

Jesse Terrell, Commissioner
Larry Granados, Commissioner
Victor Molaschi, Commissioner



Randy Corn, Chairman

Jason Kasal, Commissioner
Kristie Womack, Vice Chairman
Mark McCullough, Commissioner

ROANOKE PLANNING AND ZONING AGENDA

APRIL 4, 2022

7:00 PM

**500 S. OAK STREET
ROANOKE, TX 76262-6732**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality cable broadcast, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on March 7, 2022.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance by granting a change in zoning from Retail (R) Zoning District to Retail – Specific Use Permit (R-SUP) Zoning District to authorize the following use: Contractor's Office/Sales, with Outside Storage Including Vehicles Use, On Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112)
2. Consideration and recommendation on a Specific Use Permit request (SUP 2022-02) from Clay Moore Engineering – Specific Use Permit (R-Sup) Zoning District to authorize the following use: Contractor's Office/Sales, With Outside Storage Including Vehicles Use, On Lot 4R



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**April 4, 2022
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And 5R, Block A of The Country View Business Park Addition, an addition to The City of Roanoke, Denton County, Texas. Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112)

3. Consideration and recommendation on a site plan request (SP 2022-05) from Clay Moore Engineering for an Office Warehouse development situated on 3.25 acres, Block A Lot 4R and 5R in the Country View Business Park Phase II Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas.
4. Consideration and recommendation on a site plan request (SP 2022-06) from Bohler Engineering for Brakes Plus, an automotive service company, situated on 1.028 acres, Block 1 Lot 2RA, Vaughan Subdivision, W.D. Beall Survey Abstract No. 82, an addition to the City of Roanoke, Denton County, Texas.

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, April 1, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRAILLE IS NOT AVAILABLE.**

- 📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**April 4, 2022
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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 03/07/2022 - P&Z Minutes

MEETING DATE: April 4, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on March 7, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 03-07-2022

Jesse Terrell, Commissioner
Victor Molaschi, Commissioner
Larry Granados, Commissioner



Jason Kasal, Commissioner
Kristie Womack, Vice Chairman
Mark McCullough, Commissioner

ROANOKE PLANNING AND ZONING MINUTES
MARCH 7, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262

Present: Chairman Randy Corn; Commissioners: Jason Kasal, Mark McCullough, Victor Molaschi, and Larry Granados. Development Services Administrator J.R. Hames, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

Absent: Vice Chairman Kristie Womack and Commissioner Jesse Terrell.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Victor Molaschi second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on February 7, 2022.

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Mark McCullough second by Larry Granados to approve a site plan request (SP 2022-02) from Gerri A. Kielhofner, AIA for a hotel to be situated on 3.269 acres, Block B Lot 1 in the Roanoke City Center Addition, M.E.P. & P.R.R. CO. Survey, Abstract No. 603, City of Roanoke Denton County, Texas.

Motion carried unanimously.

2. Motion made by Victor Molaschi second by Mark McCullough to approve a Site Plan (SP 2022-03) request from Intergrity Commercial Group LLC for a building to be located on an approximate 0.846 acre parcel being a part of the Homestead



**MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING**

**March 7, 2022
Page 2 of 2**

Addition, Block A, Lot 1-R-2, located on Cannon Parkway, north of the intersection of Cannon and W. Byron Nelson.

Motion carried unanimously.

3. Motion made by Jason Kasal second by Mark McCullough to approve as submitted, so long as the applicant finalizes the plat before the City Council meeting and they address a screening wall toward residential, a site plan request (SP 2022-04) from DHR Engineering, Inc. on an approximate 1.04 acre tract, being a part of the PPR Roanoke Retail Addition, Lot 1R5 Block A, Walter D Beal Survey Abstract No. 82 City of Roanoke, Denton County Texas.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Victor Molaschi second by Larry Granados to adjourn the meeting at 7:08 p.m.

Motion carried unanimously.

Randy Corn, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - SUP 2022-02 (ORD NO 2022-112)

MEETING DATE: April 4, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance by granting a change in zoning from Retail (R) Zoning District to Retail – Specific Use Permit (R-SUP) Zoning District to authorize the following use: Contractor's Office/Sales, with Outside Storage Including Vehicles Use, On Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-112 - Zoning Amendment - R to R-SUP - contractor's office-sales use - Lot 4R and 5R - jlm draft - 022822



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission

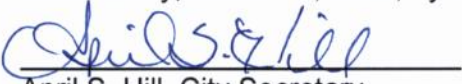
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, APRIL 4, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A CHANGE IN ZONING FROM RETAIL (R) ZONING DISTRICT TO RETAIL – SPECIFIC USE PERMIT (R-SUP) ZONING DISTRICT TO AUTHORIZE THE FOLLOWING USE: CONTRACTOR'S OFFICE/SALES, WITH OUTSIDE STORAGE INCLUDING VEHICLES USE, ON LOT 4R AND 5R, BLOCK A OF THE COUNTRY VIEW BUSINESS PARK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, APRIL 12, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A CHANGE IN ZONING FROM RETAIL (R) ZONING DISTRICT TO RETAIL – SPECIFIC USE PERMIT (R-SUP) ZONING DISTRICT TO AUTHORIZE THE FOLLOWING USE: CONTRACTOR'S OFFICE/SALES, WITH OUTSIDE STORAGE INCLUDING VEHICLES USE, ON LOT 4R AND 5R, BLOCK A OF THE COUNTRY VIEW BUSINESS PARK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, March 16, 2022, by 5:00 p.m.


April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2022-02) Contractor's Office - Country View Business Park

MEETING DATE: April 4, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit request (SUP 2022-02) from Clay Moore Engineering – Specific Use Permit (R-Sup) Zoning District to authorize the following use: Contractor's Office/Sales, with outside storage including vehicles on Lot 4R and 5R, Block A of The Country View Business Park Addition, an addition to The City of Roanoke, Denton County, Texas. Addition, JD Hunter Survey Abstract No. 606, City of Roanoke Denton County, Texas. (Ordinance No. 2022-112)

INFORMATION:

- **History**

A text amendment was approved by City Council on February 29, 2021 (Ord. No. 2021-104), to allow contractor's office/sales with outside storage, including vehicles by Specific Use Permit in the Retail Zoning District.

Zoning- Retail District

The R, Retail district is intended to provide a location for retail and service-related establishments, such as retail product sales, Offices Professional, Banks, Hotel/Motel, Book Stores, Restaurants and other similar retail uses. High intensity retail and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The uses envisioned for the district will typically utilize larger sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

Location

This vacant property is located in the Country View Business Park Addition on the East



AGENDA ITEM

side of Hwy 377 behind the Starbucks and adjacent to the office of McAdams Group. Also located just north of James St.

Planning Analysis

The proposal is for an office/warehouse that will have a total of 18 units on lots 4R and 5R. The lot on the north side of Country View Drive (lot 4R) will provide an area for larger vehicles and equipment, screened by an eight (8) foot masonry wall. Parking will be provided for customer and company vehicles.

Considering there are no residential areas adjacent to this site, with compatible retail and office uses within the development, and it is off of a private road, Country View Drive, the site is suitable for contractor offices.

- **Landscape**- The landscape plan meets the required area and materials.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Parking**- The parking provided exceeds the required amount for the proposed use. Outside storage of vehicles and equipment may only be used on the northern buildings utilizing rear overhead doors and appropriate screening.

Outside storage means the keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot/tract or tract for more than 24 hours. Also referred to as open storage.

STAFF RECOMMENDATION:

Staff recommends approval contingent on no vehicles or equipment being used for outside storage in parking spaces provided in front of the buildings.

SPECIAL CONSIDERATION:

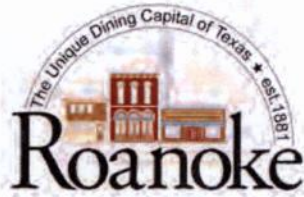
FINANCIAL CONSIDERATION:

ATTACHMENTS:



AGENDA ITEM

1. SUP-2022-02 - Application
2. Site Plan
3. Color Elevations
4. Landscape Plan
5. Hilltop Concrete - StackedStone 8ft - 2021
6. ORD NO 2022-112 - SUP 2022-02 - Rezone - Retail to Retail- SUP - Contractors Office sales use - Lot 4R and 5R Block A Country Vi



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent DREW DONOSKY	Address, City, State, Zip 1903 CENTRAL DRIVE, SUITE 406, BEDFORD, TX 76021	Phone Number 817.281.0572
Type of permit requested SUP/SITE PLAN	Name of Business CLAYMOORE ENGINEERING	Email DREW@CLAYMOOREENGINEERING.COM
Property Owner(s) TODD HUNTINGTON	Address, City, State, Zip 1504 EAGLE CT., LEWISVILLE, TX 75057	Phone Number 214.412.0695
Legal Description – Lot/Block/Subdivision Lot 4R & all of Lot 5R, Block A, of Countryview Business Park, Phase II	Property Address TBD	Present Zoning R

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? NO
Justification for request for Special Use Permit: Request Warehouse be added to the R-Retail District to allow the flexoffice

Authorization:

I/ We Todd Huntington owner(s) of the above described property do here by authorize Drew Donosky to act on my/our behalf in making and representing this special use permit application.


Owner(s) Signature

02/21/22

Date

Owner(s) Signature

Date

Attach the following:

Special Use Permit application fee of \$200.00**. Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format due at least 5 days prior to Council Meeting.

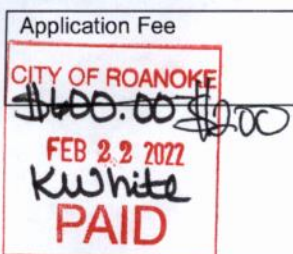

Applicants Signature

02/21/2022

Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

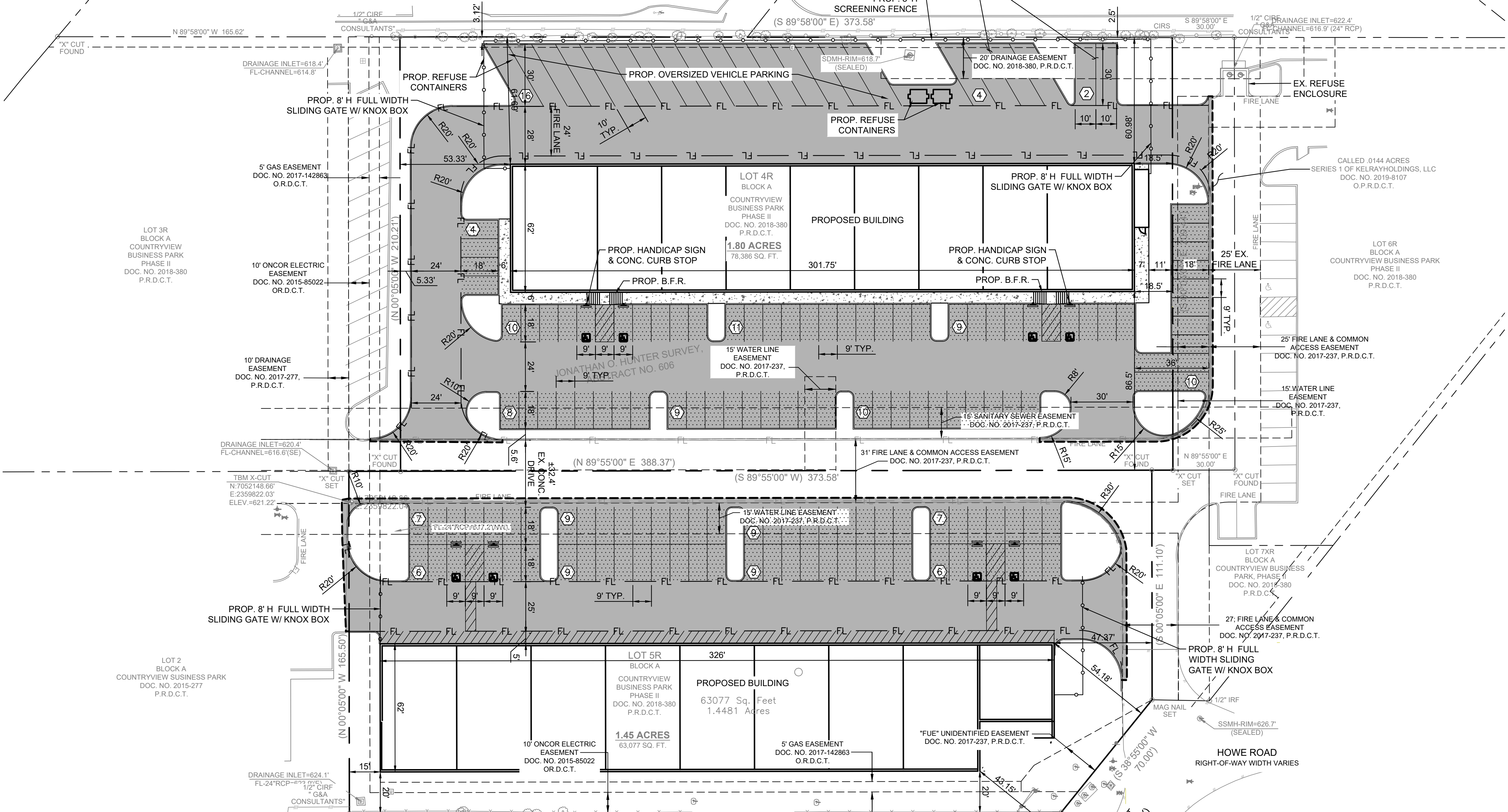
Application Fee 	P&Z Meeting <u>APR 04 2022</u>	CC Meeting <u>APR 12 2022</u>	File for Record SUP- <u>2022 - 02</u>
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8/23/2019

PLOTTED BY: JOEL VALDEZ
 2/21/2022 10:06 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-008 ALLTRADES ROANOKE\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/21/2022 9:53 AM

BLOCK A LOT:	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	OFFICE BLDG AREA (SQ. FT.)	WAREHOUSE BLDG AREA (SQ. FT.)	TOTAL BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	TOTAL PARKING			
										REQ. RATIO	OFFICE REQ.	WAREHOUSE REQ.	TOTAL PROV.
LOT 4R	GENERAL RETAIL (GR)	OFFICE / WAREHOUSE	1.80	78,386	13,050	12,050	25,100	27'-6"	32.0%	OFFICE (13,050 SF, 1/300 SF) WAREHOUSE (12,050 SF, 1/3000 SF)	44 (2 ADA)	5 (1 ADA)	71 (4 ADA)
LOT 5R	GENERAL RETAIL (GR)	OFFICE / WAREHOUSE	1.45	63,077	4,590	21,640	26,230	27'-6"	41.6%	OFFICE (4,590 SF 1/300 SF) WAREHOUSE (21,640 SF 1/3000 SF)	16 (1 ADA)	8 (1 ADA)	54 (4 ADA)

LOT 6 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 7 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 8 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 9 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 10 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 11 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 12 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 13 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.	LOT 14 BLOCK A NORTH HIGHLAND ADDITION VOLUME 367, PAGE 147 P.R.D.C.T.
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LEGEND	
	DUMPSTER DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT.
	PARKING COUNT
	EX. PROPERTY LINE
	EX. COMMUNICATION LINES
	EXISTING GAS LINES
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER LINES
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROP. COMM LINES
	PROP. UNDERGROUND ELECTRIC LINES
	PROP. SANITARY SEWER LINES
	PROP. WATER LINES
	EX. CONTOUR LINE
	PROP. CONTOUR LINE

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN NON-SHADED "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 48075 AS SHOWN ON MAP NUMBER 48121C0515G.

OWNER
 TODD HUNTINGTON
 ALLTRADES
 1504 EAGLE CT.
 LEWISVILLE, TX 75057
 EMAIL:
 TODD.HUNTINGTON@ALLTRADESINDUSTRIAL.COM
 PH: 214.412.0695

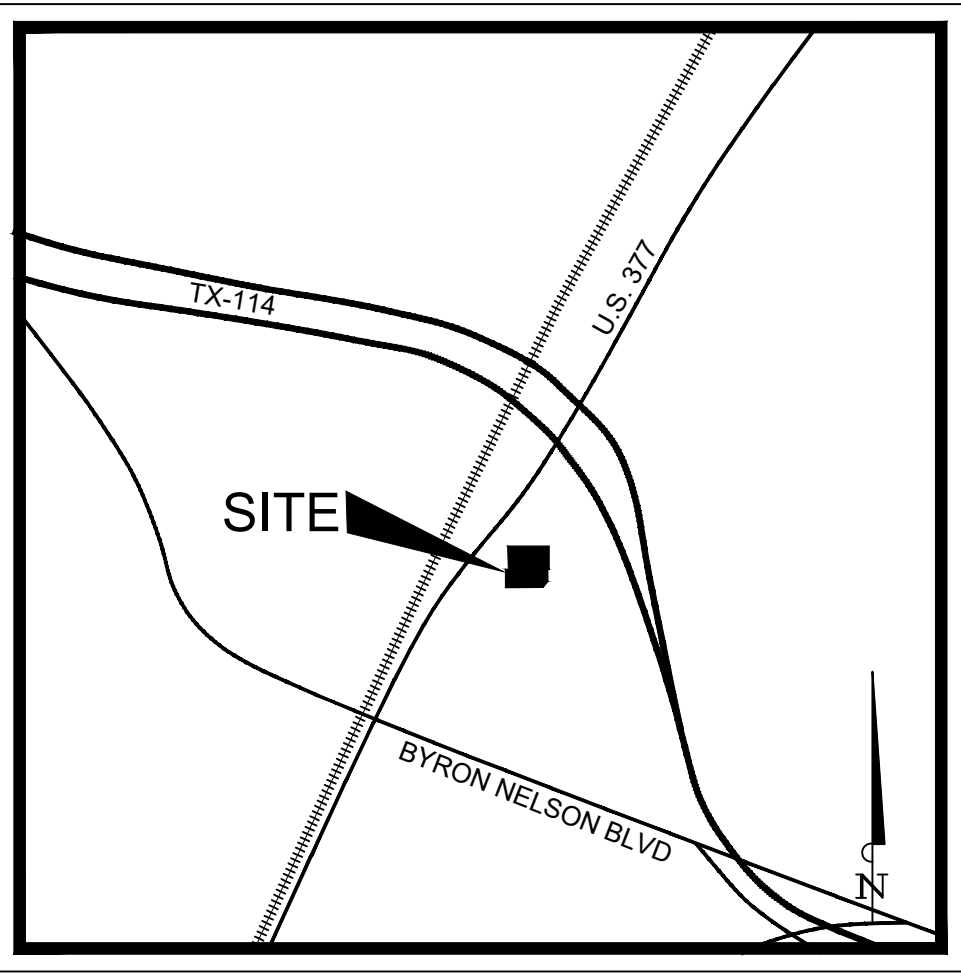
ARCHITECT
 JOHN LAM
 GDP GROUP
 5050 QUORUM DRIVE, SUITE 338
 DALLAS, TX 75254
 JLAM@GDPGROUP.COM
 PH: 469.573.4303

ENGINEER
 CLAY CRISTY, PE
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572
 TEXAS REGISTRATION #14199

SITE PLAN
 COUNTRYVIEW BUSINESS PARK
 LOT 4R & 5R, BLOCK A
 02/16/2022

SHEET
SP-1
 File No. 2019-053

DESIGN: JEV
 DRAWN: JEV
 CHECKED: ASD
 DATE: 02/16/2022



TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

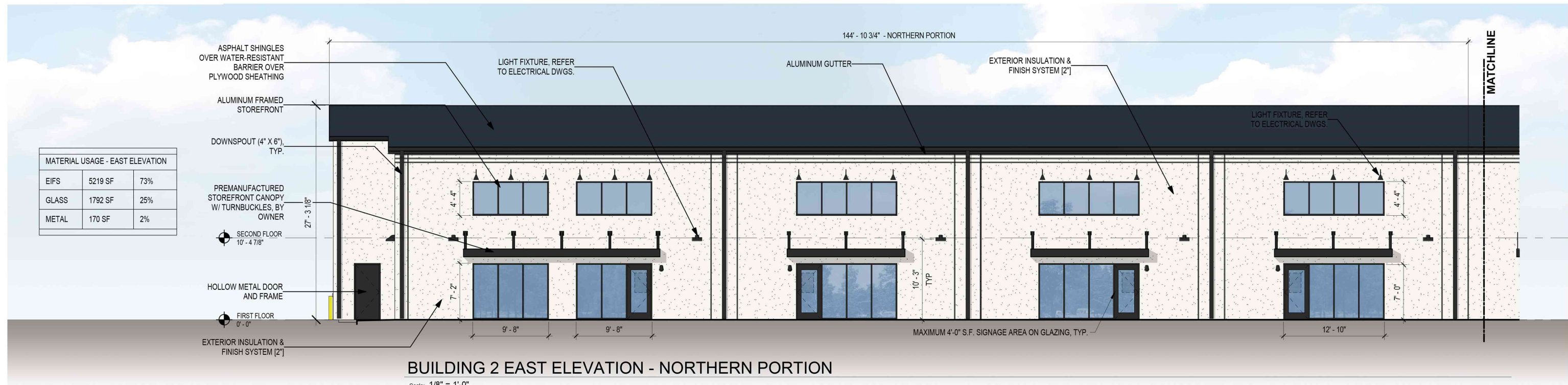
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: **DREW DONOSKY**
P.E. No. 125651, Date: 2/21/2022

