CITY OF ALLEN

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 21, 2015 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the April 14, 2015, regular meeting.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Capital Improvement Plan CIP Status Report.

3. Approve minutes from the April 7, 2015, regular meeting.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use on Lot 4, Block A, Allen Watters, L.P. Addition, City of Allen, Collin County, Texas; generally located west of Watters Road and south of McDermott Drive (and commonly known as 180 S. Watters Road). (SUP-3/3/15-10) [Express Oil Change]

Executive Session (*As needed*)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, April 17, 2015 at 5:00 p.m.

_____
Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Director's Report from 4/14/2015 City Council Meeting

- The request to adopt an ordinance to amend the development regulations of Planned Development No. 54 and adopt a Concept Plan and Building Elevations for a 5.37± acre portion of Planned Development PD No. 54, generally located southeast of the intersection of Alma Drive and Exchange Parkway, for Twin Creeks Marketplace – Streetlevel, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	April 21, 2015
SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None
PUBLIC NOTICE:	None

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

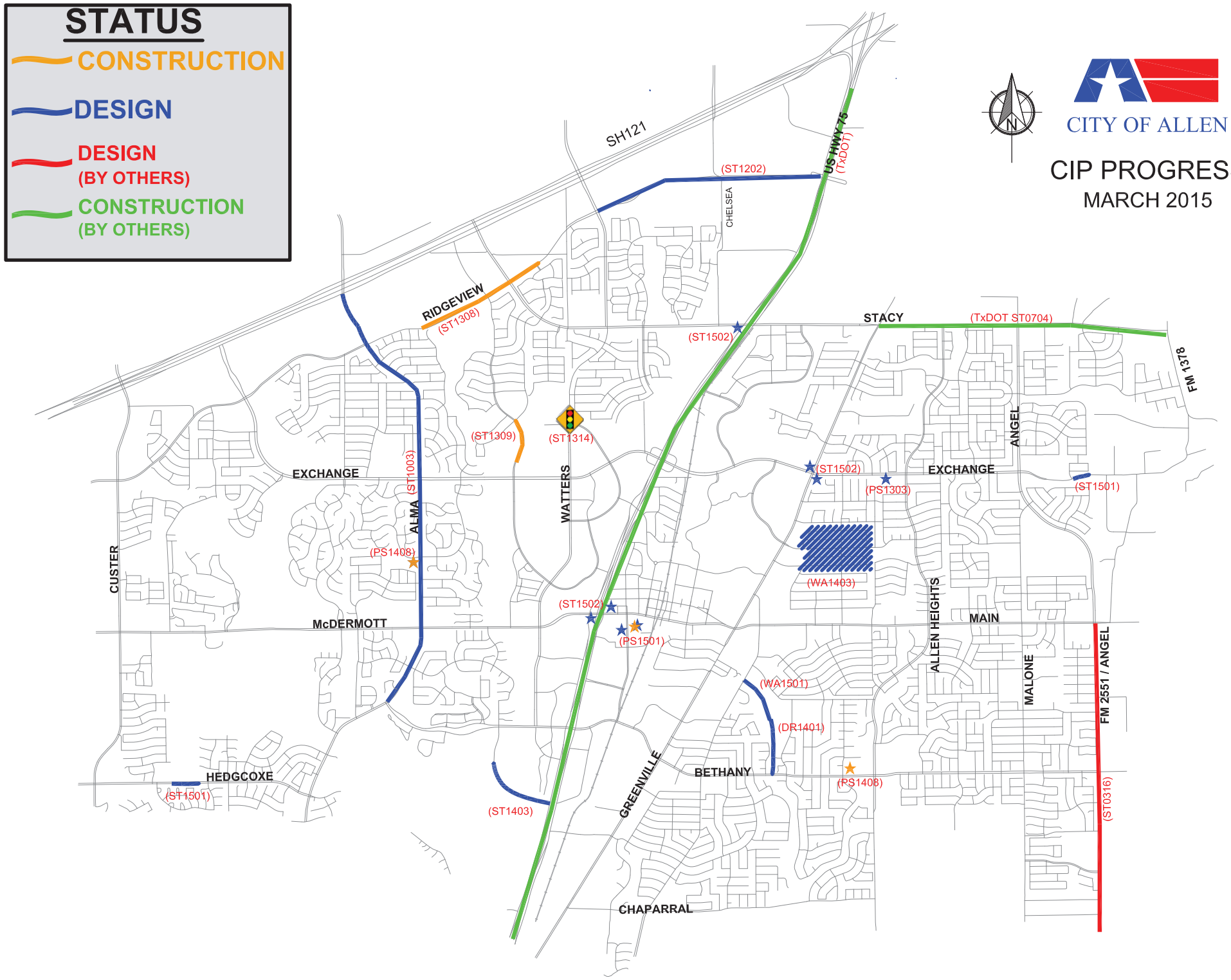
ATTACHMENTS

CIP Progress Report through March 2015
CIP Map through March 2015

ENGINEERING CIP REPORT - THROUGH MARCH 2015

		PROJECT		STATUS / COMMENTS	CONST. DATES
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Drawings will be finalized and the entire package out to bid, and submitted for permit on April 2, 2015. Construction set to begin (with temp facilities) in May, estimated completion is Summer of 2016.	Complete Spring 2016
	2	Fire Station 3 & 4 Lighting	PS1408	Lighting is 95% complete. We have selected alternate flood lighting for the exterior of each Station's bays, and are completing a credit change order now.	Complete March 2015
	3	City Hall Basement Remodel	PS1501	Quorum Architects continues to work on documents, adding in EOC basic components. Project expected to have bid award in August 2015.	Complete Dec. 2015
	4	Central Station HVAC	PS1501	AirDynamics is the contractor and HVAC units are on order. City-wide contract for controls will be bid this summer.	Complete June 2015
	5	City Hall Flooring Work	PS1501	New carpet for City Hall reception, Council Conference Room, Council Kitchen, Flag Room, & 3rd Floor Administrative offices. Carpet shampoo for City Hall 1st and 2nd floors. Work will occur between April 16th and April 31, 2015.	Complete April 2015
ROADS / CITY	6	2015 Intersection Improvements	ST1502	Right turn lanes - McDermott @ US75, Stacy @ US75, Greenville @ Exchange. Collin County ILA on April 6 Commissioners agenda. Design estimated to begin May 2015.	TBD
	7	2014 Street and Alley Repair	ST1401	Includes several accessibility improvements. Awarded to Jim Bowman Construction.	Complete Fall 2015
	8	Alma Drive Widening (SH 121 - Bethany)	ST1003	Additional lanes in existing median. Agreement currently under review with Collin County for funding.	Begin Spring 2016
	9	Bray Central Widening	ST1309	Roadway is open to traffic. Waiting on power source for street lights. Lights estimated to be complete by end of April 2015	Complete April 2015
	10	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.	TBD
	11	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Concrete batch plant will be set up on city-owned property. Project on schedule and progressing well.	Complete Fall 2015
	12	Montgomery Boulevard Extension	ST1403	Construction Award will occur in April 2015.	Complete March 2016
OTHERS	13	FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes.	TBD
	14	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	Utility relocations underway. TxDOT project.	Begin Summer 2015
	15	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.	Complete Oct. 2016
UTILITIES	16	Cottonwood Creek Wastewater Rehab	WA1501	Pipe-bursting rehabilitation of approximately 2,700 lf of wastewater main, north of Bethany Drive. Project opened bids on 03/24/15. Bid award anticipated on April 14, 2015. Community Services may opt to hold bids for 90 days.	Begin Spring 2015
	17	Fountain Park Water/SS Rehabilitation	WA1403	Water, sanitary sewer, and paving improvements for Sections 1 & 2. Design is 100% complete. Construction Award for Phase 1 will occur on April 28, 2015.	Begin Ph. 1 Spring 2015
	18	SCADA System Upgrade	WA1402	Design is in progress. Anticipating specifications delivered April 2015.	Complete Dec. 2015
OTHER	19	Cottonwood Creek Bank Stabilization	DR1401	Structural solution to address bank erosion along Cottonwood Creek Tributary No. 1, north of Bethany. Design contract award anticipated April 14, 2014. Construction completion anticipated Fall 2015.	Begin Summer 2015
	20	Olson & Beverly Elementary Sidewalk Improvements	ST1501	Project scheduled to go before STTC and RTC boards early 2015. Federal approval to follow in spring of 2015. TxDOT to issue contract spring 2015.	Summer 2015
