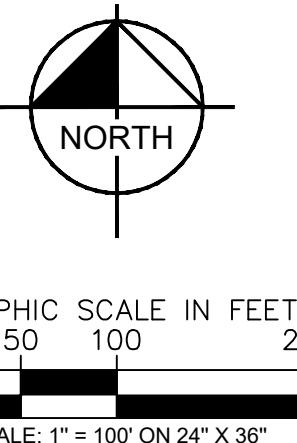


CASE NO. PLZ 2025-180 FUMC

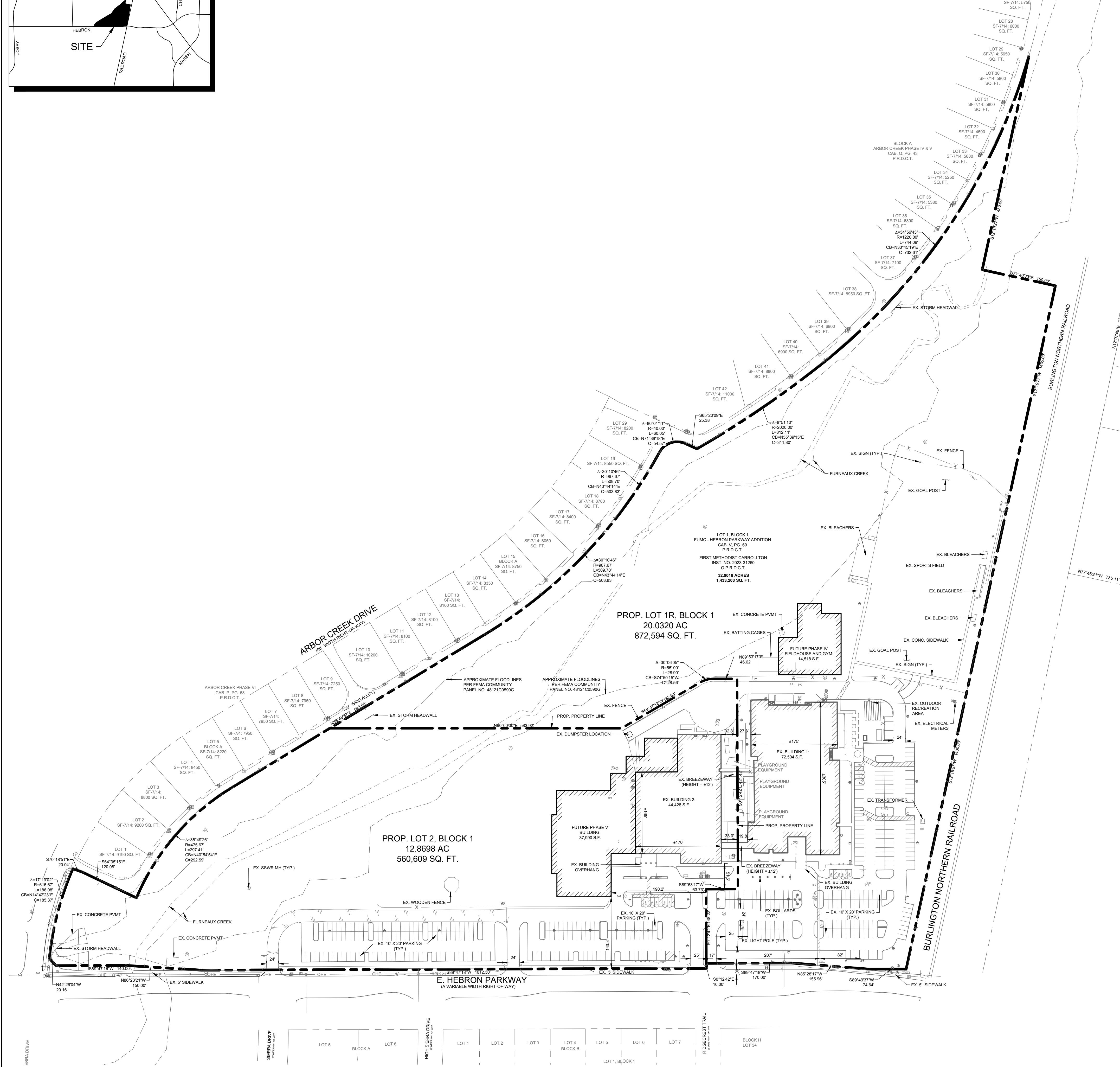
THIS TECHNICAL SITE PLAN WAS APPROVED ON XXXXXXXX SUBJECT TO TECHNICAL CHANGES REQUIRED BY THE CITY OF CARROLLTON. TO THE BEST OF MY KNOWLEDGE, THOSE CHANGES HAVE BEEN MADE, AND THIS SITE PLAN IS THE FINAL APPROVED PLAN FOR DEVELOPMENT. NO CHANGES HAVE BEEN MADE TO THE APPROVED PLANS WHICH RELATED TO THE ZONING, SUBDIVISION, BUILDING CODE, OR OTHER APPLICABLE ORDINANCES. MAJOR CHANGES TO THIS SITE PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION, WILL REQUIRE REAPPROVAL BY THE PLANNING AND ZONING COMMISSION. ENGINEERING, DESIGN, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY.

FOR PLANNING DEPT. DATE



SCALE: 1" = 100' ON 24" X 36"



NOTES

- A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
- THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ADJACENT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ADJACENT PERIMETER STREETS, OR WHERE THE ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE.
- THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.
- CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
- B. A MINIMUM OF 15% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE. BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.
- C. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTES

- A. SCOREBOARD HEIGHT = 23.5'
- B. 25 SECOND CLOCK = 36" X 51", MOUNTED 36" HIGH, MAXIMUM HEIGHT = 6'.
- C. BLEACHERS = 60' LONG, 13' WIDE, NUMBER OF ROWS OF SEATS PER TEXT OF SUP.
- D. THE DESIGN AND FEATURES OF THE FIELD HOUSE AND GYM SHALL BE SIMILAR TO THE EXISTING BUILDING.
- E. FUTURE PHASE IV BUILDING WILL REQUIRE REWORK OF THE EXISTING 100-YEAR FLOODPLAIN.
- F. THE EXISTING PORTABLE BUILDING TO BE REMOVED WHEN PHASE IV IS COMPLETED.

