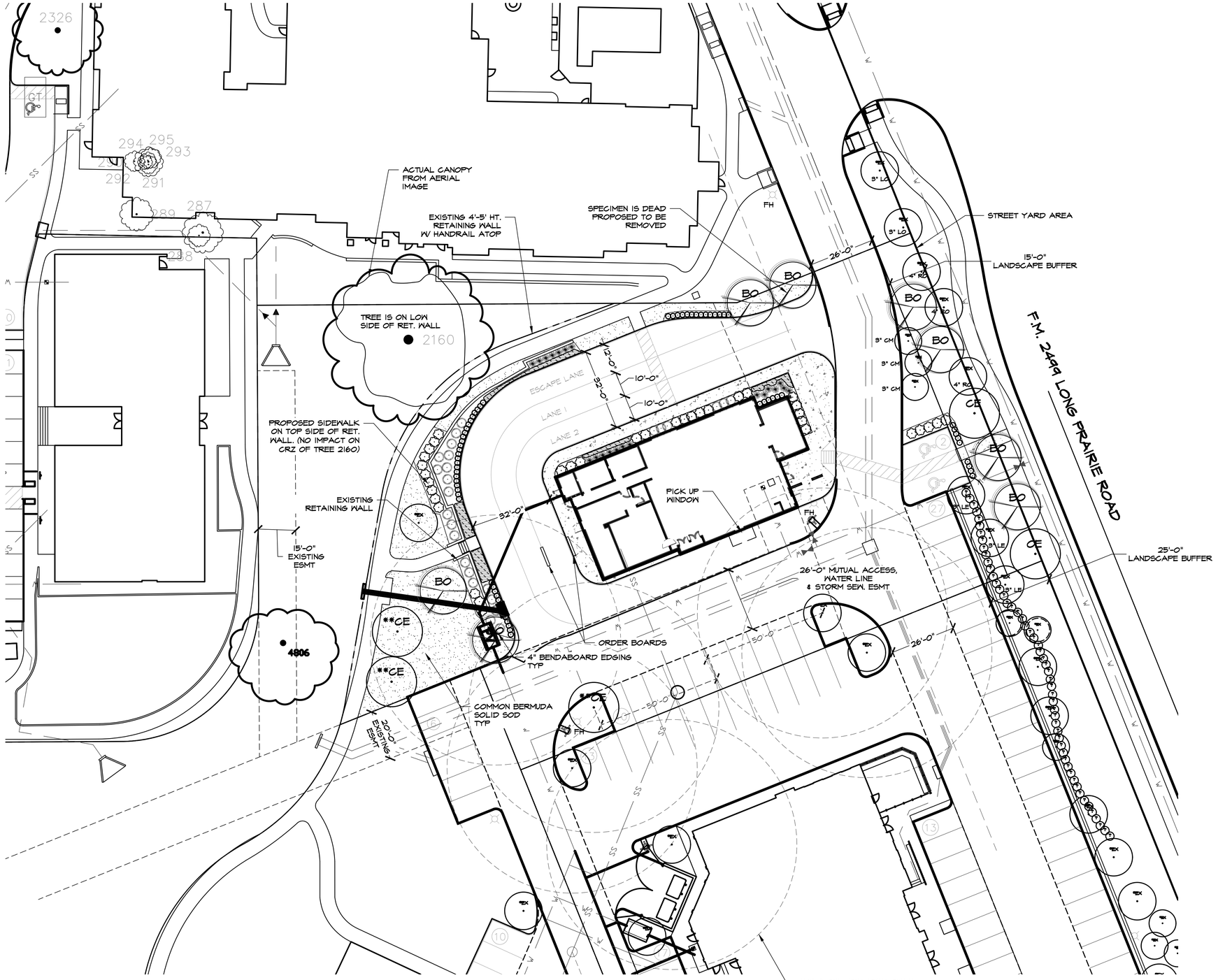
No.	DATE	REVISION	APPROV.

Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
© Copyright 2024
1111 SOUTH MAIN ST., SUITE 115
GRAPEVINE, TEXAS 76051 (972) 393-9800

CONCEPT PLAN

LOTS 1-7, BLOCK A - LAKESIDE CROSSING
TOWN OF FLOWER MOUND, TEXAS

Drawing File: 0050005CONCEPT-ALL	DATE: 8-28-24	SCALE: 1"=50'	SHEET NO: SITE
Project No. 0050005			



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
  LO - LIVE OAK (3" CALIPER)
  RO - RED OAK (4" CALIPER)
  LE - LACEBARK ELM (3" CALIPER)
- EXISTING ORNAMENTAL TREES TO REMAIN
  CM - CRAPE MYRTLE (MULTI-TRUNK 3" CALIPER_
- EXISTING SHURBS TO REMAIN
- BO — BUR OAK / QUERCUS MICROCARPUS 4" CALIPER
- CE — CEDAR ELM / ULMUS CRASSIFOLIA 4" CALIPER
- DWARF PAMPAS GRASS (5 GALLON)
- COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD" (3 GALLON)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GALLON)
- DWARF YAUPON HOLLY (3 GALLON)
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
- COMMON BERMUDA SOD (MINIMUM 100% COVERAGE)
- ** INDICATES TREE PLANTED AS TREE REPLACEMENT FOR DEAD OR REMOVED SPECIMEN TREES (3)
  TREES DEAD OR REMOVED - #3760, #3763, #2159

ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPER GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 72 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

WARNING
EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

STUDIO 13 DESIGN GROUP

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

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS

September 3, 2024

NORTH

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

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Marty B's Coffee - Lakeside

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed city comments	LWR	10.10.2024

PROJECT
RCC011

PLATE
1

SHEET
LS1

Plotted by: Station10 Plot Date: 10/10/2024 9:46 AM

Drawing: W:\Shared With Me\shared\Projects\RCC011 - Marty B's\DWG\RCC011-LS.dwg Saved By: Station10 Save Time: 10/8/2024 5:07 PM

LANDSCAPE NOTES:

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

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	BUR OAK / QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	8	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	4	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
	DWARF PAMPAS GRASS	5 GALLON	AS SHOWN	29	FULL PLANTS
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	7 GALLON	AS SHOWN	21	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GALLON	AS SHOWN	35	FULL PLANTS
	DWARF YAUPON HOLLY	3 GALLON	AS SHOWN	65	FULL PLANTS MINIMUM 100% COVERAGE
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	272	REFER TO DETAIL 3/LS2
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	6,509	
	BENDABOARD EDGING	4" HEIGHT	LINEAR FEET	205	

LANDSCAPE NOTES

A. MINIMUM FIFTEEN (15) FOOT LANDSCAPE EDGE PROVIDED
B. ENHANCED LANDSCAPING WITHIN STREET BUFFER ALONG PARKING AREAS.
C. ENHANCED PAVEMENT, SUCH AS PATTERNED OR STAMPED CONCRETE, SHALL BE USED AT PEDESTRIAN CROSSING IN DRIVING AISLES AND AT MAIN ENTRANCE.
D. DETENTION AREAS MAY BE EITHER GRASS SLOPED EDGES OR HARD EDGES AND SHALL BE PERMITTED IN CENTRAK OPEN SPACE AREA.
E. RETAINING WALLS FOUR FEET OR TALLER SHALL BE LANDSCAPED TO RELIEVE THE VISUAL EFFECT OF THE LONG EXPANSE OF THE CLADDED WALL.

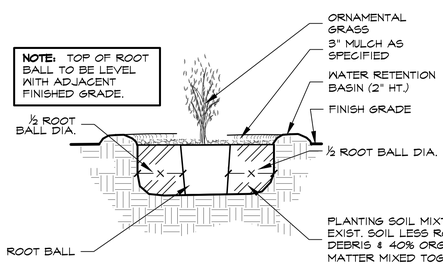
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	11,460 SF	2,292 SF	3,657.6 SF

STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000-100,000 SF = 1 PER 2,500 SF + 10 TREES	11,460 SF	11	3 EXISTING 8 PROPOSED