	21	Signal - Watters / Bossy Boots	ST1314	Completion required prior to AISD Service Center opening. Boring for underground conduit is complete and the foundations for mast arm poles and pedestrian poles is ongoing.	Complete May 1, 2015

CONSTRUCTION DESIGN DESIGN (BY OTHERS) CONSTRUCTION (BY OTHERS)


STATUS
CONSTRUCTION
DESIGN
DESIGN
(BY OTHERS)
CONSTRUCTION
(BY OTHERS)
CITY OF ALLEN
CIP PROGRESS
MARCH 2015
SH121
US HWY 75
(TxDOT)
(ST1202)
CHELSEA
RIDGEVIEW
(ST1308)
STACY
(TxDOT ST0704)
(ST1502)
FM 1378
(ST1309)
(ST1314)
WATTERS
EXCHANGE
(ST1003)
ALMA
ANGEL
(ST1502)
(PS1303)
EXCHANGE
(ST1501)
CUSTER
(PS1408)
(WA1403)
(ST1502)
McDERMOTT
(PS1501)
ALLEN HEIGHTS
MAIN
MALONE
FM 2551 / ANGEL
(WA1501)
(DR1401)
HEDGCOXE
(ST1501)
BETHANY
(PS1408)
(ST0316)
(ST1403)
GREENVILLE
CHAPARRAL

CITY OF ALLEN

PLANNING AND ZONING COMMISSION
Regular Meeting
April 7, 2015

ATTENDANCE:

Commissioners Present:
Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
Ben Trahan, 2nd Vice-Chair
Luke Hollingsworth
John Ogrizovich
Michael Orr

Absent:
Stephen Platt, Jr.

City Staff Present:
Kurt Kasson, CBO, Chief Building Official
Shawn Poe, PE, Assistant Director of Engineering
Kevin Laughlin, City Attorney
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, Planner

Call to Order and Announce a Quorum is Present:
With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 24, 2015, regular meeting attached.

Consent Agenda

2. Approve minutes from the March 17, 2015, regular meeting.

3. Final Plat - Consider a request for a Final Plat for Montgomery Ridge Phase I, being 40.93± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and west of Montgomery Boulevard. (FP-3/2/15-8) [Montgomery Ridge Phase I]

Motion: **Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Alternative Lighting Request – Consider a request for alternative lighting for Twin Creeks Crossing Phases 1 and 2, situated in the Michael See Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract 110, City of Allen, Collin County, Texas; located at the northwest corner of Bray Central Drive and Exchange Parkway. [Twin Creeks Crossing Phases 1 and 2]

Mr. Kurt Kasson, Chief Building Official, presented to the Commission.

He stated a recent amendment to Section 7.03.4 of the *Allen Land Development Code* ALDC allows an applicant to request an alternative lighting design. This property is located on the northwest corner of Exchange Parkway and Bray Central Drive.

The project was initially submitted under the name "Ablon at Twin Creeks." The lighting plans were reviewed in 2012 and a permit was issued in 2013. There are 53 wall packs that control parking lot lighting. In addition, there are 13 pole lights on the lighting plan that are accent lighting. The applicant now wants to put up additional pole lighting: 40 lights on Phase 1 and 28 lights on Phase 2, for a total of 68 lights. This request qualifies for an alternative design, which is the reason for tonight's meeting.

The ALDC requires the base cover and base, pole, light arm, and luminaire housing to all be dark bronze in color, and requires the luminaire to be rectangular or square in shape.Mr. Kasson showed photographs of the existing pole lights on the property and stated they are round and bronze. The lights meet the color standards, but the shape of the luminaire does not meet ALDC standards for parking lot lights. The poles are 15' tall. Mr. Kasson stated, again, that the total of 68 lights prompts this request to be heard before the Planning and Zoning Commission.

The photometrics were reviewed and there will not be any light trespass on other properties. Mr. Kasson stated that staff recommends approval of the request. He concluded by stating that the alternative lighting will provide an enhanced look for the development. The number and proposed location of the lights will also provide an additional level of safety. He presented the Alternative Screening Location maps and stated that the accent lighting is mainly for entry-way lighting off Exchange Parkway and Bray Central Drive.

1st Vice-Chair Mangrum asked if, with the accent lighting installed, there would be a total of 68 accent lights in the development. Mr. Kasson answered yes, there will be 68 accent lights over two phases.

2nd Vice-Chair Trahan stated that essentially this request is for circular rather than rectangular or square lights. Mr. Kasson answered correct.

Chairman Cocking asked if this would reduce any of the parking lot lighting on the plans. Mr. Kasson stated no, those will remain. These are just additional accent lighting to enhance quality and life safety.

Commissioner Ogrizovich stated that the communication distributed to the commissioners stated thatlight levels would ultimately be reviewed when a photometric plan is submitted to ensure those standards comply. He asked when that plan would be submitted.

Mr. Kasson stated that he has already seen the Photometric Plan and all the light levels comply.

Mr. Ogrizovich then confirmed that this review has already been completed.