NOTE

PHASE 1 FLOODPLAIN MODIFICATIONS TO BE PROVIDED WITH EACH PHASE PER CITY ORDINANCE.

Site Data Summary:

Zoning	PD-215 / SF - 7/14
Land Use	Church/School
Lot Area (SF)	1,433,203 S.F.
Lot Area (AC)	32.9 AC
Existing Building Area (SF)	116,932 S.F.
Building Height	36' (2 Stories)
Lot Coverage	33.70%
Provided Parking Stalls	395 Spaces
Provided ADA Stalls	13 Spaces
Required ADA Stalls	8 Spaces
Landscaped Area	21.8 AC.
Landscaped Percentage	66.30%
Required Landscaped Percentage	15%

LEGEND

- PROPERTY LINE
- FLOODPLAIN + CREEK LIMITS
- FIRELANE STRIPING
- BUILDING SETBACK LINE
- EXISTING FENCE
- EXISTING PARKING STALL COUNT
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING LIGHT POLE
- EXISTING MANHOLE

CITY CASE NO: PLZ 2025-180 FUMC

TECHNICAL SITE PLAN

FUMC- HEBRON PARKWAY ADDITION

32.9018 ACRES

SITUATED IN THE DOMINGO DIAZ SURVEY, ABSTRACT NO. 376 JOSEPH M. ROBINSON SURVEY, ABSTRACT NO. 1120, AND JOHN SMITH SURVEY, ABSTRACT NO. 1226

CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

DATE: November 14, 2025

OWNER:

ALPHA SCHOOLS
2028 E. Ben White Boulevard,
Suite 240-2650
Austin, Texas 78741
Tel. No. (408) 276-8586
Contact: Bryon Wolf

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
Tel. No. 469-718-8849
Contact: James Matthews, P.E.