STREET BUFFER LANDSCAPING		
ROAD	REQUIRED BUFFER WIDTH	PROVIDED BUFFER WIDTH
F.M. 2499 LONG PRAIRIE ROAD	15 FEET	15 FEET

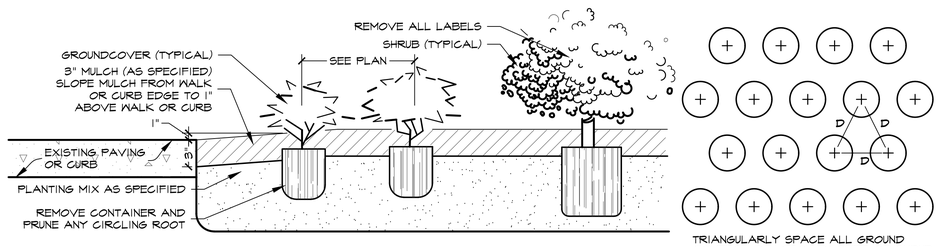
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	F.M. 2499 LONG PRAIRIE ROAD = 141.2 LF	5	6 EXISTING 8 PROPOSED

EXISTING BUFFER TREES:
3 - 3" CRAPE MYRTLES = 1 TREE EQUIVELENT
3 - 4" RED OAK
2 - 3" LACEBARK ELM



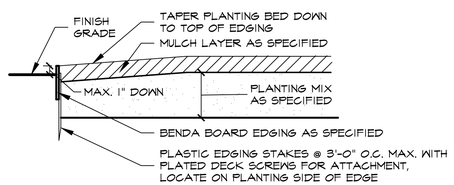
1 LS2 **POCKET PLANTING ORNAMENTAL GRASS DETAIL**

NOT TO SCALE



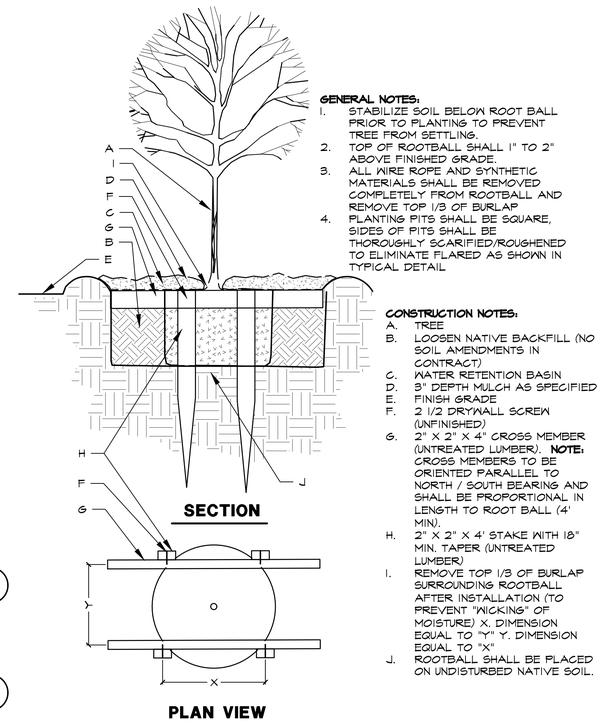
2 LS2 **SHRUB AND GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE



3 LS2 **TYPICAL BED EDGING DETAIL**

NOT TO SCALE



GENERAL NOTES:
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:
A. TREE
B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
C. WATER RETENTION BASIN
D. 3" DEPTH MULCH AS SPECIFIED
E. FINISH GRADE
F. 2 1/2 DRYWALL SCREW (UNFINISHED)
G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

4 LS2 **TREE PLANTING**

NOT TO SCALE

STUDIO 13 DESIGN GROUP

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

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REEVES 1977 STATE OF TEXAS

September 3, 2024

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Marty B's Coffee - Lakeside

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed city comments	LWR	10.10.2024

PROJECT
RCC011

PLATE
2

SHEET
LS2

Plotted by: Station10 Plot Date: 10/10/2024 9:46 AM

Drawing: W:\Shared With Me\shared\Projects\RCC011 – Marty B's\DWG\RCC011–LS.dwg Saved By: Station10 Save Time: 10/8/2024 5:07 PM