Mr. Kasson stated that a preliminary plan has been reviewed, but a hard copy is still needed.

Mr. Ogrizovich confirmed that if the plan didn't comply, then the plans wouldn't be approved. Mr. Kasson stated yes, they would either have to shield the lights or relocate them.

Motion: **Upon a motion by Commissioner Orr, and a second by 1st Vice-Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the alternative lighting for Twin Creeks Crossing Phases 1 and 2, located at the northwest corner of Bray Central and Exchange Parkway.**

The motion carried.

Adjournment

The meeting adjourned at 7:09 p.m.

These minutes approved this _____day of _____2015.

_____ _____

Jeff Cocking, Chairman Madhuri Kulkarni, Planner

April 7, 2015

Director’s Report from 3/24/2015 City Council Meeting

- Chairman Cocking presented the Planning and Zoning Commission's Annual Report.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	April 21, 2015
SUBJECT:	Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use on Lot 4, Block A, Allen Watters, L.P. Addition, City of Allen, Collin County, Texas; generally located west of Watters Road and south of McDermott Drive (and commonly known as 180 S. Watters Road). (SUP-3/3/15-10) [Express Oil Change]
STAFF RESOURCE:	Madhuri Kulkarni Planner
PREVIOUS BOARD/COUNCIL ACTION:	General Development Plan approved – July, 1999 Preliminary Plat approved – January, 2001 SUP 103 for a Tire Service Center approved – December, 2007 Final Plat approved – August, 2008
LEGAL NOTICES:	Public Hearing Sign – Installed April 9, 2015 Property Owner Notices – Mailed April 10, 2015
ANTICIPATED COUNCIL MEETING:	May 12, 2015

BACKGROUND

The property is generally located southwest of the intersection of McDermott Drive and Watters Road, and is zoned Shopping Center SC. The properties to the north, west, and south are zoned Shopping Center SC. The property to the east (across Watters Road) is zoned Planned Development No. 55 for Commercial/Office C/O.

The applicant is requesting a Specific Use Permit (SUP) for a Minor Automotive Repair use. The *Allen Land Development Code (ALDC)* requires a Minor Automotive Repair use to receive a Specific Use Permit (SUP) to locate within a Shopping Center SC District.

The SUP Site Plan shows a 3,620 sq. ft. building on the approximate 1.18-acre lot. The building is oriented so the bay doors face the northern and southern ends of the property (away from Watters Road).

There are three (3) access points into the site; two (2) access points to the north through an existing Fire Lane and Access Easement, and one (1) access point to the south through an existing Firelane, Access, and Utility easement on the property to the south.

Parking and open space exceed ALDC standards. Right-of-way on Watters Road will be dedicated and a 5' sidewalk will be constructed along Watters Road.

The building is (1) story with a maximum building height of 32'. The building will be constructed of brick, split-faced CMU, and glass, with a standing seam charcoal metal roof.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC.*

STAFF RECOMMENDATION

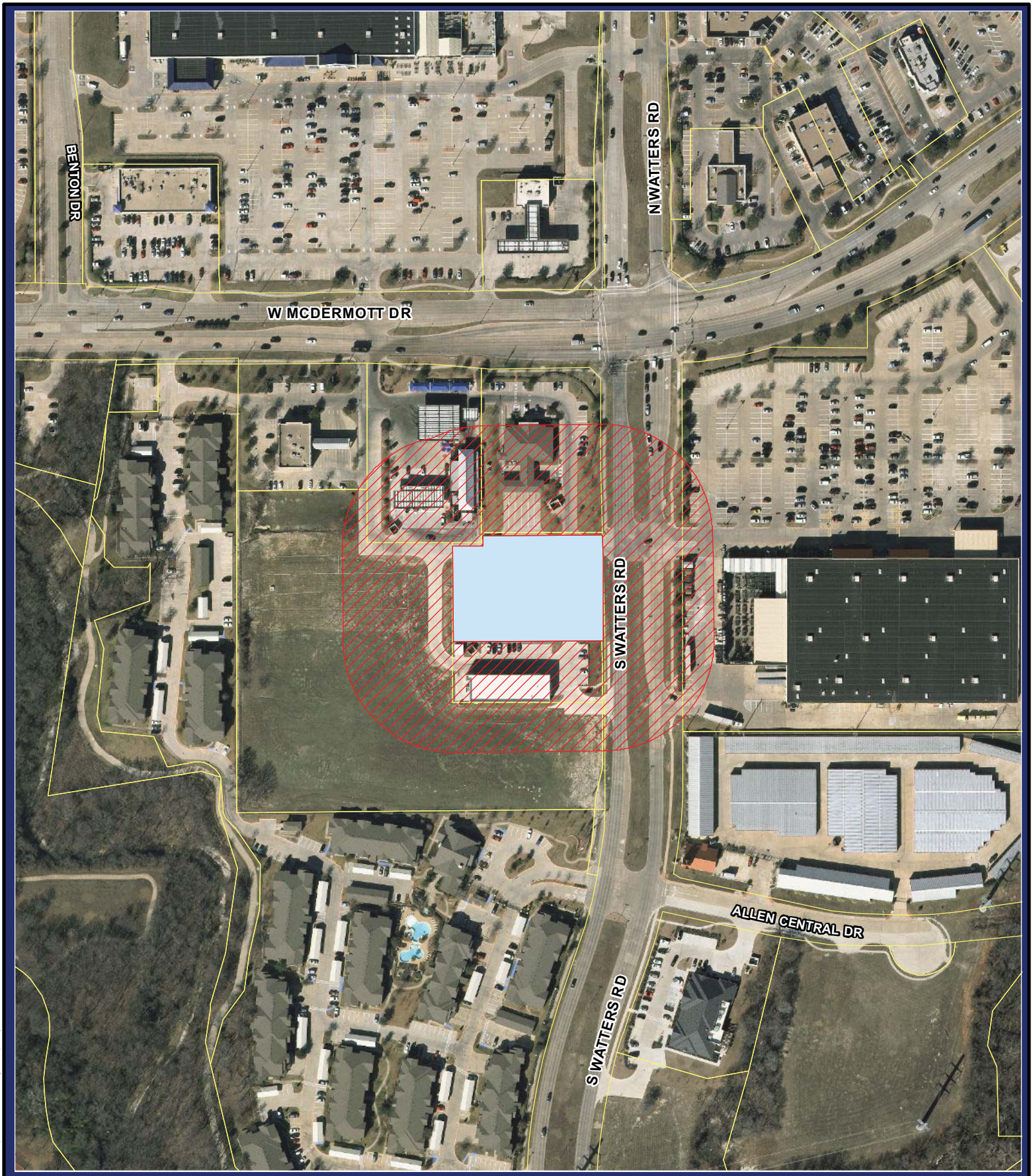
Approval

MOTION

I make a motion to recommend approval of the request for a Specific Use Permit for a Minor Automotive Repair use on Lot 4, Block A, Allen Watters, L.P. Addition, and more commonly known as 180 S. Watters Road, for Express Oil Change.