SITE EXHIBIT

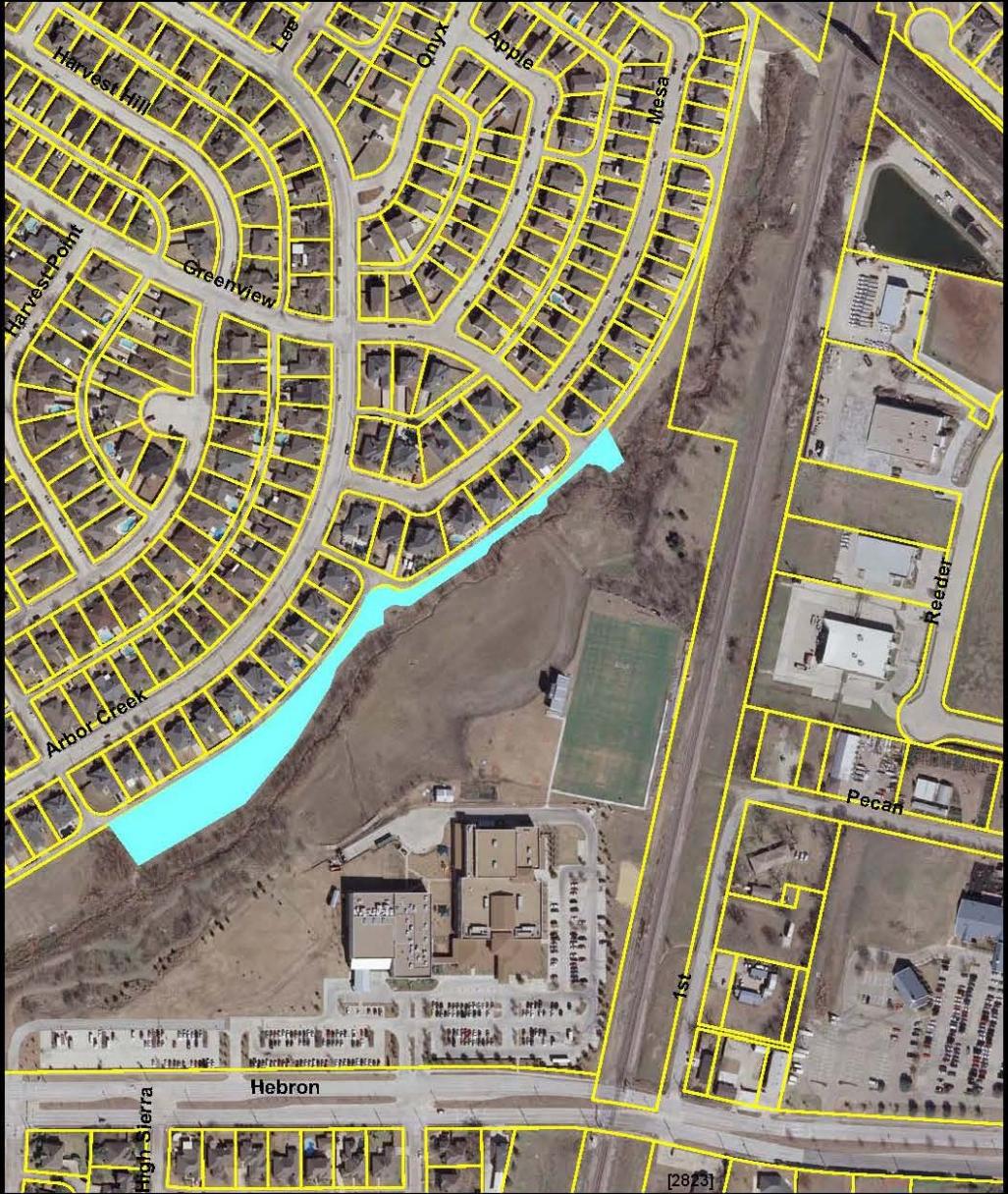
Kimley»Horn

2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226

PHONE: 469-718-8849

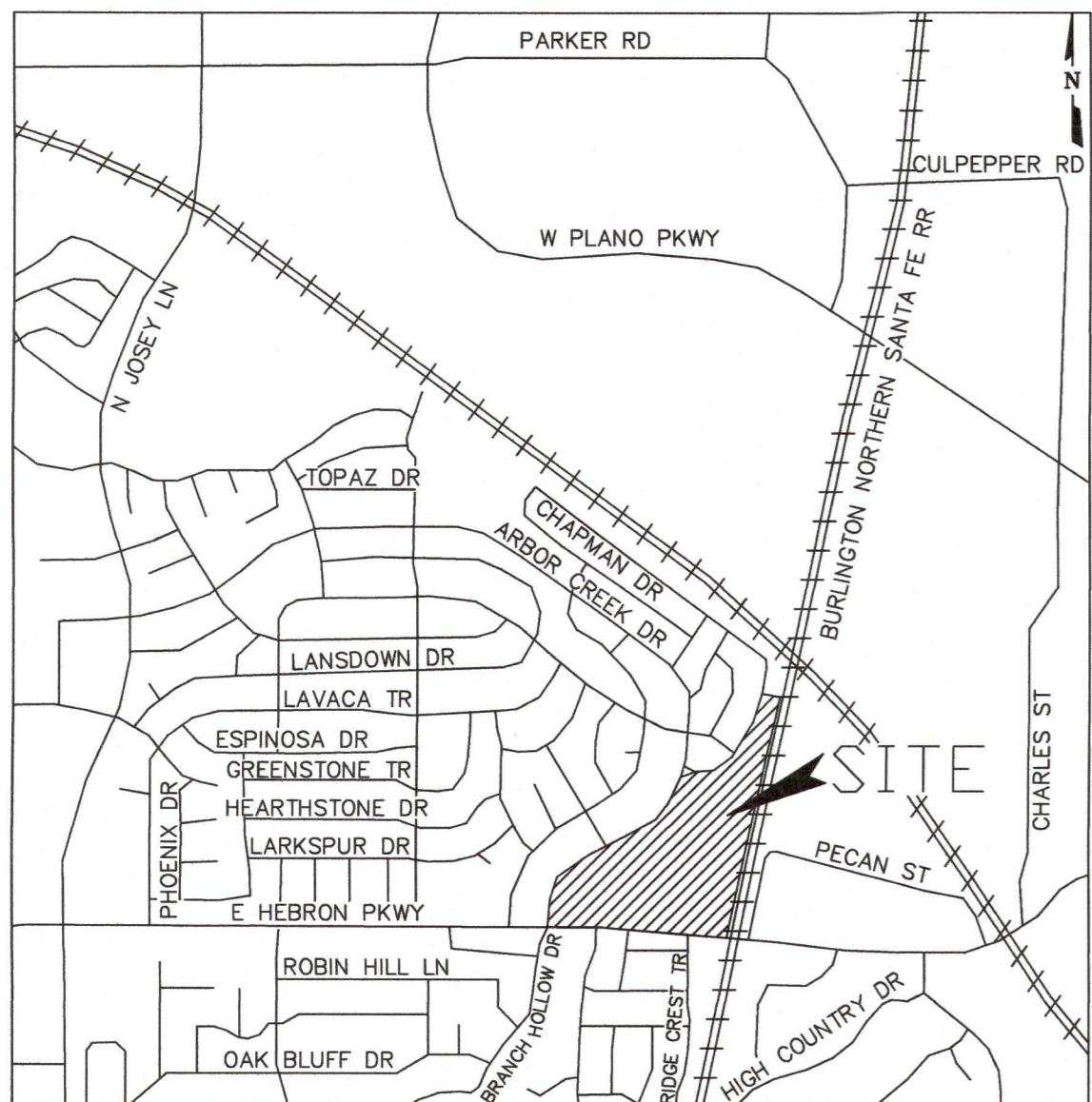
TEXAS REGISTERED ENGINEERING FIRM F-928

1 OF 1




CARROLLTON
TEXAS

 **Landscape Screening area.**



CITY FILE No.	Z-2019-71				
ZONING:	SF 7/14				
PROPOSED USE:	CHURCH / SCHOOL				
LOT AREA:	34.95 ACRES				
AREA OF PROPOSED DEVELOPMENT:	APPROX. 7 ACRES				
BUILDING AREA:	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
SCHOOL (2205)	72,504 SF			15,000 SF	87,504 SF
CHURCH/SCHOOL (2201)		44,428 SF	13,500 SF	49,100 SF	107,928 SF
TOTAL	72,504 SF	44,428 SF	13,500 SF	15,000 SF	194,532 SF
BUILDING HEIGHT:	2 STORY, 36'				
LOT COVERAGE:	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
SCHOOL (2205)	50,024 SF			13,500 SF	63,524 SF
CHURCH/SCHOOL (2201)		29,503 SF	6,250 SF	41,900 SF	77,653 SF
TOTAL	50,024 SF	29,503 SF	6,250 SF	13,500 SF	141,177 SF
SCHOOL OCCUPANCY: (PHASE I, II, III & IV)	ENROLLMENT	CLASSROOM	PARKING REQUIRED	PARKING SPACES	
PRESCHOOL/ MOTHERS DAY	129		1SP/5 STUDENTS	26	
K-12	650	16,460 SF	1SP/117 SF	140	
TOTAL	779			166	
CHURCH OCCUPANCY: (PHASE I, II, III & V)	ASSEMBLY	AREA	PARKING REQUIRED	PARKING SPACES	
SANCTUARY	8,000 SF	1SP/40 SF	200		
TOTAL	10,000 SF	1SP/40 SF	250		
18,000 SF		450			
PARKING PROVIDED:	PHASE I	PHASE II	PHASE V	TOTAL	
HANDICAP PARKING PROVIDED: 13 SPACES	221 SP	187 SP	77 SP	485 SP	
TOTAL	221 SP	408 SP	485 SP		
LANDSCAPE REQUIRED: (15% X 7 ACRES)=	43,738 SF (ACREAGE REPRESENTS MAINTAINED AREA)				
LANDSCAPING PROVIDED:	45,172 SF				

