



**AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 21, 2023
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032
7:00 PM**

	Page
1. CALL TO ORDER	
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS	
3. CITIZEN COMMENTS	
4. APPROVAL OF MINUTES	
4.1. Action regarding the January 17, 2023 Planning & Zoning Minutes Minutes 01.17.23	2 - 13
5. ITEMS FOR CONSIDERATION	
5.1. Consider the site plan, landscape plan, and exterior elevations for and new building and development located at Kingsbridge Phase 2A Addition, Lot 12R, Block A Consisting of 1.066 acres of land, generally located at the southeast corner of the intersection of SH 205 and Kingston Court, McLendon-Chisholm, Rockwall County, Texas. Site Plan Application Landscape Plans	14 - 17
6. ADJOURN	

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to see confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., February 17, 2023, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Tuesday, January 17, 2023**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, January 17, 2023, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairman
	Floyd McLendon	Commissioner (Alternate)
	Robert Rohde	Commissioner
	Brad Martin	Commissioner
	Mark Kipphut	Commissioner
	Daniela Swindoll	Commissioner
Staff Present:	Shelly Green	City Secretary
	Mike Coker	City Planner

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 7:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Chairperson Schwalje voiced the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. December 20, 2022, Planning & Zoning Minutes

MOTION: APPROVE MINUTES AS PRESENTED.

MADE BY: Commissioner Martin
SECONDED BY: Commissioner Rhode
APPROVAL: Unanimous

5. ITEMS FOR CONSIDERATION

- 5.1. Consideration and approval of a request of MFS Group, LLC, for the approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205

City Planner Coker presented his staff report:

APPLICANT: Cameron Slown
TNP, Inc.
825 Watters Creek Blvd, Suite M300
Allen, Texas 75013

PROPERTY OWNER: MFS Group, LLC
2357 Jupiter Road
Plano, Texas 75074

REPRESENTATIVE: Cameron Slown

LOCATION: Southeast corner of the intersection of FM 550 and State Highway 205

This item is a ministerial function. The Planning and Zoning Commission has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

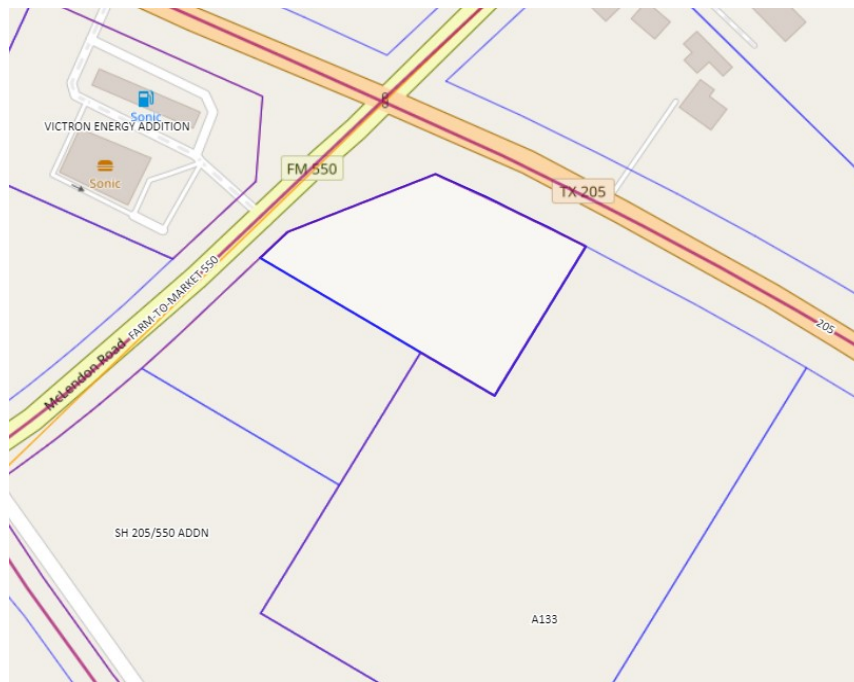
The applicant is requesting approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.

STAFF RECOMMENDATION: Approval subject to the condition that civil engineering designs are received and approved by the City Engineer prior to submittal of the final plat. Remove specified signature blocks and provide signature blocks as required by the Subdivision Regulations.
[note: full sized copies of the preliminary plat are available at City Hall for inspection]

BACKGROUND INFORMATION:

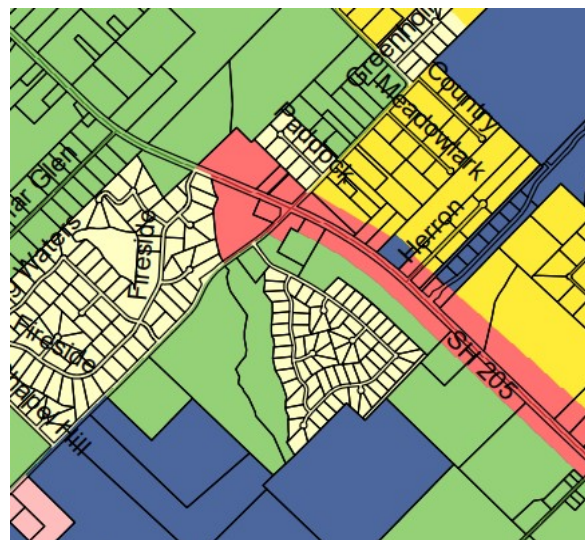
The subject property is a 1.5-acre tract of land located at the southeast corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. It is being platted to create a building site for the development of a retail shopping facility with a restaurant.