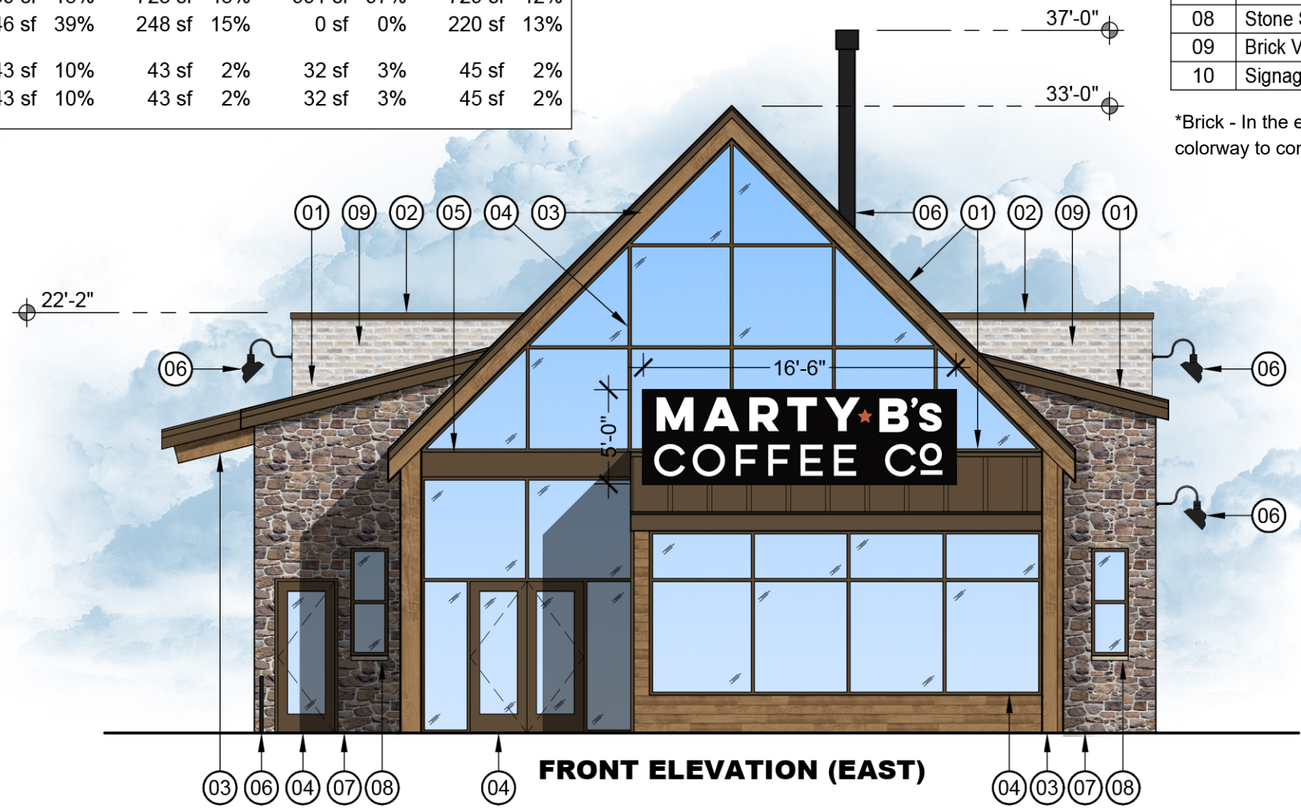
MATERIAL CALCULATIONS

	East		North		West		South	
Total Facade	1,174 sf		2,935 sf		1,174 sf		2,935 sf	
Doors, Windows, & Metal Roof S.F.	754 sf		1,208 sf		117 sf		1,115 sf	
Facade S.F. (minus doors, windows, & roof)	420 sf		1,727 sf		1,059 sf		1,780 sf	
Primary Masonry Totals - Min 80%	377 sf	90%	1,684 sf	98%	1,025 sf	97%	1,735 sf	98%
Stone square feet	172 sf	46%	713 sf	42%	34 sf	3%	786 sf	45%
Brick square feet	59 sf	15%	723 sf	43%	991 sf	97%	729 sf	42%
Aluminum (wood) panel square feet	146 sf	39%	248 sf	15%	0 sf	0%	220 sf	13%
Secondary Material Totals - Max 20%	43 sf	10%	43 sf	2%	32 sf	3%	45 sf	2%
Metal flashing and parapet coping	43 sf	10%	43 sf	2%	32 sf	3%	45 sf	2%