PHASE 1 FLOOD PLAIN MODIFICATIONS NOTE:
FLOOD PLAIN MODIFICATIONS TO BE PROVIDED
WITH EACH PHASE PER CITY ORDINANCE.

NOTES:

1. SCOREBOARD HEIGHT = 23.5'.
2. 25 SECOND CLOCK = 36" x 51", MOUNTED 36" HIGH.
MAXIMUM HEIGHT = 6'.
3. BLEACHERS = 66' LONG, 13' WIDE, NUMBER OF ROWS
OF SEATS PER TEXT OF SUP.
4. THE DESIGN AND FEATURES OF THE FIELD HOUSE AND
NEW ATHLETIC PRACTICE GYM SHALL BE
SIMILAR TO THE EXISTING BUILDINGS.
5. FUTURE PHASE IV BUILDING WILL REQUIRE REWORK OF
THE EXISTING 100-YEAR FLOODPLAIN.
6. THE EXISTING PORTABLE BUILDING TO BE
REMOVED WHEN PHASE IV IS COMPLETED.

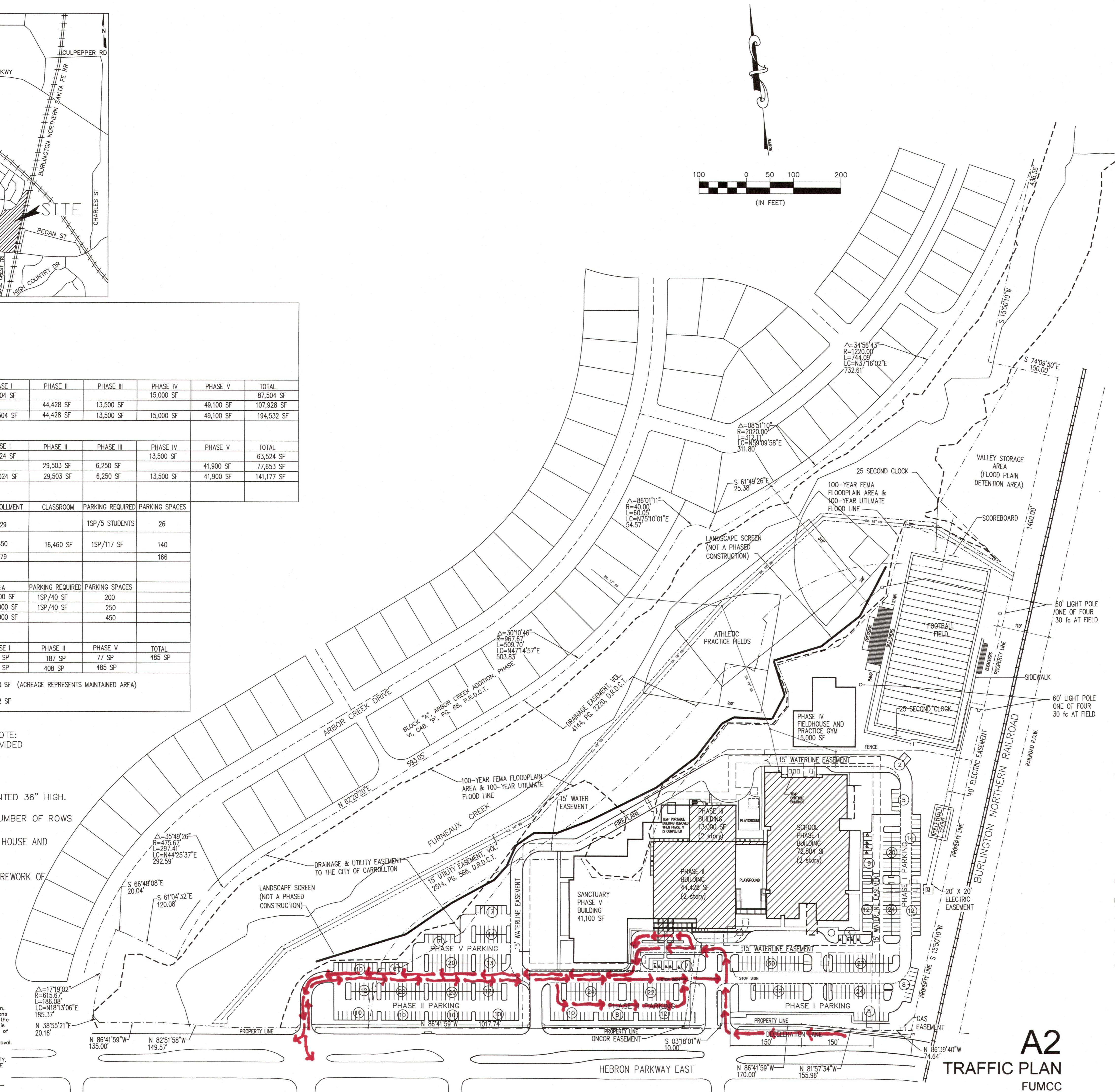
CASE NUMBER Z-2019-71
PD PERMIT

This site plan was approved on [REDACTED] in conjunction
with a special use permit, by the City Council of Carrollton.
To the best of my knowledge, changes which are required as conditions
of special use permit approval have been made and this site plan is the
final, approved plan for development. No changes may be made to this
site plan without city council approval in accordance with Article XXXI
of the Comprehensive Zoning Ordinance. The City of Carrollton
Engineering, grading, and construction plans are not part of this approval.