ATTACHMENTS

Property Notification Map
SUP Site Plan
SUP Landscape Plan
Building Elevations



CITY OF ALLEN

Property Ownership Notification

Express Oil Change

Map Legend

- Property Rezone
- 200' Notification Buffer
- Railroad
- CollinCAD Parcels
- City Limit

N W E S

0 75 150 225

Feet

Planning & Development - GIS

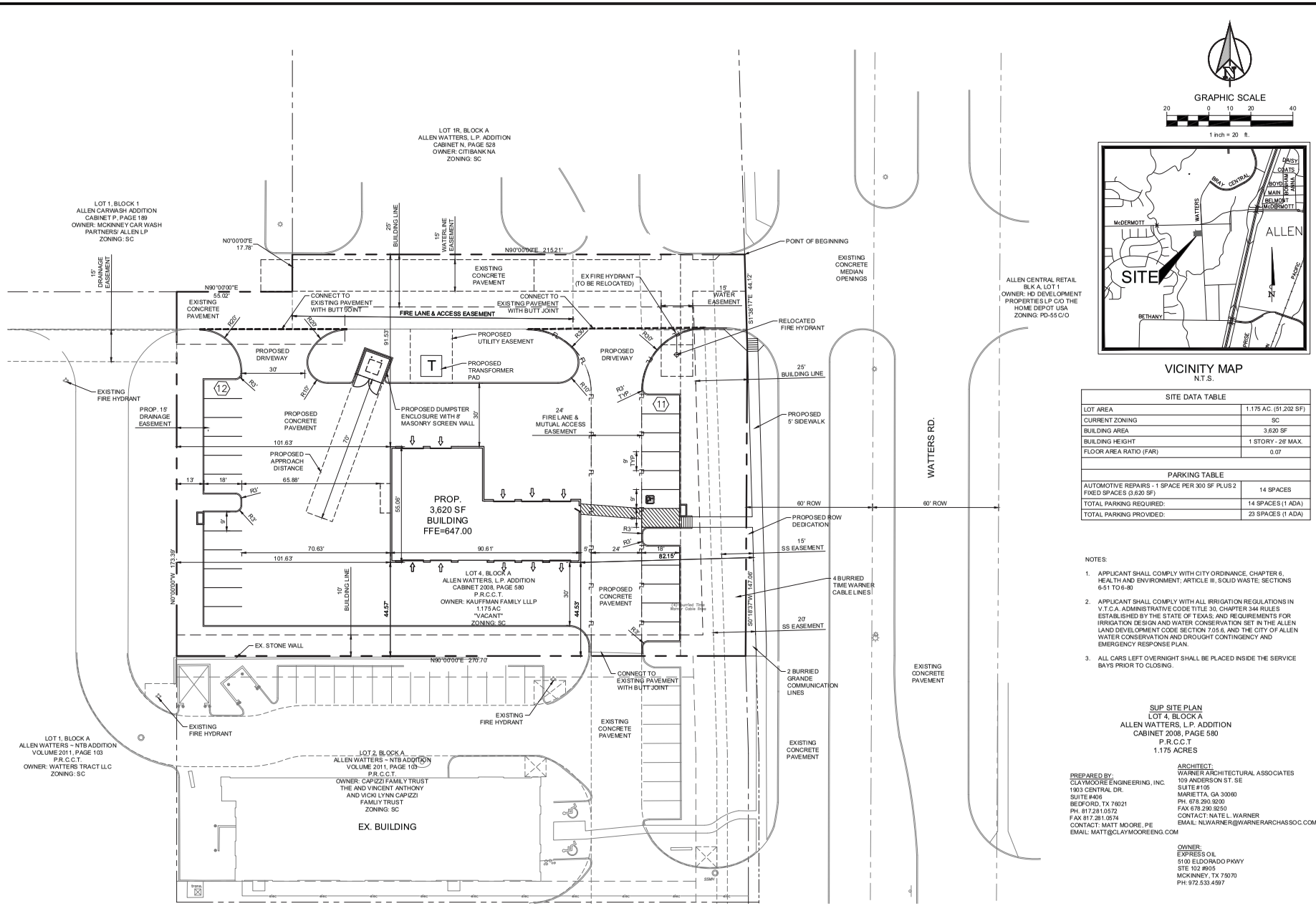
Date Saved:4/8/2015

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.

MAP LOCATION

NOT TO SCALE

Path: Q:\MXD Templates\Community Development\Planning\Property Notification Buffer.mxd



SITE DATA TABLE	
LOT AREA	1.175 AC. (51,202 SF)
CURRENT ZONING	SC
BUILDING AREA	3,620 SF
BUILDING HEIGHT	1 STORY - 26' MAX.
FLOOR AREA RATIO (FAR)	0.07
PARKING TABLE	
AUTOMOTIVE REPAIRS - 1 SPACE PER 300 SF PLUS 2 FIXED SPACES (3,620 SF)	14 SPACES
TOTAL PARKING REQUIRED:	14 SPACES (1 ADA)
TOTAL PARKING PROVIDED:	23 SPACES (1 ADA)

NOTES:

1. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE, SECTIONS 6-51 TO 6-80
2. APPLICANT SHALL COMPLY WITH WITH IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
3. ALL CARS LEFT OVERNIGHT SHALL BE PLACED INSIDE THE SERVICE BAYS PRIOR TO CLOSING.

SUP SITE PLAN
LOT 4, BLOCK A
ALLEN WATTERS, L.P. ADDITION
CABINET 2008, PAGE 580
P.R.C.C.T
1.175 ACRES

PREPARED BY:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR.
SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
FAX 817.281.0574
CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENG.COM

ARCHITECT:
WARNER ARCHITECTURAL ASSOCIATES
109 ANDERSON ST. SE
SUITE #105
MARIETTA, GA 30060
PH: 678.290.9200
FAX 678.290.9250
CONTACT: NATE L. WARNER
EMAIL: NLWARNER@WARNERARCHASSOC.COM

OWNER:
EXPRESS OIL
5100 ELDORADO PKWY
STE 102 #905
MCKINNEY, TX 75070
PH: 972.533.4597

BENCHMARK:
"X" SET ON CONCRETE DRIVEWAY LOCATED APPROXIMATELY 30 FEET SOUTHWEST OF THE NORTHWEST CORNER OF LOT 4, BLOCK A, ALLEN WATTERS L.P. ADDITION, RECORDED IN CABINET 2008, PAGE 580, PLAT RECORDS, COLLIN COUNTY, TEXAS. ELEVATION=624.56'