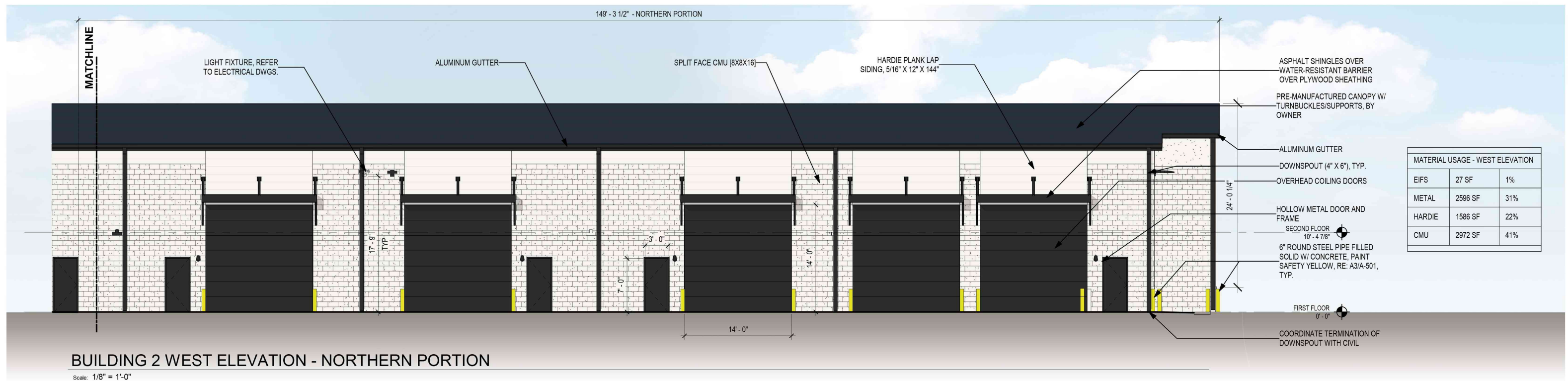
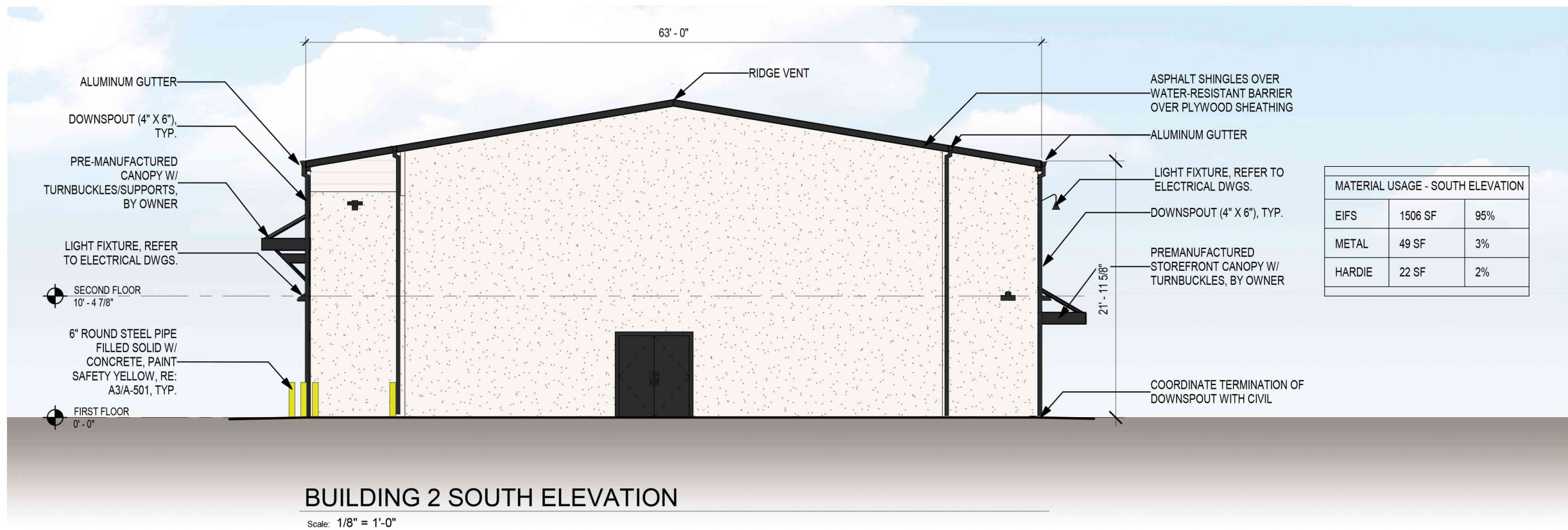
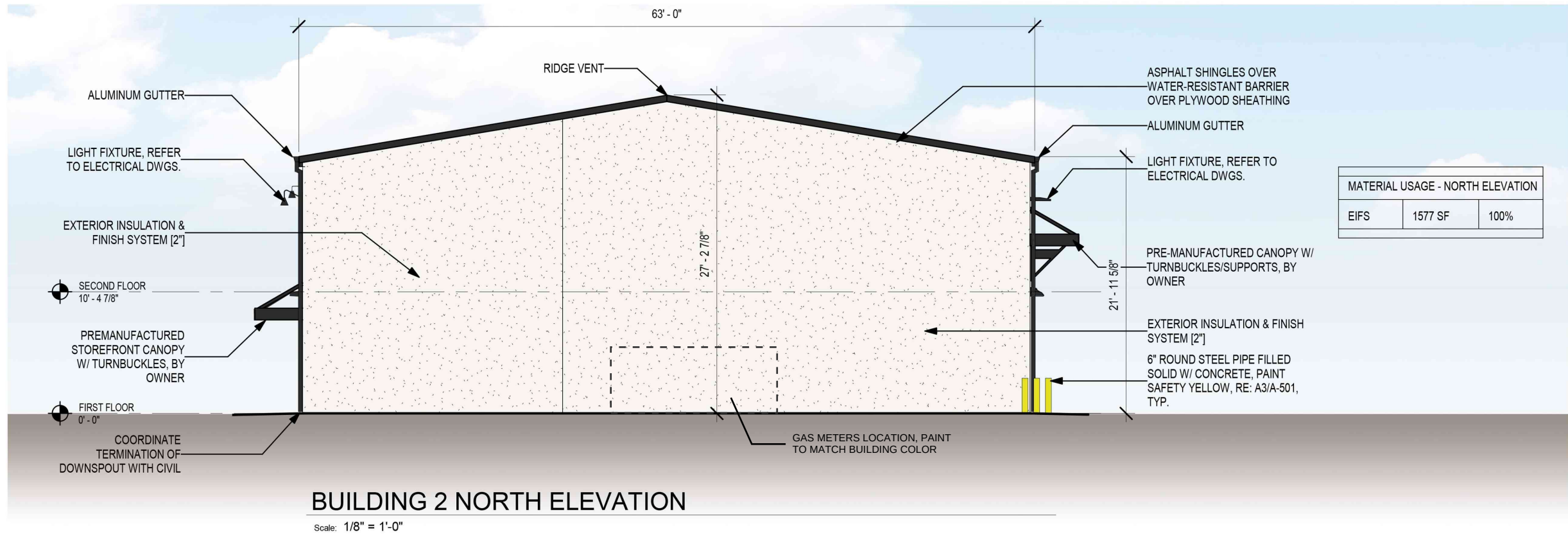
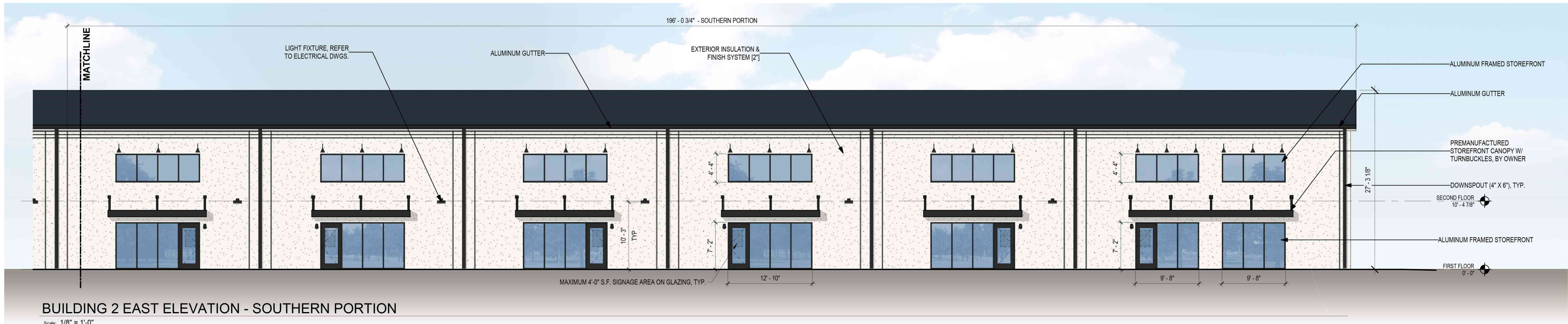
ALLTRADES
COUNTRYVIEW DRIVE
ROANOKE, TX

NO.	DATE	REVISION	BY
1	10/25/2019	GRADING REV.	

SITE PLAN



- FACADE NOTES**
1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



ARCHITECT:
GPD GROUP PROFESSIONAL CORPORATION
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311
PH: 469.573.4306
CONTACT: TAVIS BROWNE
EMAIL: TBROWNE@GPDGROUP.COM

CIVIL:
CLAYMOORE ENGINEERING, INC.,
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY
EMAIL: DREW@CLAYMOOREENG.COM

OWNERS:
ALLTRADES
1504 EAGLE COURT
LEWISVILLE, TX 75057
PH: 214.412.0695
CONTACT: TODD HUNTINGTON
EMAIL: TODD.HUNTINGTON@ALLTRADESINDUSTRIAL.COM

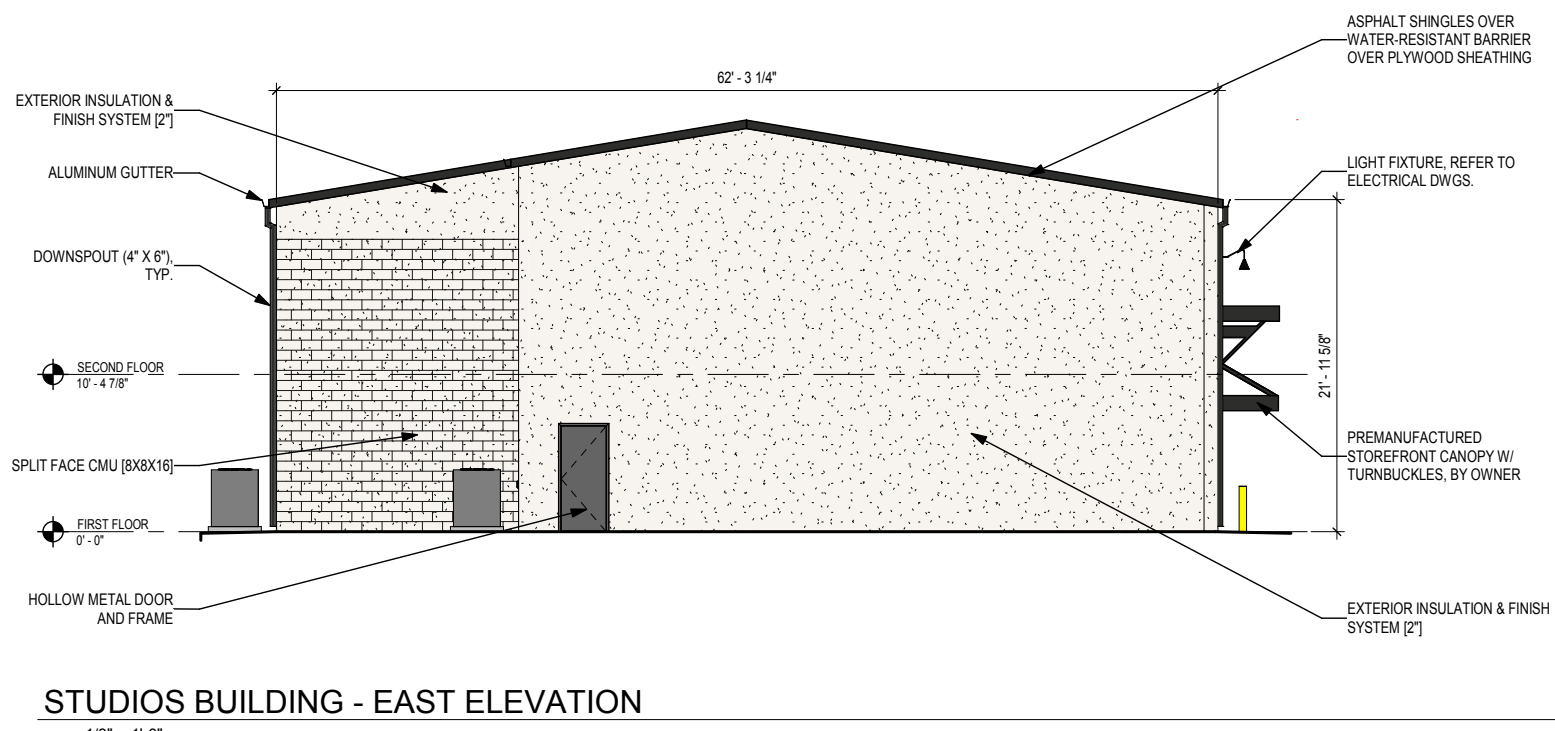
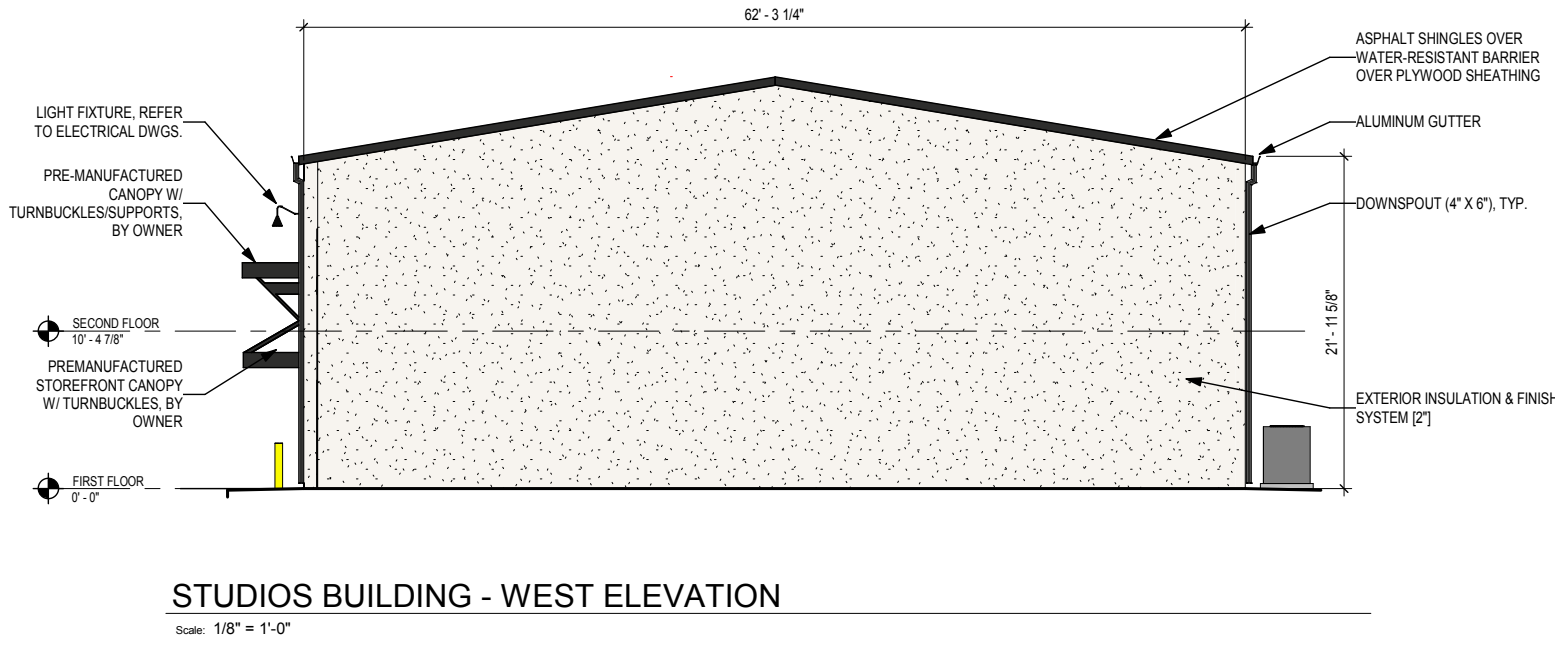
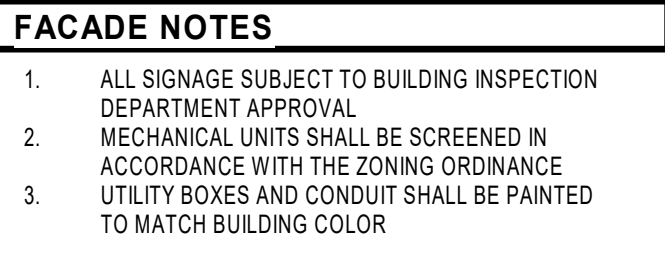


ALLTRADES - SHOPS

ROANOKE, TX

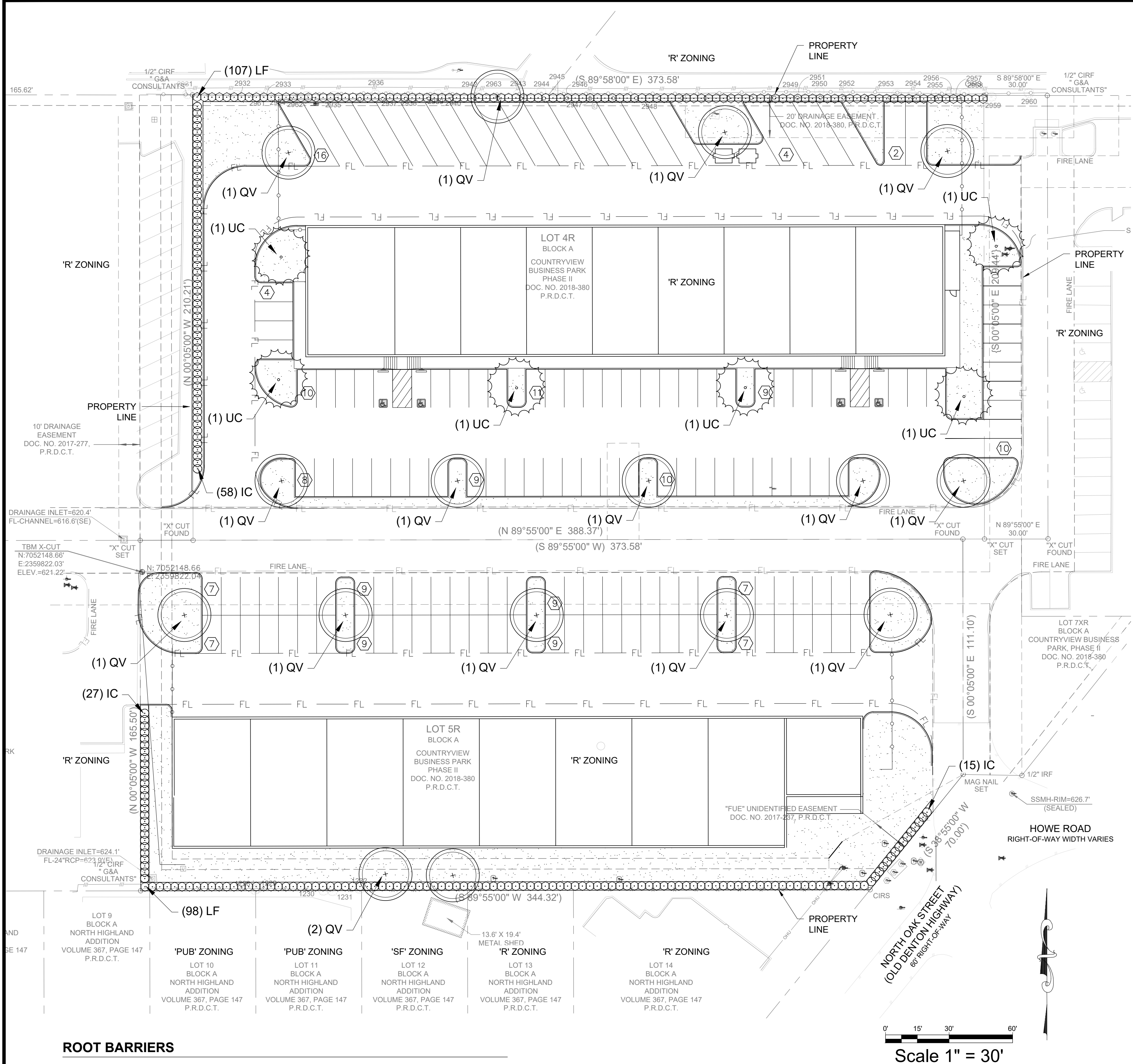


www.gpdgroup.com
1.800.955.4731



ROANOKE, TX





ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

LANDSCAPE DATA TABLE

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE	5' BUFFER	5' BUFFER *
NUMBER OF TREES	N/A	N/A
INTERIOR LANDSCAPE (PARKING)	2,448 SF	7,517 SF
NUMBER OF TREES	16	20
NON-VEHICULAR LANDSCAPE	N/A	18,348 SF
NUMBER OF TREES	N/A	N/A
TOTAL SITE AREA DEVOTED TO LANDSCAPE:	25,859 SF (20%)	25,865 SF (20%)

ADDITIONAL REQUIREMENTS
MINIMUM 4' HT. SHRUB HEDGE SCREEN AT LOT PERIMETERS:
ALL PARKING SPACES WITHIN 60' OF A TREE:

* 5' LANDSCAPE BUFFER OMITTED ON EAST PERIMETER ALONG ACCESS DRIVE.
* 10' LANDSCAPE BUFFER PROVIDED ALONG 50' PORTION OF SOUTH PERIMETER ADJACENT TO 'SF' ZONING.

PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	QV	Live Oak / Quercus virginiana min. 7 ht.	CONT.	3" Cal	16
	UC	Cedar Elm / Ulmus crassifolia min. 7' ht.	CONT.	3" Cal	6
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	IC	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' 36" o.c., 24" Ht. Min.	5 gal		100
	LF	Texas Sage / Leucophyllum frutescens 'Green Cloud' 42" o.c., 24" Ht. Min	5 gal		205
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod		20,100 sf

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

CITY MAINTENANCE NOTES

- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES (6") MEASURED FOUR FOOT (4') ABOVE THE GROUND MAY BE REPLACED WITH ONES OF SIMILAR VARIETY HAVING A TRUNK DIAMETER OF NO LESS THAN THREE INCHES (3") MEASURED FOUR FOOT (4') ABOVE THE GROUND ON A CALIPER-INCH FOR CALIPER-INCH BASIS (E.G., FOR A 6" TREE, TWO 3" REPLACEMENT TREES SHALL BE REQUIRED). A TIME EXTENSION MAY BE GRANTED BY THE CITY MANAGER OR HIS/HER DESIGNEE IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS/HER AGENT.
- IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING REAL PROPERTY BORDERING ON ANY STREET TO PRUNE TREES NEXT TO THE STREET IN SUCH MANNER THAT THEY WILL NOT OBSTRUCT OR SHADE THE STREET LIGHTS, OBSTRUCT THE PASSAGE OF PEDESTRIANS ON SIDEWALKS, OBSTRUCT VISION OF TRAFFIC SIGNS, OR OBSTRUCT THE VIEW FROM ANY STREET OR ALLEY INTERSECTION (SEE VISIBILITY REQUIREMENTS, ARTICLE VII, DIVISION 5 OF THIS CHAPTER). THE MINIMUM CLEARANCE OF ANY PORTION OF A TREE OVERHANGING PUBLIC STREET RIGHT-OF-WAY SHALL BE FOURTEEN FEET (14'), AND OVERHANGING A PUBLIC SIDEWALK SHALL BE EIGHT FEET (8').
- FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS SECTION AND MAY BE SUBJECT TO PENALTIES OF SECTION 12.952.

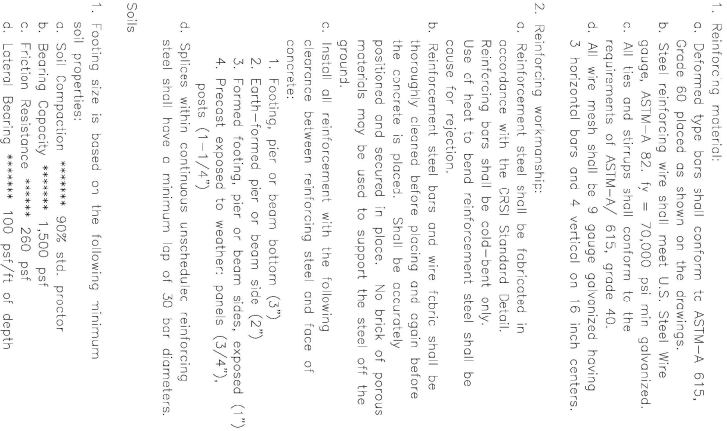
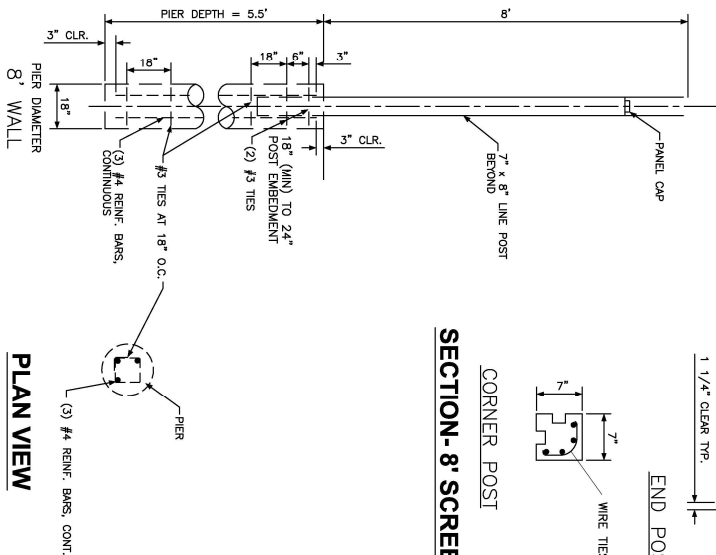
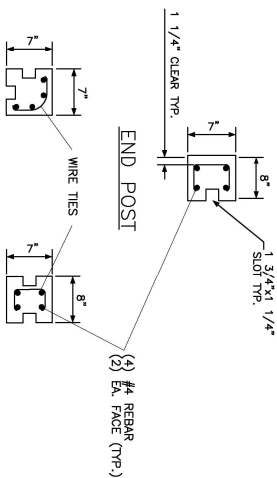


ALLTRADES
COUNTRY VIEW DRIVE
ROANOKE, TX

NO.	DATE	REVISION	BY
1	10/25/2019	GRADING REV.	CLC

LANDSCAPE PLANTING
LP-1

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	ASD
DATE:	02/16/2022
SHEET	

Page 18 of 46¹ All design criteria based on construction on natural ground

THREE POSITS AT THE END OF THE WALL

ORDINANCE No. 2022-112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR LOT 4R AND 5R, BLOCK A OF THE COUNTRY VIEW BUSINESS PARK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY AMENDING THE UNDERLYING ZONING FOR SAID TRACTS RETAIL (R) DISTRICT TO RETAIL – SPECIFIC USE PERMIT (R-SUP) DISTRICT TO ALLOW CONTRACTOR'S OFFICE/SALES, WITH OUTSIDE STORAGE INCLUDING VEHICLES USE; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Retail District (R) to Retail – Specific Use Permit District (R-SUP) to allow contractor's office/sales, with outside storage including vehicles use; and

WHEREAS, the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS:

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That the Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning on Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, by changing the underlying zoning for said tracts of land Retail District (R) to Retail – Specific Use Permit District (R-SUP) to allow contractor's office/sales, with outside storage including vehicles use.