A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF
BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY,
AND SHALL BE ATTACHED TO THE AMENDING ORDINANCE CREATING THE
SPECIAL USE PERMIT.

For the Planning Department

Date



Architect:
Thomas
Gordon
Shelton

Thomas G. Shelton
July 23, 2019

First United Methodist Church Carrollton

2201 HEBRON PARKWAY
CARROLLTON, TX 75007
(972)306-7949

THIS DOCUMENT IS
RELEASED FOR THE PURPOSE
OF REVIEW UNDER
THE AUTHORITY OF
THOMAS G. SHELTON
98

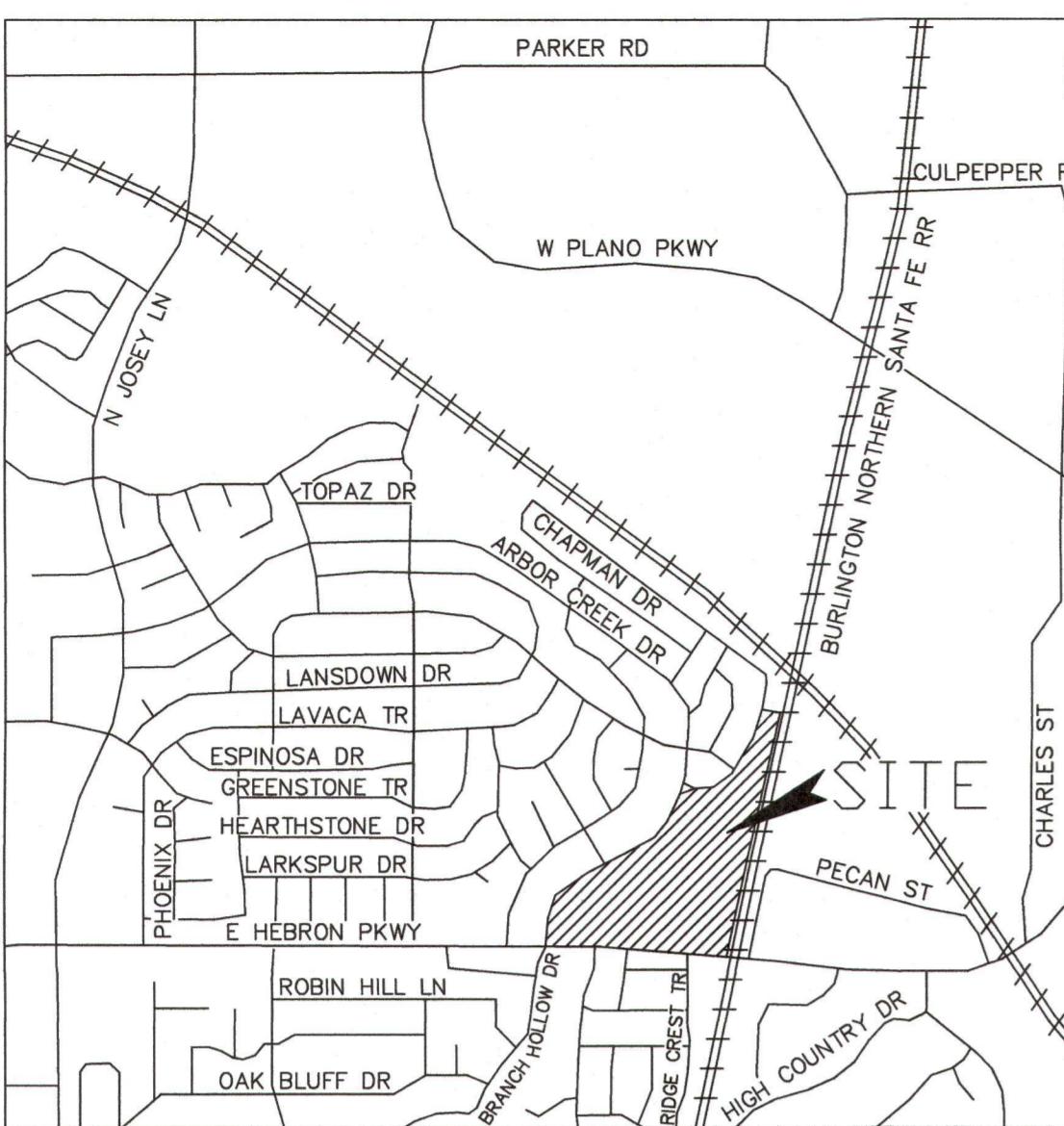
ON THE DATE SHOWN ON THE
DATE STAMP, IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

REVISIONS
[REDACTED]

Planned Development Permit

A2
TRAFFIC PLAN
FUMCC

City Case Z-2019-71
Date: July 23, 2019
Drawn By: TGS
File: PD_190723



CITY FILE No. Z-2019-71
ZONING: SF 7/14
PROPOSED USE: CHURCH / SCHOOL
LOT AREA: 34.95 ACRES
AREA OF PROPOSED DEVELOPMENT: APPROX. 7 ACRES

BUILDING AREA:	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
SCHOOL (2205)	72,504 SF			15,000 SF		87,504 SF
CHURCH/SCHOOL (2201)		44,428 SF	13,500 SF	49,100 SF	107,928 SF	
TOTAL	72,504 SF	44,428 SF	13,500 SF	15,000 SF	49,100 SF	194,532 SF