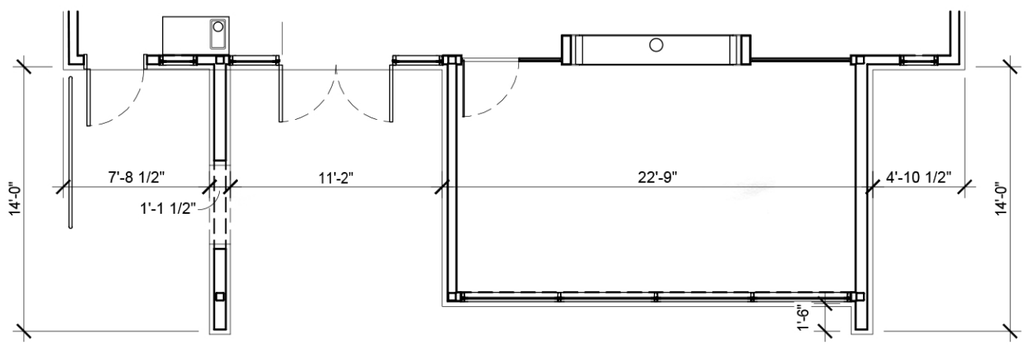
FINISH SCHEDULE

Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner

*Brick - In the event Old Texas Brick in Silver Port or Purple Oak are discontinued, a similar brick colorway to complement what was originally approved may be utilized.



FRONT ELEVATION (EAST)



Apogee Architectural Partners
A Spirit Led Company
16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

Scale: 1/8" = 1'-0" (0 4' 8')

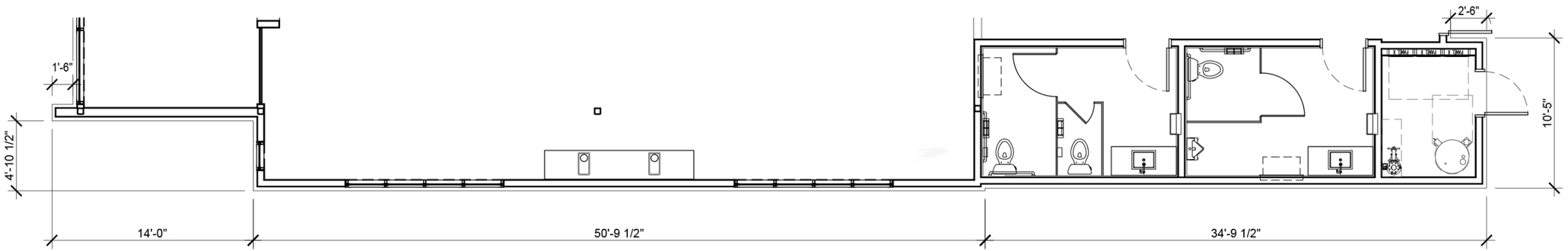
EXTERIOR ELEVATIONS
Issued Date: 08/01/2024

Marty B's Coffee Co #2
Flower Mound - Lakeside Crossing

MARTY·B's COFFEE Co

FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner

SIDE ELEVATION (NORTH)



Apogee Architectural Partners
A Spirit Led Company
16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