Rockwall CAD map showing property



This preliminary plat complies with the requirements of the Subdivision Ordinance [included below] and is consistent with the requirements of the General Business Zoning District requirements.

City Zoning map for subject property [Red is General Business Zoning District]



[illegible]

An accurate legal description of the land to be subdivided.

(B)

Existing features outside subdivisions.

(i)

The name and property lines of adjoining property owners with legal file reference.

(ii)

The name and location of adjacent subdivisions, streets, easements, pipelines, watercourses, and location and site of any existing water or sewer mains.

(C)

New features inside subdivision.

(i)

The proposed name of the subdivision.

(ii)

The location, right-of-way width and names of proposed streets.

(iii)

The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.

(iv)

The location of building lines, alleys and easements.

(v)

The location and approximate size of sites for schools, churches, and parks and other special land uses, intended to be dedicated to public use or reserved for common use of owners in the subdivision.

(vi)

The approximate acreage of the property to be subdivided.

(vii)

A proposed utility plant should be included and where, unusual grade conditions exist, the city's engineer may require preliminary street grades.

(viii)

The proposed use of any land contained in the subdivision that is not within the boundaries of lots or street right-of-way.

(D)

Key map.

A key map showing relation of subdivision of well-known streets in all directions to a distance of at least one mile.

(E)

Title, etc.

The date, scale, north point and title under which the plat is to be recorded, with the name of the owner and engineer platting the tract.

(3)

Submission.

The city shall be furnished with ten legible prints of the preliminary plan and with ten copies of a letter of transmittal stating briefly the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer, together with a written application for approval on a form prescribed by the city. The prints, letters and application shall be filed with the city secretary at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such preliminary plan is to be considered. A preliminary plan application filed prior to the 21st day preceding the next succeeding regular meeting may be considered as having been filed on the 21st day preceding the meeting. A preliminary plan application filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular

meeting. A plan application which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4)

Approval.

The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.

Thoroughfares/streets:

This property fronts both SH 205 and FM 550. Property dedications for the upcoming widening of SH 205 and intersection improvements with FM 550 have been provided.

MOTION: APPROVE THE APPLICATION FOR THE REQUEST OF MFS GROUP, LLC, FOR THE APPROVAL OF A PRELIMINARY PLAT FOR A ONE AND ONE-HALF ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 550 AND SH 205.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Kipphut
APPROVAL: Unanimous

5.2. Consideration and approval of a site plan for the MFS Group, LLC, for a one and one-half acre of land located at the southeast corner of the intersection of FM 550 and SH 205.

City Planner Coker presented his staff report:

APPLICANT: Cameron Slown
TNP, Inc.
825 Watters Creek Blvd, Suite M300
Allen, Texas 75013

PROPERTY OWNER: MFS Group, LLC
2357 Jupiter Road
Plano, Texas 75074

REPRESENTATIVE: Cameron Slown

LOCATION: Southeast corner of the intersection of FM 550 and State Highway 205

PLANNING AND ZONING MEETING DATE: January 17, 2023

pg. 6

REQUEST:

The applicant is requesting approval of a Site Plan, landscape plan and elevations for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.

STAFF RECOMMENDATION: Approval of the Site Plan, Landscape Plan and Elevations for the Retail Center and the Restaurant.

Conditions:

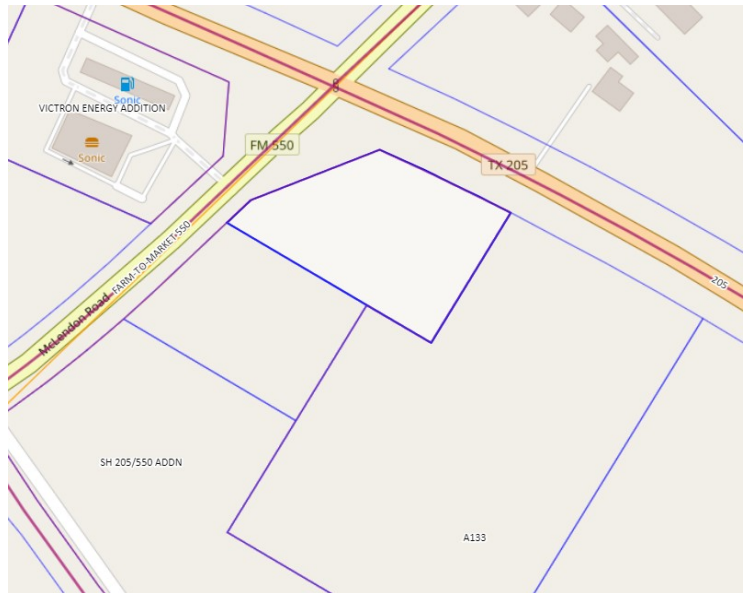
- TXDOT approval of driveway approaches from SH 205 and FM 550 must be provided to the City Administrator prior to filing the final plat.
- Place a note on the face of the landscape plan that specifies the percentage of landscaping proposed for the project.
- Apply for a specific use permit for the drive through restaurant [SUP required for drive-in/drive-thru restaurant] and obtain City Council consideration prior to submittal of the final plat.

[note: full sized copies of the Site Plan, Landscape plan and Elevations are available at City Hall for inspection]

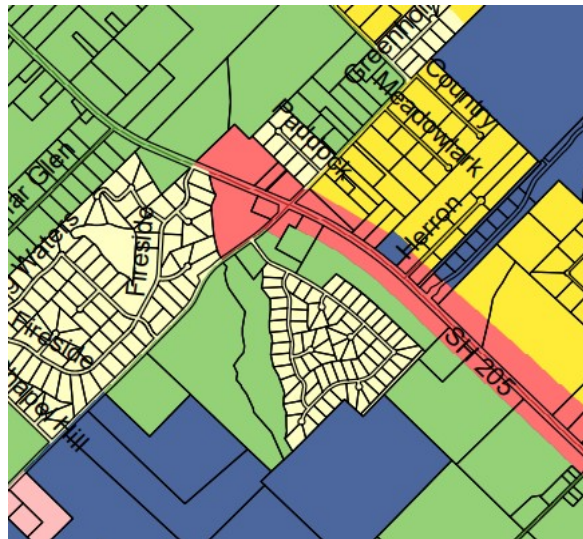
BACKGROUND INFORMATION:

The subject property is a 1.5-acre tract of land located at the southeast corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. It is being platted to create a building site for the development of a retail shopping facility with a detached drive-thru restaurant. An application for the preliminary plat has been submitted and precedes this application. A specific use permit will be required for the restaurant and should be considered by the Planning and Zoning Commission and the City Council prior to submittal of the final plat.

Rockwall CAD map showing property



City Zoning map for subject property [Red is General Business Zoning District]

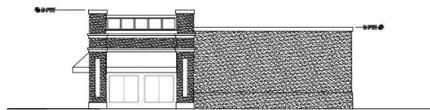


Thoroughfares/streets:

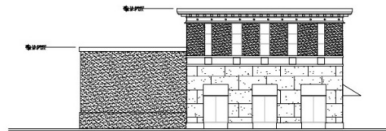
This property fronts both SH 205 and FM 550. Property dedications for the upcoming widening of SH 205 and intersection improvements with FM 550 have been provided. There is an existing access easement providing access to the subject property from FM 550 that is being constructed coincident with the development of this project. Driveway permits from TXDOT are required for the construction of the drives on FM 550 and SH 205.



01 RETAIL - NORTH ELEVATION
SC 3/16" = 1'-0"



02 RETAIL - EAST ELEVATION
SC 3/16" = 1'-0"

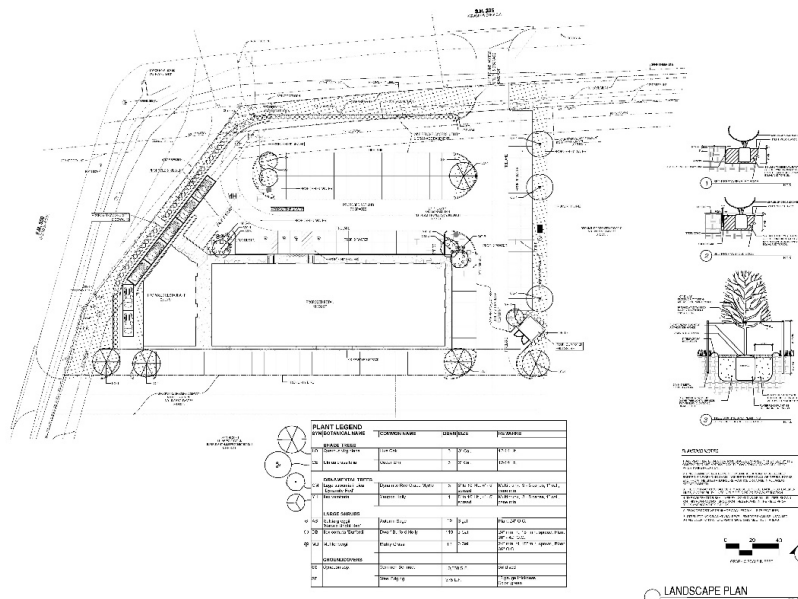


03 RETAIL - WEST ELEVATION
SC 3/16" = 1'-0"



RETAIL CENTER
State Hwy 205
McLendon-Chisholm, TX.

