

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

SEPTEMBER 09, 2024, 7:00 PM



ZONING BOARD OF ADJUSTMENT REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Board on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Board with regard to matters on the agenda will be received at the time the item is considered. The Board is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Board member to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

1. Consideration and possible action of the minutes from January 08, 2024 meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Zoning Chapter 14, Section 48.5 to allow a variance from the required 20% landscaping and to allow for 13% landscaping for the commercial lots, being 9.82 acres, HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, LOT 7, BLOCK A located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr. and North Stemmons Frwy.
3. Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 25 - "I-1" Industrial District- Article 25.2 – Maximum height of two hundred feet and to allow a maximum height of three hundred feet, for Denton County Public Safety communication tower, located at 1175 Union Hill Rd.
4. Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 –

Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

ACTION ITEMS

- [5.](#) Consideration and possible action on a request for a variance from Zoning Chapter 14, Section 48.5 to allow a variance from the required 20% landscaping and to allow for 13% landscaping for the commercial lots, being 9.82 acres, HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, LOT 7, BLOCK A located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr. and North Stemmons Frwy.
- [6.](#) Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.
- [7.](#) Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 25 - "I-1" Industrial District- Article 25.2 – Maximum height of two hundred feet and to allow a maximum height of three hundred feet, for Denton County Public Safety communication tower, located at 1175 Union Hill Rd.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Board or at the call of the President.

INFORMATIONAL ITEMS

ADJOURN

NOTE: The Board reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 5, 2024 at 9:00 AM.

/s/ Stefani Dodson
Stefani Dodson, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from January 08, 2024 meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Minutes from January 8, 2024.

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

JANUARY 08, 2024, 7:00 PM



ZONING BOARD OF ADJUSTMENT REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 7:00 P.M.

BOARD MEMBERS PRESENT:

Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Jacob Gastelum
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

BOARD MEMBERS ABSENT:

Commissioner, Place 1	Shane Stone
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from August 14, 2023, meeting.
2. Consideration and possible action of the minutes from September 11, 2023, meeting.

Commissioner Amendola makes a motion to approve the consent agenda.
Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Freeman, Commissioner Gastelum, Commissioner Miller, Commissioner Turner. The motion passes unanimously.

PUBLIC HEARING ITEMS

3. Conduct a public hearing on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7.5 feet for an existing house located at 2010 Duck Creek whose lot is being divided to allow the development of additional single-family residences.

Commissioner Miller Opens the Public Hearing at 7:02 P.M.

Director Hammonds goes over the project and explains why they are requesting a variance. The applicant is requesting the variance for the side yard to be reduced to 7.5 feet for the existing home to comply with the zoning once the property is divided.

Commissioner Miller Closes the Public Hearing at 7:04 P.M.

ACTION ITEMS

4. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7.5 feet for an existing house located at 2010 Duck Creek whose lot is being divided to allow the development of additional single-family residences.

Commissioner Amendola makes a motion to approve the variance to allow a 7.5 (foot) side yard setback.

Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner Turner, Commissioner Miller, Commissioner McAlister. The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:07 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Conduct a public hearing on a request for a variance from Zoning Chapter 14, Section 48.5 to allow a variance from the required 20% landscaping and to allow for 13% landscaping for the commercial lots, being 9.82 acres, HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, LOT 7, BLOCK A located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr. and North Stemmons Frwy.

SUMMARY:

- The property is part of a planned development for Belz Road Retail Addition.
- The applicant is seeking a variance from the required 20% landscaping and requesting 13%.
- The applicant needed space for a detention pond which had to be located off-site and thus affected the amount of area on this site.
- Staff mailed out 21 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting we have not received a response.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

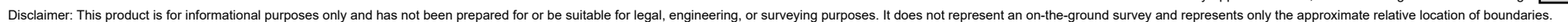
RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Item 2.





ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 25 - "I-1" Industrial District- Article 25.2 – Maximum height of two hundred feet and to allow a maximum height of three hundred feet, for Denton County Public Safety communication tower, located at 1175 Union Hill Rd.

SUMMARY:

- The current City's ordinance has a maximum height of two hundred feet.
- The applicant is requesting to increase the maximum height one hundred feet to three hundred feet.
- The applicant is building a communication tower for Denton County.
- The tower is used for reliable communication among emergency services.
- Staff mailed out 7 public hearing notices to owners of properties within 200 feet of the subject property and at the time of the meeting has not received any response.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:



Location Map

Denton CAD Web Map

Item 3.

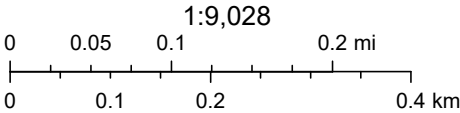


8/21/2024, 3:33:56 PM

 Parcels
 County



Location: 1175 Union Hill Road
Project: 24SANZON-0028
Variance for Tower Height



© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department of Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

SUMMARY:

- The current City's ordinance requires 4 spaces plus 1 space per 5000 sq. feet, totaling 15 spaces.
- The applicant is requesting to reduce the parking by 5 spaces.
- The applicant is building a self-storage facility.
- This self-storage is part of the Belz road development and the PD does allow self-storage in that area.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Item 4.



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ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Director of Development Services

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SUMMARY:

- The property is part of a planned development for Belz Road Retail Addition.
- The applicant is seeking a variance from the required 20% landscaping and requesting 13%.
- The applicant needed space for a detention pond which had to be located off-site and thus affected the amount of area on this site.
- Staff mailed out 21 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting we have not received a response.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

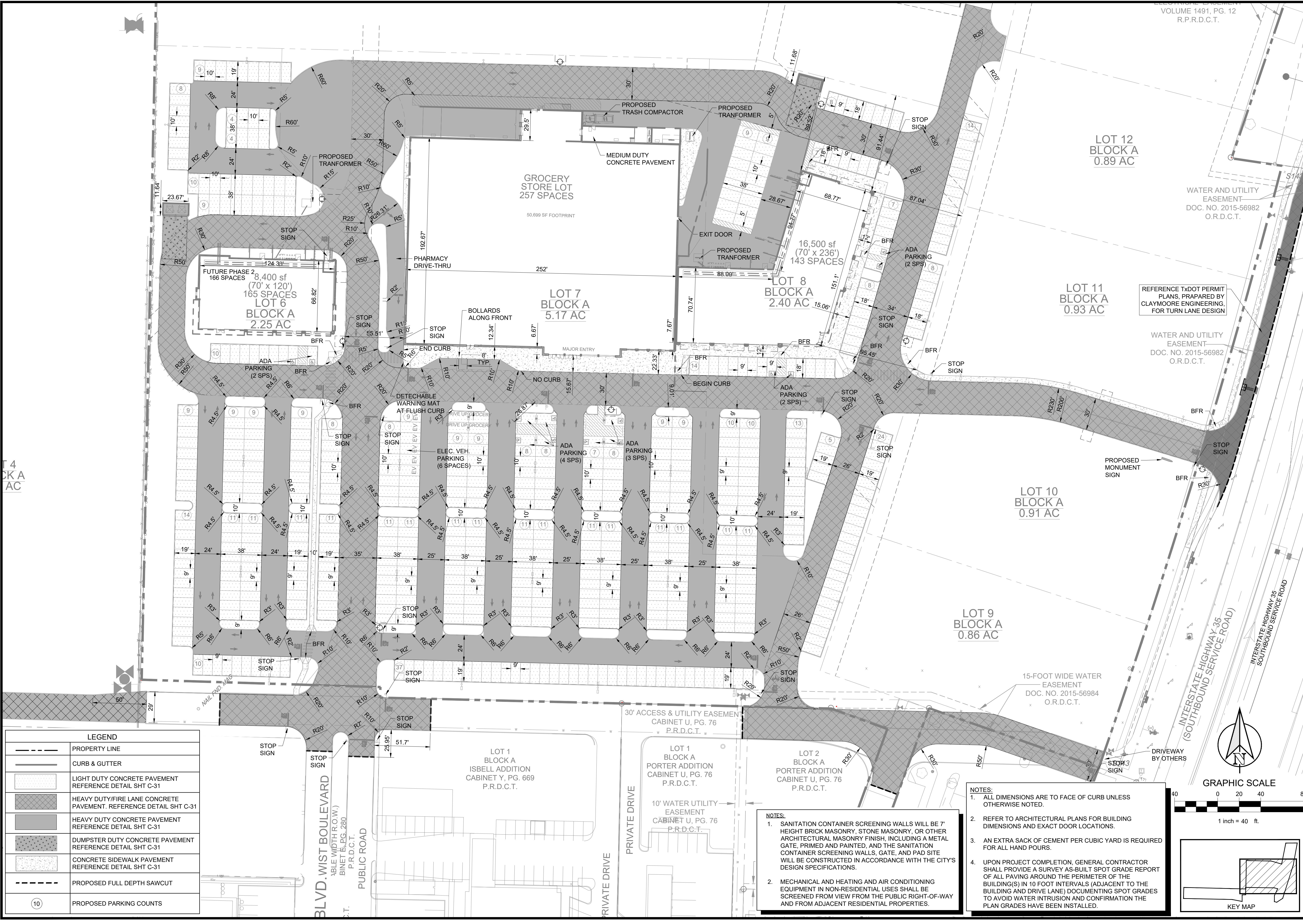
Location Map
Site Plan
Landscape Plan
Application
Letter of Intent

Item 5.