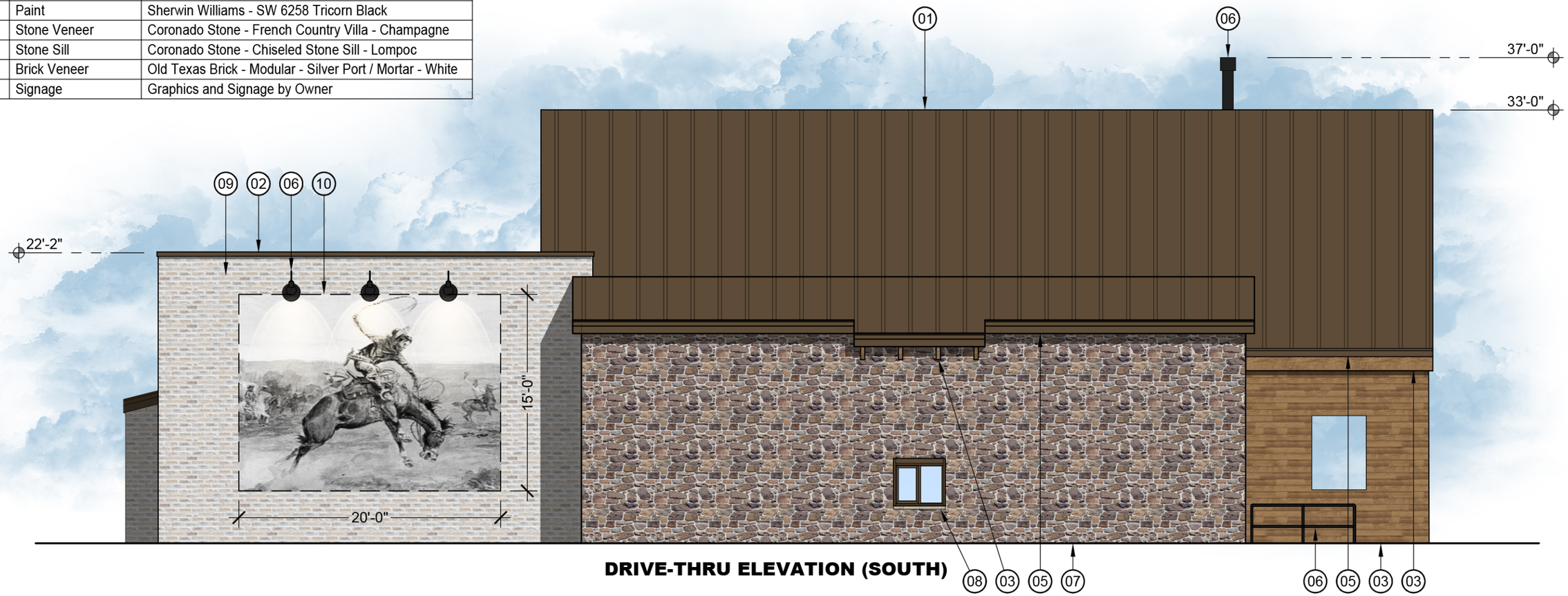
Scale: 1/8" = 1'-0" 0 4' 8'

EXTERIOR ELEVATIONS | Issued Date: 08/01/2024

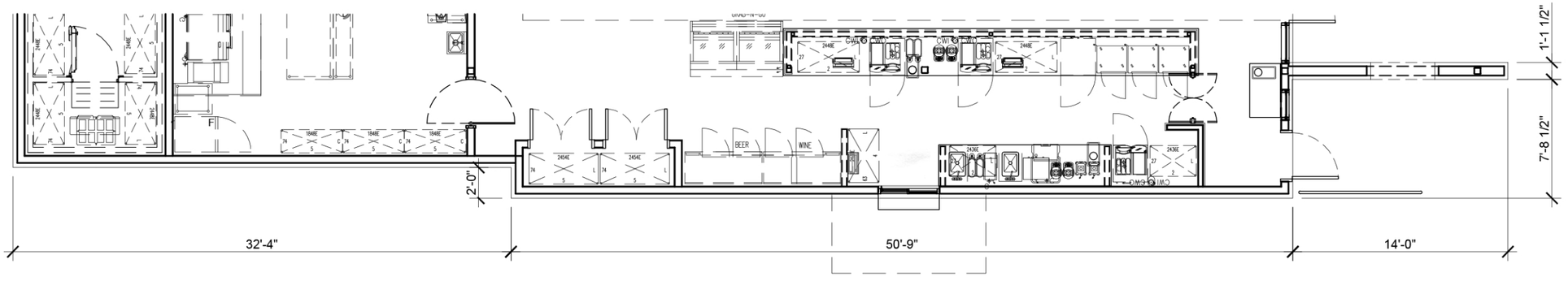
Marty B's Coffee Co #2 | Flower Mound - Lakeside Crossing

MARTY·B's COFFEE Co

FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner



DRIVE-THRU ELEVATION (SOUTH)



Apogee Architectural Partners
A Spirit Led Company
16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