BUILDING HEIGHT: 2 STORY, 36'

LOT COVERAGE:	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
SCHOOL (2205)	50,024 SF			13,500 SF		63,524 SF
CHURCH/SCHOOL (2201)		29,503 SF	6,250 SF	41,900 SF	77,653 SF	
TOTAL	50,024 SF	29,503 SF	6,250 SF	13,500 SF	41,900 SF	141,177 SF

SCHOOL OCCUPANCY: (PHASE I, II, III & IV)

PRESCHOOL/ MOTHERS DAY	ENROLLMENT	CLASSROOM	PARKING REQUIRED	PARKING SPACES
	129		1SP/5 STUDENTS	26
K-12	650	16,460 SF	1SP/117 SF	140
TOTAL	779			166

CHURCH OCCUPANCY: (PHASE I, II, III & V)

ASSEMBLY	AREA	PARKING REQUIRED	PARKING SPACES
	8,000 SF	1SP/40 SF	200
SANCTUARY	10,000 SF	1SP/40 SF	250
TOTAL	18,000 SF		450

PARKING PROVIDED: HANDICAP PARKING PROVIDED: 13 SPACES

PHASE I	PHASE II	PHASE V	TOTAL
221 SP	187 SP	77 SP	485 SP
TOTAL	221 SP	408 SP	485 SP

LANDSCAPE REQUIRED: (15% X 7 ACRES) = 43,738 SF (ACREAGE REPRESENTS MAINTAINED AREA)

LANDSCAPING PROVIDED: 45,172 SF

PHASE 1 FLOOD PLAIN MODIFICATIONS NOTE:
FLOOD PLAIN MODIFICATIONS TO BE PROVIDED
WITH EACH PHASE PER CITY ORDINANCE.

NOTES:

1. SCOREBOARD HEIGHT = 23.5'.
2. 25 SECOND CLOCK = 36" x 51", MOUNTED 36" HIGH.
MAXIMUM HEIGHT = 6'.
3. BLEACHERS = 66' LONG, 13' WIDE, NUMBER OF ROWS
OF SEATS PER TEXT OF SUP.
4. THE DESIGN AND FEATURES OF THE FIELD HOUSE AND
NEW ATHLETIC PRACTICE GYM SHALL BE
SIMILAR TO THE EXISTING BUILDINGS.
5. FUTURE PHASE IV BUILDING WILL REQUIRE REWORK OF
THE EXISTING 100-YEAR FLOODPLAIN.
6. THE EXISTING PORTABLE BUILDING TO BE
REMOVED WHEN PHASE IV IS COMPLETED.