Section 3.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of

the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

Section 4. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 5. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 12th day of April, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Property



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2022-05) Office Warehouse-Country View Business Park

MEETING DATE: April 4, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2022-05) from Clay Moore Engineering for an Office Warehouse development situated on 3.25 acres, Block A Lot 4R and 5R in the Country View Business Park Phase II Addition, JD Hunter Survey Abstract No. 606, City of Roanoke Denton County, Texas.

INFORMATION:

History

A text amendment was approved by City Council on February 29, 2021 (Ord. No. 2021-104), to allow contractor's office/sales with outside storage, including vehicles by Specific Use Permit in the Retail Zoning District.

Zoning- Retail District

The R, Retail district is intended to provide a location for retail and service-related establishments, such as retail product sales, Offices Professional, Banks, Hotel/Motel, Book Stores, Restaurants and other similar retail uses. High intensity retail and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The uses envisioned for the district will typically utilize larger sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

Location

This vacant property is located in the Country View Business Park Addition on the east side of Hwy 377 behind the Starbucks and adjacent to the office of McAdams Group. Also located just north of James St.

Planning Analysis

The proposal is for an office/warehouse that will have a total of 18 units. The building on Lot 4R has a total of 25,100 sf, with 13,050 sf of office space and 12,050 sf for warehouse. The building on Lot 5R is 26,230 sf, with 4,590 sf of office space and 21,640 sf for warehouse. The lot on the north side of Country View Drive (Lot 4R) will provide an area for larger vehicles and equipment, screened by



AGENDA ITEM

an eight (8) foot masonry wall. Parking will be provided for customer and company vehicles.

- **Landscape**- The landscape plan meets the required area and materials.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Parking**- The parking provided exceeds the required amount for the proposed use.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Site Plan Application
2. Site Plan
3. Color Elevations
4. Landscape Plan
5. Preliminary Civils
6. Screening Wall- Stacked Stone 8ft



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant DREW DONOSKY	Address of Applicant 1903 CENTRAL DRIVE, SUITE 406, BEDFORD, TX	Phone Number 817.281.0572
Legal Interest CLAYMOORE ENGINEERING		
Owner TODD HUNTINGTON	Address 1504 EAGLE CT., LEWISVILLE, TX 75057	Phone Number 214.412.0695
Firm preparing Site Plan Package CLAYMOORE ENGINEERING	Address 1903 CENTRAL DRIVE, SUITE 406, BEDFORD, TX 76021	Phone Number 817.281.0572
		Email DREW@CLAYMOOREENGINEERING.COM
Location of Property South of 377 and 114	Name of Addition/Subdivision Countryview Business Park,	Lot / Block Block A, Lot 4R and 5R
		Present Zoning R

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail	2	3.25
Commercial		
Industrial		
Flood Plain		

A copy of the final plat or re-plat of the approved subdivision by the City Council showing property boundary lines and dimensions and easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property should be included.

If the property is subject to a Plan Development a statement showing that the proposed use substantially conforms to the Plan Development.

(P&Z two (2) folded copies (24"X36") & an electronic copy (pdf) City Council) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

Drew Donosky
Applicants Signature

2/21/2022

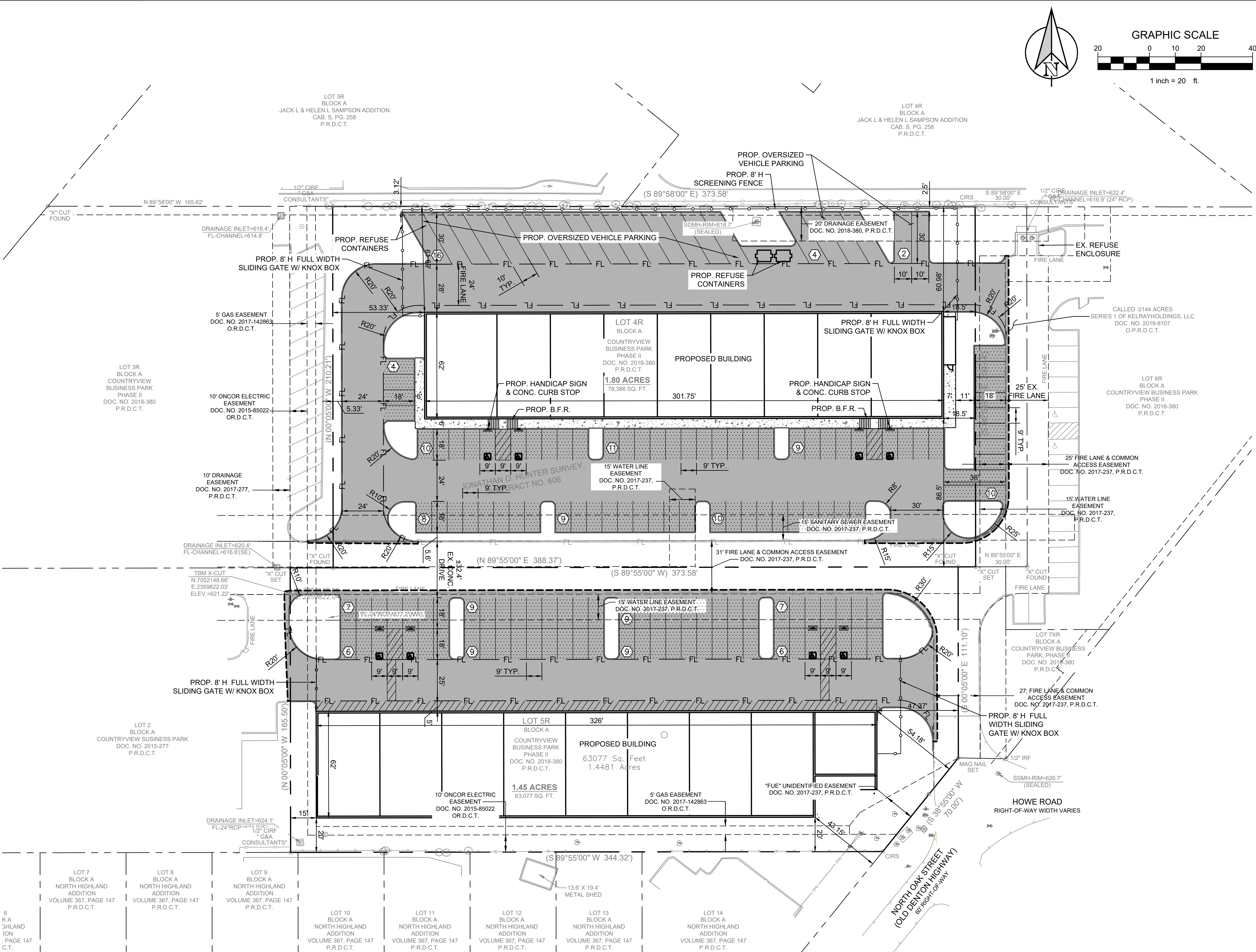
Date

FOR OFFICE USE ONLY

Site Plan Fee <i>Paid \$400.- Feb. 22. Kw White Rec. Payment.</i>	P&Z Meeting APR 04 2022	CC Meeting APR 12 2022	File for Record SP- <u>2022</u> - <u>05</u>
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08/23/2019

PLOTTED BY: JOEL VALDEZ
 2/21/2022 10:06 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-008 ALLTRADES ROANOKE\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/21/2022 9:53 AM



SITE DATA TABLE										TOTAL PARKING			
BLOCK A LOT:	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	OFFICE BLDG AREA (SQ. FT.)	WAREHOUSE BLDG AREA (SQ. FT.)	TOTAL BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	REQ. RATIO	OFFICE REQ.	WAREHOUSE REQ.	TOTAL PROV.
LOT 4R	GENERAL RETAIL (GR)	OFFICE / WAREHOUSE	1.80	78,386	13,050	12,050	25,100	27'-6"	32.0%	OFFICE (13,050 SF, 1/300 SF) WAREHOUSE (12,050 SF, 1/3000 SF)	44 (2 ADA)	5 (1 ADA)	71 (4 ADA)
LOT 5R	GENERAL RETAIL (GR)	OFFICE / WAREHOUSE	1.45	63,077	4,590	21,640	26,230	27'-6"	41.6%	OFFICE (4,590 SF 1/300 SF) WAREHOUSE (21,640 SF 1/3000 SF)	16 (1 ADA)	8 (1 ADA)	54 (4 ADA)

LEGEND	
	DUMPSTER DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT.
	PARKING COUNT
	EX. PROPERTY LINE
	EX. COMMUNICATION LINES
	EXISTING GAS LINES
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER LINES
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROP. COMM LINES
	PROP. UNDERGROUND ELECTRIC LINES
	PROP. SANITARY SEWER LINES
	PROP. WATER LINES
	EX. CONTOUR LINE
	PROP. CONTOUR LINE

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN NON-SHADED "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 48075 AS SHOWN ON MAP NUMBER 48121C0515G.

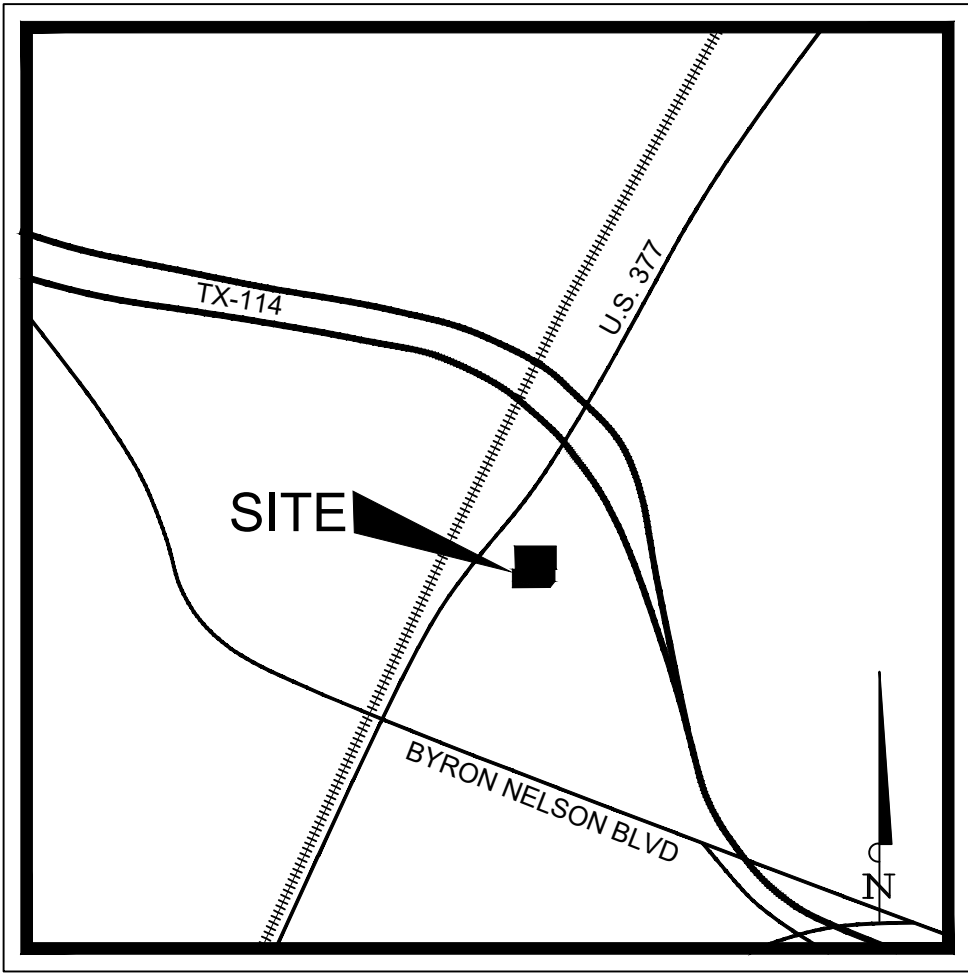
OWNER
TODD HUNTINGTON
ALLTRADES
1504 EAGLE CT.
LEWISVILLE, TX 75057
EMAIL:
TODD.HUNTINGTON@ALLTRADESINDUSTRIAL.COM
PH: 214.412.0695

ARCHITECT
JOHN LAM
GDP GROUP
5050 QUORUM DRIVE, SUITE 338
DALLAS, TX 75254
JLAM@GDPGROUP.COM
PH: 469.573.4303

ENGINEER
CLAY CRISTY, PE
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
TEXAS REGISTRATION #14199

SITE PLAN
COUNTRYVIEW BUSINESS PARK
LOT 4R & 5R, BLOCK A
02/16/2022

SHEET
SP-1
File No. 2019-053



TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

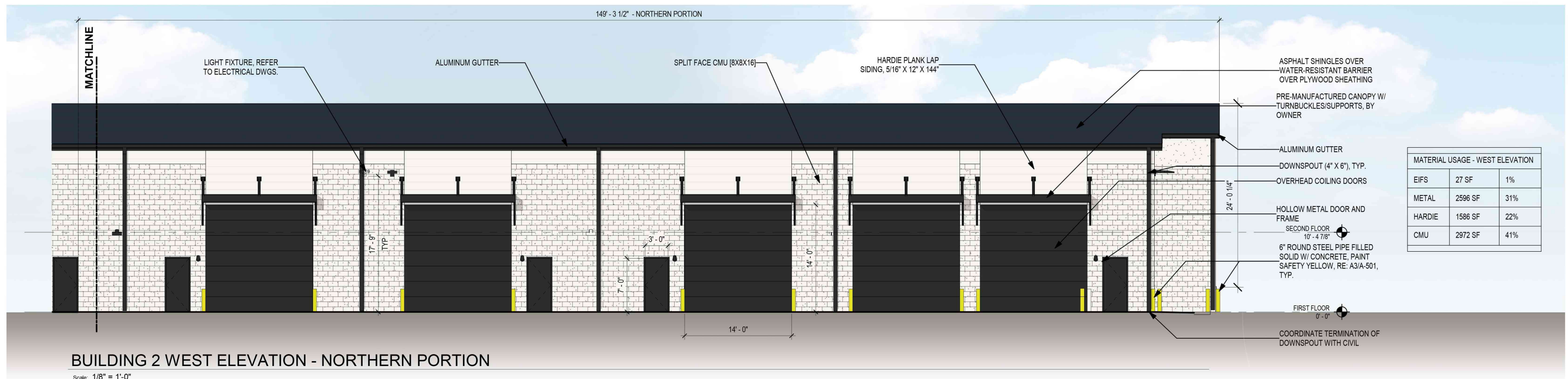
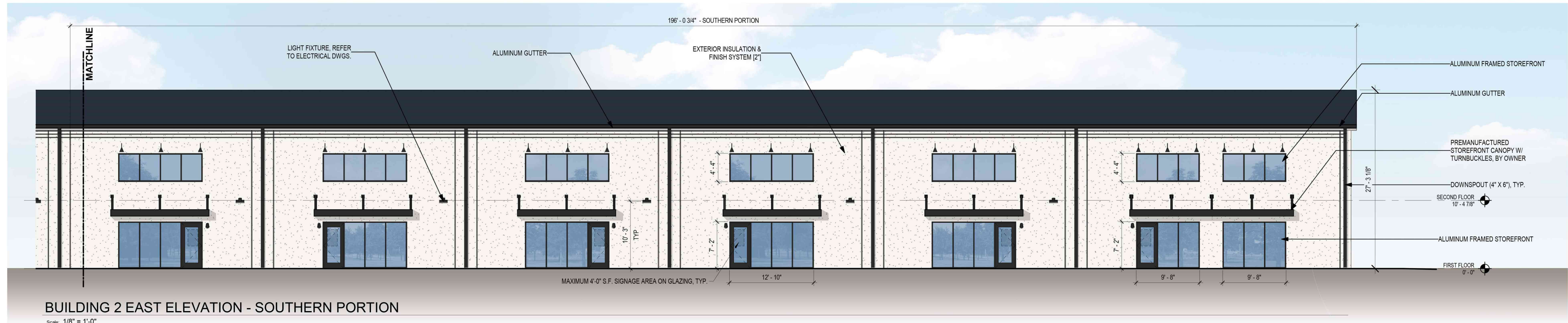
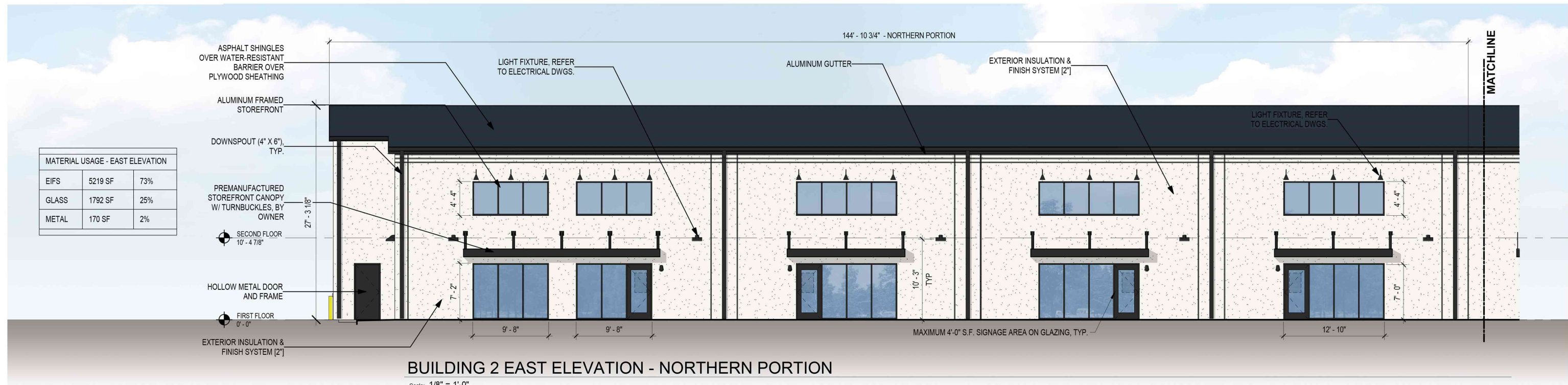
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: DREW DONOSKY
P.E. No. 125651, Date: 2/21/2022

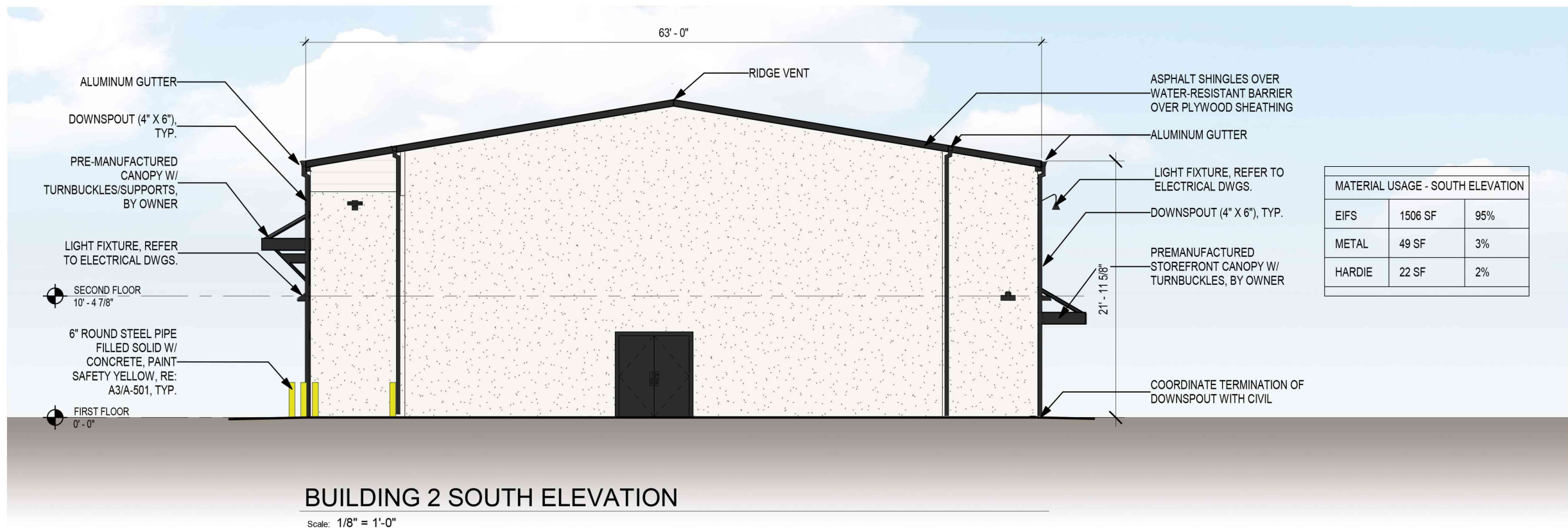
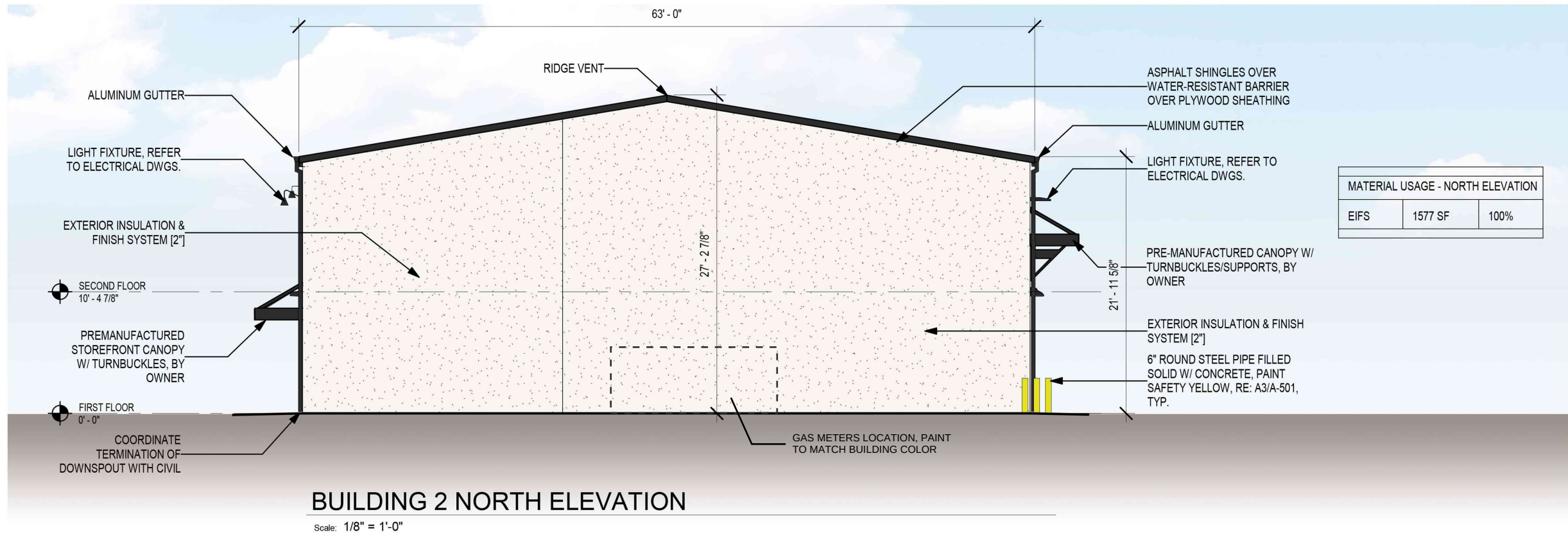
ALLTRADES
COUNTRYVIEW DRIVE
ROANOKE, TX