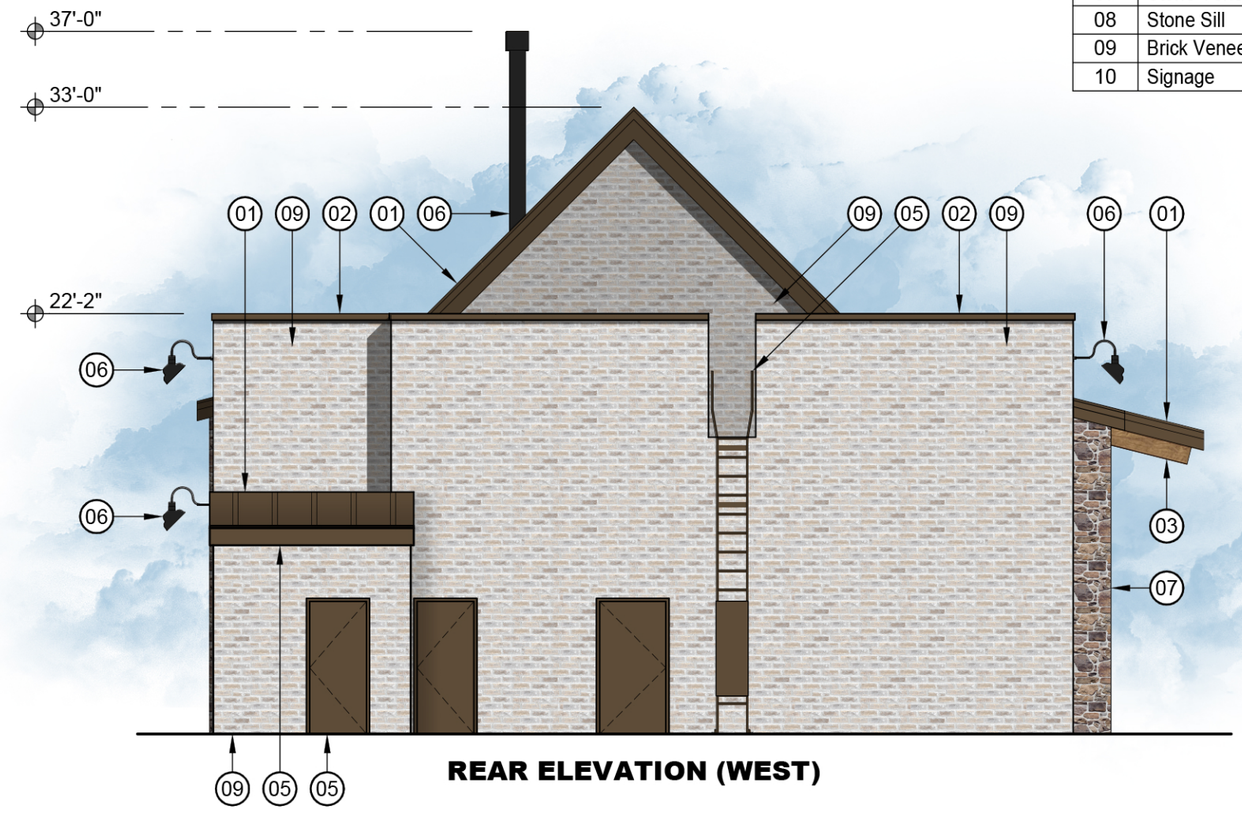
Scale: 1/8" = 1'-0" (0 4' 8')

EXTERIOR ELEVATIONS
Issued Date: 08/01/2024

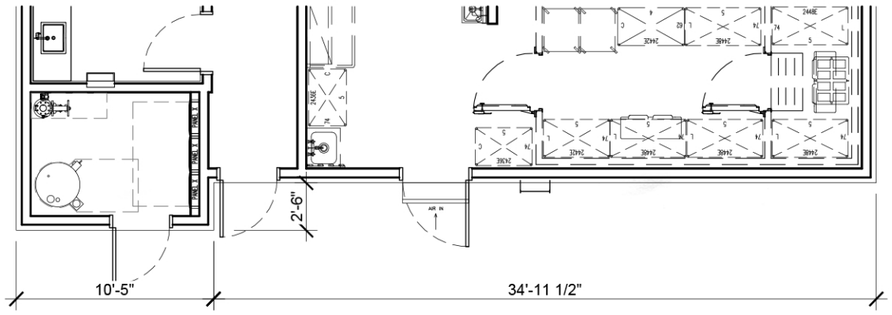
Marty B's Coffee Co #2
Flower Mound - Lakeside Crossing