LANDSCAPE PLAN



DATE: 10/10/2017	MFS GROUP RETAIL CENTER MCLENDON-CHISHOLM, TEXAS
PROJECT: 10/10/2017	
DESIGNER: 10/10/2017	ngg landscape architecture 10101 S. 14th, Suite 100 Carroll, Texas 75601 P. 972.287.2888
CHECKED: 10/10/2017	
APPROVED: 10/10/2017	STATE OF TEXAS COUNTY OF CARROLL CITY OF CARROLL
REVISIONS: 10/10/2017	
DATE: 10/10/2017	LANDSCAPE PLAN LP-1

Section 6-10 of the McLendon-Chisholm Zoning Ordinance provides the standards and requirements for landscaping. This application is consistent with the requirements of the Landscape Ordinance.

MOTION: APPROVE A SITE PLAN FOR MFS GROUP, LLC., FOR A ONE AND ONE-HALF ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 550 AND SH 205.

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Martin
APPROVAL: Unanimous

6. ADJOURN

The meeting adjourned at 7:19 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 2/15/2023

Items Submitted. Check all that Apply:

- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Digital Copy of Submitted Plat/Plan (required)
- ☒ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Kings bridge - Phase 2A
Addition Name (if platted): ~~XXXX~~ Addition Current Zoning: PD District

No. of Acres: 1.066 No. of Lots: 1 Proposed Zoning: PD District

General Location of Property: east of the intersection of SH 205 & Kingston Court

Proposed Use for Property: Therapy & Counseling Facility

Applicant Name: Nicolas Ehninger

Company: Cross Engineering Consultants

Address: 1720 W. Virginia St. City, State, Zip: McKinney, TX 75069

Phone(s): 972-562-4409 Email: ~~XXXX~~ nehninger@crossengineering.biz

Owner Name: Ben Klutts

Address: 1604 North Hills Drive City, State, Zip: Rockwall, TX 75087

Legal Description of the Property: Lot 12R, Block A

County Parcel ID: unknown

Other Information: none

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

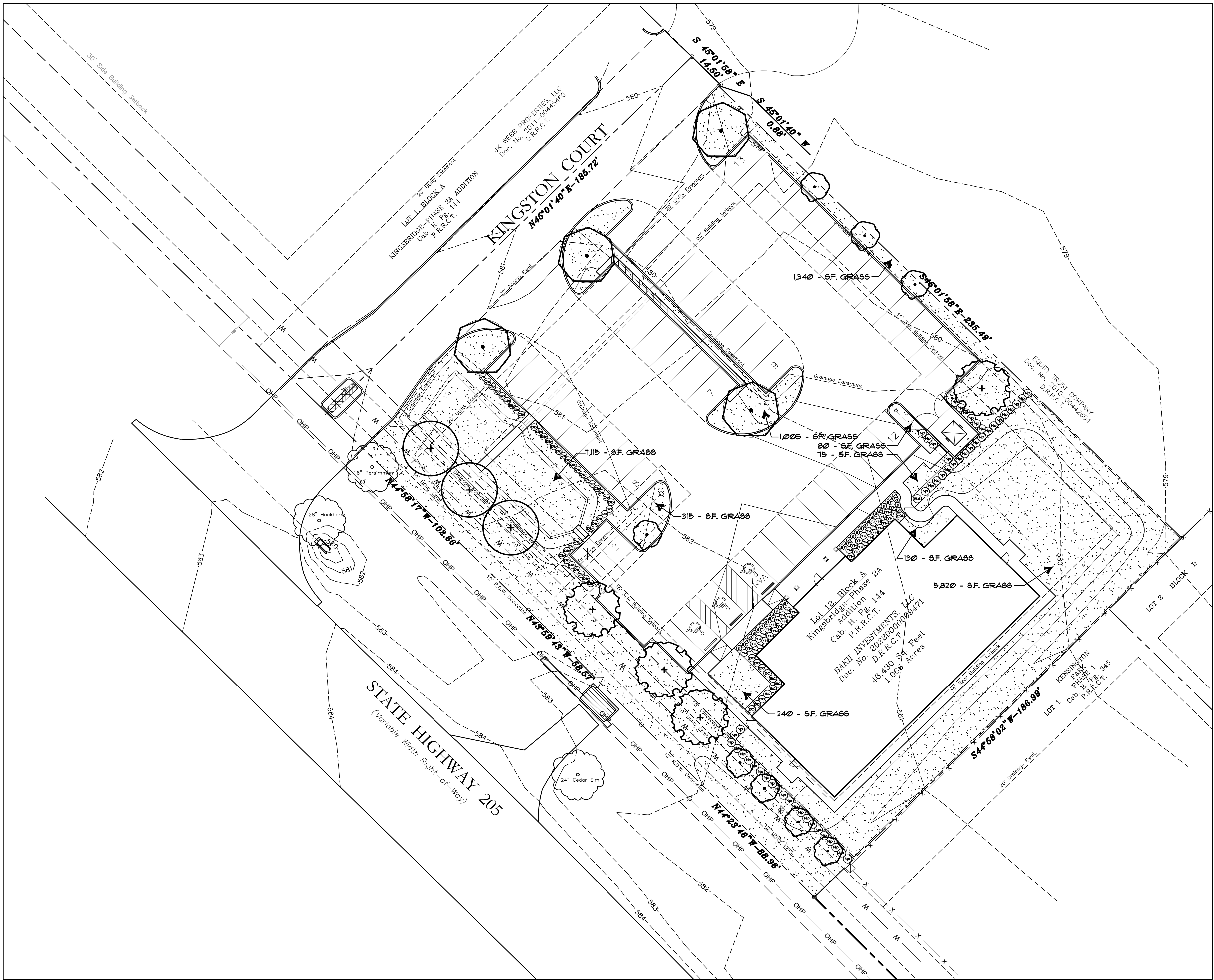
ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this 15th day of February, 2023.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: Nicola E. Hines (Seal)