NO.	DATE	REVISION	BY
1	10/25/2019	GRADING REV.	CJC

SITE PLAN



- FACADE NOTES**
1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



ARCHITECT:
GPD GROUP PROFESSIONAL CORPORATION
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311
PH: 469.573.4306
CONTACT: TAVIS BROWNE
EMAIL: TBROWNE@GPDGROUP.COM

CIVIL:
CLAYMOORE ENGINEERING, INC.,
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY
EMAIL: DREW@CLAYMOOREENG.COM

OWNERS:
ALLTRADES
1504 EAGLE COURT
LEWISVILLE, TX 75057
PH: 214.412.0695
CONTACT: TODD HUNTINGTON
EMAIL: TODD.HUNTINGTON@ALLTRADESINDUSTRIAL.COM

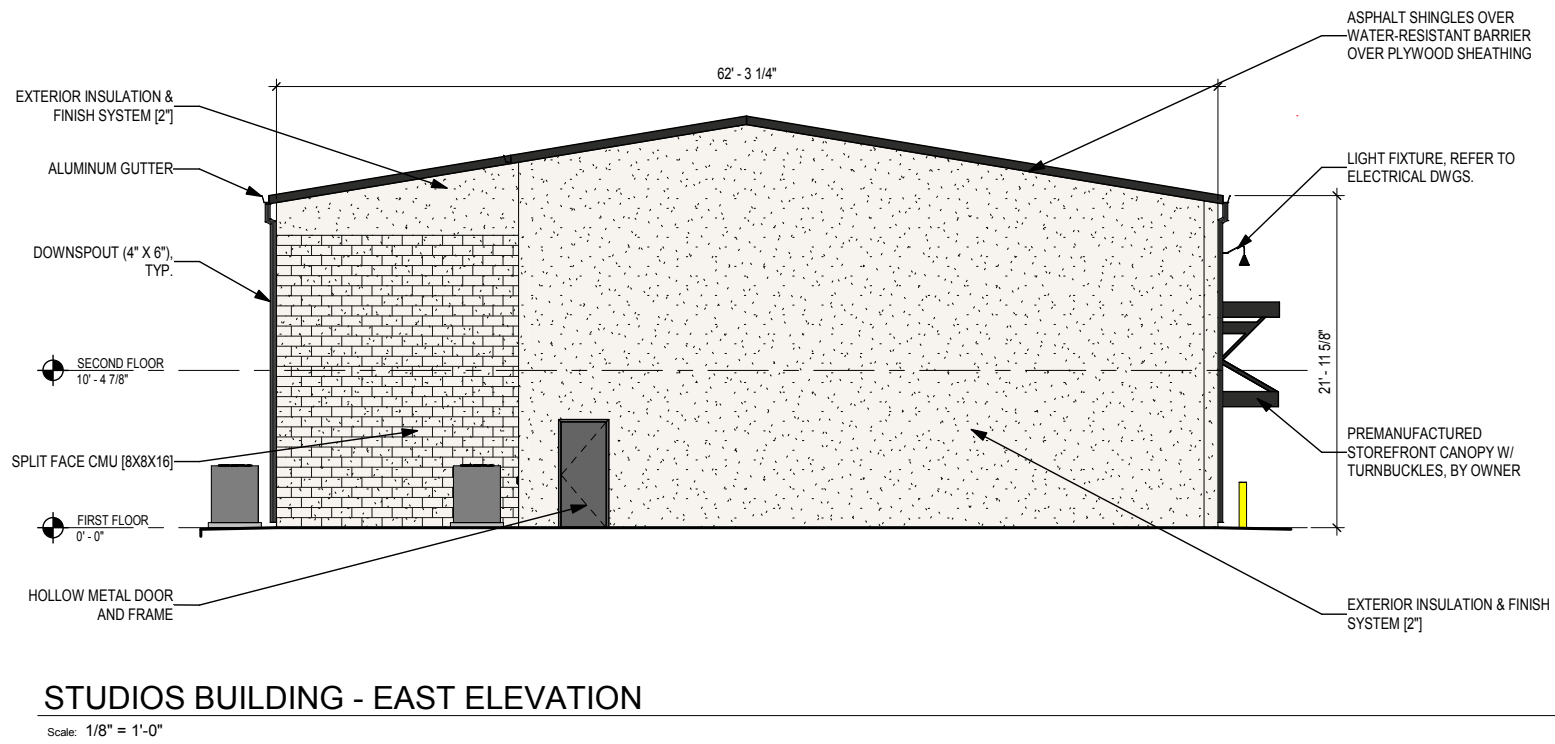
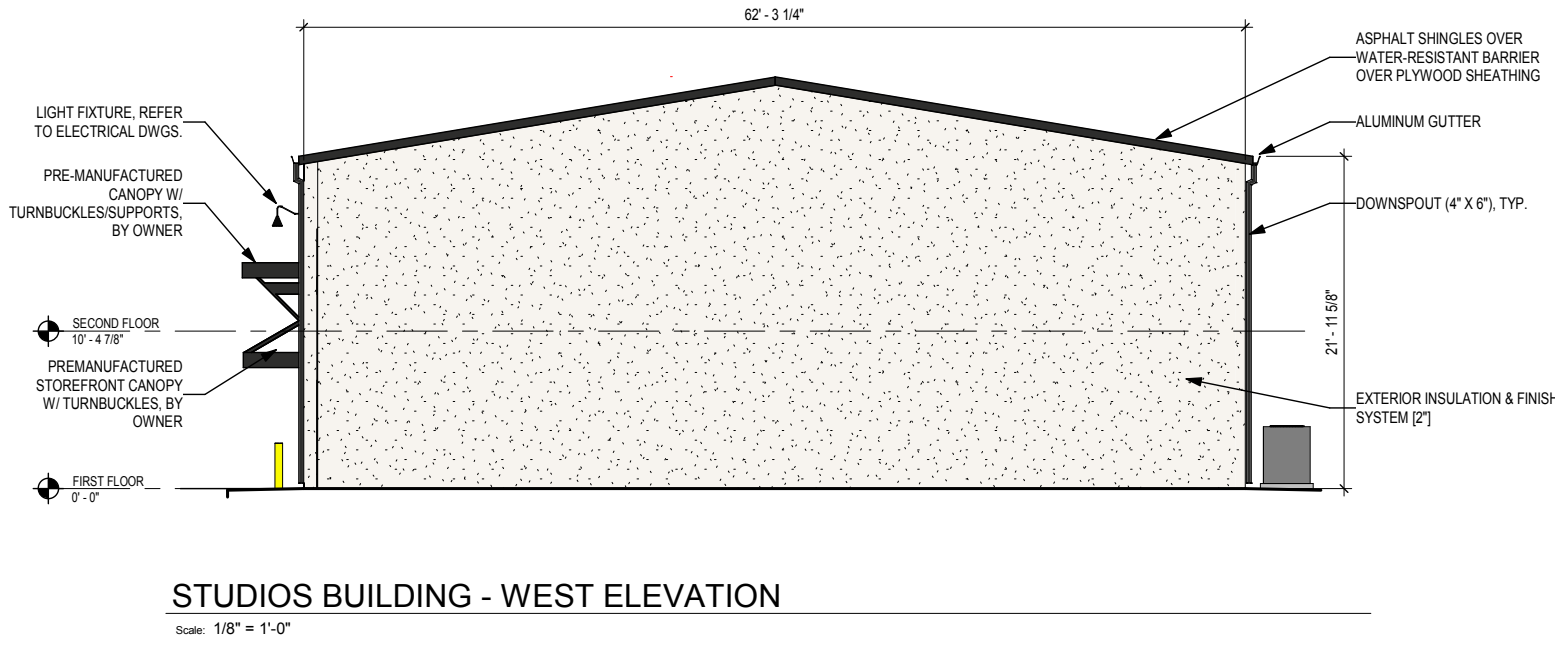
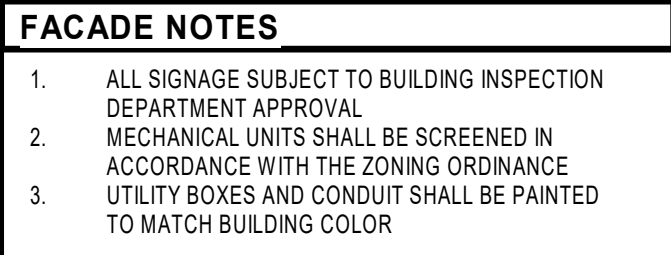


ALLTRADES - SHOPS

ROANOKE, TX

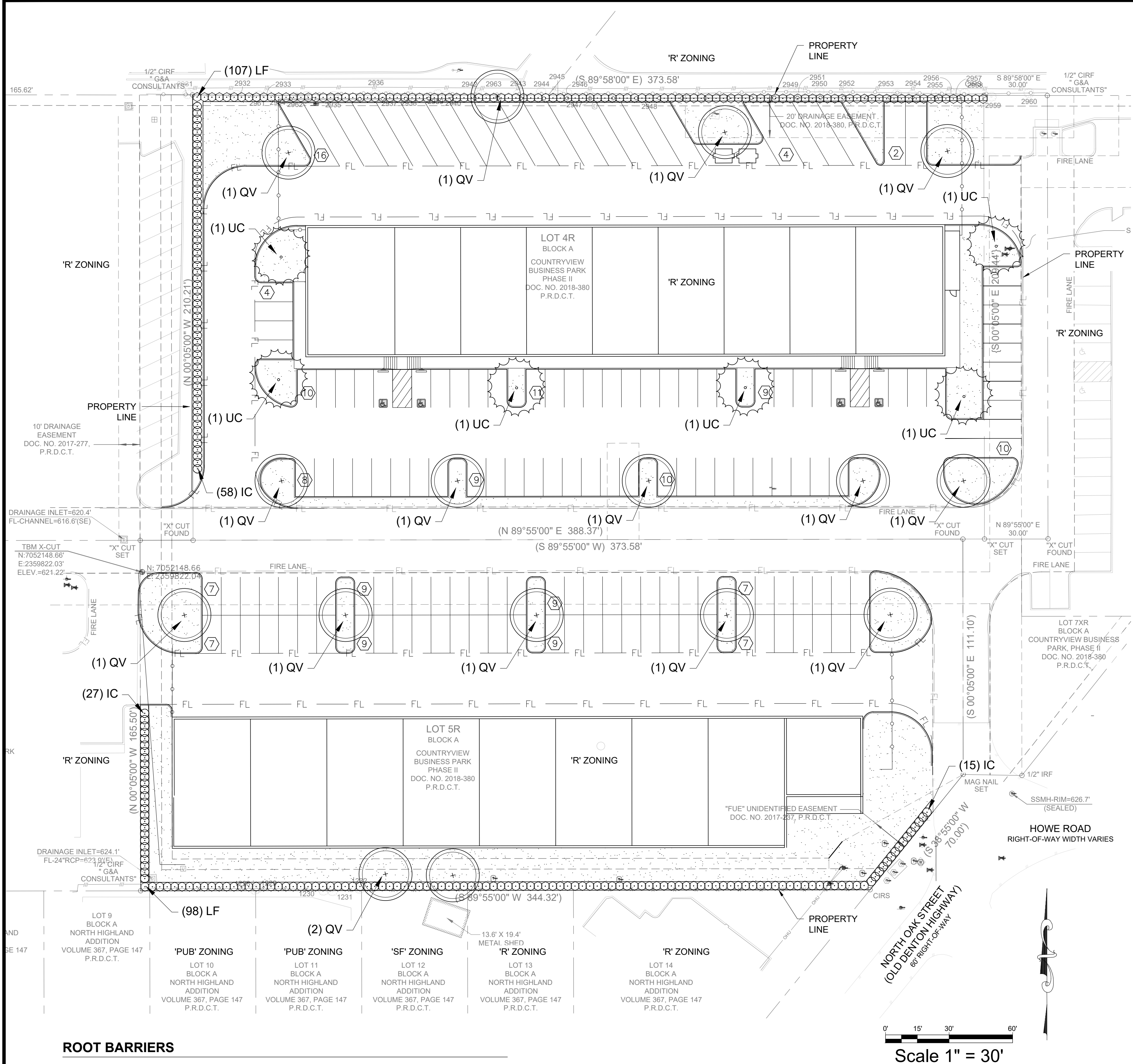


www.gpdgroup.com
1.800.955.4731



ROANOKE, TX





ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

LANDSCAPE DATA TABLE

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE	5' BUFFER	5' BUFFER *
NUMBER OF TREES	N/A	N/A
INTERIOR LANDSCAPE (PARKING)	2,448 SF	7,517 SF
NUMBER OF TREES	16	20
NON-VEHICULAR LANDSCAPE	N/A	18,348 SF
NUMBER OF TREES	N/A	N/A
TOTAL SITE AREA DEVOTED TO LANDSCAPE:	25,859 SF (20%)	25,865 SF (20%)

ADDITIONAL REQUIREMENTS
MINIMUM 4' HT. SHRUB HEDGE SCREEN AT LOT PERIMETERS:
ALL PARKING SPACES WITHIN 60' OF A TREE:

* 5' LANDSCAPE BUFFER OMITTED ON EAST PERIMETER ALONG ACCESS DRIVE.
* 10' LANDSCAPE BUFFER PROVIDED ALONG 50' PORTION OF SOUTH PERIMETER ADJACENT TO 'SF' ZONING.

PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	QV	Live Oak / Quercus virginiana min. 7 ht.	CONT.	3" Cal	16
	UC	Cedar Elm / Ulmus crassifolia min. 7' ht.	CONT.	3" Cal	6
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	IC	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' 36" o.c., 24" Ht. Min.	5 gal		100
	LF	Texas Sage / Leucophyllum frutescens 'Green Cloud' 42" o.c., 24" Ht. Min	5 gal		205
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod		20,100 sf

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

CITY MAINTENANCE NOTES

- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES (6") MEASURED FOUR FOOT (4') ABOVE THE GROUND MAY BE REPLACED WITH ONES OF SIMILAR VARIETY HAVING A TRUNK DIAMETER OF NO LESS THAN THREE INCHES (3") MEASURED FOUR FOOT (4') ABOVE THE GROUND ON A CALIPER-INCH FOR CALIPER-INCH BASIS (E.G., FOR A 6" TREE, TWO 3" REPLACEMENT TREES SHALL BE REQUIRED). A TIME EXTENSION MAY BE GRANTED BY THE CITY MANAGER OR HIS/HER DESIGNEE IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS/HER AGENT.
- IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING REAL PROPERTY BORDERING ON ANY STREET TO PRUNE TREES NEXT TO THE STREET IN SUCH MANNER THAT THEY WILL NOT OBSTRUCT OR SHADE THE STREET LIGHTS, OBSTRUCT THE PASSAGE OF PEDESTRIANS ON SIDEWALKS, OBSTRUCT VISION OF TRAFFIC SIGNS, OR OBSTRUCT THE VIEW FROM ANY STREET OR ALLEY INTERSECTION (SEE VISIBILITY REQUIREMENTS, ARTICLE VII, DIVISION 5 OF THIS CHAPTER). THE MINIMUM CLEARANCE OF ANY PORTION OF A TREE OVERHANGING PUBLIC STREET RIGHT-OF-WAY SHALL BE FOURTEEN FEET (14'), AND OVERHANGING A PUBLIC SIDEWALK SHALL BE EIGHT FEET (8').
- FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS SECTION AND MAY BE SUBJECT TO PENALTIES OF SECTION 12.952.



ALLTRADES
COUNTRY VIEW DRIVE
ROANOKE, TX

NO.	DATE	REVISION	BY
1	10/25/2019	GRADING REV.	CLC

LANDSCAPE PLANTING

DESIGN: JEV
DRAWN: JEV
CHECKED: ASD
DATE: 02/16/2022

SHEET
LP-1

File No. 2019-053

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREO, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- I. PALM MAINTENANCE SPRAYS: AS MANUFACTURED BY THE LUTZ CORP. (800) 203-7740, OR APPROVED EQUAL.
- J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- K. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 1. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN.
- M. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND ONE INCH DEPTH. IF NO SAMPLES ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL DEFICIENCIES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS WHERE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. AFTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED AND PRUNED TREE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL BE PLANTED IN SUCH A MANNER AS TO MAINTAIN THE NATURAL SLOPE (SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. #15 CONT. 24" BOX TREES: TWO STAKES PER TREE
 - f. 36"-48" BOX TREES: THREE STAKES PER TREE
 - g. OVER 48" BOX TREES: GUY AS NEEDED
 - h. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, APPLY MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCH

1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

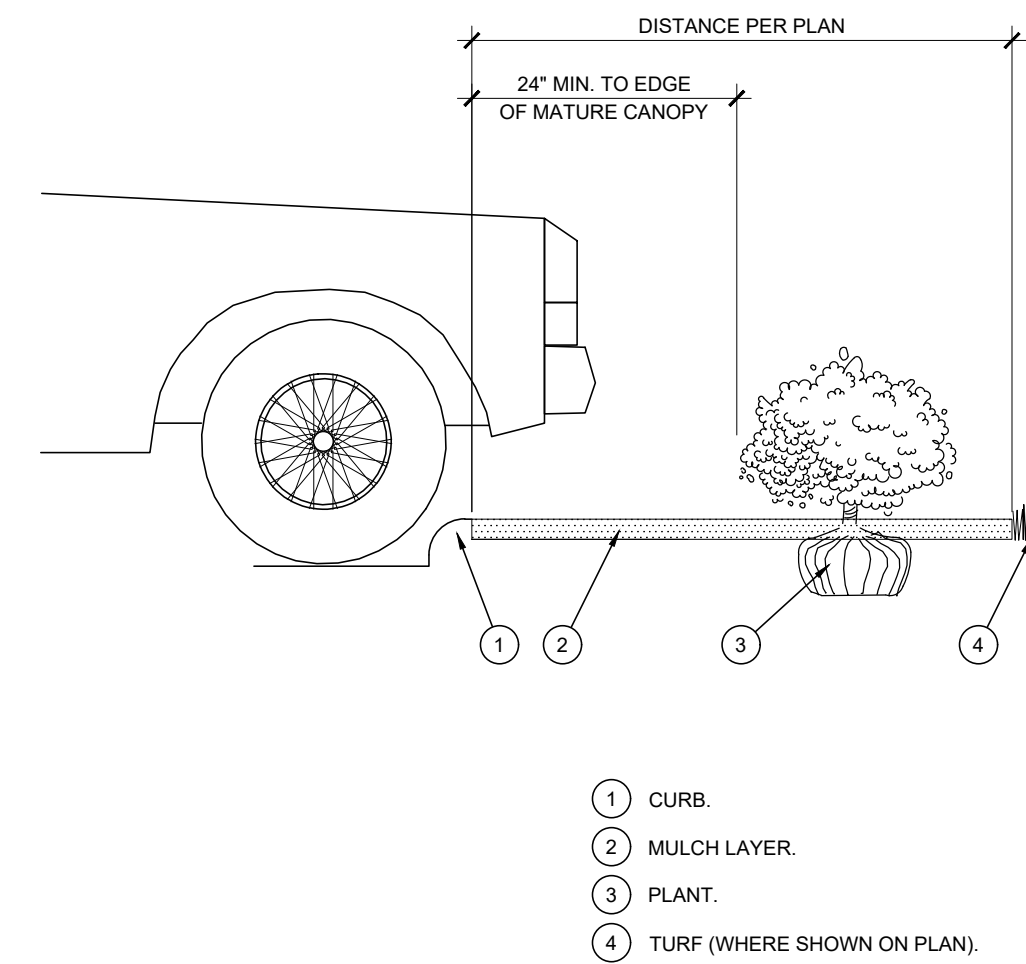
LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW A LIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