MARTY·B's COFFEE Co

FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner



REAR ELEVATION (WEST)



Apogee Architectural Partners
A Spirit Led Company
16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

Scale: 1/8" = 1'-0" 0 4' 8'

EXTERIOR ELEVATIONS
Issued Date: 08/01/2024

Marty B's Coffee Co #2
Flower Mound - Lakeside Crossing

MARTY·B's COFFEE Co

Exhibit "B"
Development Standards

Planned Development District - 153 (PD-153)
Lakeside Crossing

The development on the property comprising approximately 12 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Campus Commercial District (CC)

A. PERMITTED USES. The uses listed as Permitted Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

4. Extended Stay Hotel, subject to section 98-1003 and 98-1004 in the Town's Zoning Ordinance, unless stated below;
    a. There shall be a maximum of 138 hotel rooms within this Extended Stay Hotel.
    b. Only one extended stay hotel is permitted in PD-153.
    c. Only Lot 1 may be developed as an Extended Stay Hotel.
    d. The modified port-cochere will provide a sufficient covered parking area for the loading and unloading of two vehicles parked front to back.
    e. The density shall not exceed 55 rooms per acre.

H. NON-RESIDENTIAL ARCHITECTURAL STANDARDS. The following architectural standards shall apply to areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F".
    a. If Lot 1, Block A is the be developed as an Extended Stay Hotel, then Lot 1 Block A may use town approved building materials for meritorious design. This meritorious design will contain design elements from Lakeside Crossing and adjacent developments to provide a unique building that aligns with the greater developed area.

5. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, black, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder.

a. If Lot 1 Block A is to be developed as an Extended Stay Hotel, it may also utilize unique colors such as different shades of blue and patterned fabrics in ancillary architectural elements such as canopies, balconies, trim, etc.

II. Townhome District - Single Family Attached (SF-A)

E. OPEN SPACE REQUIRMENTS. Lot 17x may serve as a private park or may be re-platted to become part of the immediate north and south adjacent townhome lots in any proportion. If lot 17x is used as a private park, the park will be maintained by the same entity that maintains Lot 8x.

III. Miscellaneous Standards

The following standards shall apply to the entire Planned Development.

A. PARKING. This Planned Development shall be subject the following parking standards:

2. Mixed use parking standards may be used to satisfy the parking requirements in this Planned Development. In applying mixed use parking standards, the following schedule of Mixed Use Parking sets forth the percentage component for the calculation. Please refer to the following table:

	Weekdays		Weekends		Everyday
	Daytime	Evening	Daytime	Evening	Night
Use	6AM - 6PM	6PM - 12AM	6AM - 6PM	6PM - 12AM	12AM - 6AM
Hotel*	90%	100%	81%	100%	100%
Drive-Through Coffee Shop*	100%	34%	100%	34%	30%
Salon Suites*	100%	41%	31%	2%	0%
General or Professional Office	100%	10%	10%	5%	5%
Medical or Dental Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

**See Exhibit H for more detailed time-of-day percentages*

5. Lot 1 Block A, may utilize the parking standard calculations described in the Lakeside Crossing Parking Study Results (Exhibit "H") if Lots 1 Block A is to be developed as contemplated in the parking study (i.e., Lot 1, Block A is proposed as an Extended Stay Hotel). The proposed parking ratio included in Exhibit H is as follows:

a. Hotel
   i. Parking Supply = 1.1 spaces * number of rooms
   ii. Peak Parking Demand = Parking Supply * 69%
   iii. Parking Ratio = 1 space per 0.76 rooms

D. SIGNAGE. If Lot 1 Block A is to be developed a as hotel, the proposed building signs shall be permitted as shown on the Lot 1 Block A hotel Conceptual Elevations and, more specifically, each will be the Blade Sign as shown in Exhibit "X", and shall be subject to the following:

1. This section shall apply to the blade signs on the hotel only.
2. The hotel signage shall consist of two blade signs, one on the east façade of the hotel and one on the northwest façade of the hotel.
3. All other signs for the hotel and other buildings within Lakeside Crossing shall meet the Town's Sign Ordinance, unless a Comprehensive Sign Package is requested in the future for any sign not described above.