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PLOT DATE: 6/28/2024 4:13 PM
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LAST SAVED: 6/28/2024 10:10 AM



CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE 408
SEDFORD, TX 76081

PHONE: (817) 281-0100
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: DREW DONOSKY
P.E. No.125651 Date: 6/28/2024

SANGER MALOUF
DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

NO.	DATE	REVISION	BY

DIMENSIONAL CONTROL
PLAN COMMERCIAL

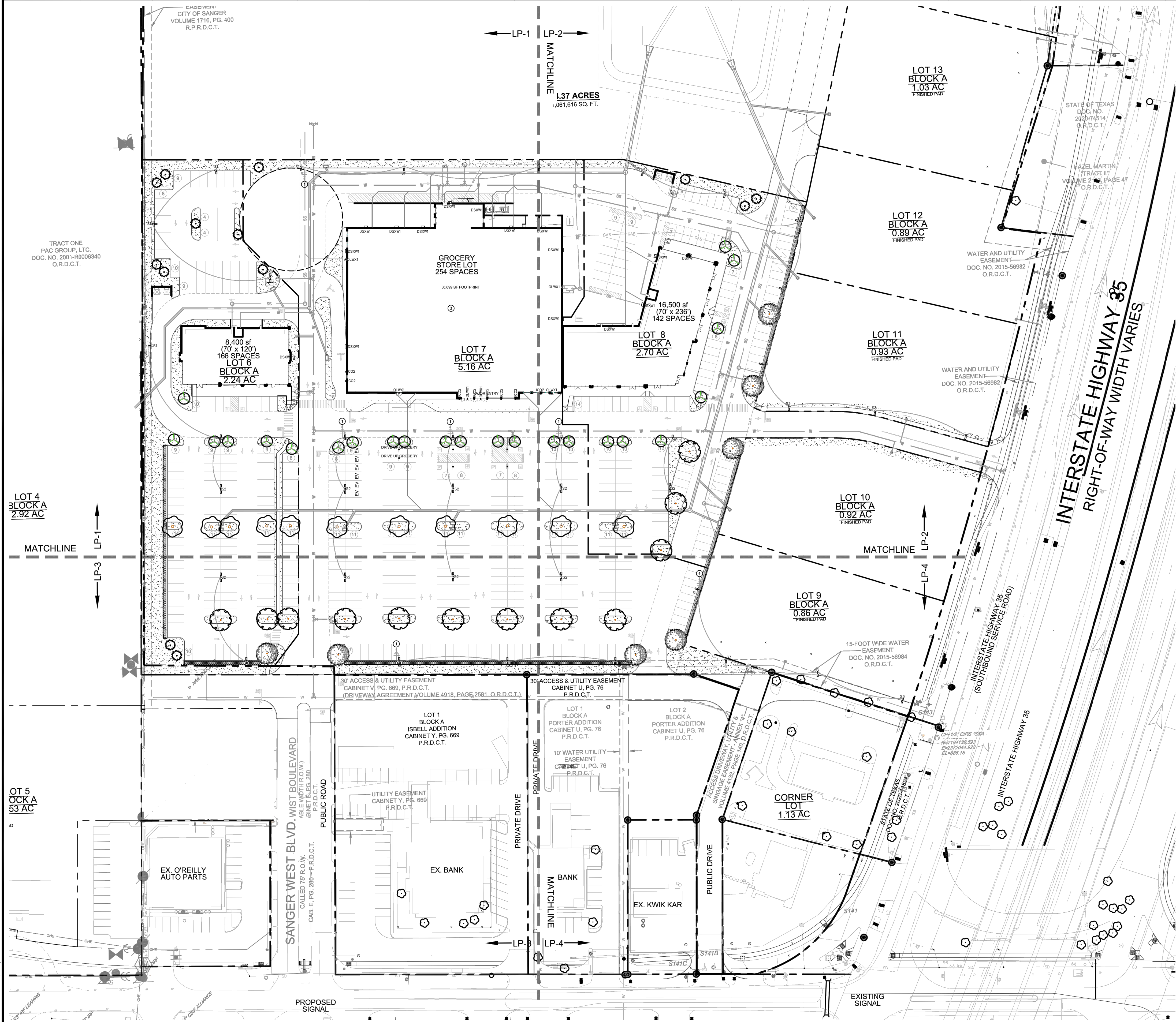
C-7

CASE NO. 2022 15

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CHECKED: ASD
DATE: 6/28/2024

SHEET

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LAST SAVED: 6/11/2024 9:39 AM



LANDSCAPE CALCULATIONS

SITE LANDSCAPE REQUIREMENTS FOR B1 & B2 BUSINESS DISTRICTS:

TOTAL SITE AREA: 445,837 SF
LANDSCAPE AREA REQUIRED: 89,167 SF (20% OF SITE)
LANDSCAPE AREA PROVIDED: 58,218 SF (13.06%)

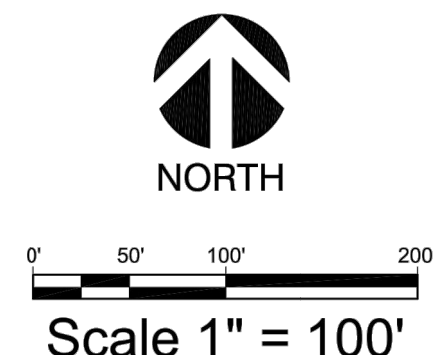
INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:

LANDSCAPED ISLAND REQUIREMENTS:
LOCATED AT ENDS OF PARKING ROWS: PROVIDED
MIN. 1' - 3" CALIPER TREE: PROVIDED
PLANTED WITH TURF, SHRUBS, OR GROUND COVER: PROVIDED

PERIMETER SCREENING REQUIREMENTS:

PARKING AREA VISIBLE FROM R.O.W. TO BE SCREENED: PROVIDED
MIN MATURE HT OF 36": PROVIDED
MIN 18"H AT TIME OF PLANTING: PROVIDED
MIN 24" SPACING, EDGE TO EDGE: PROVIDED

PERIMETER SCREEN NOTE:
SET PERIMETER SHRUBS 30" FROM BACK OF CURB WHERE PARING FACES CURB.



Scale 1" = 100'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



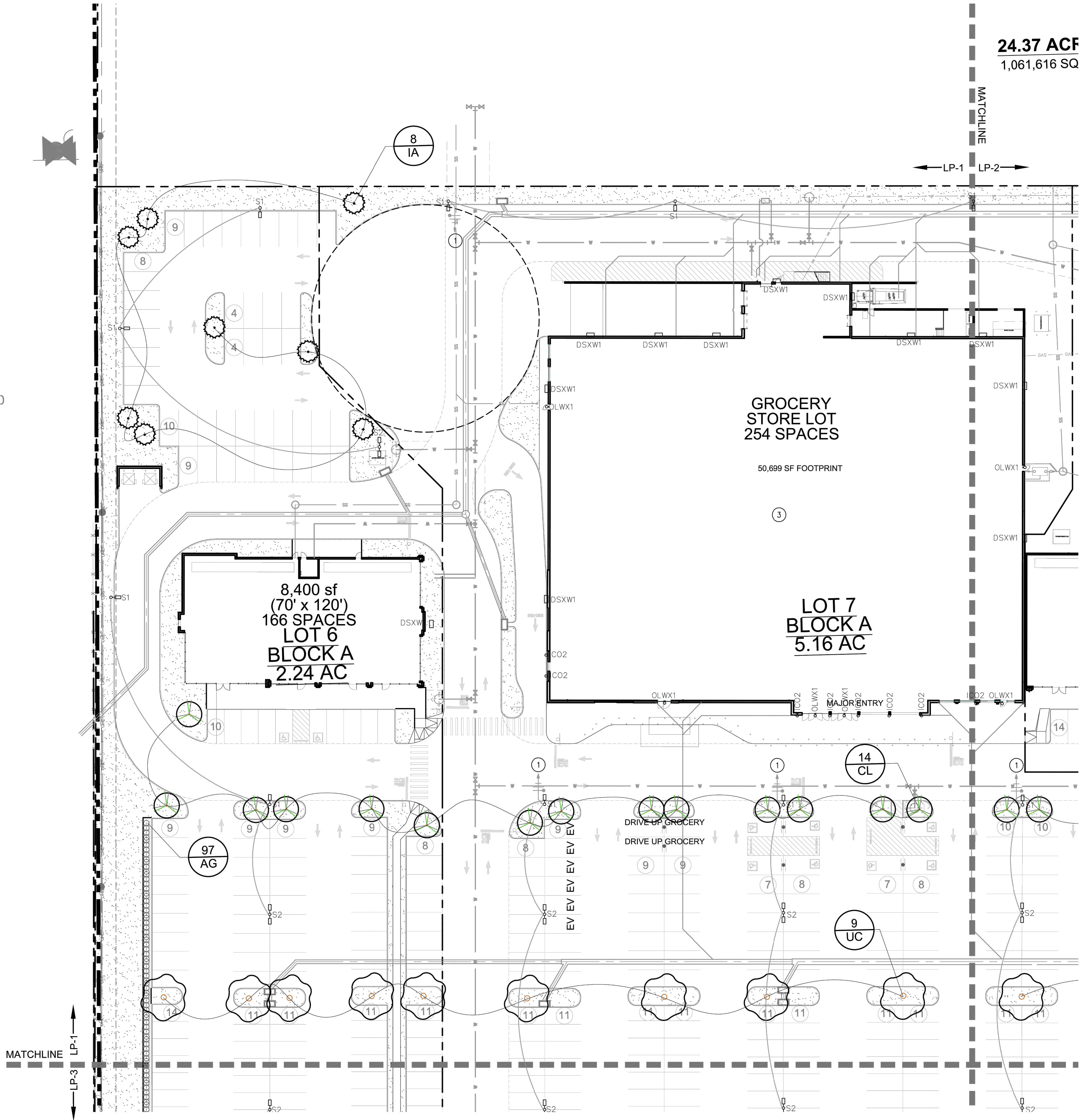
SANGER MALOUF
DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