C

STEEL EDGING

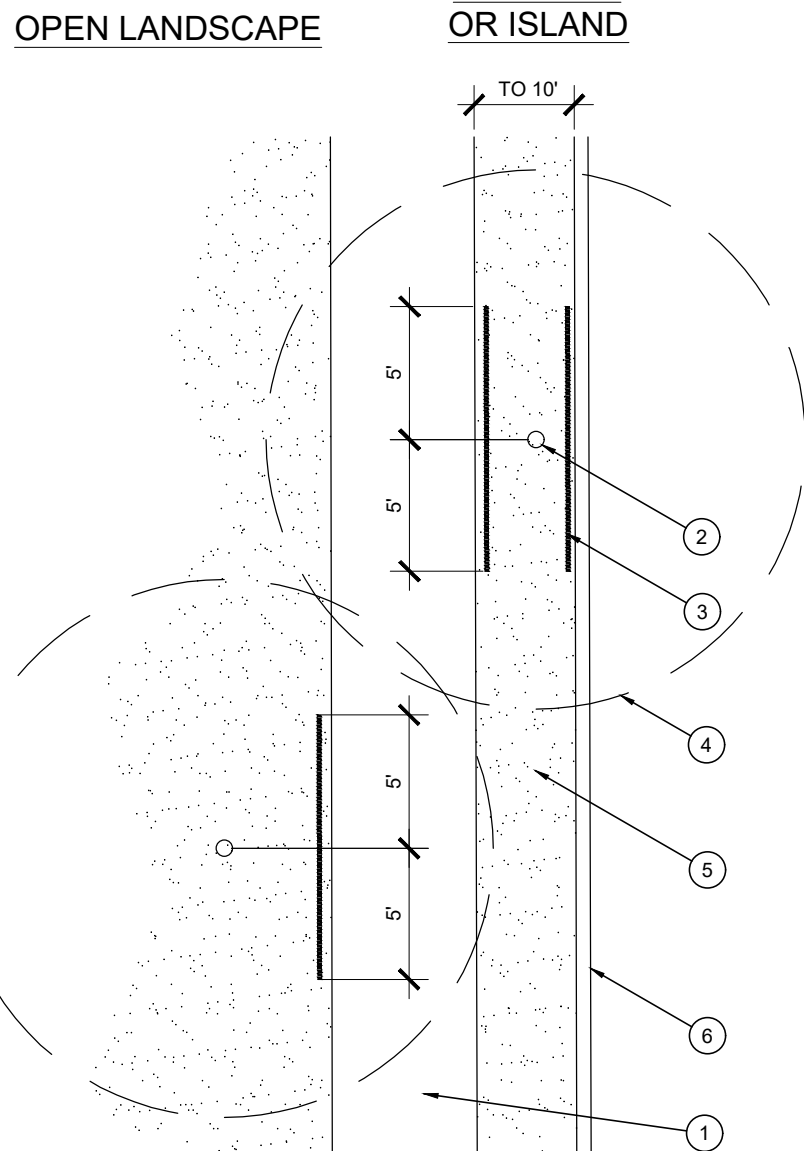
SCALE: NOT TO SCALE



D

PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

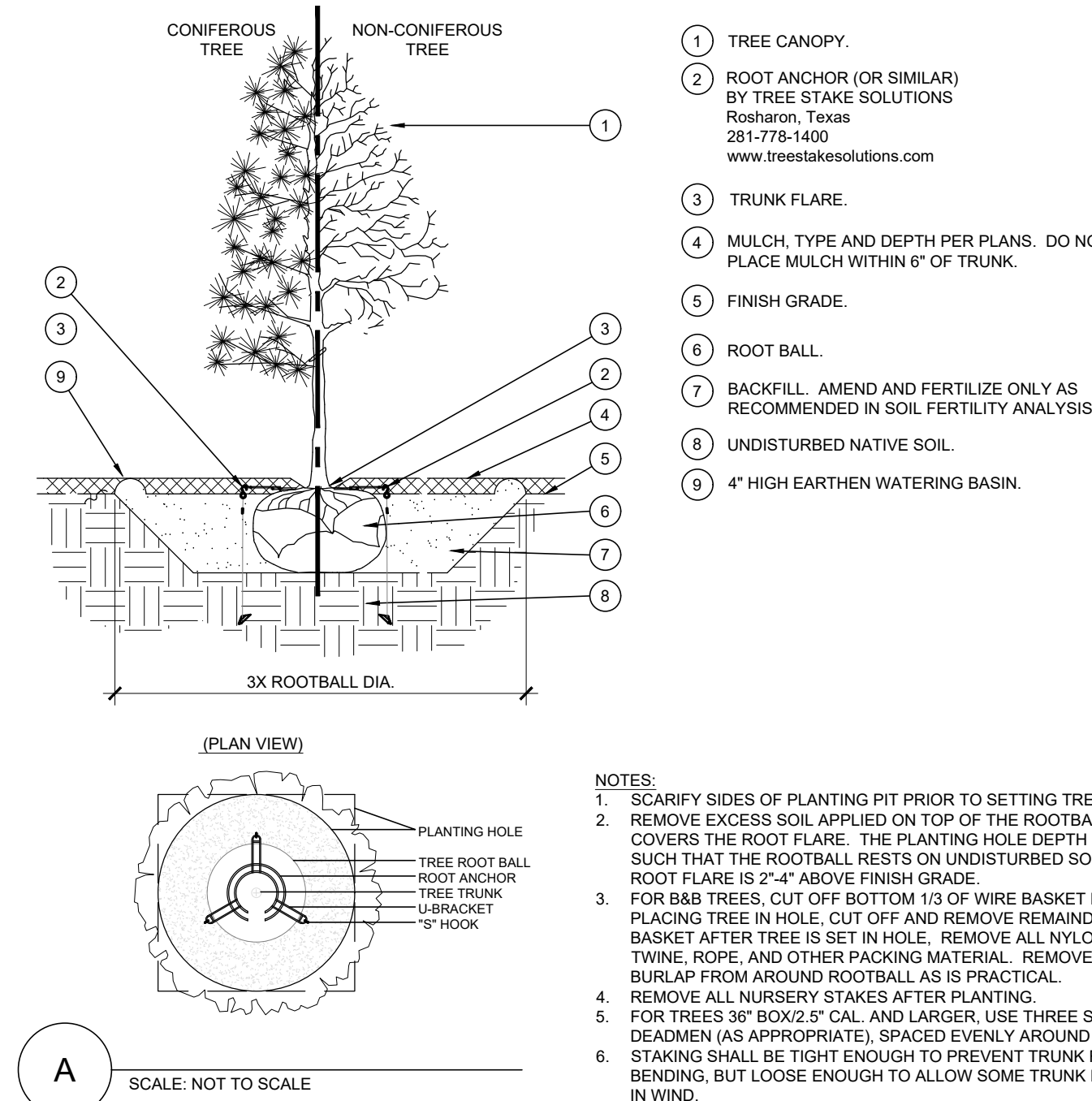


E

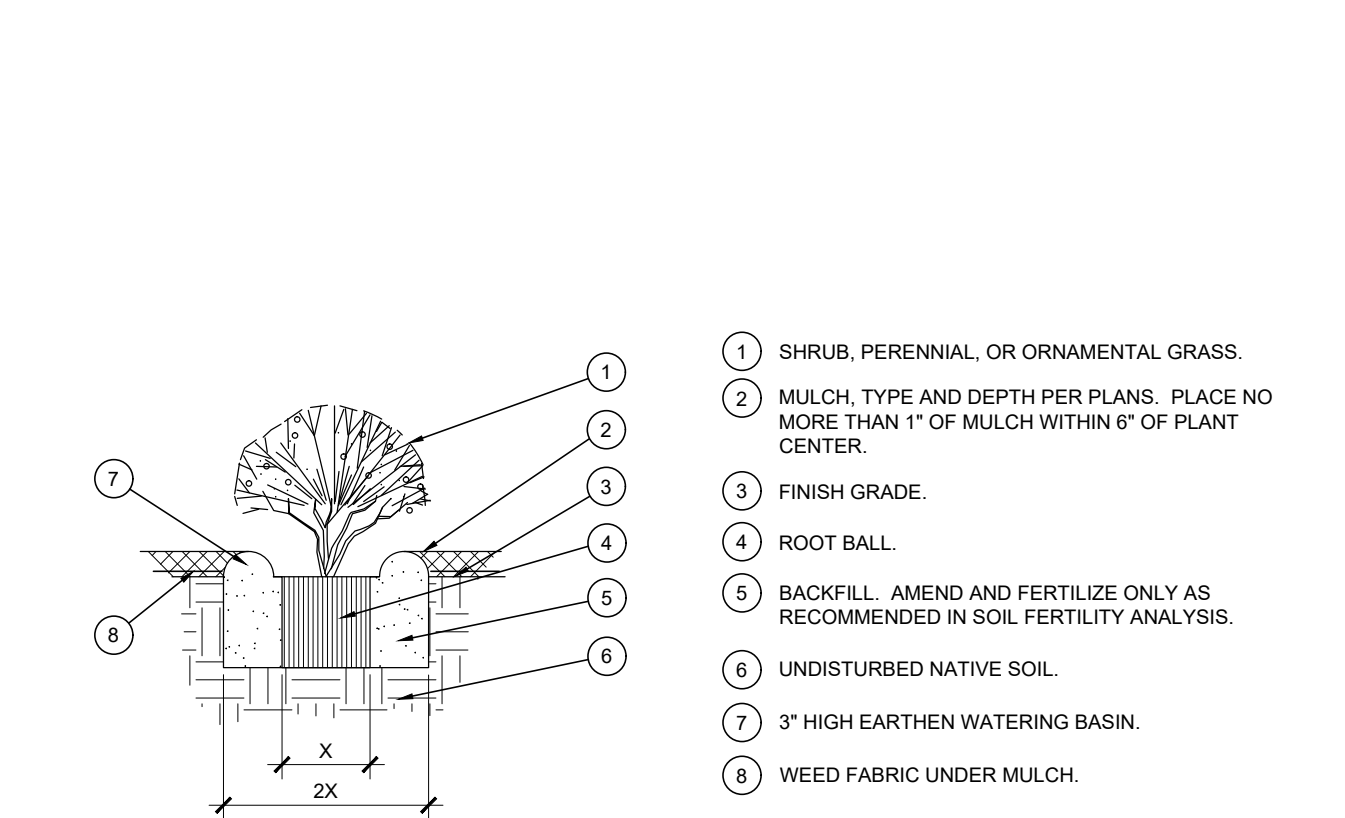
ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

A



SCALE: NOT TO SCALE



B

SHRUB AND PERENNIAL PLANTING

SCALE: NTS

1. TREE CANOPY.
2. ROOT ANCHOR (OR SIMILAR) BY TREE STAKE SOLUTIONS. Rosharon, Texas 281-778-1400 www.treesstakeolutions.com
3. TRUNK FLARE.
4. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
5. FINISH GRADE.
6. ROOT BALL.
7. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
8. UNDISTURBED NATIVE SOIL.
9. 4" HIGH EARTHEN WATERING BASIN.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COULD IMPERFECTLY FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.



02/21/2022

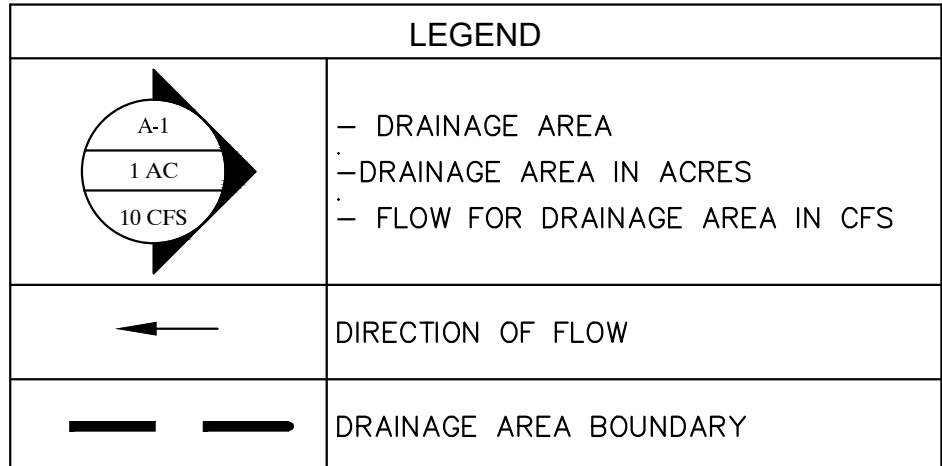
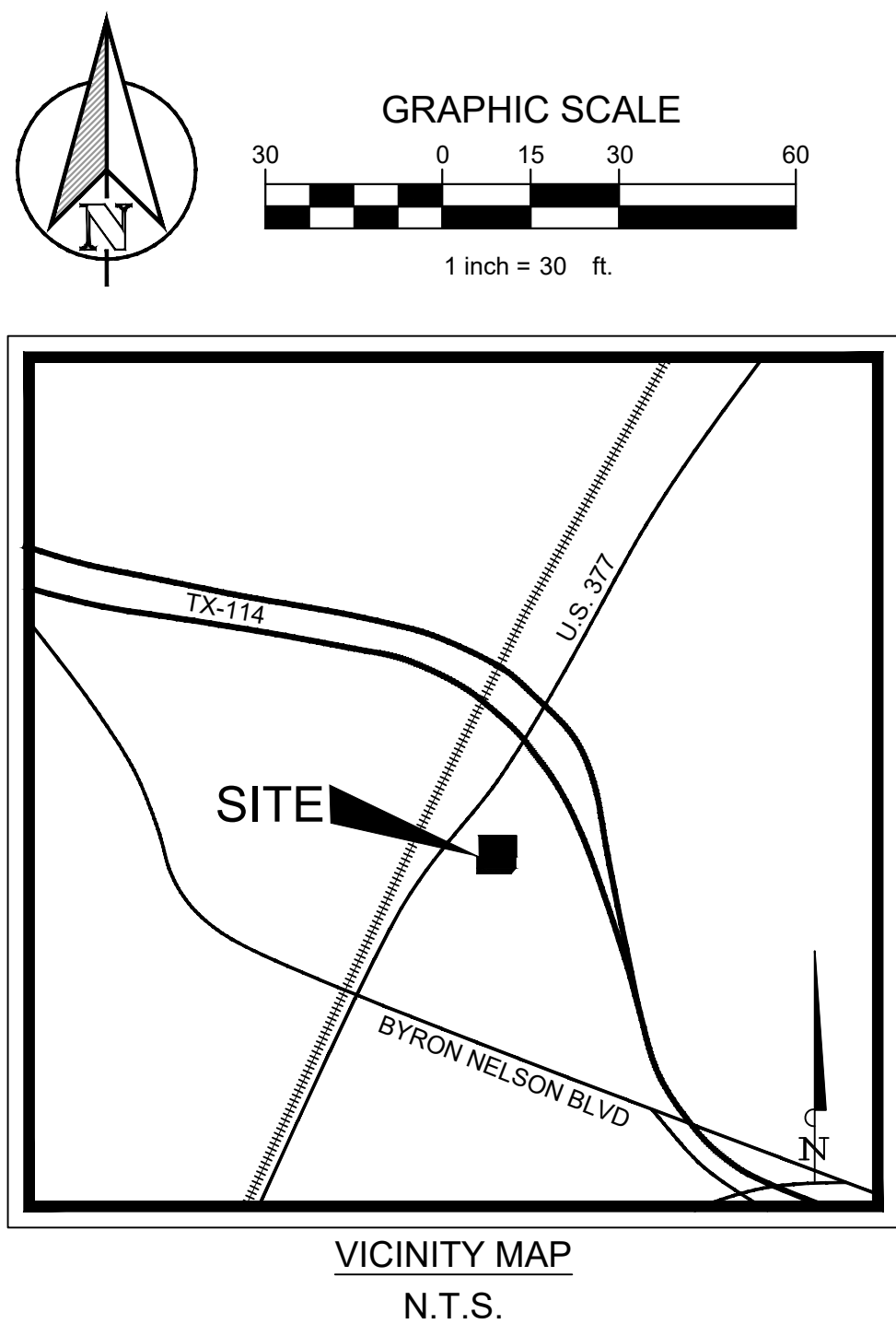
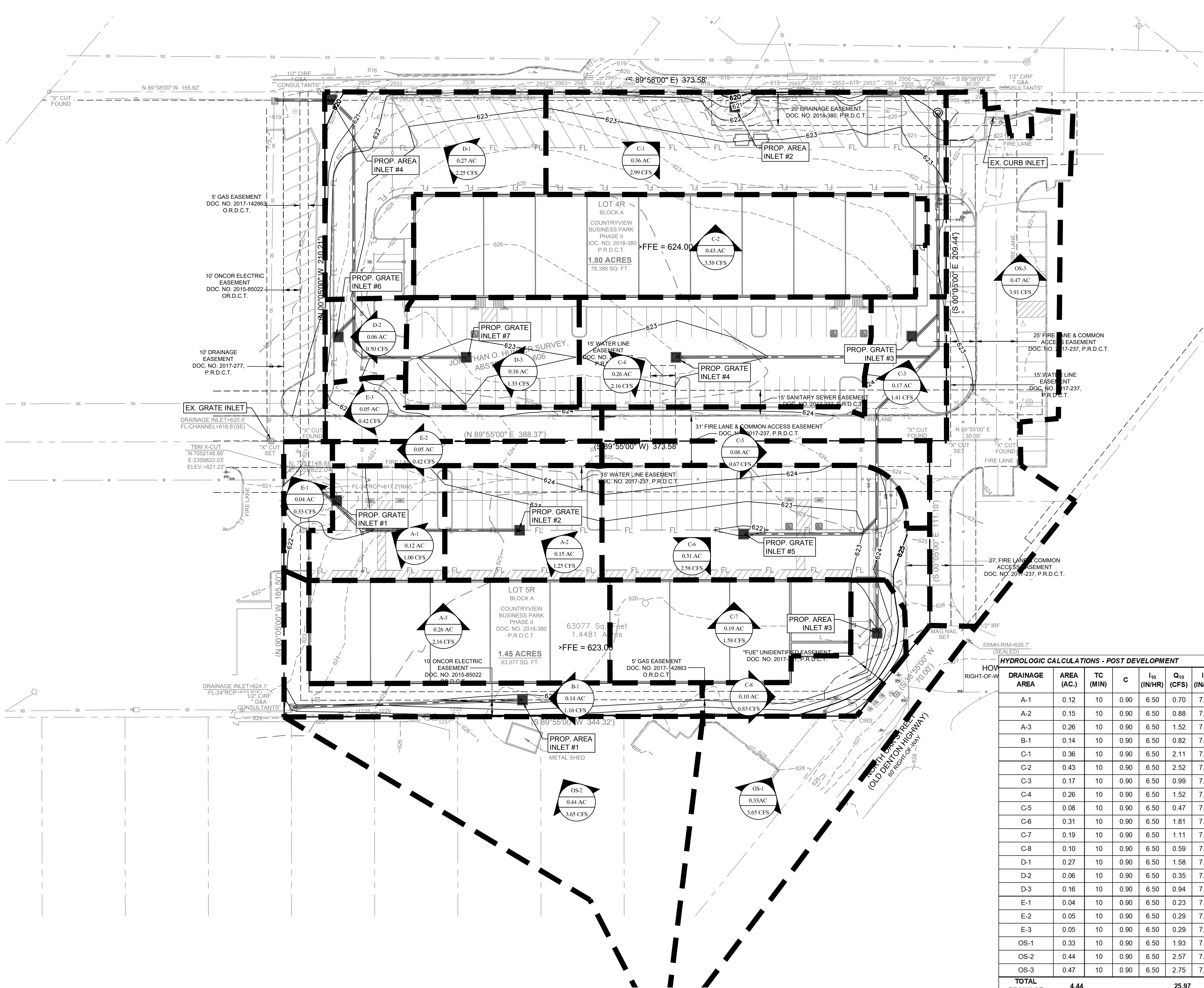
ALL TRADES
COUNTRY VIEW DRIVE
ROANOKE, TX

NO.	DATE	REVISION	BY
1	10/25/2019	GRADING REV.	CLC

LANDSCAPE DETAILS
& SPECIFICATIONS

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	ASD
DATE:	02/16/2022
SHEET	
LP-2	
File No.	2019-053

JOEL VALDEZ
2/21/2022 10:02 AM
PLOT DATE: 2/21/2022 9:58 AM
LOCATION: Z:\PROJECTS\PROJECTS\2022-008 ALLTRADES ROANOKE\CADD\SHEETS\SP-2 PRELIMINARY DRAINAGE AREA MAP.DWG
LAST SAVED: 2/21/2022 9:58 AM



FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN NON-SHADED "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 48075 AS SHOWN ON MAP NUMBER 48121005150.

HYDROLOGIC CALCULATIONS - POST DEVELOPMENT										COLLECTION POINT
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I ₁₀ (IN/HR)	Q ₁₀ (CFS)	I ₂₅ (IN/HR)	Q ₂₅ (CFS)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	
A-1	0.12	10	0.90	6.50	0.70	7.55	0.82	9.24	1.00	PROP. GRATE INLET #1
A-2	0.15	10	0.90	6.50	0.88	7.55	1.02	9.24	1.25	PROP. GRATE INLET #2
A-3	0.26	10	0.90	6.50	1.52	7.55	1.77	9.24	2.16	ROOF DRAINS
B-1	0.14	10	0.90	6.50	0.82	7.55	0.95	9.24	1.16	PROP. AREA INLET #1
C-1	0.36	10	0.90	6.50	2.11	7.55	2.45	9.24	2.99	PROP. AREA INLET #2
C-2	0.43	10	0.90	6.50	2.52	7.55	2.92	9.24	3.58	ROOF DRAINS
C-3	0.17	10	0.90	6.50	0.99	7.55	1.16	9.24	1.41	PROP. GRATE INLET #3
C-4	0.26	10	0.90	6.50	1.52	7.55	1.77	9.24	2.16	PROP. GRATE INLET #4
C-5	0.08	10	0.90	6.50	0.47	7.55	0.54	9.24	0.67	EX CURB INLET
C-6	0.31	10	0.90	6.50	1.81	7.55	2.11	9.24	2.58	PROP. GRATE INLET #5
C-7	0.19	10	0.90	6.50	1.11	7.55	1.29	9.24	1.58	ROOF DRAINS
C-8	0.10	10	0.90	6.50	0.59	7.55	0.68	9.24	0.83	PROP. AREA INLET #3
D-1	0.27	10	0.90	6.50	1.58	7.55	1.83	9.24	2.25	PROP. AREA INLET #4
D-2	0.06	10	0.90	6.50	0.35	7.55	0.41	9.24	0.50	PROP. GRATE INLET #6
D-3	0.16	10	0.90	6.50	0.94	7.55	1.09	9.24	1.33	PROP. GRATE INLET #7
E-1	0.04	10	0.90	6.50	0.23	7.55	0.27	9.24	0.33	EX GRATE INLET
E-2	0.05	10	0.90	6.50	0.29	7.55	0.34	9.24	0.42	EX GRATE INLET
E-3	0.05	10	0.90	6.50	0.29	7.55	0.34	9.24	0.42	EX GRATE INLET
OS-1	0.33	10	0.90	6.50	1.93	7.55	2.24	9.24	2.74	EX CURB INLET
OS-2	0.44	10	0.90	6.50	2.57	7.55	2.99	9.24	3.66	PROP. AREA INLET #3
OS-3	0.47	10	0.90	6.50	2.75	7.55	3.19	9.24	3.91	PROP. AREA INLET #1
TOTAL DRAINAGE	4.44				25.97		30.17		36.92	

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PH: 817.281.0572
TEXAS REGISTRATION #14199

PRELIMINARY DRAINAGE AREA MAP
COUNTRYVIEW BUSINESS PARK
LOT 4R & 5R, BLOCK A
02/16/2022

DESIGN: JEV
DRAWN: JEV
CHECKED: ASD
DATE: 02/16/2022

FILE NO. 2019-053

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

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PHONE 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651, Exp. 2/21/2022

ALLTRADES
COUNTRYVIEW DRIVE
ROANOKE, TX

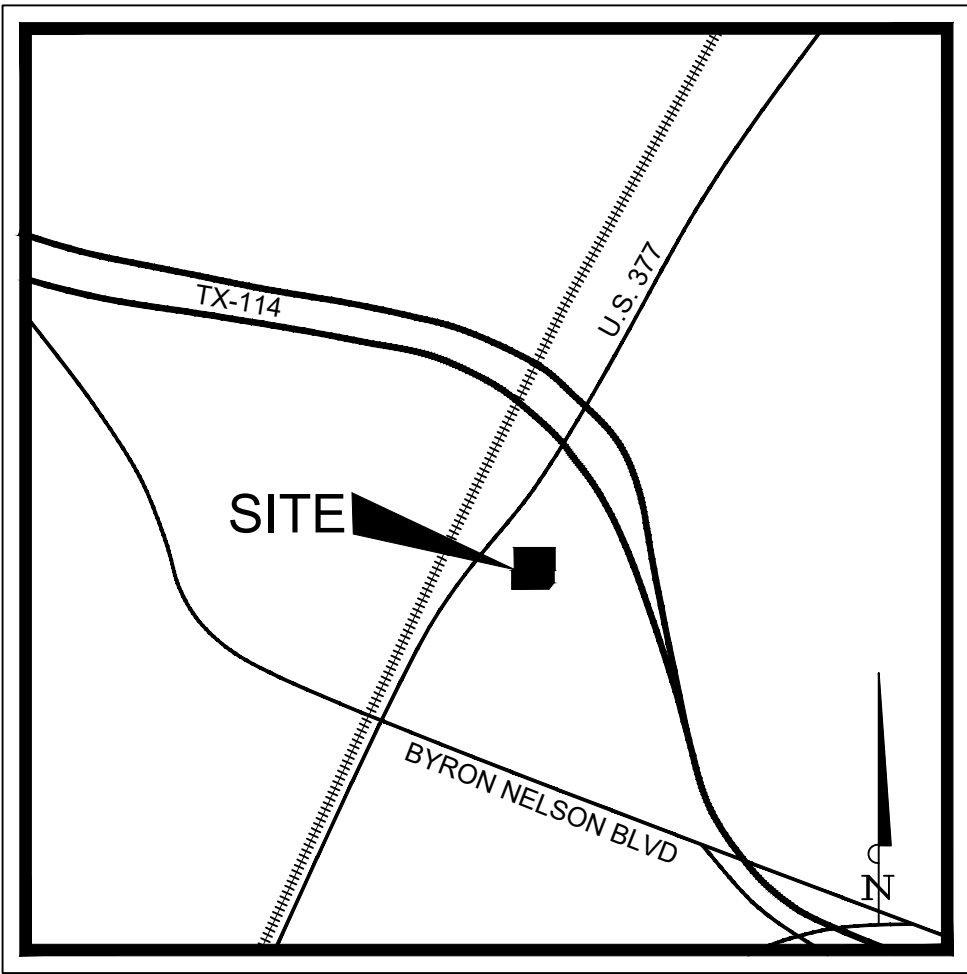
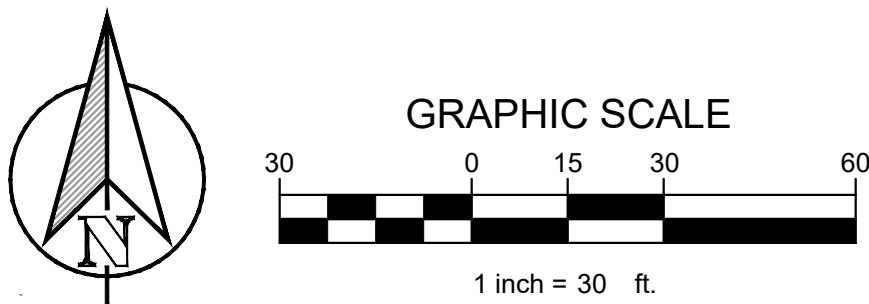
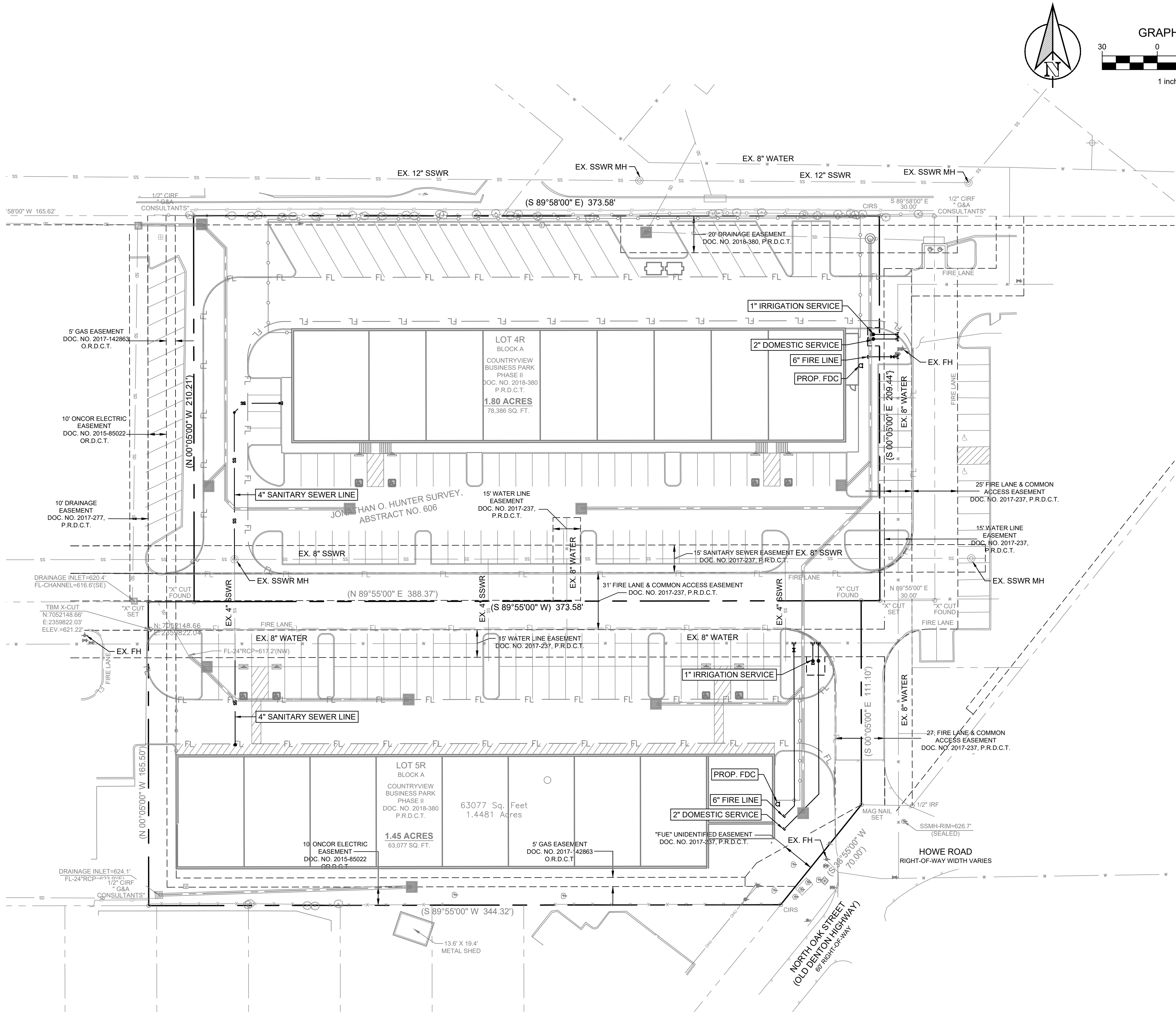
No.	DATE	REVISION	BY
1	02/26/2019	CREATING REV.	CL

PRELIMINARY
DRAINAGE AREA MAP

DESIGN: JEV
DRAWN: JEV
CHECKED: ASD
DATE: 02/16/2022

FILE NO. 2019-053

PLOTTED BY: JOEL VALDEZ
 PLOT DATE: 2/21/2022 10:00 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-008 ALLTRADES ROANOKE\CADD\SHEETS\SP-3 PRELIMINARY UTILITY PLANDWG
 LAST SAVED: 2/21/2022 9:59 AM



VICINITY MAP
N.T.S.