City Secretary: _____



LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4		CEDAR ELM	Ulmus crassifolia	3" caliper, 10'-12' H./ 4-5' spread, B4B, straight trunk.
3		LIVE OAK	Quercus virginiana	3" caliper, 10'-12' H./ 4-5' spread, B4B, straight trunk.
4		SHAGBARK RED OAK	Quercus shumardii	3" caliper, 10'-12' H./ 4-5' spread, B4B, straight trunk.

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8		ARAPAHO CRANE MYRTLE	Lagerstroemia indica Arapaho	8' H./3' spread min, 30 Gallon, 3 Trunk Min, full, bushy tree formed, specimen.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
52		NEEDLE POINT HOLLY	Ilex cornuta 'Needle Point'	5 gallon, 20"-24" H./18"-20" spread, full, bushy, specimen.
39		BORDEAUX YAUPOON HOLLY	Ilex vomitoria 'Condeaux'	3 gallon, 12"-14" H./12"-14" spread, bushy, full to ground.
41		DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'	5 gallon, 20"-24" H./18"-20" spread, full, bushy, specimen.
11		BLUE CASCADE DISTYLIUM	Distylium hybrid 'Blue Cascade'	3 gallon, 12"-14" H./12"-14" spread, bushy, full to ground.
31		DWARF YOUNGSTOWN ANDORRA JUNIPER	Juniperus horizontalis 'Youngstown'	3 gallon, 12"-14" H./12"-14" spread, bushy, full to ground.
2		BLUE ARROW JUNIPER	Juniperus scopulorum 'Blue Arrow'	15 gallon, 42"-48" H./18"-20" spread, full, bushy, specimen.
TURF GRASS				
16,120 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid seed

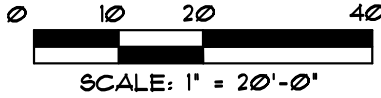
MISCELLANEOUS

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF 'PROFESSIONAL BEDDING SOIL' FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP 'FINE SHREDDED HARDWOOD MULCH' FROM LIVING EARTH TECHNOLOGY.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES

- GENERAL NOTES**
1. 'THE OWNER, TENANT AND 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 MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING'.
 2. 'LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING'.
 3. 'NO SUBSTITUTIONS FOR PLANT MATERIALS WITHOUT APPROVAL BY THEIR DIRECTOR'.
 4. 'THE RIGHT-OF-WAY ADJACENT TO REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER IN THE SAME MANNER AS THE REQUIRED LANDSCAPE AREAS. ALL DRIVEWAYS SHALL MAINTAIN VISIBILITY. ALL PLANTINGS INTENDED FOR EROSION CONTROL WILL BE MAINTAINED. THE CITY MAY REQUIRE REVEGETATION TO PREVENT EROSION OR SLUFFAGE'.
 5. 'ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE'.
 6. 'WHEN OVERHEAD OR UNDERGROUND UTILITIES ARE PRESENT, LANDSCAPE PLAN ALTERATIONS MAY BE CONSIDERED BY THE DIRECTOR'.
 7. 'ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND/OR EVAPOTRANSPIRATION (ET) WEATHER CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR'.
 8. 'ALL TREES TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM'.
 9. 'REQUIRED LANDSCAPE OPEN AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL'.
 10. 'ALL STREETSCAPE FURNITURE (BENCHES, LAMPPOSTS, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE A CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK 'STORM CLOUD' OR COMPARABLE IN COLOR'.
 11. 'EXCESSIVE PRUNING OF PLANT MATERIALS IS PROHIBITED, (EG. TOPPING CRANE MYRTLES, PRUNING 'UP' CREATING A CARROT TOP'.
 12. 'ALL TRANSFORMERS AND MECHANICAL EQUIPMENT TO BE SCREENED WITH EVERGREEN SHRUBS, TO BE 2' AT TIME OF PLANTING'.