No.	DATE	REVISION	BY

OVERALL
LANDSCAPE
PLANTING

DESIGN: ASD
DRAWN: DC
CHECKED: ASD
DATE: 6/11/2024
SHEET
LP-0

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 LAST SAVED: 6/11/2024 9:38 AM



24.37 ACF
 1,061,616 SQ

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	CL	23	Chilopsis linearis Desert Willow	3" Cal.	Cont.	8' Min HT
	QM	7	Quercus muehlenbergii Chinkapin Oak	3" Cal.	Cont.	12'-14' HT
	QS	12	Quercus shumardii Shumard Oak	3" Cal.	Cont.	12'-14' HT
	IA	13	Ilex attenuata 'Savannah' Savannah Holly	3" Cal.	Cont.	12'-14' HT
	UC	11	Ulmus crassifolia Cedar Elm	3" Cal.	Cont.	12'-14' HT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AG	264	Abelia grandiflora Glossy Abelia	5 gal	30" OC	18" Min.
	MP	161	Myrica pusilla Dwarf Wax Myrtle	5 gal	30" OC	18" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CT	51,665 sf	Cynodon dactylon 'Tif 419' Bermuda Grass	Sod	Solid Coverage	

LANDSCAPE CALCULATIONS

SITE LANDSCAPE REQUIREMENTS FOR B1 & B2 BUSINESS DISTRICTS:

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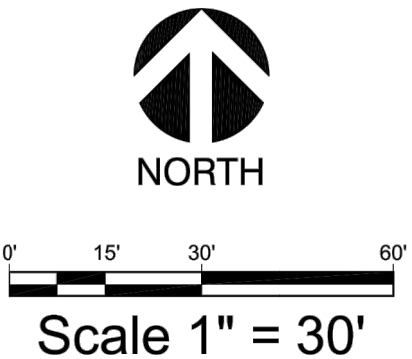
INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:

LANDSCAPED ISLAND REQUIREMENTS:
 LOCATED AT ENDS OF PARKING ROWS: PROVIDED
 MIN. 1 - 3" CALIPER TREE: PROVIDED
 PLANTED WITH TURF, SHRUBS, OR GROUND COVER: PROVIDED

PERIMETER SCREENING REQUIREMENTS:

PARKING AREA VISIBLE FROM R.O.W.
 TO BE SCREENED: PROVIDED
 MIN MATURE HT OF 36": PROVIDED
 MIN 18"H AT TIME OF PLANTING: PROVIDED
 MIN 24" SPACING, EDGE TO EDGE: PROVIDED

PERIMETER SCREEN NOTE:
 SET PERIMETER SHRUBS 30" FROM BACK OF CURB WHERE PARING FACES CURB.



Scale 1" = 30'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



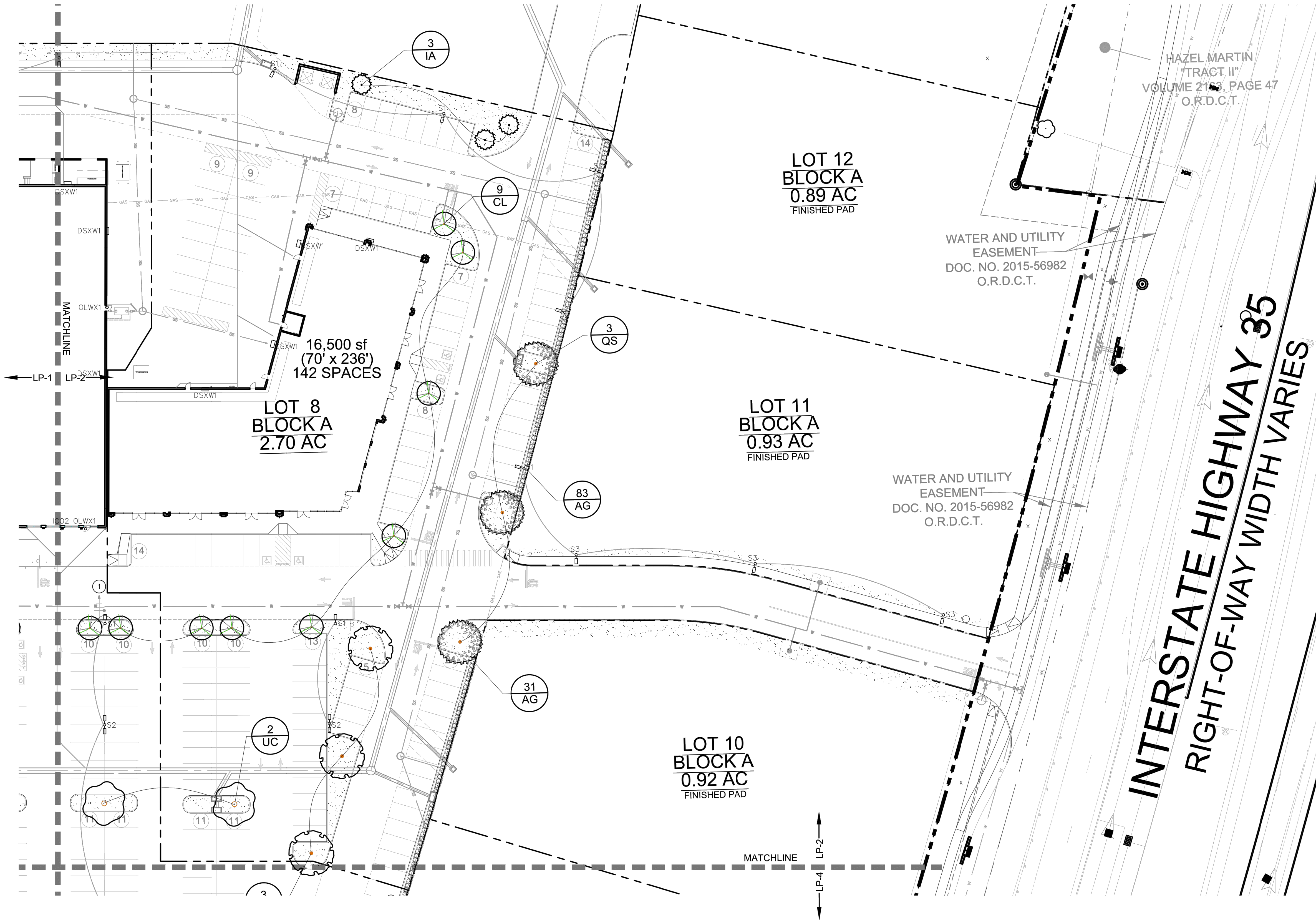
SANGER MALOUF
DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE
 PLANTING

DESIGN: ASD
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 DATE: 6/11/2024
 SHEET
LP-1
 CASE NO. 2022 17

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6/11/2024 9:38 AM
LAST SAVED:



LANDSCAPE CALCULATIONS

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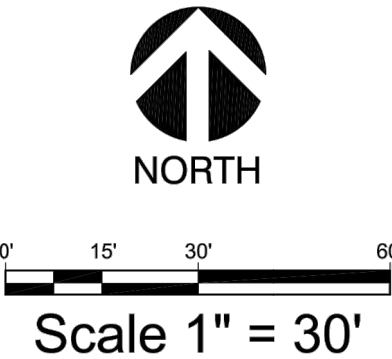
LANDSCAPED ISLAND REQUIREMENTS:
LOCATED AT ENDS OF PARKING ROWS: PROVIDED
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SANGER MALOUF
DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