TEXAS REGISTERED ENGINEERING FIRM #14199
CLAYMOORE ENGINEERING
2903 CENTRAL DR., SUITE #406
BEDFORD, TEXAS 76021
PHONE: 817.281.0572
www.claymooreeng.com

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date 04/07/2015

EXPRESS OIL CHANGE
180 S WATTERS RD.
ALLEN, TX

No.	DATE	REVISION	BY

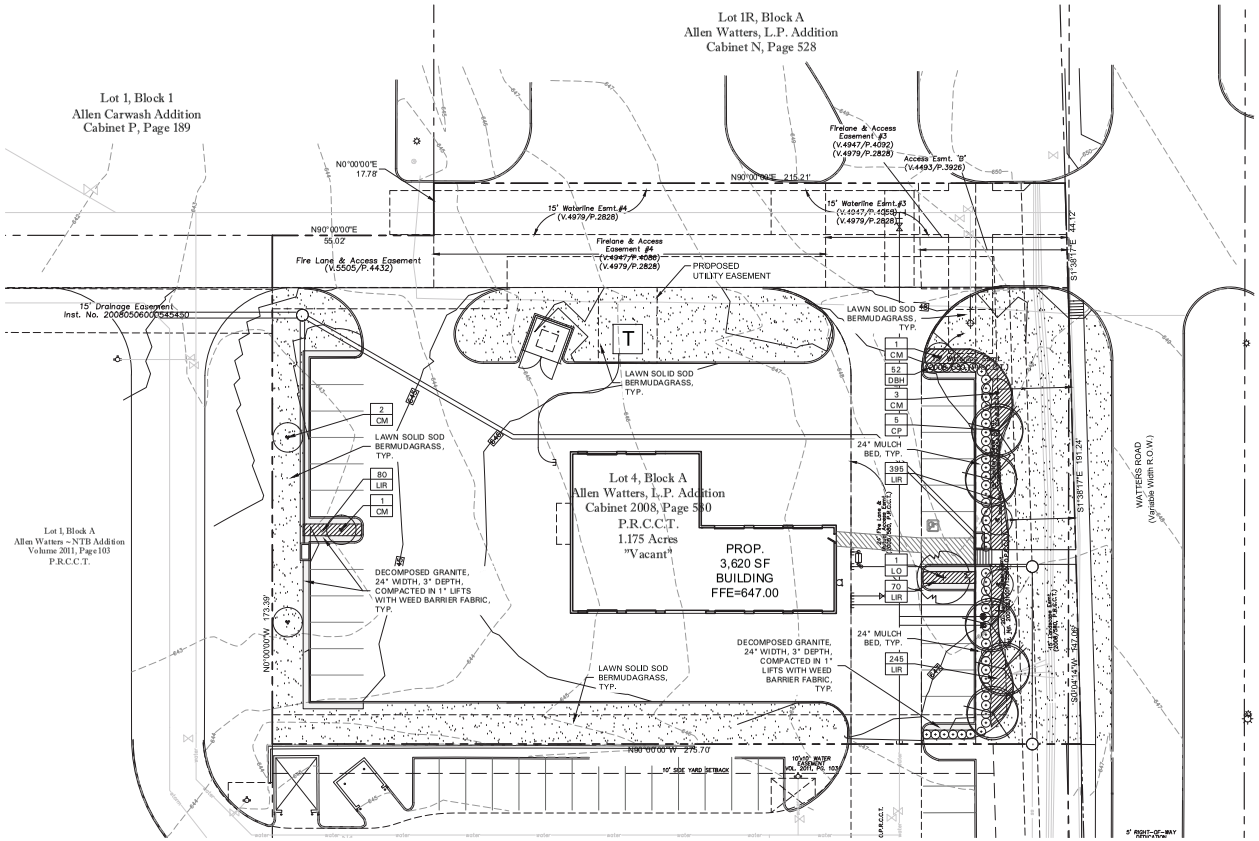
SUP SITE PLAN

DESIGN:	CEO
DRAWN:	CEO
CHECKED:	MAM
DATE:	4/7/2015

SHEET
SUP-1

File No. 2015-002

PLOTTED BY: CHARLES OSTROWCH
PLOTTED DATE: 4/16/2015 8:55 AM
LOCATION: Z:\PROJECTS\PROJECTS\2015-002 EXPRESS OIL ALLEN\CADD\SHEETS\SUP-1 SUP SITE PLAN.DWG
LAST SAVED: 4/16/2015 8:56 AM



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

LANDSCAPE TABULATIONS

THE CITY OF ALLEN, TEXAS

SITE LANDSCAPE

1. 10% of the site to be landscape area

Total Site Area: 51,202 s.f.

Required	Provided
5,120 s.f. (10%)	13,448 s.f. (26%)

LANDSCAPE BUFFER

1. 15' landscape buffer.
2. One (1) shade tree, 3" cal. per 40 l.f. of street frontage.
3. One (1) ornamental tree, 8' ht., per 2 shade trees required.
4. No more than 50% of the landscape buffer shall be planted with turf.

Watters Road: 191 l.f.

Required	Provided
15' landscape buffer	15' landscape buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
(3) ornamental trees, 8' ht.	(3) ornamental trees, 8' ht.
1,165 s.f. max (50%)	1,263 s.f. shrubs and groundcover (55%)

PARKING LOT LANDSCAPE

1. One (1) shade tree, 3" cal. and one (1) ornamental tree, 8' ht. per every 40 parking spaces.
2. Every parking space must be within 50' of a tree.
3. 36" evergreen screen

Parking Spaces: 25

Required	Provided
(1) shade tree, 3" cal.	(1) shade tree, 3" cal.
(1) ornamental tree	(4) ornamental tree, 3" cal.
All spaces within 50' of a tree	All spaces within 50' of a tree
36" evergreen screen	36" evergreen screen

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	7	3" cal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CP	*Pistacia chinensis*	Chinese Pistache	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	1	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
DBH	*Ilex cornuta 'Burfordii Nana'*	Dwarf Burford Holly	52	5 gal.	container full, 24" spread, 36" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	790	4" pots	container full top of container, 12" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TEXAS FIRM #1419
REGISTERED LANDSCAPE ARCHITECT
KAREN ANN HAZELWOOD
2281
STATE OF TEXAS
04.07.15

PROPOSED EXPRESS OIL CHANGE
180 S WATTERS RD.
ALLEN, TX

No.	DATE	REVISION	BY
1	04/20/15	CITY COMMENTS	
2	04/30/15	CITY COMMENTS	
3	06/03/15	CITY COMMENTS	

LANDSCAPE PLAN

DESIGN:	APL
DRAWN:	APL
CHECKED:	KAH
DATE:	3/27/2015

SHEET
L1.01

File No. 2012-045

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3') inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and cultivation) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root ball to terminal tips of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. 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.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root 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. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. 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 grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay - between 7-27 percent
   b. Silt - between 15-25 percent
   c. Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus iconutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: 3/16" x 4" x 16' - dark green, DURAEDGE® steel landscape edging manufactured by The J.D. Russell Company under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Miracsape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that 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 Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the 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.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

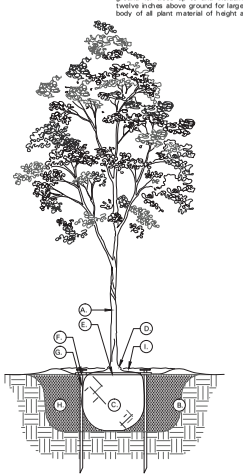
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. 'U' BRACKET.