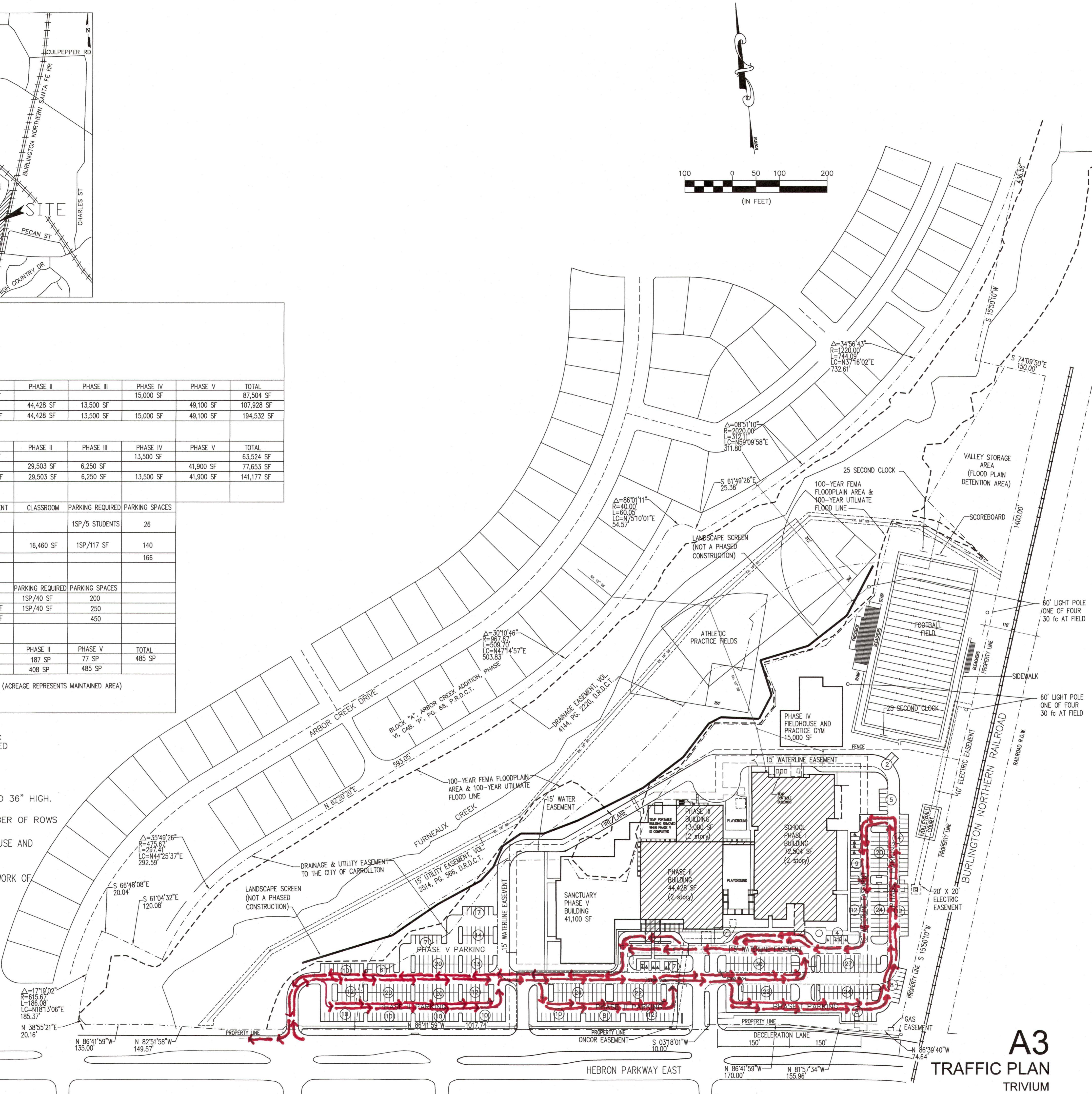
CASE NUMBER Z-2019-71
PD PERMIT

This site plan was approved on [REDACTED] in conjunction
with a special use permit by the City Council of the City of Carrollton.
To the best of my knowledge, changes which are required by the conditions
of special use permit approved have been made and this site plan is the
final, approved plan for development. No changes may be made to this
site plan without city council approval in accordance with Article XXXI of
the Carrollton City Charter. Only the City of Carrollton's Engineering,
grading, and construction plans are not part of this approval.

A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF
BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY,
AND SHALL BE ATTACHED TO THE AMENDING ORDINANCE CREATING THE
SPECIAL USE PERMIT.

For the Planning Department

Date



Architect:
Thomas
Gordon
Shelton

REGISTERED ARCHITECT
THOMAS G. SHELTON
#8801
July 23, 2019

First United Methodist Church Carrollton

2201 HEBRON PKWY
CARROLLTON, TX 75007
(972)306-7949

THIS DOCUMENT IS
RELEASED FOR THE PURPOSE
OF REVIEW UNDER
THE AUTHORITY OF
THOMAS G. SHELTON
#8801

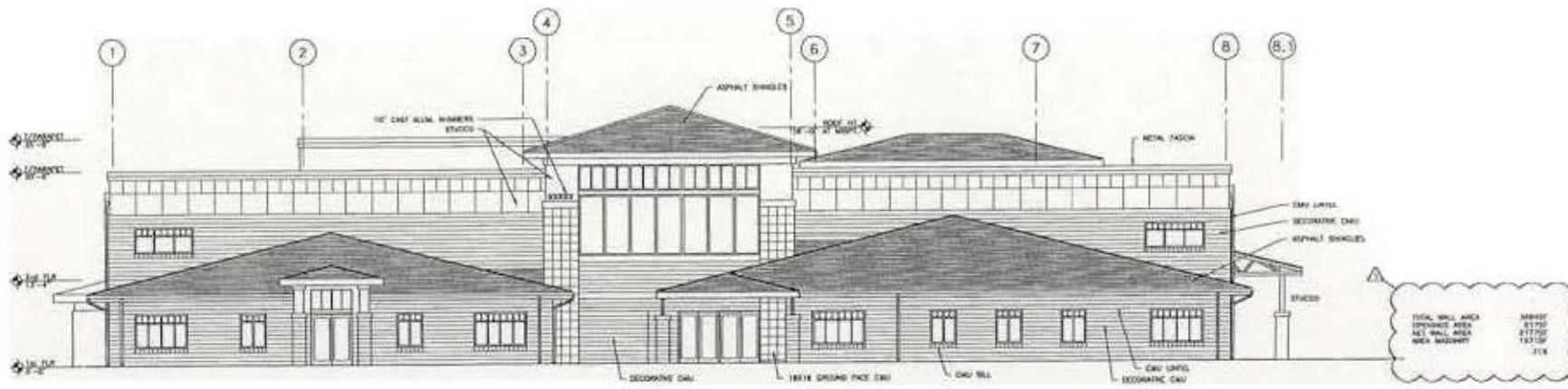
ON THE DATE SHOWN ON THE
DATE STAMP, IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

REVISIONS
[REDACTED]