LEGEND	
— W —	EXISTING WATER MAIN
— SS — (S)	EXISTING SANITARY SEWER AND MANHOLE
— OHE —	EXISTING OVERHEAD POWER LINE
— GAS —	EXISTING GAS LINE
— —	PROPOSED WATER LINE
— SS — (O)	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
— UGE —	PROPOSED UNDERGROUND ELECTRICAL LINE
— COMM — COMM	PROPOSED COMMUNICATION SERVICE LINE
— GAS — GAS	PROPOSED GAS SERVICE LINE

FRANCHISE UTILITY NOTES:

1. THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
2. THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.
3. THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.
4. CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.
5. CONTRACTOR SHALL COORDINATE WITH GAS UTILITY PROVIDER TO RELOCATE GAS LINE TO A MINIMUM OF 2 FEET BELOW EXISTING STORM LINE.



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TEXAS REGISTRATION #14199

PRELIMINARY UTILITY PLAN
COUNTRYVIEW BUSINESS PARK
LOT 4R & 5R, BLOCK A
02/16/2022

SHEET
SP-3
File No. 2019-053

TEXAS REGISTRATION #14199
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PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: DREW DONOSKY
 P.E. No. 125651, Exp. 2/21/2022

ALLTRADES
 COUNTRY VIEW DRIVE
 ROANOKE, TX

REVISION		DATE	BY
1	02/26/2019	CREATING REV	CL

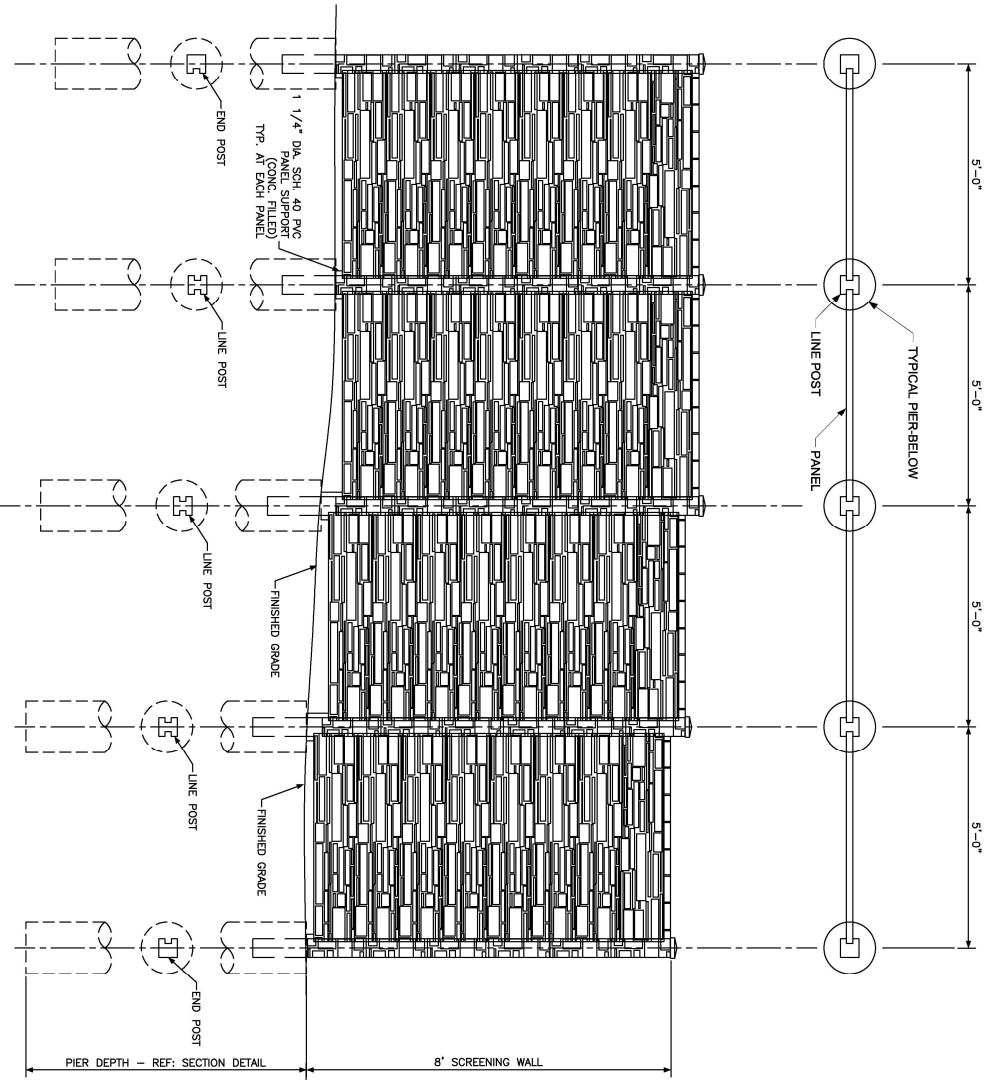
PRELIMINARY
 UTILITY PLAN

DESIGN: JEV
 DRAWN: JEV
 CHECKED: ASD
 DATE: 02/16/2022

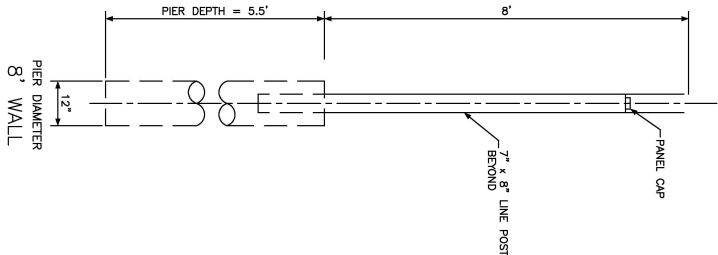
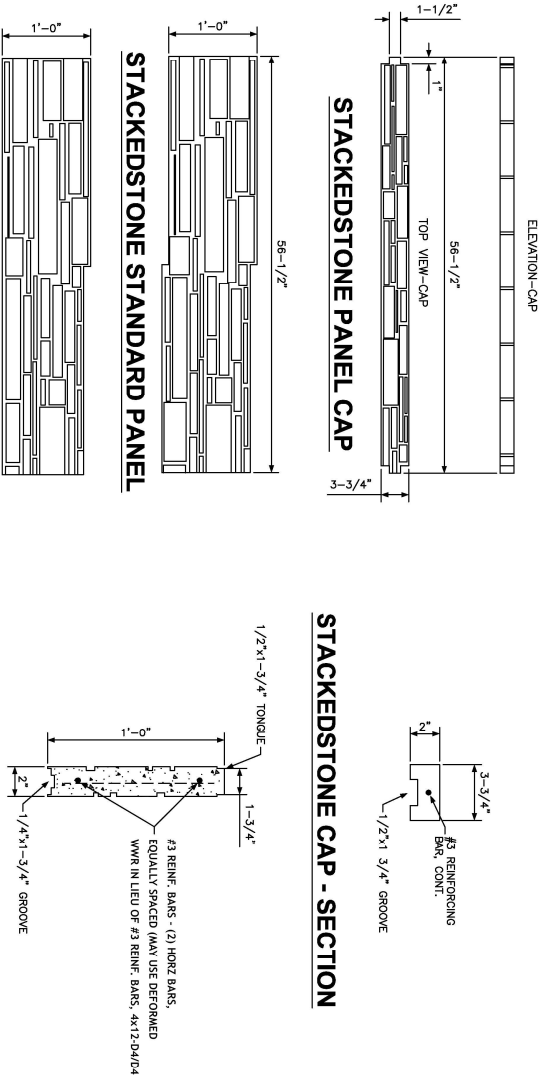
SHEET
W1.0
SHEET 1 OF 1

18775 FM 2493
Flint, TX 75762
(903) 630 - 5465

**STACKEDSTONE
HILLTOP CONCRETE**

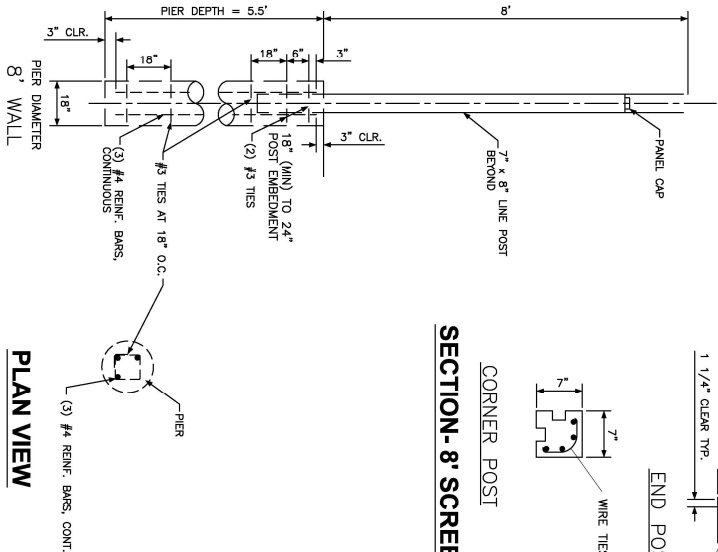


ELEVATION - 8' SCREENING WALL AND PIERS

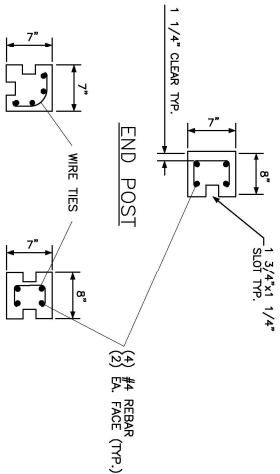


SECTION - 8' SCREENING WALL AND PIER

LINE POST PIERS WILL HAVE NO REBAR



SECTION-8' SCREENING WALL POST



- Specification and Notes

General:

 - This project has been designed in accordance with the International Building Code, 2010 Edition.

Applied loads:

 - Wind Velocity (V) = 120 mph winds (3-Second burst)
 - Exposure: C
 - Importance Factor (I) = 1.0
 - Wind Pressure Exposure Coefficient (K_z) = 0.85
 - Wind Directionality Factor (K_d) = 0.85
 - Topographic Factor (K_{zt}) = 1.0
 - Wind Pressure $P = 0.00256(K_z)(K_{zt})(V)^2(I)$
 $P = 0.00256(0.85)(1.0)(0.85)(90)^2(1.0)$
 $P = 15.0 \text{ psf}$
 - Working Design Stress: 33% increase (1.33)
 - Seismic Design: Site Class D

Screening wall is to be constructed entirely on the project property.

Concrete

Concrete Materials:

 - Concrete shall be normal weight concrete having sand and gravel or crushed stone aggregate. Mixed with ASTM-C150, type I or III portland cement to meet the minimum compressive strength as follows:
 - ports & post: 5000 psi @ 28 days
 - footings & piers: 5000 psi @ 28 days
 - slabwork & non-structural: 5000 psi @ 28 days
 - Water used for concrete shall be clean water and free from injurious amounts of oils, acids, alkalis, organic or other deleterious substances.
 - All concrete permanently exposed to the weather shall contain an air-entraining admixture resulting in 3 to 6 percent entrained air or recommended by the manufacturer.

Concrete workmanship:

 - Fresh poured concrete shall be tamped in to place using steel rammer, slicing tools, or mechanical vibrator, until concrete is thoroughly compact and without void.
 - Excavation for footing shall be on undisturbed soil or to the depth noted on the drawings. Leave the bottom bearing surface clean and smooth. If footing excavations are made deeper than intended, only concrete shall be used for fill. Remove all loose material from excavations prior to concrete pour.

Reinforcement:

Reinforcing materials:

 - Reinforcing material:
 - Deformed type bars shall conform to ASTM-A 615.
 - Grade 60 placed as shown on the drawings.
 - Steel reinforcing wire shall meet U.S. Steel Wire gauge, ASTM-A 82. fy = 70,000 psi min galvanized.
 - All ties and stirrups shall conform to the requirements of ASTM-A/ 615, grade 40.
 - All wire mesh shall be 9 gauge galvanized having 3 horizontal bars and 4 vertical on 16 inch centers.
 - Reinforcing workmanship:
 - Reinforcement steel shall be fabricated in accordance with the CRSI Standard Detail. Reinforcing bars shall be cold-bent only.
 - Use of heat to bend reinforcement steel shall be cause for rejection.
 - Reinforcement steel bars and wire fabric shall be thoroughly cleaned before placing and again before the concrete is placed. Steel be accurately positioned and secured in place. No brick of porous materials may be used to support the steel off the ground.
 - Install all reinforcement with the following clearance between reinforcing steel and face of concrete:
 - Footing, pier or beam bottom (3")
 - Earth-formed pier or beam sides (2")
 - Formed footing, pier or beam sides, exposed (1")
 - Precast exposed to weather: panels (3/4"), posts (1-1/4")
 - Splices within continuous unreinforced reinforcing steel shall have a minimum lap of 30 bar diameters.

Soils

Soil properties:

 - Footing size is based on the following minimum soil properties:
 - Soil Compaction ***** 90% std. proctor
 - Bearing Capacity ***** 1,500 psf
 - Friction Resistance ***** 260 psf
 - Latera Bearing ***** 100 psf/ft. of depth

All design criteria based on construction on natural ground. Screening not to be constructed on bents or fill dirt.



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan - (SP 2022-06) Brakes Plus

MEETING DATE: April 4, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2022-06) from Bohler Engineering for Brakes Plus, an automotive service company, situated on 1.028 acres, Block 1 Lot 2RA, Vaughan Subdivision, W.D. Beall Survey Abstract No. 82, an addition to the City of Roanoke, Denton County, Texas.

INFORMATION:

Location

This site is generally located on the West side of Hwy 377 approximately 1/4 mile South of Bobcat Blvd (across the street from Care Now).

Zoning- Business Park, BP

The BP, Business Park, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesale and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

Planning Analysis

The building is 4,915 sf. with 8 vehicle service bays. Proposed wall signs and a monument sign are shown in the plans.

Services provided by Brakes Plus meet the definition of automobile repair, minor.

The use is permitted in this zoning district.

Automobile repair, minor, means minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tuneups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and



AGENDA ITEM

making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile repair, major" or any other similar use. Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.

- **Landscape**- The landscape plan meets the required area and materials.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Parking**- The parking provided exceeds the required amount for the proposed use.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application
2. Site Plan and preliminary civils
3. Vaughan Subdivision Plat (Lot 2RA)
4. Exterior Elevations
5. Landscape Plan



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Brakes Plus, LLC	Address of Applicant 1880 Southpark Dr., Birmingham, AL 35244		Phone Number (205)943-5770
Legal Interest Minor Auto Service			
Owner Roanoke Plaza Properties LP	Address		Phone Number
Firm preparing Site Plan Package Bohler	Address 6017 Main Street Frisco, Texas 75034		Phone Number (469) 458-7300
			Email TX@Bohlereng.com
Location of Property 1001 N US Highway 377 1005	Name of Addition/Subdivision Vaughan Subdivision	Lot / Block Lot 2RA / Block 1	Present Zoning BP - Business Park

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail	ONE	1.028 ACRES
Commercial		
Industrial		
Flood Plain		

A copy of the final plat or re-plat of the approved subdivision by the City Council showing property boundary lines and dimensions and easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property should be included.

If the property is subject to a Plan Development a statement showing that the proposed use substantially conforms to the Plan Development.

(P&Z two (2) folded copies (24"X36") & an electronic copy (pdf) City Council) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

Charles Page
Charles Page
cpage@bohlereng.com
2022.03.04 16:53:36-05'00'

2022-03-04

Date

FOR OFFICE USE ONLY

Site Plan Fee <i>Paid 3/10/2022 by Jessica Wheeler</i>	P&Z Meeting APR 04 2022	CC Meeting APR 12 2022	File for Record SP- <u>2022 - 06</u>
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08/23/2019

City of Roanoke Site Plan Checklist



Submission Requirements

- ☒ Completed Application Form/Filing Fee
- ☒ Transmittal Letter
- ☒ Electronic Copy (PDF)

Print Requirements

- ☐ Staff Review
Two (2) sets of prints (**folded copies**) for staff discussion. (Plans shall be received thirty (30) days prior to P&Z meeting.)
- ☐ Planning & Zoning Commission
Two (2) 24x36 (**folded into sets**) Black line prints of the complete site package. (Plans shall be received thirty (30) days prior to P&Z meeting.)

Meetings are held on the 1st and 3rd Monday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date.

- ☐ City Council
One (1) electronic copy (PDF) of the complete site package with and revisions made by the Planning & Zoning Commission.

Meetings are held on the 2nd and 4th Tuesday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date. These prints should contain any revisions made by staff or Planning & Zoning Commission.

Site Plan

- ☒ Title block, titled Site Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☒ Name, address, phone and email of the owner, applicant and engineer or architect.
- ☒ North arrow and scale.
- ☒ Site Data Table / Scale 1" = 50'
 - Existing Zoning
 - Proposed Use
 - Square footage of each proposed use
 - Building area (gross sq. ft.)
 - Building height
 - Required & Provided parking per each use
 - Proposed lot coverage

Site Plan Continued

- ☒ Property boundaries with dimensions.
- ☒ Zoning districts adjacent to the property.
- ☒ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☒ Indicate spacing between driveways within the subject property and adjacent properties.
- ☒ Parking layout and driveways, including loading areas, dedicated fire lanes if required, access easements, and parking space dimensions.
- ☒ All existing and proposed drainage and utility easements.
- ☒ Topography with contour intervals of two (2) feet in 100 feet and minimum finished floor elevations, both referenced to mean sea level datum.
- ☐ Show location of the FEMA 100 year flood plain.
- ☒ Refuse facilities and mechanical equipment, including height, materials, and elevations or proposed screening.
- ☐ Lighting facilities, security lighting, screening, and glare shields.
- ☒ Proposed attached and monuments signs, showing elevations, dimensions, total square footage, materials, colors, font and lighting source. (sign information may be include on separate sheet)
- ☒ Preliminary Engineering. (conceptual utility plan)
- ☒ Show all existing and proposed sidewalks.
- ☒ Show Fire hydrant layout.
- ☒ Show existing and proposed Water & Waste Water.
- ☐ Any additional information as needed.

Building Elevations-Color Facade with any attached (wall-mounted) signage

- ☒ North, South, East and West building elevations.
- ☒ Proposed building materials that include manufacturer's specifications.
- ☒ Proposed building height.
- ☐ Percentage of proposed materials.

Landscape Plan

- ☒ Title block, titled Landscaping Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☒ Name, address, phone and fax numbers of the owner, applicant and Landscaping Architect.
- ☒ North arrow and scale. (same scale as site plan)
- ☒ Property boundaries with dimensions.

Landscape Plan Cont.

- ☒ Landscape Data Table showing required and provided square footage for each category as follows:

	Required 5' Buffer	Provided 5' Buffer
Perimeter Landscape		
Number of Trees	12	12
Interior Landscape	416 sf	482 sf
Number of Trees	3	3
Non-vehicular Landscape	4	4
Number of Trees	19	19
Total Site Area devoted to landscape:	35.4	%

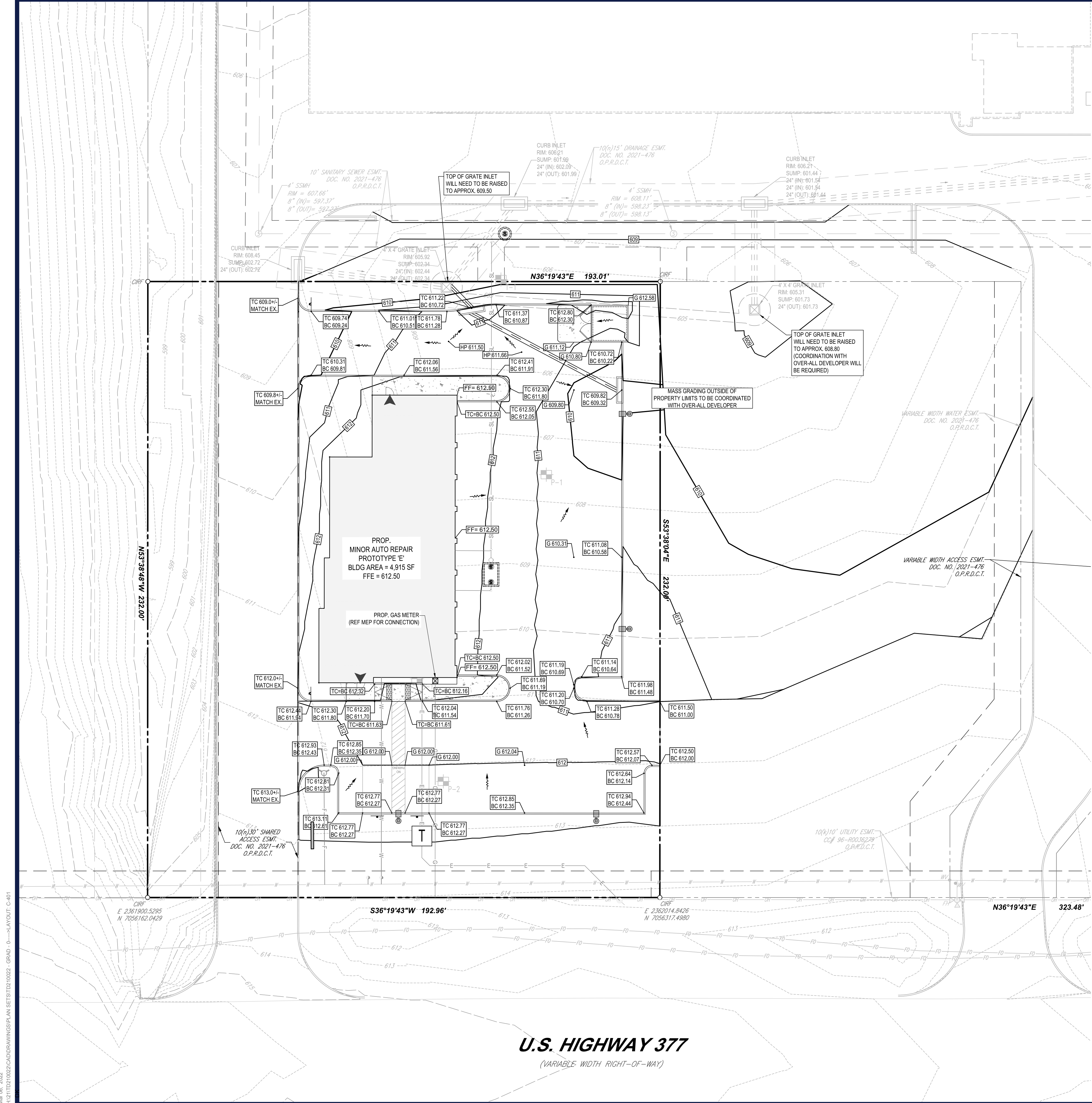
- ☒ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☒ A Plant Legend, if symbols or abbreviations are used.
- ☒ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.
- ☐ Show location of trees to be preserved.
- ☒ Show spacing of plant material to be used.
- ☒ Show description of maintenance provisions for the Landscape Plan.
- ☒ Show proposed and existing sidewalks and utility easements.
- ☒ Show irrigation system if applicable.
- ☐ Show rain and freeze protection.

SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

- ☒ Utility meters will not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☒ Mechanical equipment located on rooftops will be screened.

This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision regulations and Construction specifications. Concept plans for Zoning Changes or Specific Use Permits require all items on the checklist (only civils may be excluded).



LEGEND	
PROPERTY LINE/LEASE LINE	---
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
GROUND SPOT ELEVATION	G 84.00
LOW/HIGH POINT ELEVATION	HP 84.00 HP 83.00
MATCH EXST. GRADE	MATCH EX G 82.1+/-
TOP CURB / BOTTOM CURB	TC 83.00 BC 83.00
DRAINAGE ARROW	→
SWALE	→

GRADING NOTES:

- SEE SHEET C-102 FOR GENERAL GRADING AND DRAINAGE NOTES.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY. UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AS BUILT'S, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" (0.5') TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.
- CROSS SLOPE THROUGH CROSSWALKS SHALL NOT EXCEED 2% IN ACCORDANCE WITH ADA.
- OWNER TO COORDINATE W/ SOUTHERN ABUTTER ON PROPOSED IMPROVEMENTS AND TEMPORARY GRADING BEYOND THE PROJECT LIMITS.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	TD210022
DRAWN BY:	DK
CHECKED BY:	MJH
DATE:	03/03/22
CAD I.D.:	GRAD-0

PROJECT:

CONSTRUCTION DOCUMENTS

FOR



PROPOSED
MINOR AUTO SERVICE

1661 N US HIGHWAY 377
ROANOKE, TX 76262
DENTON COUNTY

VAUGHAN SUBDIVISION
LOT 2RA, BLOCK 1

BOHLER

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY

MATHIAS HALBERT
LICENSE NUMBER: 198308

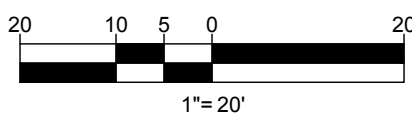
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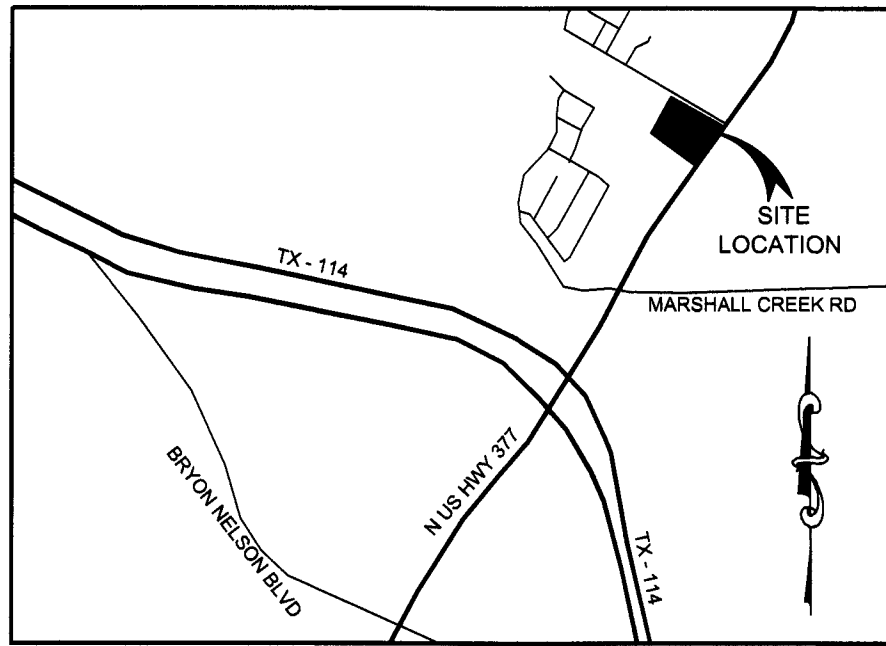
PRELIMINARY GRADING PLAN

SHEET NUMBER:

C-401

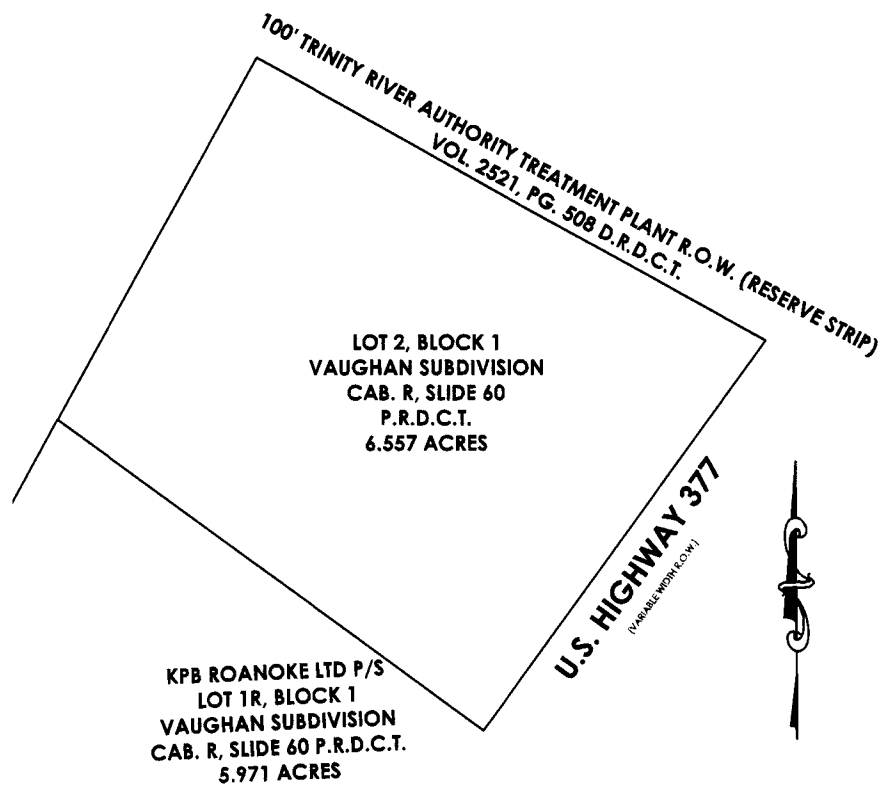
ORG. DATE - 03/03/2022





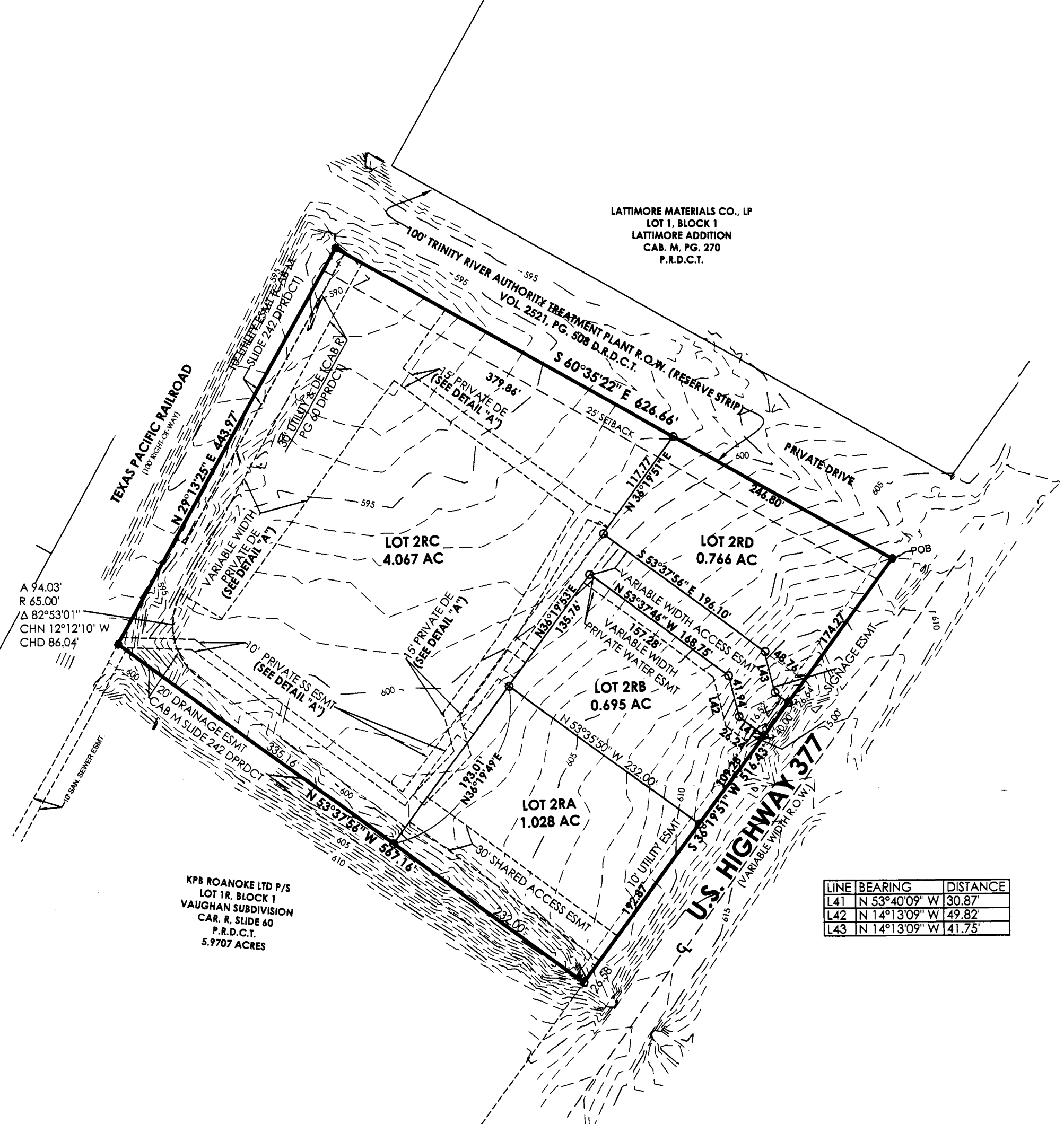
VICINITY MAP

NTS

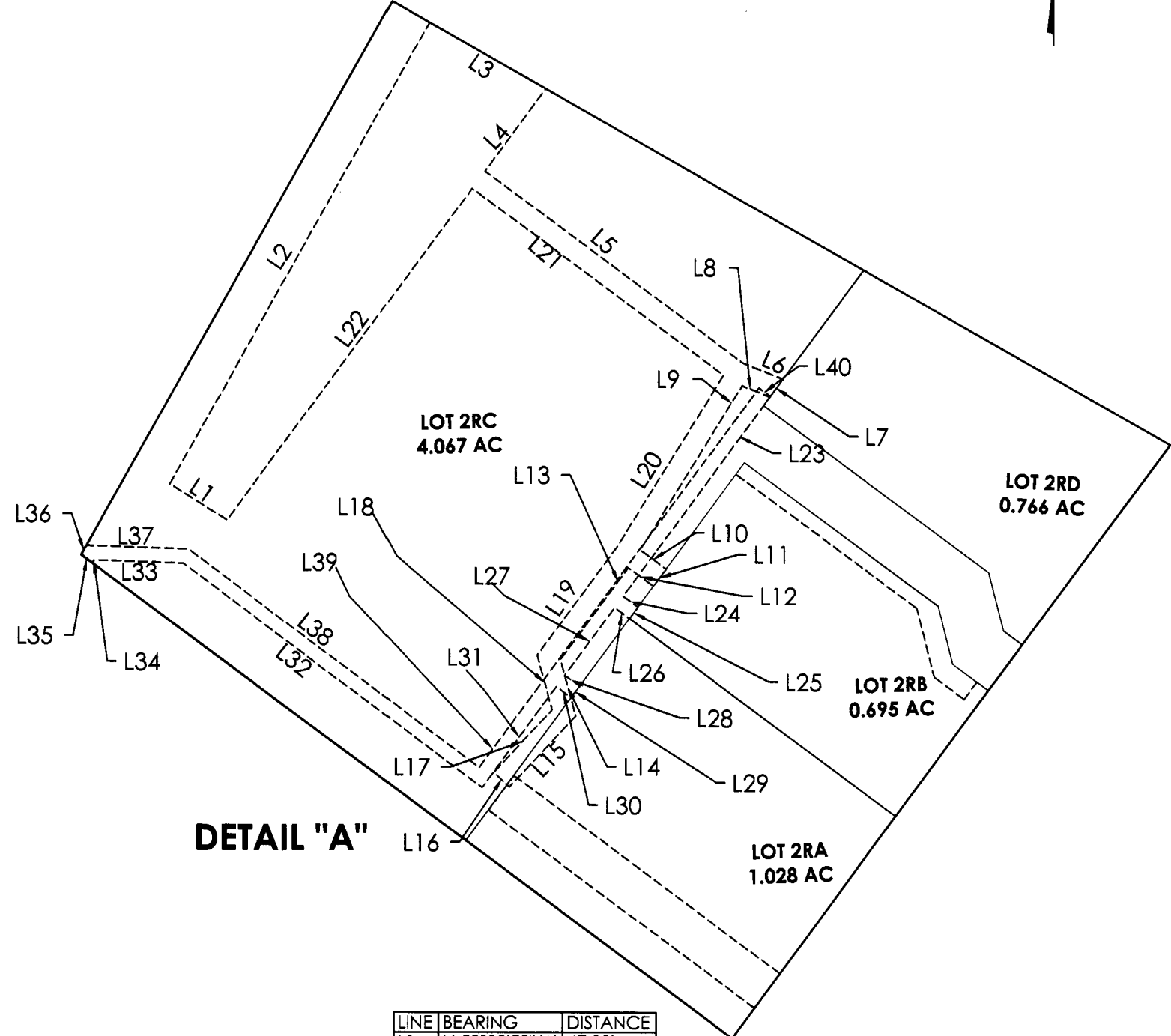


AREA BEING REPLATTED

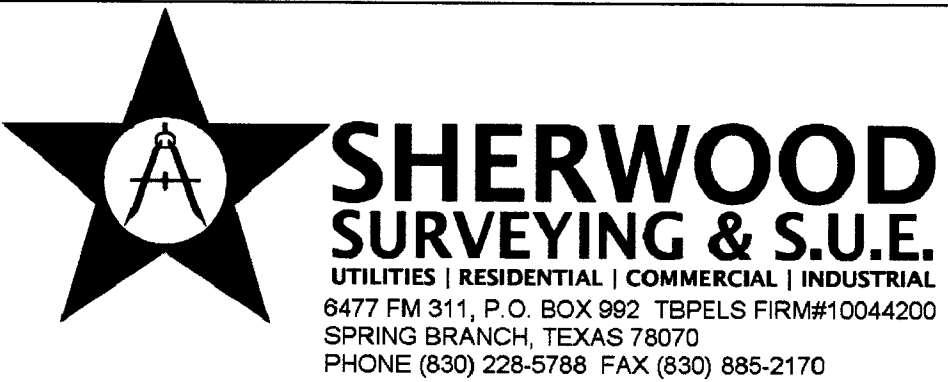
NTS



LINE	BEARING	DISTANCE
L41	N 53°40'09" W	30.87'
L42	N 14°13'09" W	49.82'
L43	N 14°13'09" W	41.73'



LINE	BEARING	DISTANCE
L1	N 58°02'58" W	47.28'
L2	N 29°14'21" E	370.28'
L3	S 62°32'26" E	193.71'
L4	S 36°21'32" W	71.55'
L5	S 53°40'23" E	225.03'
L6	S 68°21'34" E	30.29'
L7	S 36°19'51" W	13.51'
L8	N 68°21'34" W	21.04'
L9	S 31°42'01" W	135.44'
L10	S 53°44'16" E	22.42'
L11	S 36°19'51" W	15.00'
L12	N 53°44'16" W	21.83'
L13	S 36°19'48" W	79.89'
L14	S 15°09'25" E	42.83'
L15	S 42°59'30" W	67.98'
L16	N 47°00'30" W	15.00'
L17	N 42°59'30" E	59.64'
L18	N 15°09'25" W	39.72'
L19	N 36°19'48" E	94.31'
L20	N 31°42'01" E	141.43'
L21	N 53°40'23" W	219.09'
L22	S 36°21'32" W	288.49'
L23	S 36°19'51" W	173.96'
L24	S 53°40'09" E	13.00'
L25	S 36°19'51" W	0.00'
L26	N 53°40'09" W	13.00'
L27	S 36°19'51" W	58.74'
L28	S 54°00'17" E	13.00'
L29	S 36°20'04" W	10.08'
L30	N 53°40'09" W	13.00'
L31	S 36°19'51" W	87.60'
L32	N 53°17'55" W	261.03'
L33	N 88°06'17" W	62.62'
L34	S 29°14'22" W	2.62'
L35	N 53°37'34" W	9.81'
L36	N 29°13'23" E	7.63'
L37	S 88°06'17" E	71.55'
L38	S 53°17'55" E	254.10'
L39	N 36°19'51" E	330.23'
L40	N 53°40'09" E	10.00'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- CENTERLINE
- RIGHT OF WAY
- ESMT
- S/SWR
- DE
- AC

GENERAL NOTES:

- FOUR LOTS FOR COMMERCIAL USE.
- BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.
- THIS PROPERTY IS WITHIN AN AREA OF MINIMAL FLOODING AS PER FEMA MAP #48121C0515G, EFFECTIVE 4/18/2011.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- A 4 INCH IRON PIN IS SET AT ALL INTERIOR LOT CORNERS WITH YELLOW PLASTIC CAPS STAMPED "SHERWOOD SURVEYING".
- ZONING - BUSINESS PARK (BP).

STATE OF TEXAS
COUNTY OF Tarrant DATE: 10-20-2021

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF VAUGHAN, LOT 2, BLOCK 1 SUBDIVISION TO THE CITY OF ROANOKE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

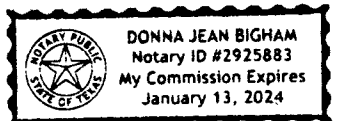
Donna Jean Bigham
ROANOKE PLAZA PROPERTIES LP
PO BOX 1948
COLLYVILLE, TX 76034
512.494.8014

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joelle Schroeder, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF October, 2021.

Donna Jean Bigham
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL OF THE CITY OF ROANOKE

THIS MINOR PLAT OR AMENDING PLAT WAS SUBMITTED TO AND CONSIDERED BY THE CITY OF ROANOKE, TEXAS, AND IS HEREBY APPROVED PURSUANT TO SECTION 212.0065 AND 212.014 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED.

BY: *Scott Campbell* 11-19-21
SCOTT CAMPBELL, CITY MANAGER DATE

ATTEST: *April S. Hill* 11-19-21
APRIL S. HILL, CITY SECRETARY DATE



FINAL PLAT

REPLAT OF LOT 2, BLOCK 1, VAUGHAN SUBDIVISION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AS RECORDED IN CABINET R, PG 60 IN THE PLAT RECORDS OF DENTON COUNTY, TEXAS; BEING 6.556 ACRES IN THE W.D. BEALL SURVEY, ABSTRACT NO. 82 IN SAID COUNTY, ESTABLISHING

**LOTS 2RA, 2RB, 2RC, & 2RD,
VAUGHAN SUBDIVISION**

CERTIFICATION OF SURVEYOR RESPONSIBLE FOR SURVEYING THE SUBDIVISION AREA, ATTESTING TO ITS ACCURACY:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND.