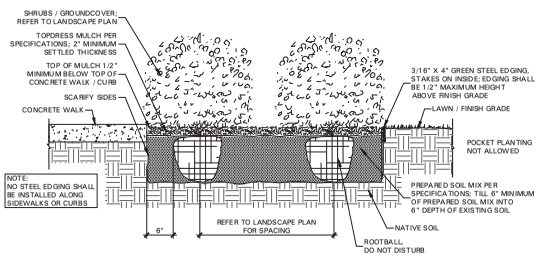
G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING: ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL
AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TEXAS FIRM #1419
REGISTERED LANDSCAPE ARCHITECT
ANN M. PRICE
2279
STATE OF TEXAS
04.07.15
PHONE: 817.381.0572
www.CreativeLandscapeDesign.com
1600 CENTRAL DR., SUITE #606
BEDFORD, TEXAS 76021

PROPOSED EXPRESS OIL CHANGE
180 S WATTERS RD.
ALLEN, TX

No.	DATE	REVISION	BY
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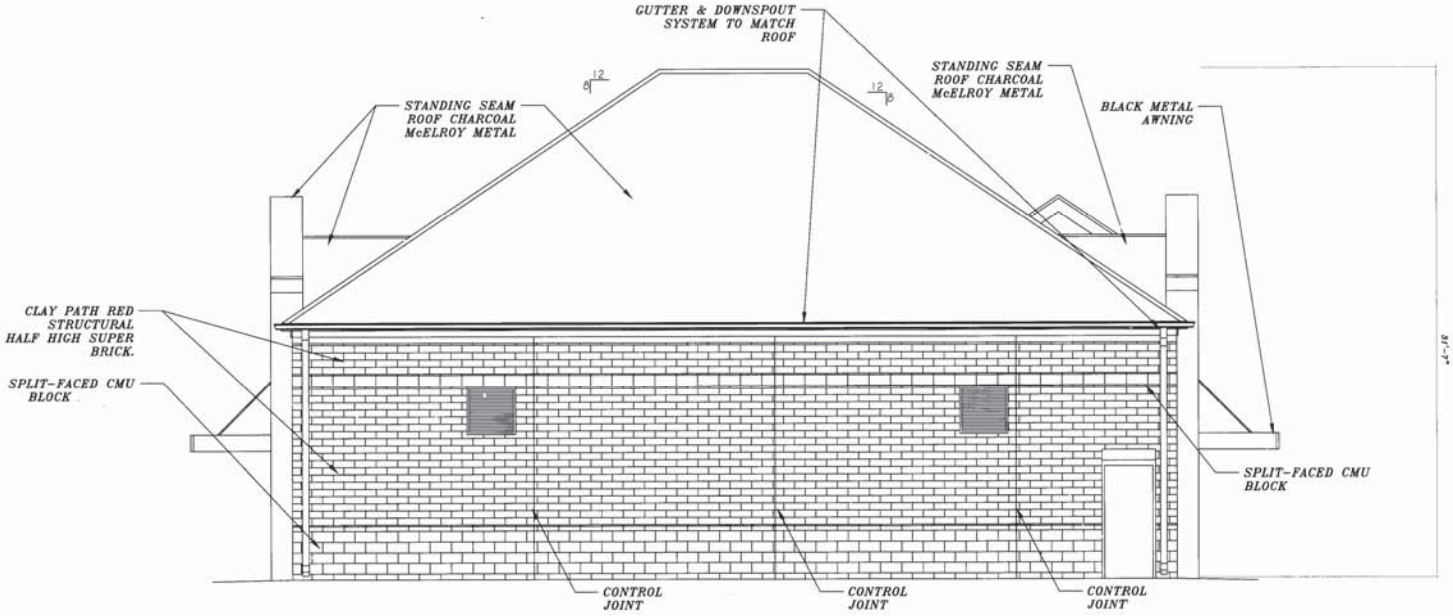
LANDSCAPE SPECIFICATIONS AND DETAILS