No.	DATE	REVISION	BY

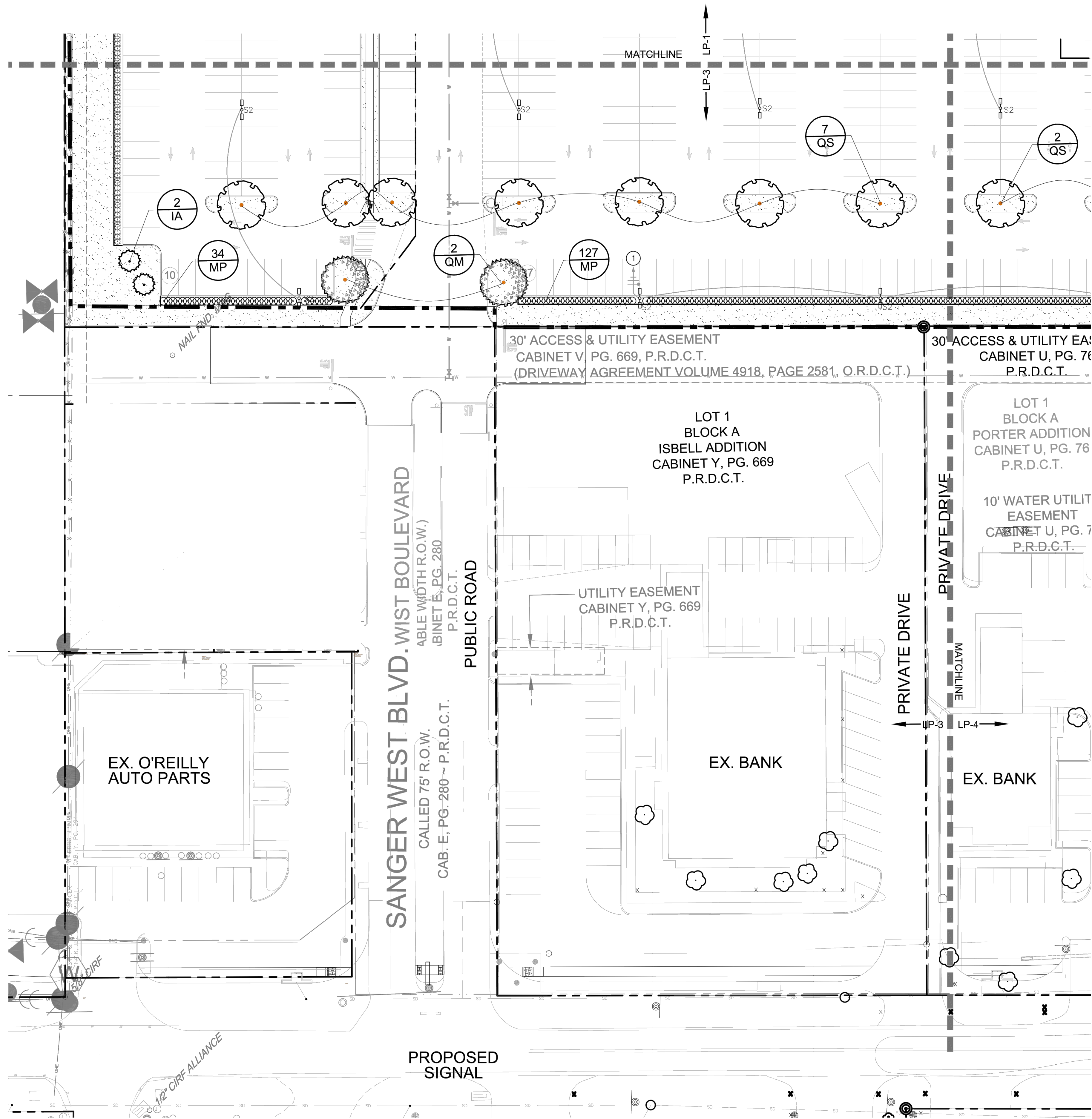
LANDSCAPE PLANTING

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SHEET
LP-2

CASE NO. 2022 18

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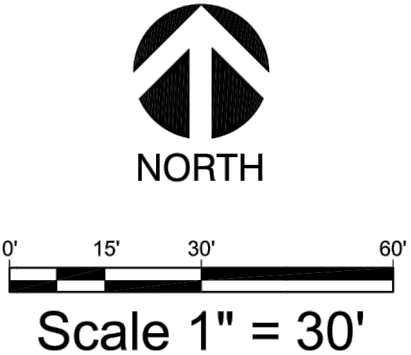
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	CL	23	Chilopsis linearis Desert Willow	3" Cal.	Cont.	8' Min HT
	QM	7	Quercus muehlenbergii Chinkapin Oak	3" Cal.	Cont.	12'-14' HT
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
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INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:	
LANDSCAPED ISLAND REQUIREMENTS:	
LOCATED AT ENDS OF PARKING ROWS:	PROVIDED
MIN. 1 - 3" CALIPER TREE:	PROVIDED
PLANTED WITH TURF, SHRUBS, OR GROUND COVER:	PROVIDED

PERIMETER SCREENING REQUIREMENTS:	
PARKING AREA VISIBLE FROM R.O.W.	
TO BE SCREENED:	PROVIDED
MIN MATURE HT OF 36":	PROVIDED
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EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

TEXAS REGISTRATION #14189
Item 5
CLAY MOORE ENGINEERING
1800 CENTRAL DRIVE SUITE #408
BOULDER, TX 75001
PHONE (817) 281-0100
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JAN J. PULLIAM
STATE OF TEXAS
3824
6/11/2024

SANGER MALOUF DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

No.	DATE	REVISION	BY

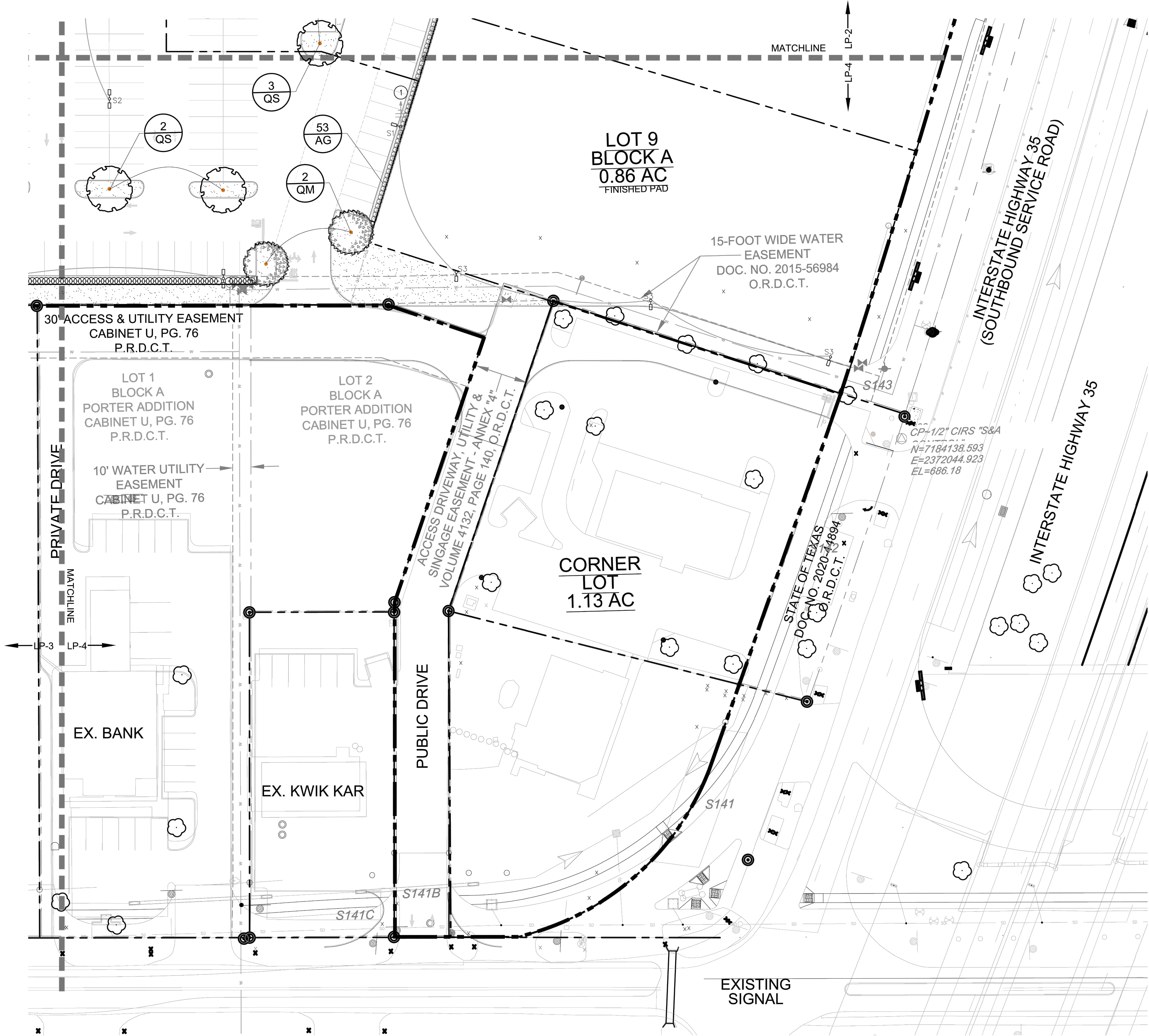
LANDSCAPE PLANTING

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DATE: 6/11/2024

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LP-3

CASE NO. 2022 19

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6/11/2024 9:38 AM
LAST SAVED:



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	CL	23	Chilopsis linearis Desert Willow	3" Cal.	Cont.	8' Min HT
	QM	7	Quercus muehlenbergii Chinkapin Oak	3" Cal.	Cont.	12'-14' HT
	QS	12	Quercus shumardii Shumard Oak	3" Cal.	Cont.	12'-14' HT
	IA	13	Ilex attenuata 'Savannah' Savannah Holly	3" Cal.	Cont.	12'-14' HT
	UC	11	Ulmus crassifolia Cedar Elm	3" Cal.	Cont.	12'-14' HT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AG	264	Abelia grandiflora Glossy Abelia	5 gal	30" OC	18" Min.
	MP	161	Myrica pusilla Dwarf Wax Myrtle	5 gal	30" OC	18" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CT	51,865 sf	Cynodon dactylon 'Tif 419' Bermuda Grass	Sod	Solid Coverage	

LANDSCAPE CALCULATIONS

SITE LANDSCAPE REQUIREMENTS FOR B1 & B2 BUSINESS DISTRICTS:

TOTAL SITE AREA:	445,837 SF
LANDSCAPE AREA REQUIRED:	89,167 SF (20% OF SITE)
LANDSCAPE AREA PROVIDED:	58,218 SF (13.06%)

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:

LANDSCAPED ISLAND REQUIREMENTS:

LOCATED AT ENDS OF PARKING ROWS: PROVIDED

MIN. 1'-3' CALIPER TREE: PROVIDED

PLANTED WITH TURF, SHRUBS, OR GROUND COVER: PROVIDED

PERIMETER SCREENING REQUIREMENTS:

PARKING AREA VISIBLE FROM R.O.W. TO BE SCREENED: PROVIDED

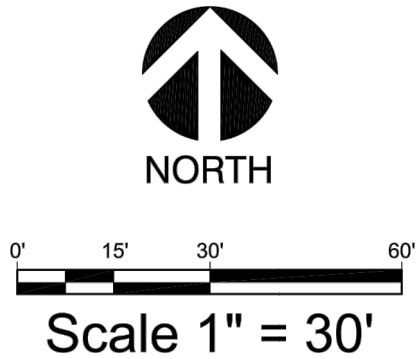
MIN MATURE HT OF 36": PROVIDED

MIN 18"H AT TIME OF PLANTING: PROVIDED

MIN 24" SPACING, EDGE TO EDGE: PROVIDED

PERIMETER SCREEN NOTE:

SET PERIMETER SHRUBS 30" FROM BACK OF CURB WHERE PARING FACES CURB.