Revisions:	
Date:	

Issued For:
CONSTRUCTION

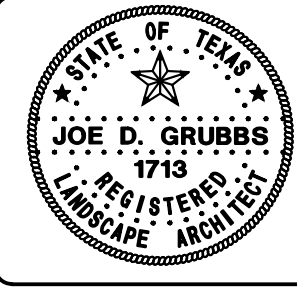
Job No.
22136

Scale
1" = 20'-0"

Drawn By:
JDG

Date
12-21-2022

Behavioral Transformations
McClendon Chisolm Texas



Landscape Plan

Sheet Number:
L1
of **L2** Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING
PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

- A. Irrigation System
- B. Lawns
- C. Earthwork
- D. General Requirements

1.3 QUALITY ASSURANCE:

- A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
- B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
- C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- D. Employ only qualified personnel familiar with required work.
- E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
 - 1. Provide source of off-site soil (If Required For Job) to the Owners representative for the purpose of soil investigation.
 - 2. Take random representative soil samples from areas to be planted.
 - 3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic material.
- F. File certificate of inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

- A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
- B. Horne Third, 1976 - Cornell University - Plant nomenclature.
- C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

- A. Delivery:
 - 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
 - 2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
 - 3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with soil dust or other approved material.
 - 4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
 - 5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
 - 6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

- A. Planting Restrictions:
 - 1. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 26 minimum positive slope away from buildings.
- B. Utilities:
 - 1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
 - 2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
 - 3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

- A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
- B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduits or other work during replacement. Repair any damage immediately.
- C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
- D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Until final acceptance, maintain plantings and trees by watering, cultivating, moving, weeding, spraying, clearing and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
- C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
- D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

- A. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
- D. Plants shall have a well-developed fibrous root system.
- E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scales, fresh limb cuts, disfiguring knots, or other defects.
- F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
- G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
- H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
- I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

- A. Peat Moss: Commercial sphagnum moss or hyphen peat.
- B. The mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
- C. Sandy Loam:
 - 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
- 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 28-50 percent
 - Sand - less than 52 percent
- D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-39.

2.3 COMMERCIAL FERTILIZER:

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
- B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
- C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.
- D. MULCH:
 - 1. Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, straddled.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- B. Existing subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of undesirable conditions.

3.2 SHRUB PLANTING:

- A. All shrubs to be potted planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sand/com.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUND COVER PLANTING:

- A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
 - 1. 1 part sandy loam
 - 1 part peat moss
 - 1 part sharp sand
 - Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

- A. Stake tree locations for Owners Representative approval prior to digging.
- B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
- C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree sump. Plant PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
- D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
- F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
- G. Completely fill each tree saucer with mulch to a depth of two inches.
- H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
- I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly broken branches.

3.5 SEASONAL COLOR PLANTING:

- A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds or planting plants from site daily as work progresses. Keep walk and driveway areas clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications. Rake any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, killing, pest control, fertilizing, etc., are not separate pay items and shall be included in the Bid price for grading.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

- A. Irrigation System
- B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

- A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
- B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner, under favorable climatic conditions.
- C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial ryegrass under favorable conditions. (Use nursery overseeded sod. In lieu of seeding after installation, if available.)
- D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with seeding operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

- A. (If specified on the plans as a requirement) Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonably free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 28-50 percent
 - Sand - less than 52 percent

2.2 GRASS:

- A. Bermudagrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 40 percent.
- B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

- A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron plus micro nutrients.
- B. Second application: 5-1-2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SOL or UFI) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

- A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
- B. Leave areas free of weeds and ready for final grading.
- C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
- D. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
- E. Provide final grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
- F. Secure approval from the Landscape Architect prior to proceeding with seeding operation.

3.2 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.3 FERTILIZER:

- A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
- B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.4 HYDROMULCH/SEEDING:

- A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
- B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
- C. Add topsoil to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
- D. Use a 4' x 8' batter board against bed areas.

3.5 SEED UNIFORMITY:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre. Use grass drill, brilliant seeder, or viking roller.