DESIGN:	APL
DRAWN:	APL
CHECKED:	KAH
DATE:	3/27/2015

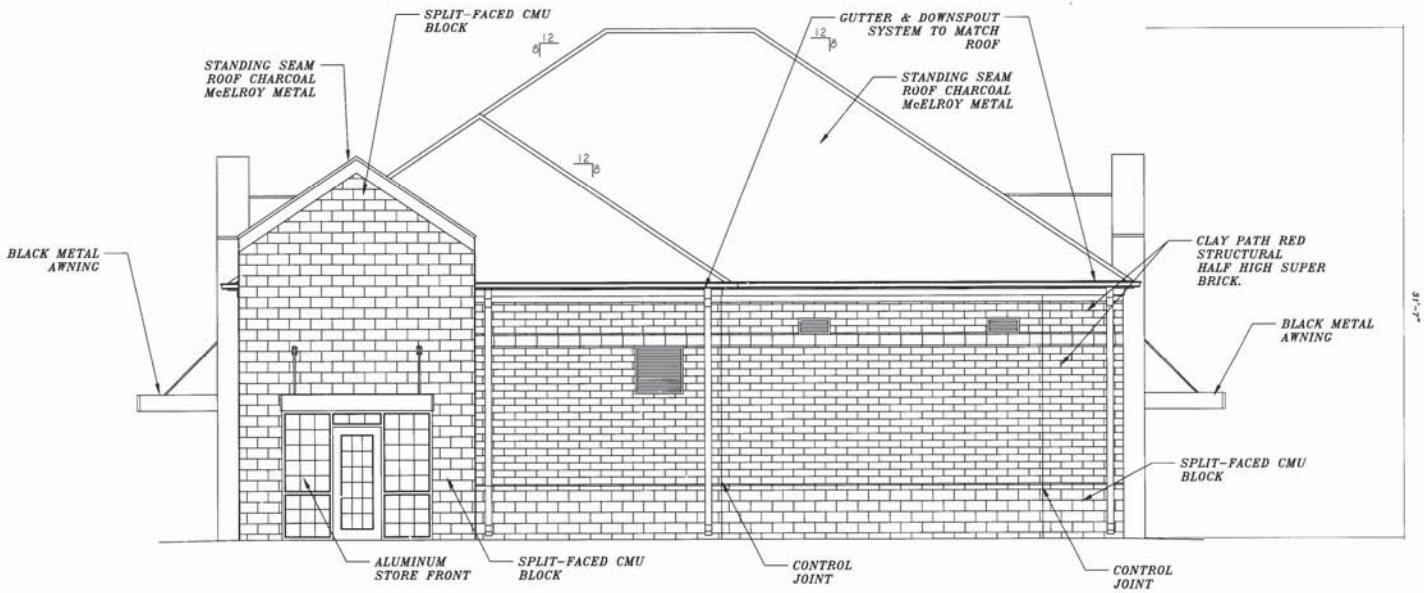
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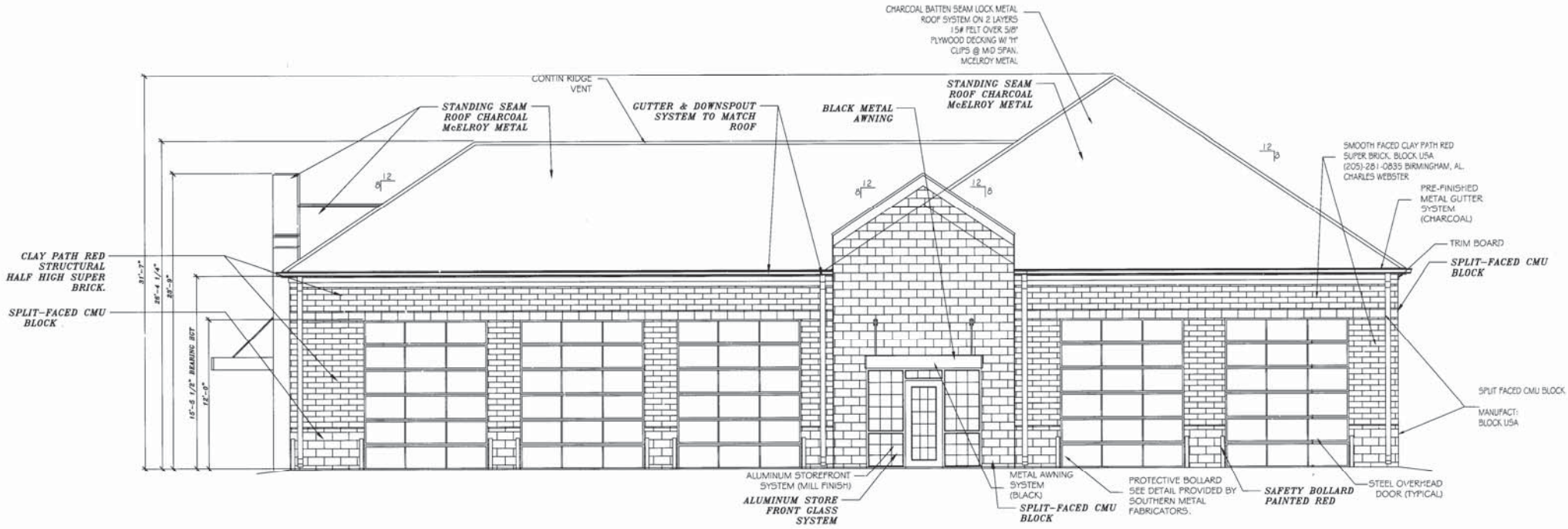
WEST ELEVATION