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



SANGER MALOUF
DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE
PLANTING





DESIGN: ASD
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DATE: 6/11/2024

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	CL	23	Chilopsis linearis Desert Willow	3" Cal.	Cont.	8' Min HT
	QM	7	Quercus muehlenbergii Chinkapin Oak	3" Cal.	Cont.	12'-14' HT
	QS	12	Quercus shumardii Shumard Oak	3" Cal.	Cont.	12'-14' HT
	IA	13	Ilex attenuata 'Savannah' Savannah Holly	3" Cal.	Cont.	12'-14' HT
	UC	11	Ulmus crassifolia Cedar Elm	3" Cal.	Cont.	12'-14' HT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CT	51,665 sf	Cynodon dactylon 'Tif 419' Bermuda Grass	Sod	Solid Coverage	

LANDSCAPE CALCULATIONS

SITE LANDSCAPE REQUIREMENTS FOR B1 & B2 BUSINESS DISTRICTS:

TOTAL SITE AREA:	445,837 SF
LANDSCAPE AREA REQUIRED:	89,167 SF (20% OF SITE)
LANDSCAPE AREA PROVIDED:	58,218 SF (13.06%)

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:
LANDSCAPED ISLAND REQUIREMENTS:
LOCATED AT ENDS OF PARKING ROWS: PROVIDED
MIN. 1 - 3" CALIPER TREE: PROVIDED
PLANTED WITH TURF, SHRUBS, OR GROUNDCOVER: PROVIDED

PERIMETER SCREENING REQUIREMENTS:
PARKING AREA VISIBLE FROM R.O.W.
TO BE SCREENED: PROVIDED
MIN MATURE HT OF 36": PROVIDED
MIN 18"H AT TIME OF PLANTING: PROVIDED
MIN 24" SPACING, EDGE TO EDGE: PROVIDED

PERIMETER SCREEN NOTE:
SET PERIMETER SHRUBS 30" FROM BACK OF CURB WHERE PARING FACES CURB.

GENERAL GRADING AND PLANTING NOTES

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

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

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

MULCHES

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

MAINTENANCE

- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. MAINTENANCE SHALL INCLUDE MOWING, WATERING, TRIMMING, PRUNING, REPLACING, ETC.
- PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE WITHIN 90 DAYS, WITH A ONE-TIME EXTENSION NOT EXCEEDING 90 DAYS BEING PROVIDED UPON APPROVAL OF THE CITY MANAGER OR HIS/HER DESIGNEE.



EVERGREEN
DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

DESIGN:	ASD
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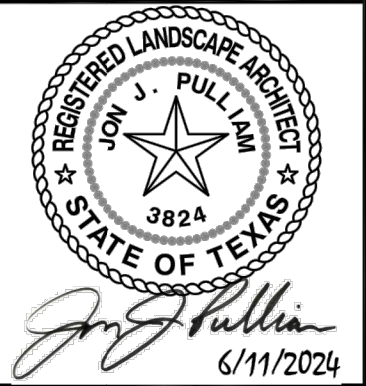
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CLAY MOORE
ENGINEERING

PHONE (817) 281-0100
1980 CENTRAL DRIVE, SUITE #408
BOULDER, TX 75001
WWW.CLAYMOORE.COM



Jon J. Pulliam
6/11/2024

SANGER MALOUF
DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE
SPECIFICATIONS
AND DETAILS

PLANTING SPECIFICATIONS

GENERAL

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

PRODUCTS

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

METHODS

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

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIE WIRE, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

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

- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A TIGHTLY FITTED JOINT. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO SET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

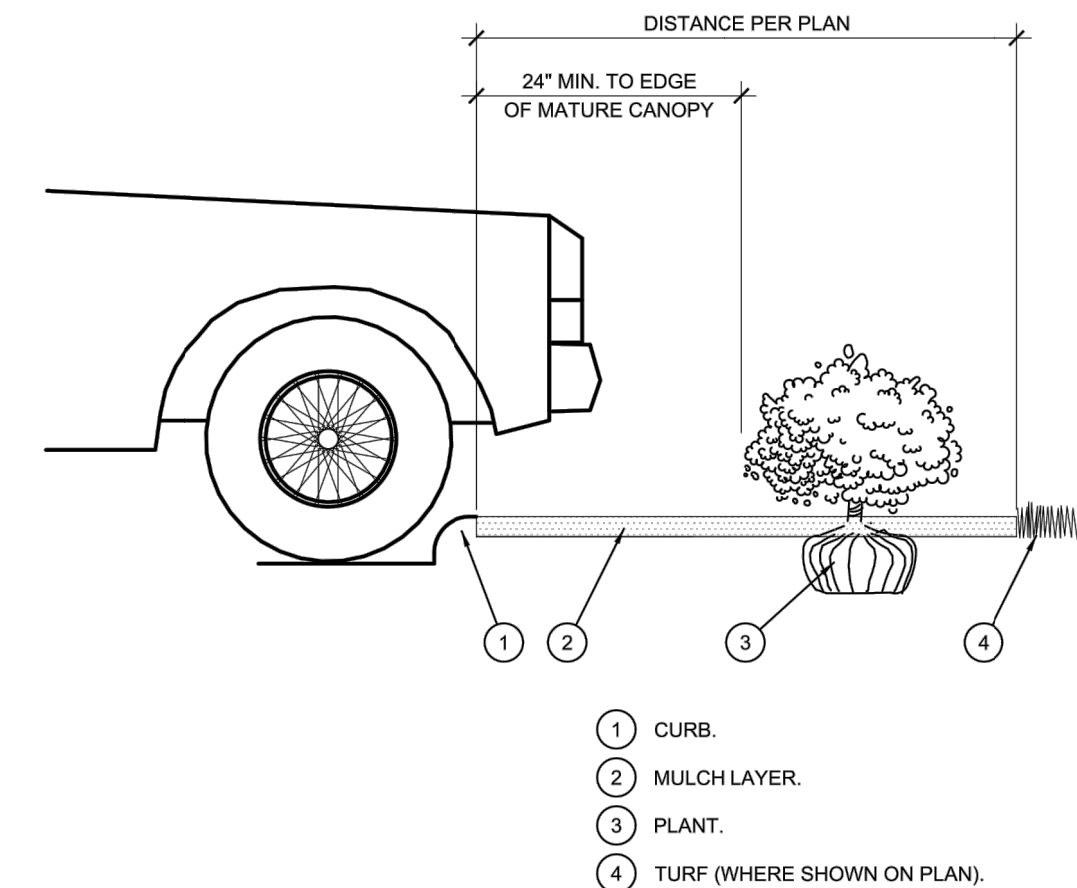
- F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. UNHULLED BERMUDA SEED
 - iii. ANNUAL RYE SEED
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. HULLED BERMUDA SEED
 - c. 15-15-15 WATER SOLUBLE FERTILIZER
 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SEED RATE PER LEGEND

- G. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. 50# CELLULOSE FIBER MULCH
 - b. 15-15-15 WATER SOLUBLE FERTILIZER
 - c. ORGANIC BINDER
- H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES. EXCEPT AS MAY BE NOTED ON THESE PLANS, MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN REINSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND MAINTENANCE PERIODS WILL COMMENCE.

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

D STEEL EDGING

SCALE: NOT TO SCALE



E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

OPEN LANDSCAPE

PARKWAY OR ISLAND

TO 10'

1 TYPICAL WALKWAY OR PAVING

2 TREE TRUNK

3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4 TREE CANOPY

5 TYPICAL PLANTING AREA

6 TYPICAL CURB AND GUTTER

NOTES:

1. INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.

2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER

STEP 1: 100 SF / 1.95 = 51 PLANTS

STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

STEP 3: 30 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 9 PLANTS TOTAL

STEP 4: 9 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 0 PLANTS TOTAL

STEP 5: 0 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 0 PLANTS TOTAL

STEP 6: 0 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 0 PLANTS TOTAL

STEP 7: 0 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 0 PLANTS TOTAL

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STEP 57: 0 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 0 PLANTS TOTAL

STEP 58: 0 PLANTS - (40 LF



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name:
Company: Claymoore Engineering	Company: PAC Group LTD
Address: 1903 Central Dr # 406	Address: 1809 Hinkle Dr Ste 100
City, State, Zip: Bedford, TX 76021	City, State, Zip: Denton, TX 76201
Phone: 817-281-0572	Phone:
Fax:	Fax:
Email: drew@claymooreeng.com	Email:

Submittal Checklist

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

NW Corner of Chapman & Interstate 35, Malouf Commercial Phase 1

Describe the proposed variance (how much, where on the property, for what purpose):

Landscape variance for the retail development to match the needs of the development.