3.6 SOLID SOD:

- A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
- B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

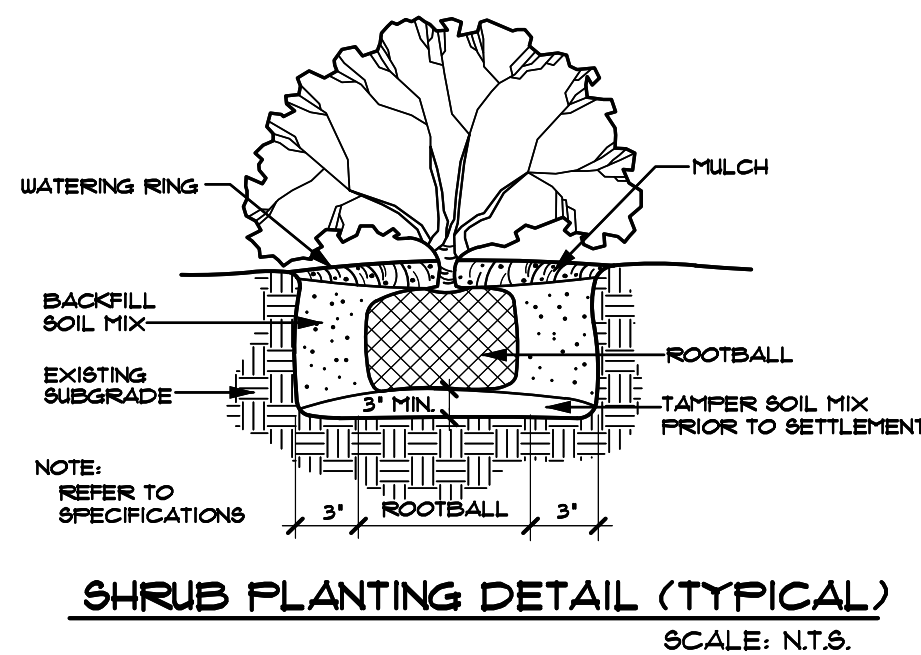
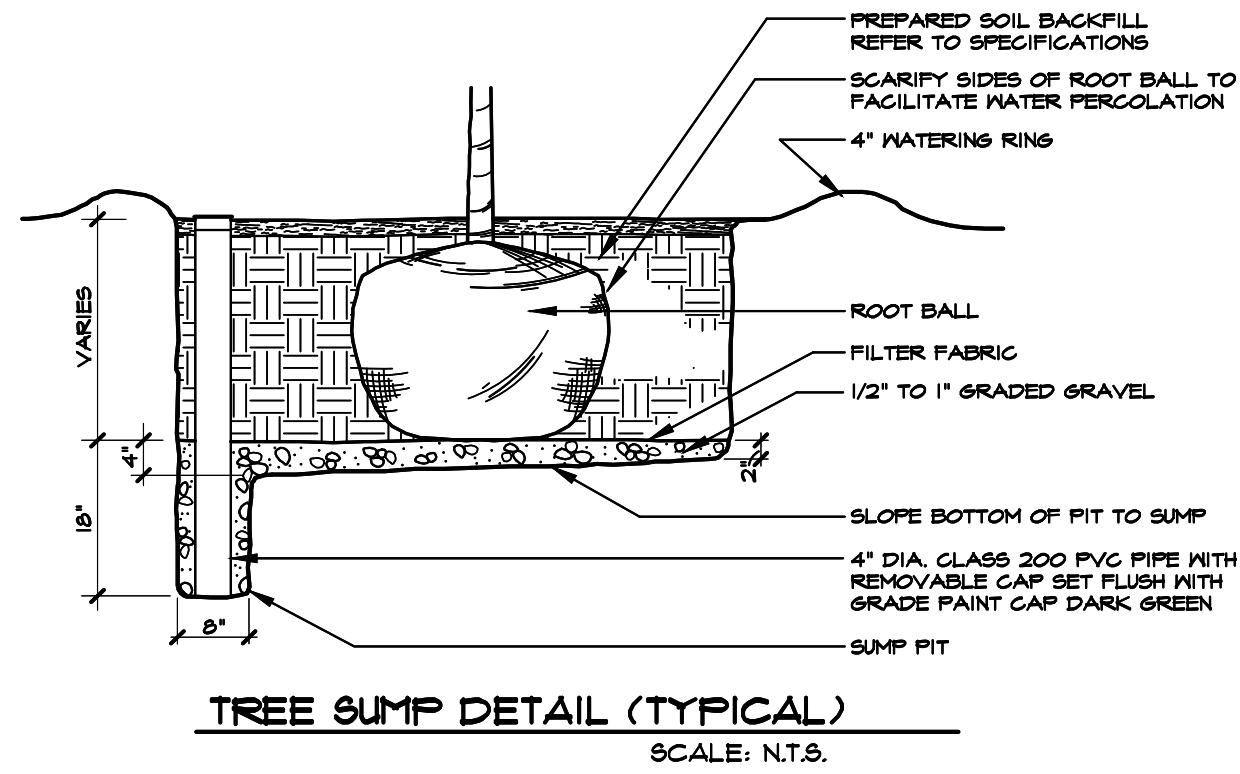
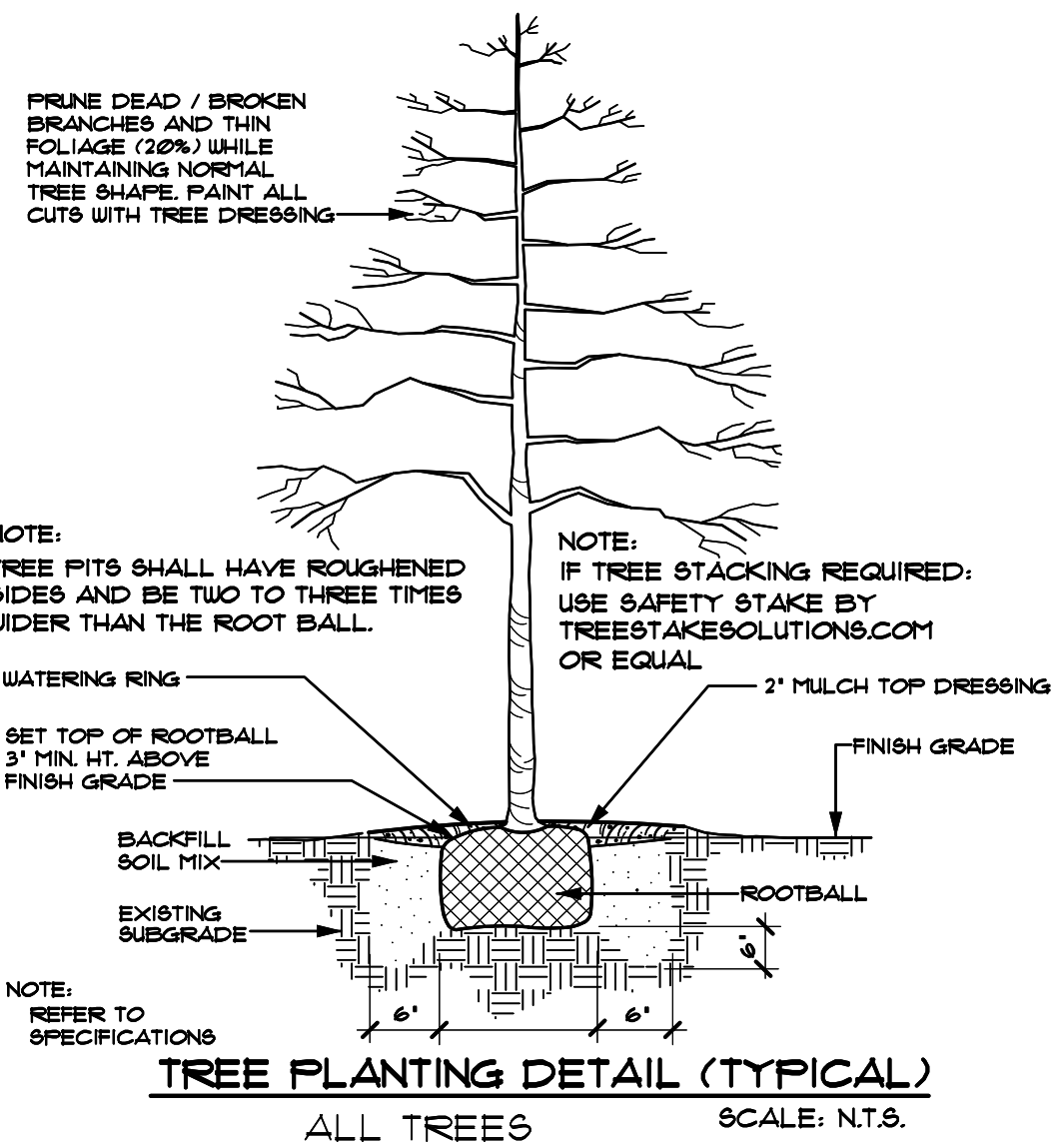
3.7 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

- A. Watering:
 - 1. Water lawn areas immediately after seeding operation.
 - 2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
 - 3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
- B. Replanting/Erosion Control:
 - 1. Correct any erosion that may occur during the establishment of grass.
 - 2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial seeding. Continue seeding (sodding) until a stand of grass is achieved.
 - 3. A stand of grass will be defined as a uniform cover of actively growing turf.
- C. Mowing/Weed Control:
 - 1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
 - 2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

3.8 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF LAWN SECTION



Date:	
Revisions:	

Issued For:
CONSTRUCTION

Job No.
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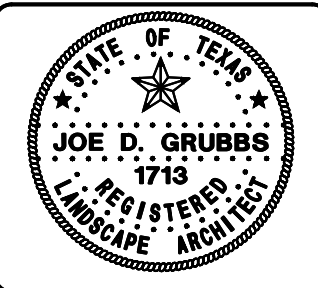
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JDG

Date
12-21-2022

Behavioral
Transformations

McClendon Chisolm Texas



Landscape
Specifications

Sheet Title:

Sheet Number:
L2
of L2 Sheets