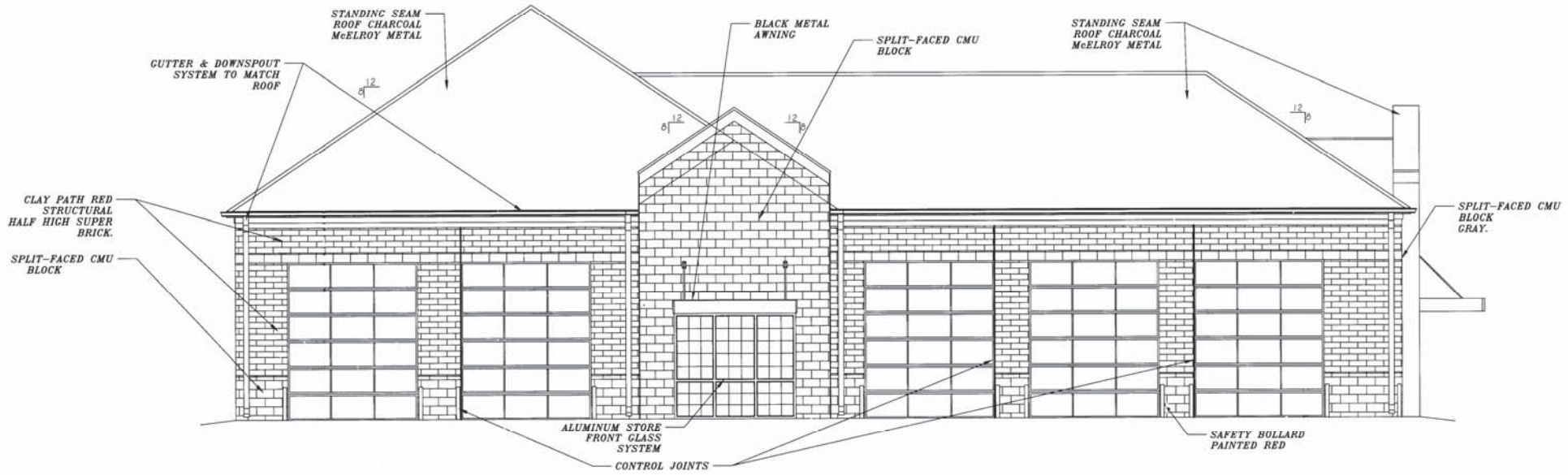
EAST ELEVATION



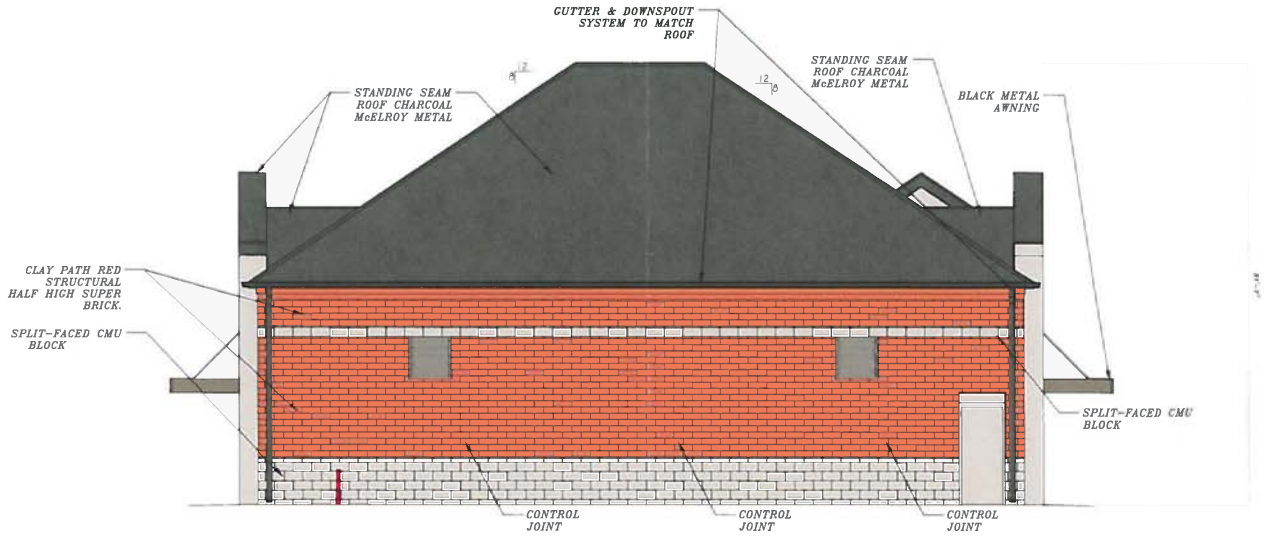
NORTH ELEVATION



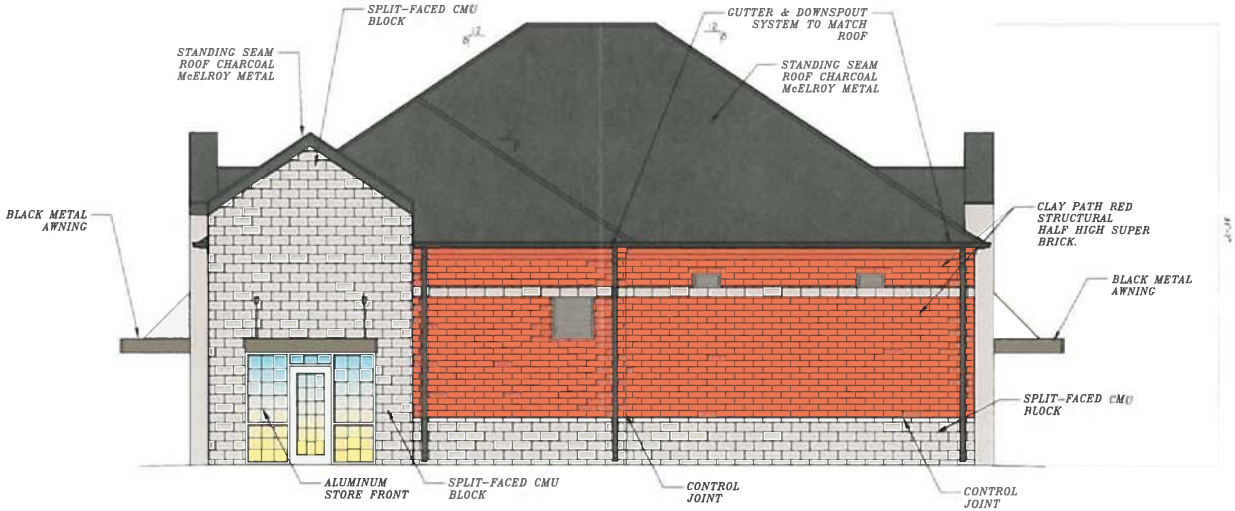
SOUTH ELEVATION



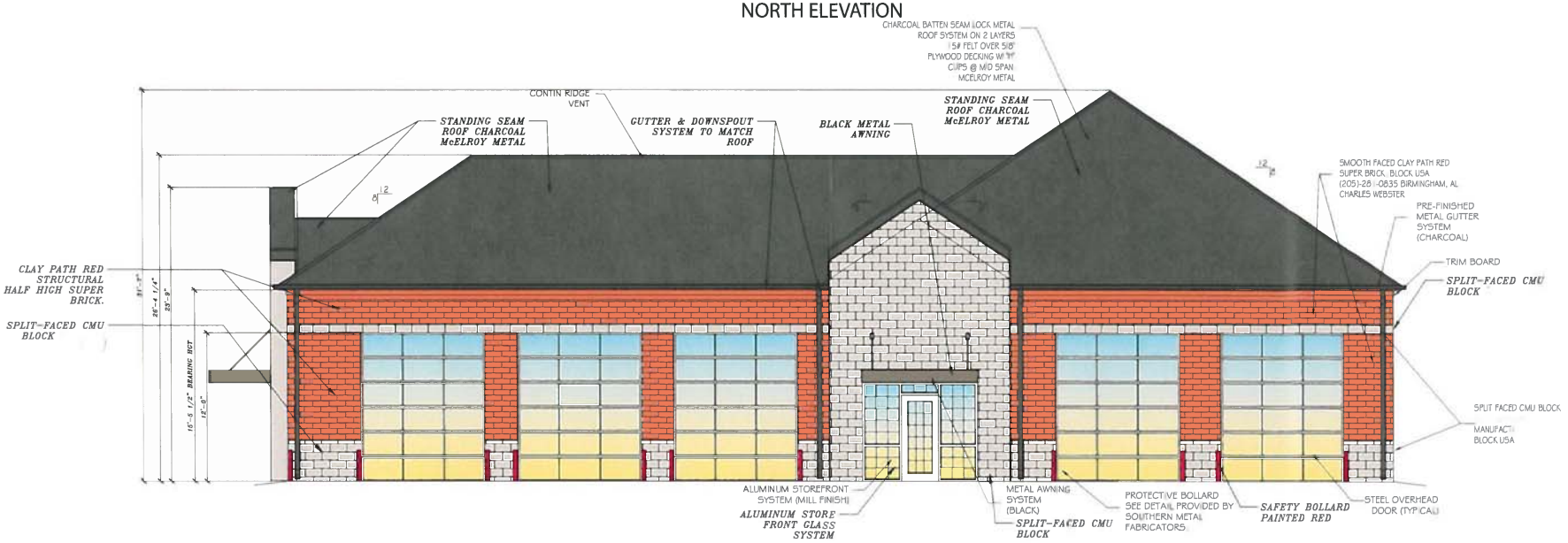
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