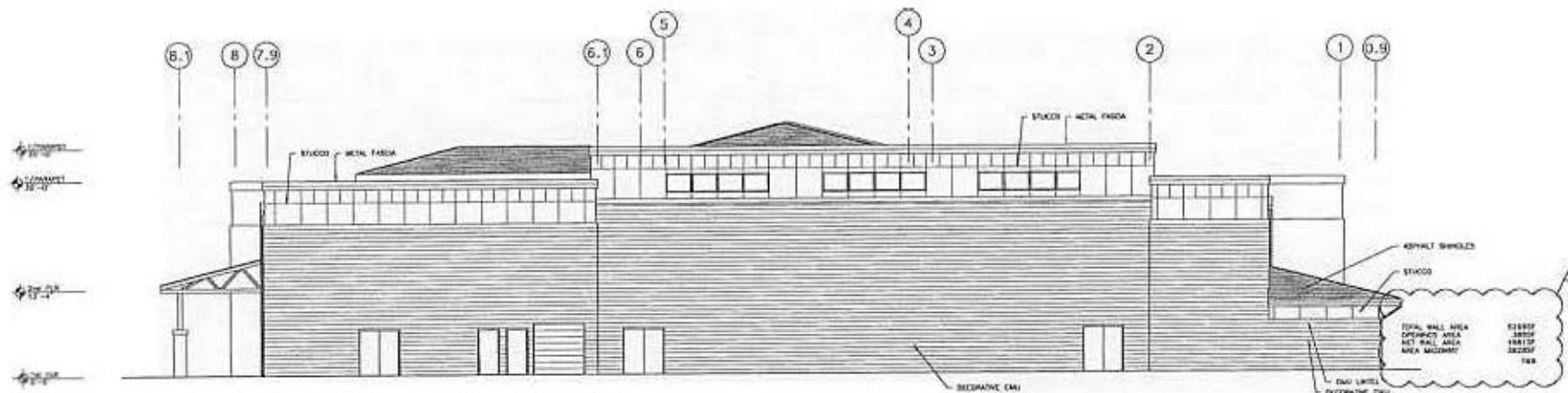
Planned Development Permit

City Case Z-2019-71
Date: July 23, 2019
Drawn BY: TGS
File: PD_190723

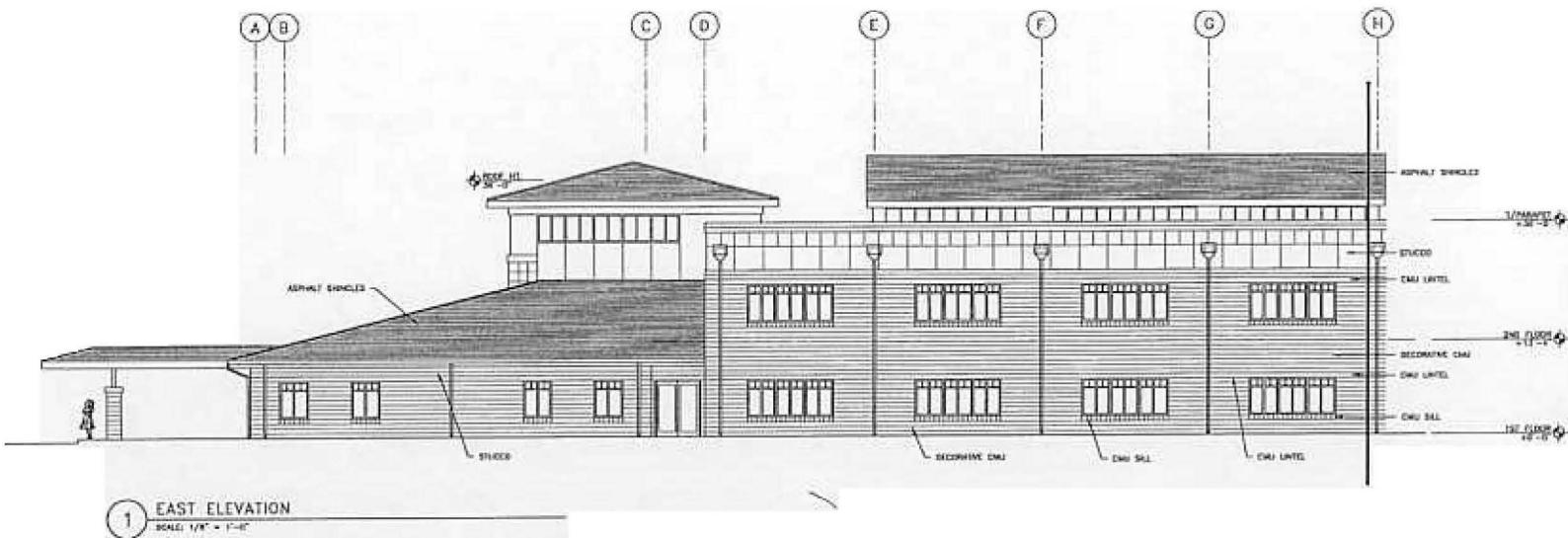
A3
TRAFFIC PLAN
TRIVIUM



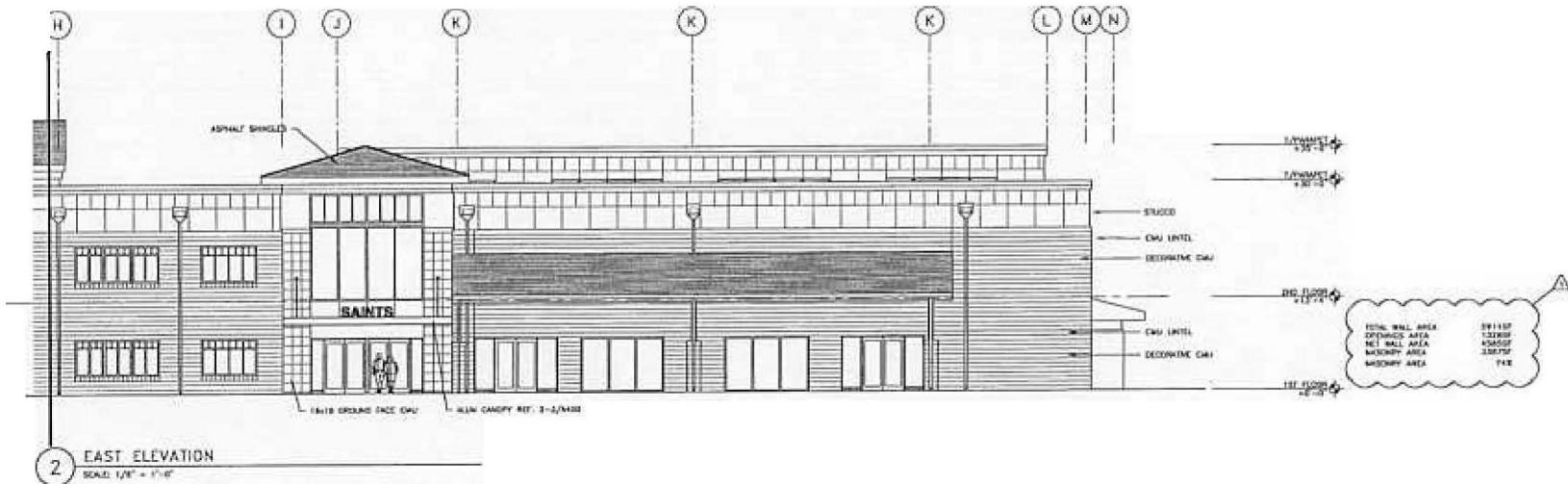
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



(2) NORTH ELEVATION



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



2 EAST ELEVATION
SCALE: 1/8" = 5'-0"