DocuSigned by:

Ann Andrus

Owner Signature

6/3/2024

Date

Office Use

<input type="checkbox"/>	Fee
<input type="checkbox"/>	Date



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name: Steve Gregory
Company: Claymoore Engineering	Company: Sanger Crossing LTD
Address: 1903 Central Dr # 406	Address: 4143 Maple Ave. Ste 325
City, State, Zip: Bedford, TX 76021	City, State, Zip: Dallas, TX 75219-3291
Phone: 817-281-0572	Phone: 214.770.2888
Fax:	Fax:
Email: drew@claymooreeng.com	Email: sg@maloufinterests.com

Submittal Checklist

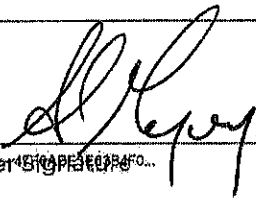
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<input type="checkbox"/>	Letter of Intent
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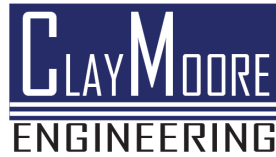
Landscape variance for the retail development to match the needs of the development.


Owner Signature

8-7-24
Date

Office Use

<input type="checkbox"/>	Fee
<input type="checkbox"/>	Date



July 17, 2024

Ms. Ramie Hammonds
City of Sanger
PO BOX 1729
Sanger, TX 76266

Re: BOA Parking Variance – Malouf Commercial Phase 1
Chapman and IH 35
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for a landscape variance for the phase 1 commercial development located on the Northwest corner of Chapman and IH 35. The Sanger development code requires 20% of site area to be landscape. Based on the current site plans which matches the approved PD zoning site plan, we currently have 13% landscape provided. We feel this deviation is in line with the approved PD zoning exhibits. One element that impacts our ability to meet the 20% landscape requirement is the detention pond service our development is offsite and thus not counted in our calculations. We are requesting a variance to support our site plan with 13% landscape as shown.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

SUMMARY:

- The current City's ordinance requires 4 spaces plus 1 space per 5000 sq. feet, totaling 15 spaces.
- The applicant is requesting to reduce the parking by 5 spaces.
- The applicant is building a self-storage facility.
- This self-storage is part of the Belz road development and the PD does allow self-storage in that area.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject, as of today staff has not received any response.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

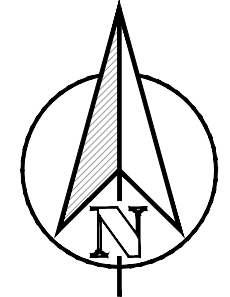
Location Map
Application
Letter of Intent
Site Plan

Item 6.



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

DAN CABALLERO



LEGEND

CITY OF SANGER PARKING CODE: _____

UNITS	STORAGE SQ. FT.
140	15,300
73	10,300
20	3,900
27	5,200
144	18,375

OVERALL SQUARE FOOTAGE FOR BUILDINGS A, B, AND E
INCLUDES PUBLIC ACCESS HALLWAYS AND MECHANICAL AREAS



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name:
Company: Claymoore Engineering	Company: PAC Group LTD
Address: 1903 Central Dr # 406	Address: 1809 Hinkle Dr Ste 100
City, State, Zip Bedford, TX 76021	City, State, Zip Denton, TX 76201
Phone: 817-281-0572	Phone:
Fax:	Fax:
Email: drew@claymooreeng.com	Email:

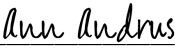
Submittal Checklist

	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):
NW Corner of Chapman & Interstate 35, storage development

Describe the proposed variance (how much, where on the property, for what purpose):
Parking variance for the storage development to match the needs of the developent.

DocuSigned by:



47F67DE3E68B4F8...

Owner Signature

6/3/2024

Date

Office Use

	Fee
	Date



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VARIANCE REQUEST

A variance is permission to vary from the terms of the Zoning Ordinance, permission to construct something the Zoning Ordinance would otherwise prohibit because of unusual circumstances. Variance requests are considered by the Zoning Board of Adjustment following a public hearing. Variances are granted to relieve an unnecessary hardship or practical difficulty. A financial hardship is not justification for a variance.

A variance request must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan
- Application form signed by the owner and describing the property
- Application Fee

APPLICATION FEES: \$200.00

- The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law.
- The application fee is non-refundable.

MEETING DATES: The Zoning Board of Adjustment is scheduled to meet on the second Monday of each month, if there is business to be conducted. Meetings with no business are not held. Public hearings require both published and mailed notices to be made prior to the meeting. Application should be submitted about one (1) month prior to the meeting. Consult with City Staff prior to submitting your application for detailed scheduling information.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VARIANCE REQUEST PROCESS

The process for considering and acting on a request for a Variance to the Zoning Ordinance involves the following steps:

1. Pre-Application Consultation: A pre-application consultation with the city staff is recommended for all proposed variances. Staff can describe the request process and the criteria used by the Board of Adjustment.
2. Application: The completed application, letter of intent, site plan, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. Public Notification: State law and the Zoning Ordinance require the public to be notified of the public hearing to consider the variance. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the subject property at least ten (10) days prior.
4. Zoning Board of Adjustment: The Zoning Board of Adjustment (BOA) will hold at least one (1) public hearing on the proposed variance. The applicant is expected to address the Board to describe the proposed variance and answer questions. During the public hearing, anyone in attendance may address the Board with comments and questions. City Staff will prepare a report for the Board and possibly make a recommendation to the Board.

After the public hearing, the Board can grant a variance by majority vote of the Board Members. The Board can grant a variance up to the amount noted in the public notifications, but not more than that.

VARIANCE REQUEST CRITERIA

The Zoning Ordinances sets the following criteria for the granting of variances from its strict terms.

In making its determination, the Board of Adjustment shall consider the following factors:

1. that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. that the special conditions and circumstances do not result from the actions of the applicant;
4. that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
5. no non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Financial hardship shall not be considered grounds for the issuance of a variance.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

GUIDELINES FOR LETTER OF INTENT

All variance applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the location of the subject property. The description can include any or all of the following:
 - Physical address
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Location (southwest corner of This Street and That Road, across the street from Landmark).
- Describe the requested variance, such as a reduction in the minimum required rear yard from 25 feet to 20 feet.
- Describe how the request matches the criteria required for a variance.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

GUIDELINES FOR SITE PLAN

All variance applications should include a Site Plan. The Site Plan is the applicant's opportunity to graphically describe the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the site plan prior to the public hearings:

Recommended content for a Site Plan:

- | | |
|---|---|
| • property lines with dimensions | • proposed structures with dimensions and distances labeled |
| • existing building and structures, with distances from property lines and other structures labeled | • required setback lines |
| | • proposed variance with dimensions labeled |

Applicants are also encouraged to submit pictures of the property, pictures of the existing buildings, and/or pictures or drawings of the proposed structures.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name: Steve Gregory
Company: Claymoore Engineering	Company: Sanger Crossing LTD
Address: 1903 Central Dr # 406	Address: 4143 Maple Ave. Ste 325
City, State, Zip: Bedford, TX 76021	City, State, Zip: Dallas, TX 75219-3291
Phone: 817-281-0572	Phone: 214.770.2888
Fax:	Fax:
Email: drew@claymooreeng.com	Email: sg@maloufinterests.com

Submittal Checklist

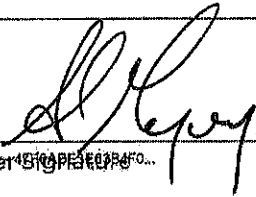
<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

NW Corner of Chapman & Interstate 35, Malouf Commercial Phase 1

Describe the proposed variance (how much, where on the property, for what purpose):

Landscape variance for the retail development to match the needs of the development.


Owner Signature

8-7-24
Date

Office Use

<input type="checkbox"/>	Fee
<input type="checkbox"/>	Date



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☒

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: DREW DONOSKY	Name: Steve Gregory
Company: CLAYMOORE ENGINEERING	Company: Sanger Crossing LTD
Address: 1903 CENTRAL DRIVE, SUITE 406	Address 4143 Maple Ave. Ste. 325
City, State, Zip: BEDFORD, TX 76021	City, State, Zip: Dallas, TX 75219-3291
Phone 817.281.0572	Phone: 214.770.2888
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email: SG@Maloufinterests.com

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: __/__/__)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s) 56479

Owner's Signature

Date

Applicant's Signature

Date

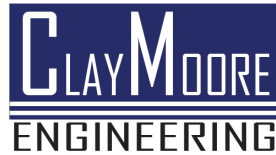
Office Use: Reviewed by Director of Development Services __/__/__

City of Sanger
201 Bolivar Street/PO Box 1729
Sanger, TX 76266
940-458-2059

940-458-2059 (office)

940-458-2059 (cell)

Effective Date: 02/11/2020



May 28, 2024

Ms. Ramie Hammonds
City of Sanger
PO BOX 1729
Sanger, TX 76266

Re: BOA Parking Variance – Self Storage
Chapman and IH 35
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for a parking variance for the self storage development located on the Northwest corner of Chapman and IH 35. The Sanger development code requires 4 parking spaces plus once space per 5,000 sf of storage buildings. We feel this provides too much parking for our use. We are requesting a variance to support our site plan with 5 less parking spaces than code requires.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is fluid and cursive.

Drew Donosky, P.E.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 25 - "I-1" Industrial District- Article 25.2 – Maximum height of two hundred feet and to allow a maximum height of three hundred feet, for Denton County Public Safety communication tower, located at 1175 Union Hill Rd.

SUMMARY:

- The current City's ordinance has a maximum height of two hundred feet.
- The applicant is requesting to increase the maximum height one hundred feet to three hundred feet.
- The applicant is building a communication tower for Denton County.
- The tower is used for reliable communication among emergency services.
- Staff mailed out 7 public hearing notices to owners of properties within 200 feet of the subject property and at the time of the meeting has not received any response.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:



Location Map
Application
Letter of Intent
Variance Site Plans

Denton CAD Web Map

Item 7.

