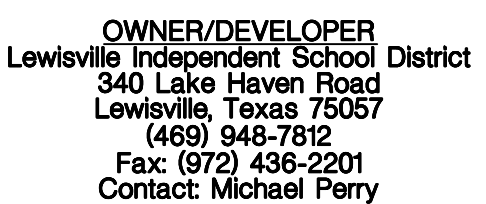


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R. VON BROGGER, P.E. # 69087
DATED 01/29/2008

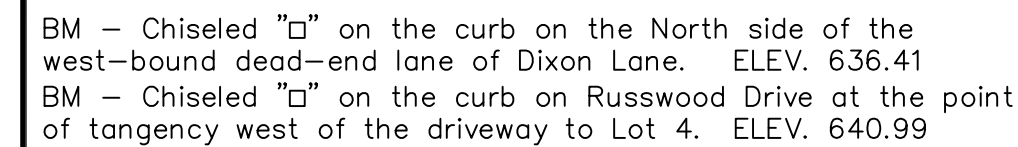
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














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ISSUE: ---
12/22/08
REV: 01/20/09

12/22/08
REV: 01/20/09

CS1.02

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

MASTER PLAN 2001 FEATURES		Zoned Agricultural	Required	Proposed
Land Use Plan	Office	Minimum Lot Area	2 Acres	28,947 Acres
Specific Plan	None	Minimum Lot Width	200 ft	982.78 ft
Urban Design Plan	Long Prairie District	Minimum Floor Area	1,800 sf	6,203 sf (Ph. I)
Parks and Trail	10' Trail on North Side of Dixon	Minimum Front Yard	35 ft	35 ft
Open Space Plan	Pedestrian Open Space	Minimum Side Yard	25 ft	25 ft
Thoroughfare Plan	Dixon Lane – Urban Minor Arterial	Minimum Rear Yard	20 ft	20 ft
Water Plan	Town of Flower Mound	Maximum Lot Coverage	25%	0.4%
Wastewater plan	Long Prairie District	Max Height (stories/ft.)	3/35 ft.	1 / 20'-4"

1 only 6' x 15' Continental Bridge (or approved equal), half through truss, one diagonal per panel, square end verticals bearings at equal elevation, fabricated from atmospheric corrosion resistant steel, "Ironwoods" premium hardwood decking, 1/4" x 6" steel toe plate placed 2" above deck, horizontal safety rails placed on the outside of the truss to produce a maximum opening of less than 4" to a minimum height of 42", 85 psf uniform live load, or one 5,000 lb. vehicle load, 25 psf uniform wind load over the vertical projection of the bridge as if enclosed.

Contractor to supply shop drawings for Concrete footings and Piers for Bridge foundation. Dwgs to be signed and sealed by Structural Engineer

OWNER/DEVELOPER
Lewisville Independent School District
340 Lake Haven Road
Lewisville, Texas 75057
(469) 948-7812
Fax: (972) 436-2201
Contact: Michael Perry

S. LUTTRELL SURVEY, ABSTRACT NO. 744
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONSULTANTS, INC.
SITE PLANNING * PLATTING
CIVIL ENGINEERING * LAND SURVEYING
LANDSCAPE ARCHITECTURE
Phone (972) 436-9712 * Fax (972) 436-9715
P.O. Box 1398 * Lewisville, Texas 75067

DRAWN BY: MGSM DATE: 12/22/08 SCALE: 1"=40' JOB. NO. **08096**

1. Dimensions taken from back of curb unless otherwise noted.
2. Typical perpendicular parking space 9'x17.5' (face to face) unless otherwise noted.
3. Typical curb radius 3' unless otherwise noted.
4. Typical firelane width 26' unless otherwise noted.
5. Firelane width dimensions taken from face of curb to face of curb.