Richard A. Goodwin
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4069



DATE OF PREPARATION: 01-18-2021

PAGE 1 OF 1

Filed for Record
in the Official Records Of:
Denton County
On: 12/20/2021 9:04:51 AM
In the PLAT Records
FINAL PLAT VAUGHAN SUBDIVISION
Doc Number: 2021 - 476
Number of Pages: 1
Amount: 50.00
Order#: 20211220000165
By: MK

KEYNOTES

1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK
COLOR: #685 SM

2. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2835 CRAFTSMAN BROWN

3. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BIRDSEYE MAPLE

4. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE

5. METAL. MAN DOOR. PAINT TO MATCH MASONRY
6. ALUMINUM/GLASS STOREFRONT
CLEAR ANODIZED ALUMINUM

7. ALUMINUM SECTIONAL OVERHEAD DOORS
CLEAR ANODIZED ALUMINUM

8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)

9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO MATCH FINISH ANODIZED STOREFRONT FRAMING

10. NOT USED.
11. DECORATIVE LIGHT FIXTURE.

12. KEY DROP BOX

13. 1 1/2" X 3/4" REVEAL

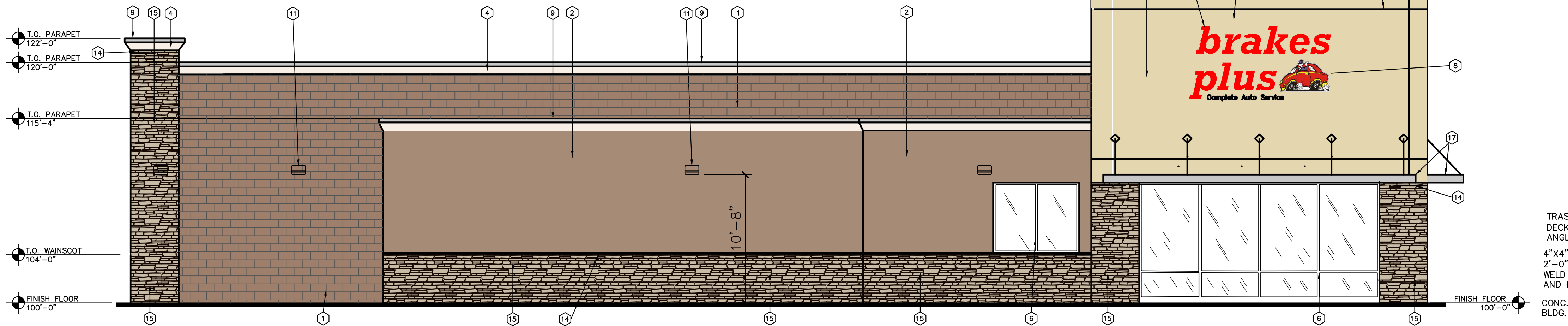
14. WATER SILL - FAUX STONE - CULTURED STONE - TAUPE

15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY LEDGESTONE CV-20046

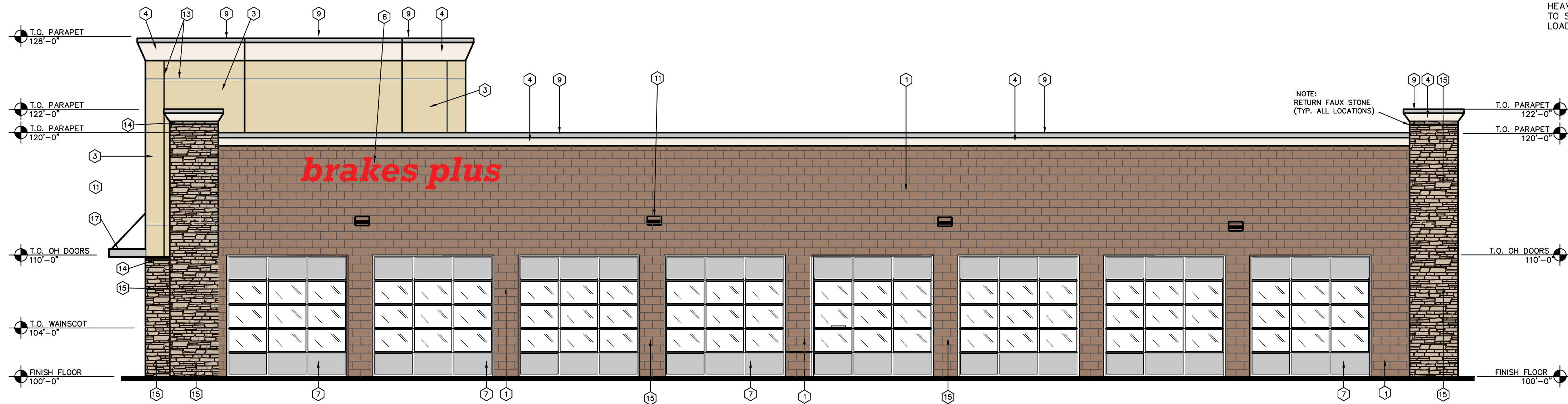
16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK

17. METAL AWNING - BERRIDGE "ZINC-COTE"

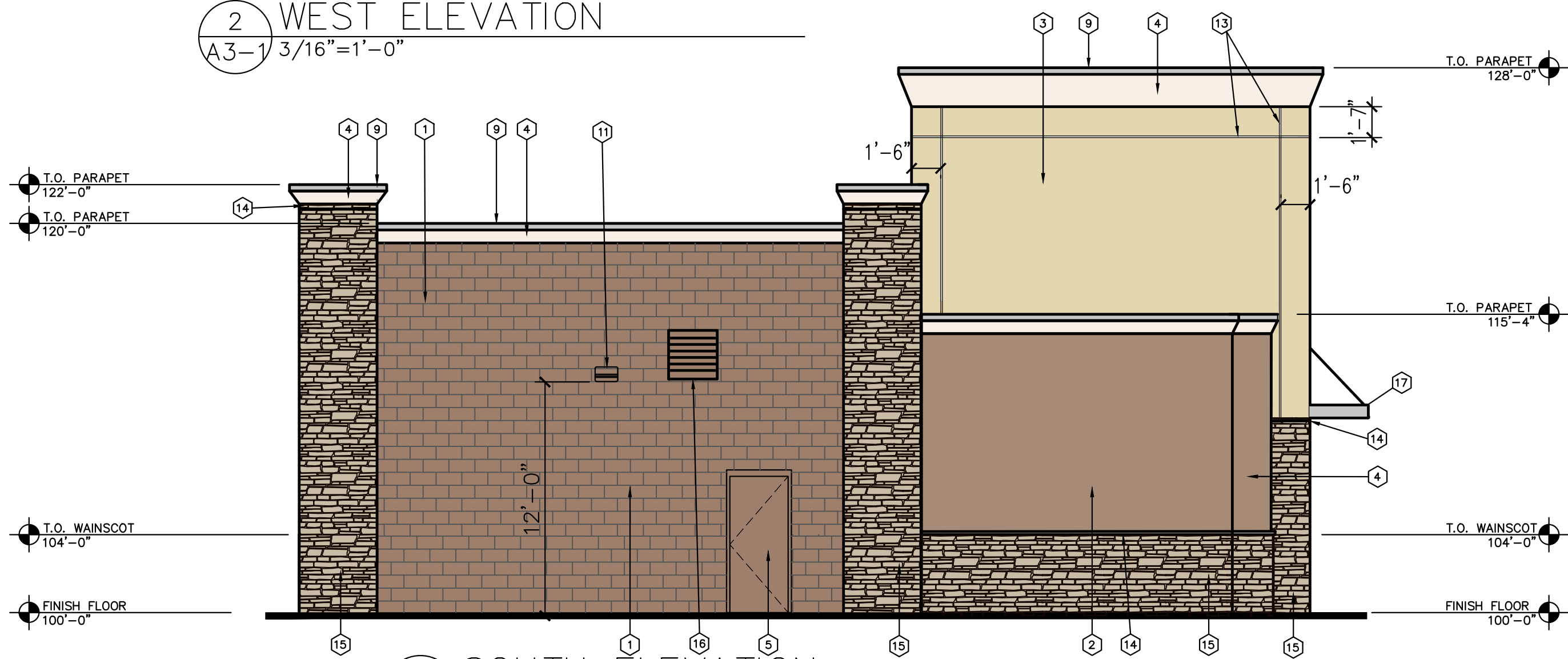
18. TEXTURE 1-11 SIDING (PAINT) OR ROOF MEMBRANE



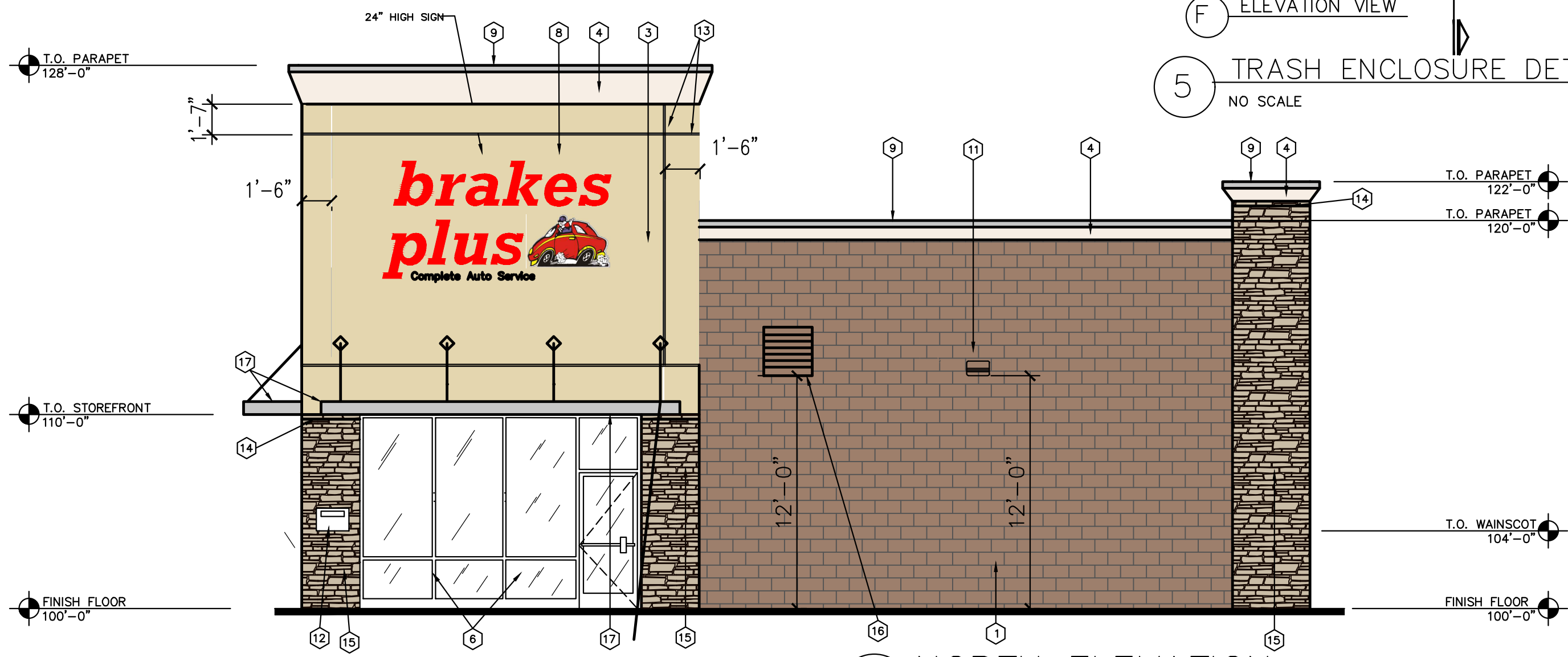
1 EAST ELEVATION
A3-1 3/16"=1'-0"



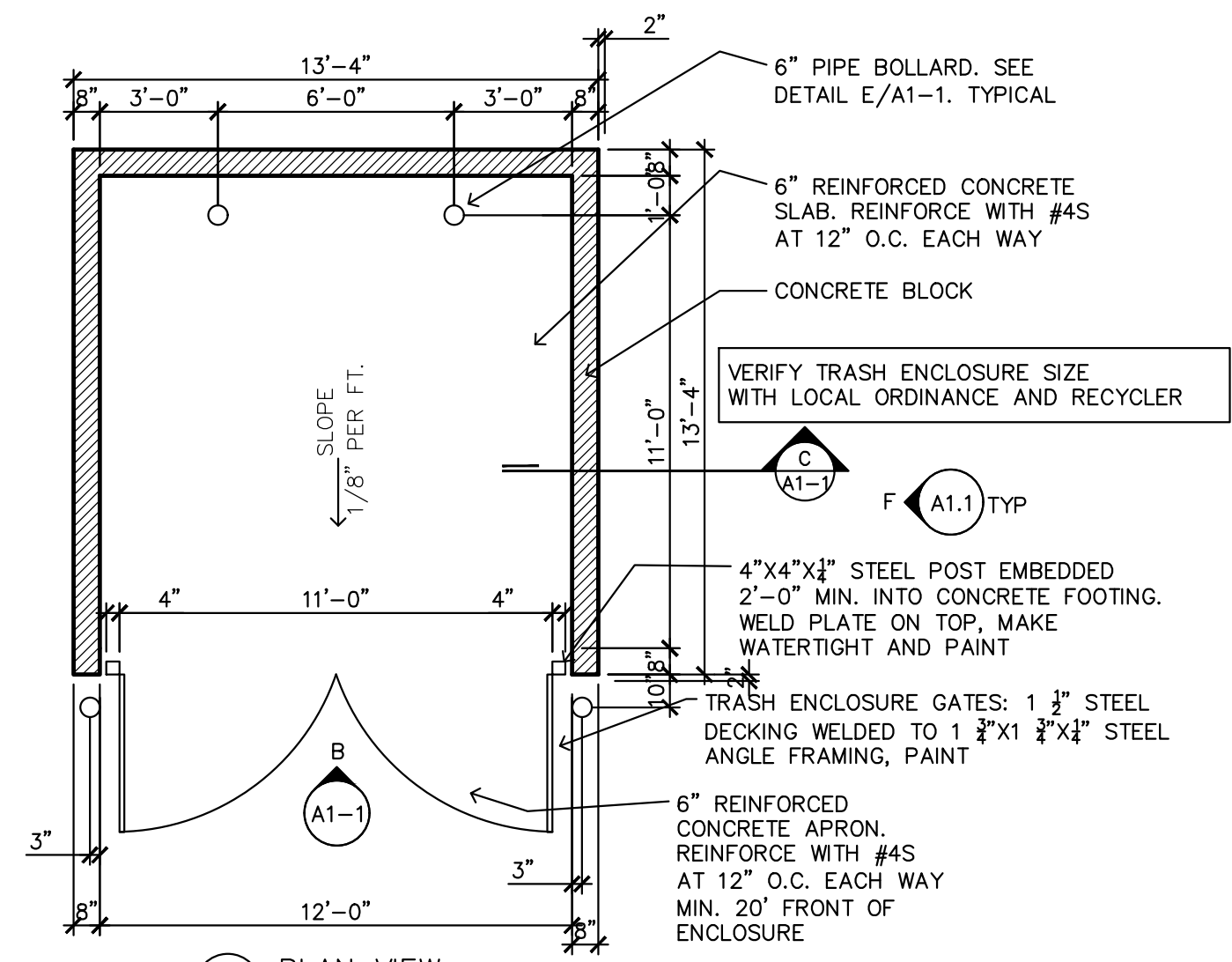
2 WEST ELEVATION
A3-1 3/16"=1'-0"



3 SOUTH ELEVATION
A3-1 3/16"=1'-0"



4 NORTH ELEVATION
A3-1 3/16"=1'-0"



A PLAN VIEW

TRASH ENCLOSURE GATES (1 1/2" STEEL DECKING WELDED TO 1 3/4" X 1 3/4" X 1/4" STEEL ANGLE FRAMING - PAINT)

4"x4"x1/2" STEEL POST EMBEDDED 2'-0" MIN. INTO CONCRETE FOOTING. WELD PLATE ON TOP, MAKE WATERTIGHT AND PAINT

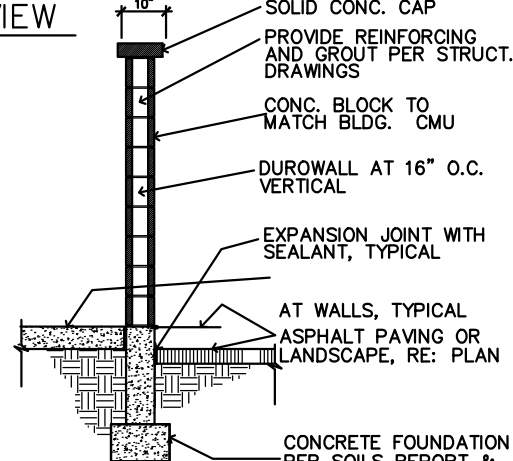
CONC. BLOCK TO MATCH BLDG. FAUX BRICK COLOR

1 3/4" STEEL FLAT BAR WELDED TO STEEL DECKING, PAINT

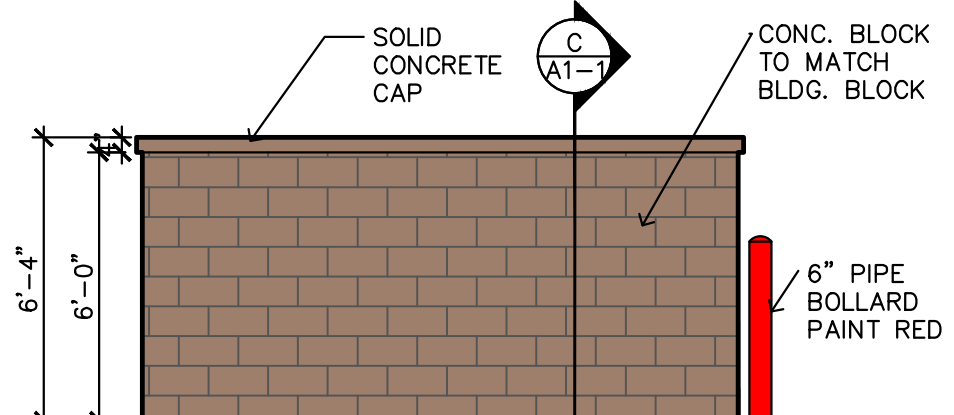
6" PIPE BOLLARD. PAINT RED.

HEAVY DUTY HINGES WELDED TO STEEL POST, SIZED FOR LOADS

B ELEVATION VIEW



C DETAIL VIEW



F ELEVATION VIEW

5 TRASH ENCLOSURE DETAIL
NO SCALE

BRAKES PLUS

1661 NORTH HIGHWAY 377
ROANOKE, TEXAS 76262

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

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DATE OF ISSUE: 03.01.22

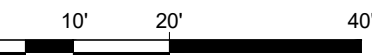


45 SPYGLASS DRIVE
LITTLETON, CO 80123
VOICE: 303.881.8805
NORM@ARCODEV.COM

SHEET

1

EXTERIOR ELEVATIONS



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

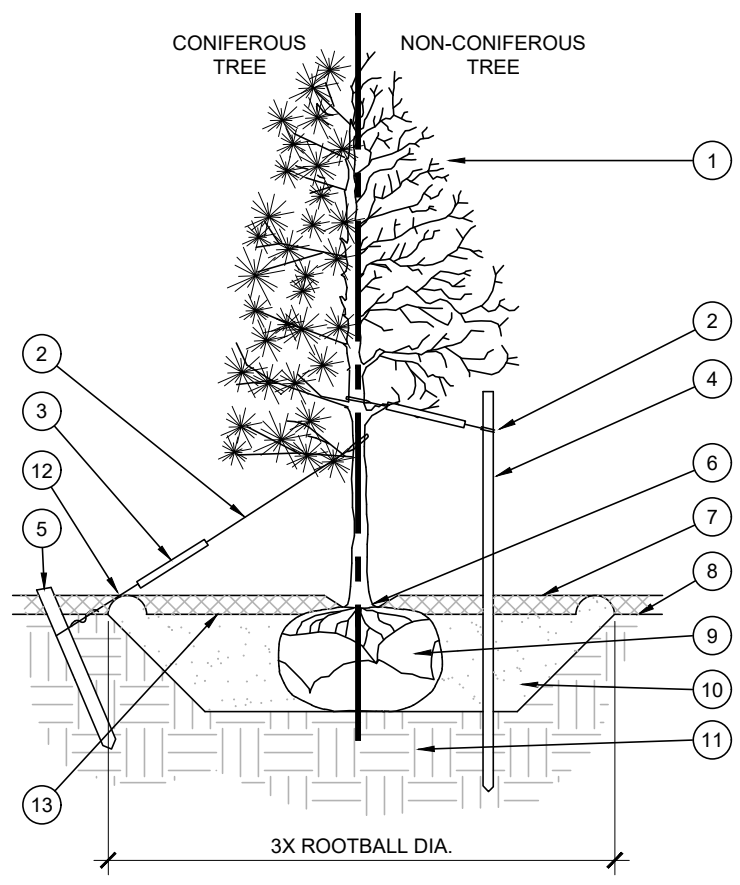
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM EN CIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: 1/2" THICK, EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - *CLAY BUSTER* OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - *CLAY BUSTER* OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING
 - TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
 - REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES TWO STAKES PER TREE
 - 2"-12"-4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER GUY AS NEEDED
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 - DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- HYDROMULCHING
 - TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
- CLEAN UP
 - DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE
 - UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- LANDSCAPE MAINTENANCE
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

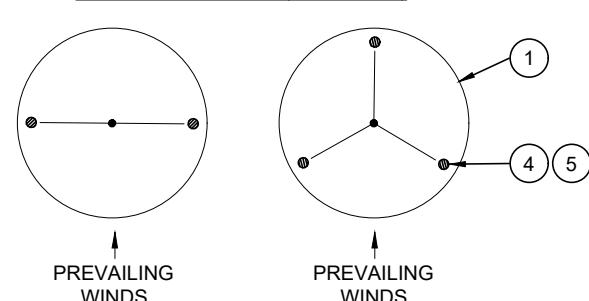


- TREE CANOPY.
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

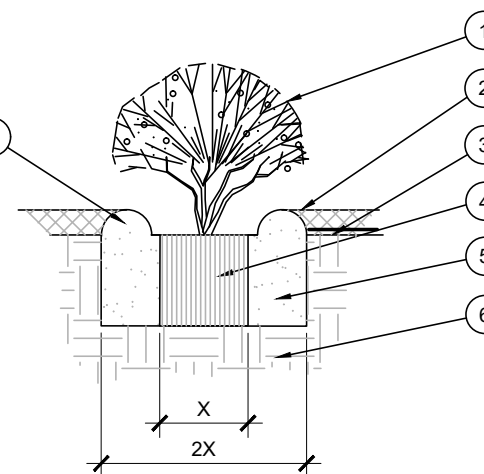
NOTES:

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
- REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
- FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
- REMOVE ALL NURSERY STAKES AFTER PLANTING.
- FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
- STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

STAKING EXAMPLES (PLAN VIEW)



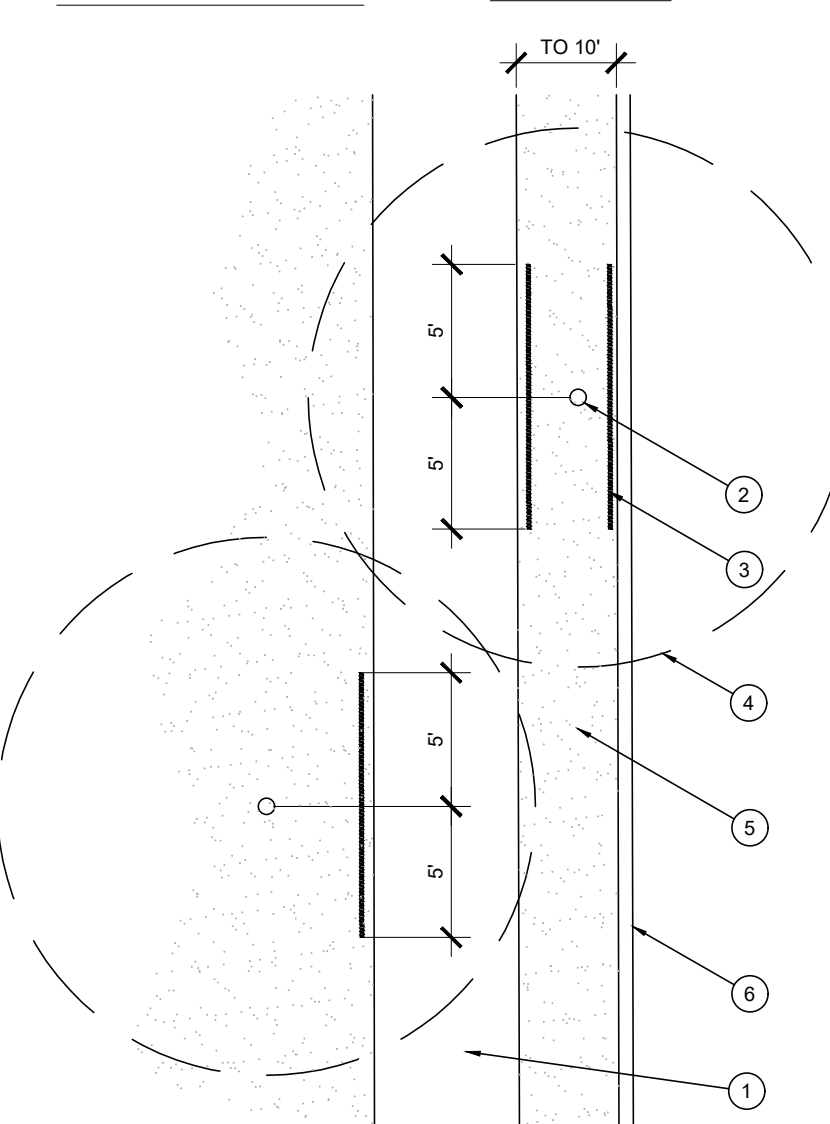
A TREE PLANTING
SCALE: NOT TO SCALE



- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

OPEN LANDSCAPE PARKWAY OR ISLAND



- TYPICAL WALKWAY OR PAVING
- TREE TRUNK
- LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- TREE CANOPY
- TYPICAL PLANTING AREA
- TYPICAL CURB AND GUTTER

NOTES:

- INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
- BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TD210022
DRAWN BY:	JWG
CHECKED BY:	RM
DATE:	03/03/22
CAD I.D.:	SITE-0

PROJECT:

CONSTRUCTION DOCUMENTS

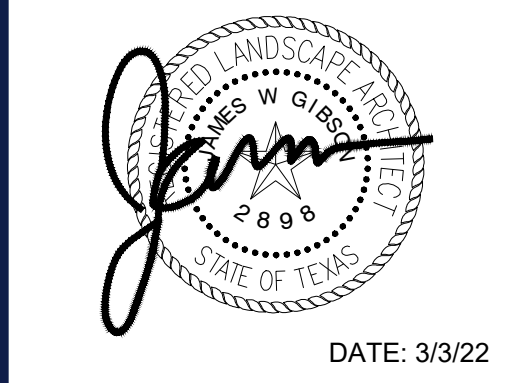
FOR



PROPOSED
MINOR AUTO SERVICE

1661 N US HIGHWAY 377
ROANOKE, TX 76262
DENTON COUNTY

VAUGHAN SUBDIVISION
LOT 2RA, BLOCK 1



DATE: 3/3/22

SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

SHEET NUMBER:

LP-2

ORG. DATE - 03/03/2022