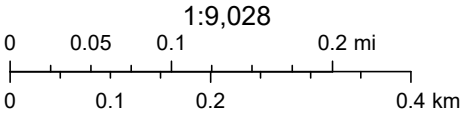


8/21/2024, 3:33:56 PM

 Parcels
 County



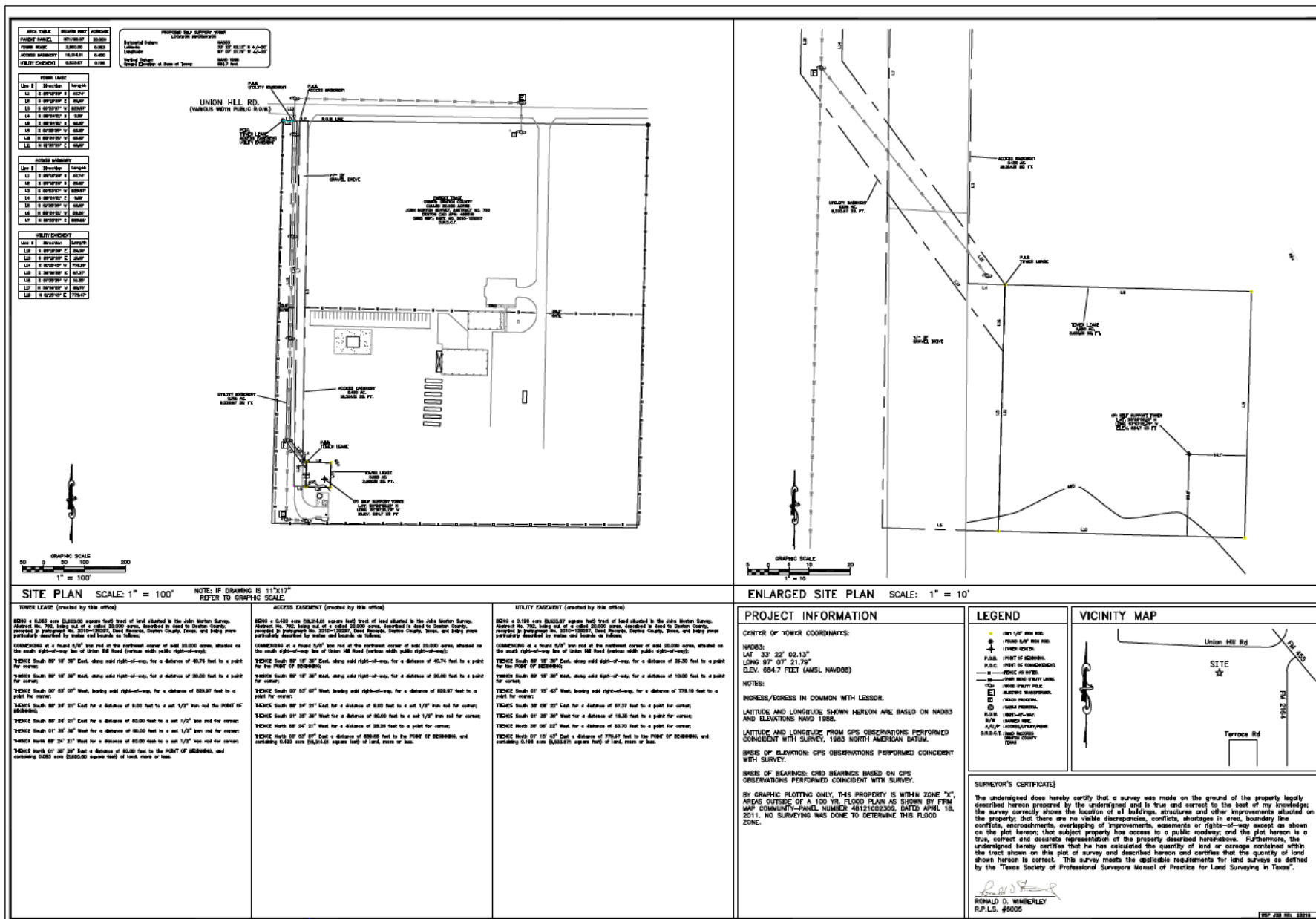
Location: 1175 Union Hill Road
Project: 24SANZON-0028
Variance for Tower Height

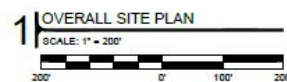
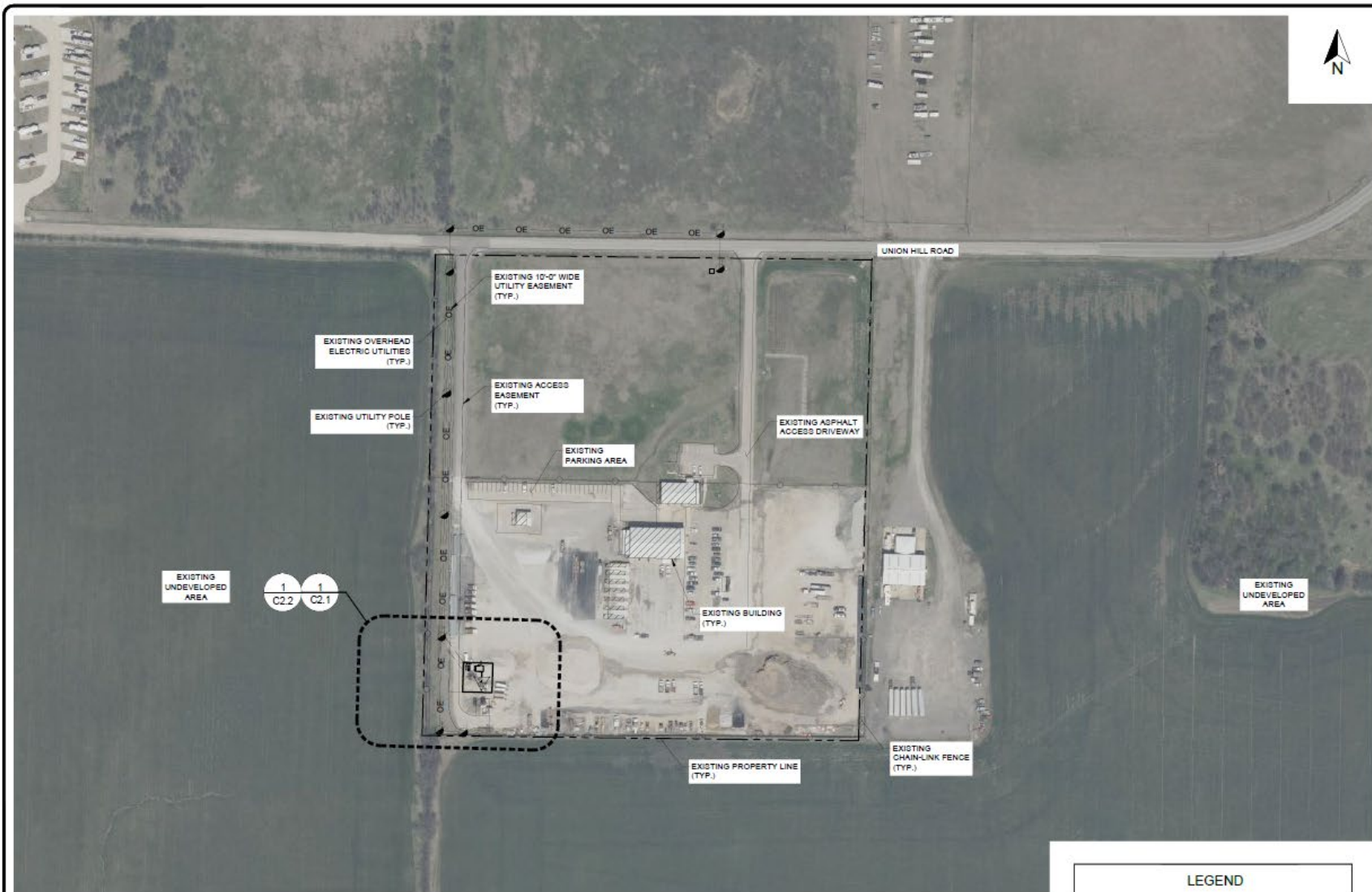


© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department of Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.