SITE DATA TABLE		
Physical Address	Dixon Lane	
Gross Site Area	30.074 Acres	
Net Site Area	28.947 Acres	
Zoning	Agricultural	
Current Use	Vacant	
Proposed Use	Institutional	
Lot Coverage Data		
* Building Coverage	0.50%	6,203 sf
* Impervious Area	10.50%	132,135 sf
* Pervious Area	89.50%	1,126,880 sf
Parking Summary		
Surface Parking	Required	Provided
Stadium (720 seats)	144	121
Total Parking	144	121
Handicap Parking	5	6
Building Data		
* Number of Floors	1	
* Peak Height	20'-4"(Bat) 16'-0"(RR')	
* Mean Height	17'-2"(Bat) 12'-7"(RR)	
* Total Area	6,203 sf	

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RON STEWART LANDSCAPE ARCHITECT TX # 791
DATED 1/20/2009

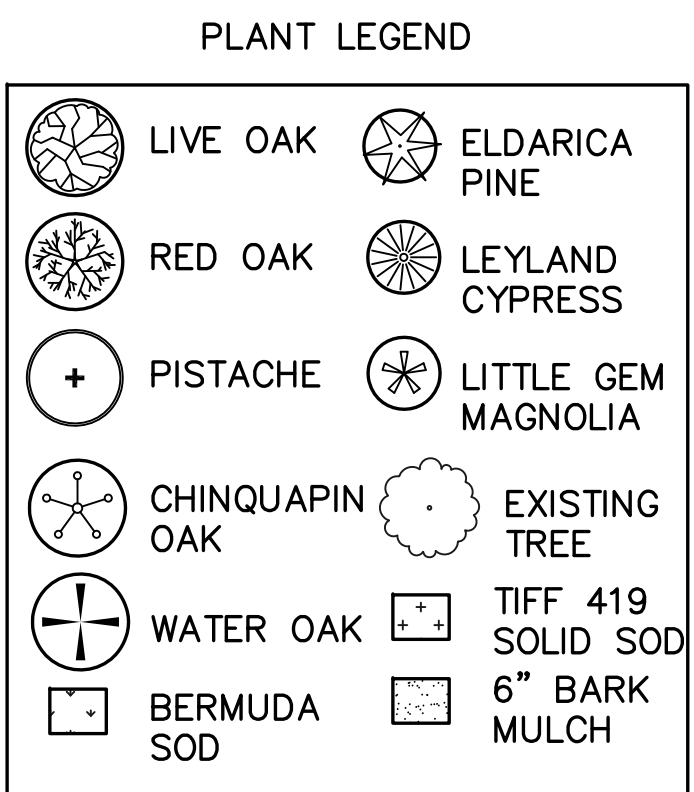
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FLOWER MOUND, TEXAS

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LANDSCAPE PLAN

SHW Project: 4108.061.00



S. LUTTRELL SURVEY, ABSTRACT NO. 744
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

 **ENVIRONS GROUP**
LANDSCAPE ARCHITECTURE
111B Hillside Dr. * Lewisville, Texas 75057
Phone (972) 317-0276

DRAWN BY: MGSM DATE: 12/22/08 SCALE: 1"=40' JOB. NO. 08096

NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
45 s.f. per 12 spaces	123 Spaces	462 s.f.	2,406 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 20 parking spaces	123 Spaces	7 trees (3" cal.)	8 trees (3" cal.)
**All parking spaces to be located within 100 ft. of shade tree.			
COMPATABILITY BUFFER			
STANDARD	REQUIRED	PROVIDED	
1 Tree per 800 s.f.	23,268 s.f.=29 Trees	42 Trees + 35 Tree Credits	

PLANT LIST						
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
7	LIVE OAK	<i>Quercus virginiana</i>	3" cal.	10'	per plan	Single trunk
9	RED OAK	<i>Quercus shumardii</i>	3" cal.	10'	per plan	Single trunk
10	WATER OAK	<i>Quercus nigra</i>	3" cal.	10'	per plan	Single trunk
5	CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	3" cal.	10'	per plan	Single trunk
6	PISTACHE	<i>Pistacia chinensis</i>	3" cal.	10'	per plan	Single trunk
11	ELDARICA PINE	<i>Pinus eldarica</i>	3" cal.	7'-8"	per plan	Single trunk
19	LEYLAND CYPRESS	<i>Cupressocyparis leylandii</i>	3" cal.	7'-8"	per plan	Single trunk
13	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora</i> 'Little Gem'	3" cal.	7'-8"	per plan	Single trunk

**THERE ARE 72 MITIGATION TREES ON THIS PLAN.
MITIGATION TREES ARE FOR SPECIMEN REMOVAL (REF: TS 1.03)**

COMPATIBILITY BUFFER EXISTING TREE CREDITS

TREE #	CREDITS
491	1
492	5
1383	1
1381	1
544	1
549	1
550	1
552	1
737	5
736	1

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