LEGEND	
---	ACCESS & UTILITY EASEMENT
—○—	CHAIN LINK FENCE
---	PROPERTY LINE
—OE—	OVERHEAD ELECTRIC



SANGER

MOTOROLA SOLUTIONS

ENERTECH
a company of

TEXAS FIRM F-15232

ONTIVITY
a company of

TEXAS FIRM F-26415

SET ISSUED FOR DATE
REVIEW 04/23/2024
CONSTRUCTION 05/23/2024

REVISIONS		
NO.	DATE	DESCRIPTION

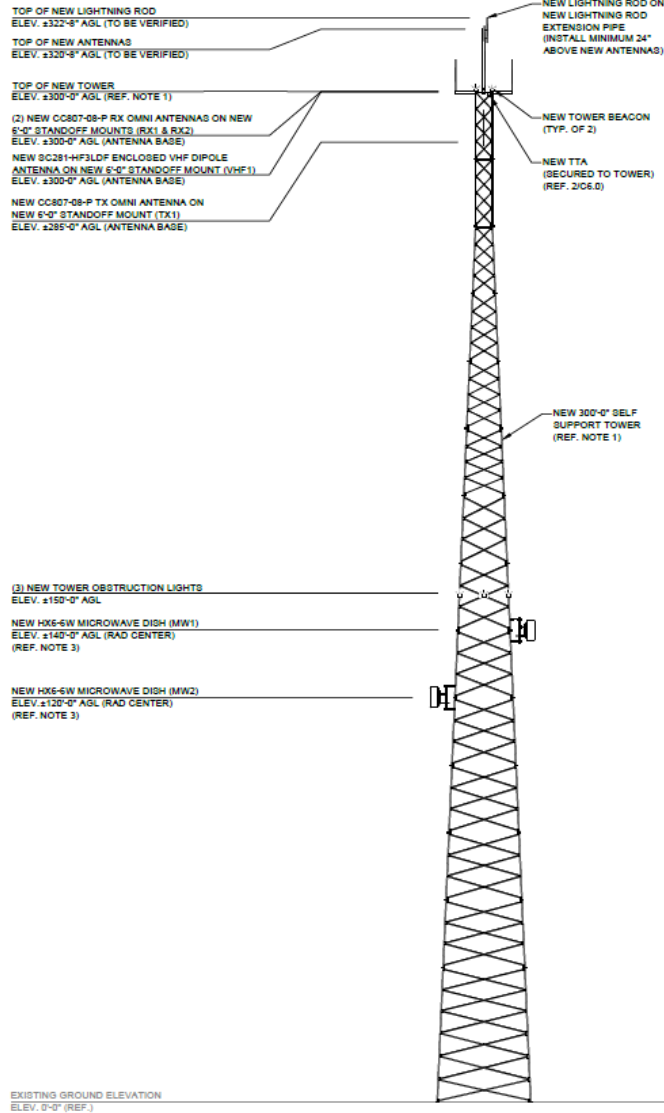
DRAWN BY FBU	REVIEWED BY SAC
-----------------	--------------------

OVERALL SITE PLAN

C2.0

NOTES:

1. THE TOWER IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY. REFERENCE TOWER & FOUNDATION DESIGN BY SAGER INDUSTRIES, DATED 04/17/2023 FOR MORE INFORMATION.
2. ANTENNA CONFIGURATION IS SUBJECT TO CHANGE. VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH MOTOROLA RF ENGINEER PRIOR TO INSTALLATION.
3. MICROWAVE DISHES AND MOUNTING HARDWARE TO BE PROVIDED AND INSTALLED BY MICROWAVE PROVIDER. INSTALLATION AND MOUNTING DETAILS FOR MICROWAVE DISHES TO BE PROVIDED BY MICROWAVE PROVIDER.
4. ANTENNA COAX SHALL BE ATTACHED TO THE TOWER IN ACCORDANCE WITH RSE STANDARDS AND IN ACCORDANCE WITH THE TOWER ANALYSIS.
5. UNDER NO CIRCUMSTANCES SHALL THE PROPOSED INSTALLATION CAUSE DAMAGE TO OR INTERFERE WITH THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB IF PRESENT AND ANY OTHER LINES OR EQUIPMENT ATTACHED TO THE STRUCTURE.



1 TOWER ELEVATION
SCALE: N.T.S.



SANGER

MOTOROLA SOLUTIONS

ENERTECH
a Cingular Wireless Company

TEXAS FIRM F-15232

ONTIVITY
A Cingular Wireless Company

TEXAS FIRM F-26415

SET ISSUED FOR DATE
REVIEW 04/22/2024
CONSTRUCTION 05/23/2024

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY REVIEWED BY
FBU SAC

**TOWER
ELEVATION**

C3.0



TOWER LOCATION		
LAT:	33° 22' 02.13" N	(NAD 83)
LONG:	97° 07' 21.79" W	(NAD 83)

LEGEND	
	POINT OF VIEW

(THIS PHOTO SIMULATION IS FOR ILLUSTRATIVE PURPOSES ONLY)



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
WWW.ONTIVITY.COM

MOTOROLA SOLUTIONS
SANGER, TEXAS

DATE
PRINTED

6/16/24

EX1



EXISTING VIEW 'A' FROM THE NORTH



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
WWW.ONTIVITY.COM

MOTOROLA SOLUTIONS
SANGER, TEXAS

DATE
PRINTED

6/16/24

A1



VIEW 'A' WITH NEW 300'-0" TALL SELF-SUPPORT TOWER
(THIS PHOTO SIMULATION IS FOR ILLUSTRATIVE PURPOSES ONLY)



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
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MOTOROLA SOLUTIONS
SANGER, TEXAS

DATE
PRINTED

6/16/24

A2



EXISTING VIEW 'B' FROM THE NORTH



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
WWW.ONTIVITY.COM

MOTOROLA SOLUTIONS
SANGER, TEXAS

DATE
PRINTED

6/16/24

B1



VIEW 'B' WITH NEW 300'-0" TALL SELF-SUPPORT TOWER
(THIS PHOTO SIMULATION IS FOR ILLUSTRATIVE PURPOSES ONLY)



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
WWW.ONTIVITY.COM

MOTOROLA SOLUTIONS
SANGER, TEXAS

DATE
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B2



EXISTING VIEW 'C' FROM THE EAST



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
WWW.ONTIVITY.COM

MOTOROLA SOLUTIONS
SANGER, TEXAS

DATE
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C1



VIEW 'C' WITH NEW 300'-0" TALL SELF-SUPPORT TOWER
(THIS PHOTO SIMULATION IS FOR ILLUSTRATIVE PURPOSES ONLY)



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
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SANGER, TEXAS

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6/16/24

C2



EXISTING VIEW 'D' FROM THE SOUTH



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
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D1



VIEW 'D' WITH NEW 300'-0" TALL SELF-SUPPORT TOWER
(THIS PHOTO SIMULATION IS FOR ILLUSTRATIVE PURPOSES ONLY)



1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78749
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6/16/24

D2



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

VARIANCE APPLICATION

Applicant**Owner (if different from applicant)**

Name: Jenny Hamblin	Name:
Company: Enertech Resources	Company: Denton County Texas
Address: 1820 Watson Lane East	Address: 127 North Woodrow Lane
City, State, Zip: New Braunfels, TX 78130	City, State, Zip: Denton, TX 76205
Phone: (303) 957-7200	Phone: (940) 349-1645
Fax:	Fax:
Email: jenny.hamblin@ontivity.com	Email: Billy.Willis@dentoncounty.gov

Submittal Checklist

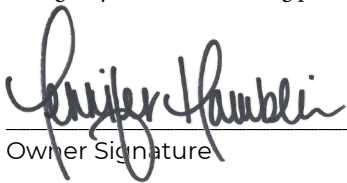
X	Site Plan
X	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

1175 Union Hill Road, Sanger, TX 76266 / SW Corner of Parcel (Owned by Denton County), Compound size: .083 acres

Describe the proposed variance (how much, where on the property, for what purpose):

Variance request is for a Denton County public safety communications tower to exceed the current 200' height restrictions by 100' (overall height of 300'). The proposed tower, with a total height of 300', is essential to enhance public safety communications within Denton County. This infrastructure is critical for ensuring reliable communication among emergency services, including police, fire, and medical response teams.


Owner Signature

8/7/2024

Date

Office Use

	Fee
	Date



Letter of Intent / Request for Variance – Denton County Public Safety Tower

August 5, 2024

Subject: Request for Variance for Denton County Public Safety Tower Exceeding Height Restrictions by 100 Feet

Site Information:

Project Name	Motorola P25 – Denton County
Site Name	Sanger
Physical Site Address	1175 Union Hill Road, Sanger TX 76266
County	Denton County, TX
Jurisdiction	City of Sanger, TX
Zoning District	I-1 - Industrial
Latitude	33° 22' 02.13" N (NAD 83)
Longitude	97° 07' 21.79" W (NAD 83)
Elevation	684.7' AMSL (NAVD88)

City of Sanger, TX City Code, Chapter 25: "I-1 Industrial District", subsection 25.2: "Height Restrictions":
Maximum height of two hundred feet for radio communications towers, and one hundred (100) feet for all other structures.

(Ordinance 08-28-11 adopted 8/1/11)

On behalf of Denton County, TX, EnerTech Resources is formally requesting a variance from the current zoning regulations to allow the construction of a public safety communications tower that exceeds the height restriction by 100 feet at 1175 Union Hill Road.

The proposed tower, with a total height of 300, is essential to enhance public safety communications within Denton County. This infrastructure is critical for ensuring reliable communication among emergency services, including police, fire, and medical response teams, especially in areas currently experiencing significant coverage gaps.

Justification for Variance:

1. Public Safety: The primary objective of this project is to improve public safety by ensuring seamless communication for Denton County. The additional height is crucial to cover a broader area, reduce dead zones, and enhance signal strength, thereby enabling prompt and coordinated responses to emergencies.



2. Technological Necessity: Modern public safety communications technology requires line-of-sight for optimal performance. The increased height of the tower will facilitate the use of advanced communication systems, ensuring our community benefits from the latest technological advancements in public safety.

3. Topographical Challenges: The geographical features of the proposed location necessitate a taller structure. The area's natural elevations and obstructions hinder effective signal propagation at the current height limit. The additional 100 feet will mitigate these challenges and ensure comprehensive coverage.

4. Minimal Visual Impact: The proposed site has been carefully selected to minimize visual impact on the surrounding area. We have conducted thorough assessments to ensure that the tower's height increase will not significantly affect the aesthetic value of the community. (Attached: EX1 – Photo simulations of the proposed structure)

Conclusion: Granting this variance will have a substantial positive impact on our community's safety and well-being. We are committed to working closely with the Zoning Board of Appeals and other relevant stakeholders to address any concerns and ensure the successful implementation of this project. We kindly request your favorable consideration of this variance application. Thank you for your time and attention to this matter.

Thank you for your time and attention to this matter.

Jenny Hamblin
Program Manager
Ontivity – EnerTech Resources
Jenny.Hamblin@ontivity.com
(303) 957-7200

