

Wylie Planning and Zoning Commission Regular Meeting

June 20, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, minutes from the June 6, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property generally located at 1001 S State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat Wylie Ranch East Commercial Park, Lots 1-10, Block A, Kreymer Retail PD 2023-18 , being a Replat of Lot 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Victory at Wylie, a multi-tenant retail use on 1.03 acres, being Lot 1, Block 1 of Birmingham and 78 Addition, located on the northwest corner of State Highway 78 and Birmingham Street.
- 2. Consider, and act upon, a Site Plan for Lot 2 Block A of Wylie Ranch East Commercial Park for the development of a retail use on 1.54 acres and Lot 10, Block A of Wylie Ranch East Commercial Park for the development of a detention pond on 1.12 acres. Property generally located on the southeast corner of Kreymer Lane and State Highway 78.
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) & Planned Development 2019-01 to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Dr and Alanis Drive (ZC 2023-11).

4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W FM 544 (ZC 2023-09).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 16, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, minutes from the June 6, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

June 06, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00 p.m. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner James Byrne, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker. Absent were Commissioner Jennifer Grieser and Commissioner Rod Gouge.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the invocation and Commissioner Loraine led the pledge of allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commissioners.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider, and act upon, minutes from the May 16, 2023 Regular Meeting.

BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Loraine and seconded by Commissioner Byrne to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Light Industrial - Special Use Permit (LI-SUP) on 8.96 acres to allow for a battery storage use. Property located at 1011 E Brown St (ZC 2023-08).

STAFF COMMENTS ON REGULAR AGENDA

Senior Planner Molina presented and gave an overview of the plan and noted that 18 Public Hearing notices were mailed and one was returned in favor. Applicant Steven Gordon from Black Mountain presented. He gave an

overview of the battery energy storage. The applicant noted that the lithium-ion batteries are stored in containers/units that are serviced externally and are not walk-in containers. The units are monitored individually 24 hours a day, 7 days a week. In case of emergency they can be shut down remotely. He also noted some benefits that included resolving transmission congestion and supporting growth in transfers back to the grid. The units would be connected to Oncor Power Station and the site would be a Light Industrial-Special Use Permit (LI-SUP). Mr. Gordon further stated that the build would begin some time in the third quarter (Q3) or fourth quarter (Q4) of 2024. The site would have a 10 ft landscaped setback with an 8' board on board fence. Mr. Gordon also covered the rigorous testing each battery undergoes for safety. The Commission inquired on gasses and safety concerns, to which Mr. Gordon said that each unit is self-contained and contamination was not likely and that the Fire Department would be consulted during the planning and development. Mr. Gordon also stated that each unit would have its own HVAC. The commission inquired about the noise, to which Mr. Gordon did not believe it would be an issue.

A public hearing was opened by Chair Rogers. Citizen Andre Morris approached the Commission and expressed concern on the safety of the units in case of natural disasters, related to hail storms and tornadoes. Mr. Gordon stated that lightning strikes would not be a significant concern and that the units were designed to withstand natural disasters. Citizen Donnette Cowgill approached the Commission and stated that her property was directly across from the site and stated that in addition to natural disasters she wanted to know the impacts to property tax and insurance. The Commission noted that it would be beneficial to have a tax generating property. Mr. Gordon, noted that the safety risks would not be something that he believed would impact insurance, since the risk is low and no more dangerous than the existing Oncor station.

The public hearing was closed by Chair Rogers.

BOARD ACTION ON REGULAR AGENDA

A motion was made by Commissioner Loraine and seconded by Commissioner Scruggs to approve the Regular Agenda item as presented. A vote was taken and carried 5 - 0.

ADJOURNMENT

A motion was made by Vice Chair Butler and seconded by Commissioner Byrne to adjourn. A vote was taken and carried 5 - 0. The meeting was adjourned at 6:40 p.m.

Bryan Rogers, Chair

ATTEST

Lillian Baker, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property generally located at 1001 S State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Estacado Interest

APPLICANT: JPH Land Surveying

The applicant has submitted a Preliminary Plat to create Lots 1-3 Block A of Estacado Wylie Addition on 9.792 acres. The property is generally located at 1001 S State Highway 78. The purpose of the Preliminary Plat is to subdivide an existing mobile home park (MHP) into three lots for the development of two commercial pad sites and maintain the remaining MHP lot. The two commercial developments are part of a recently approved Special Use Permit for the construction of a fueling station and car wash (Ordinance 2023-17).

A site plan and final plat will be required prior to building permits being issued.

The plat is dedicating a fire lane and access easement which includes 30' of access for an existing lot platted as Lot 1 of Wylie Mobile Home Park located to the southeast of the subject property.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat Wylie Ranch East Commercial Park, Lots 1-10, Block A, Kreymer Retail PD 2023-18 , being a Replat of Lot 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Cary Albert

APPLICANT: Claymoore Engineering

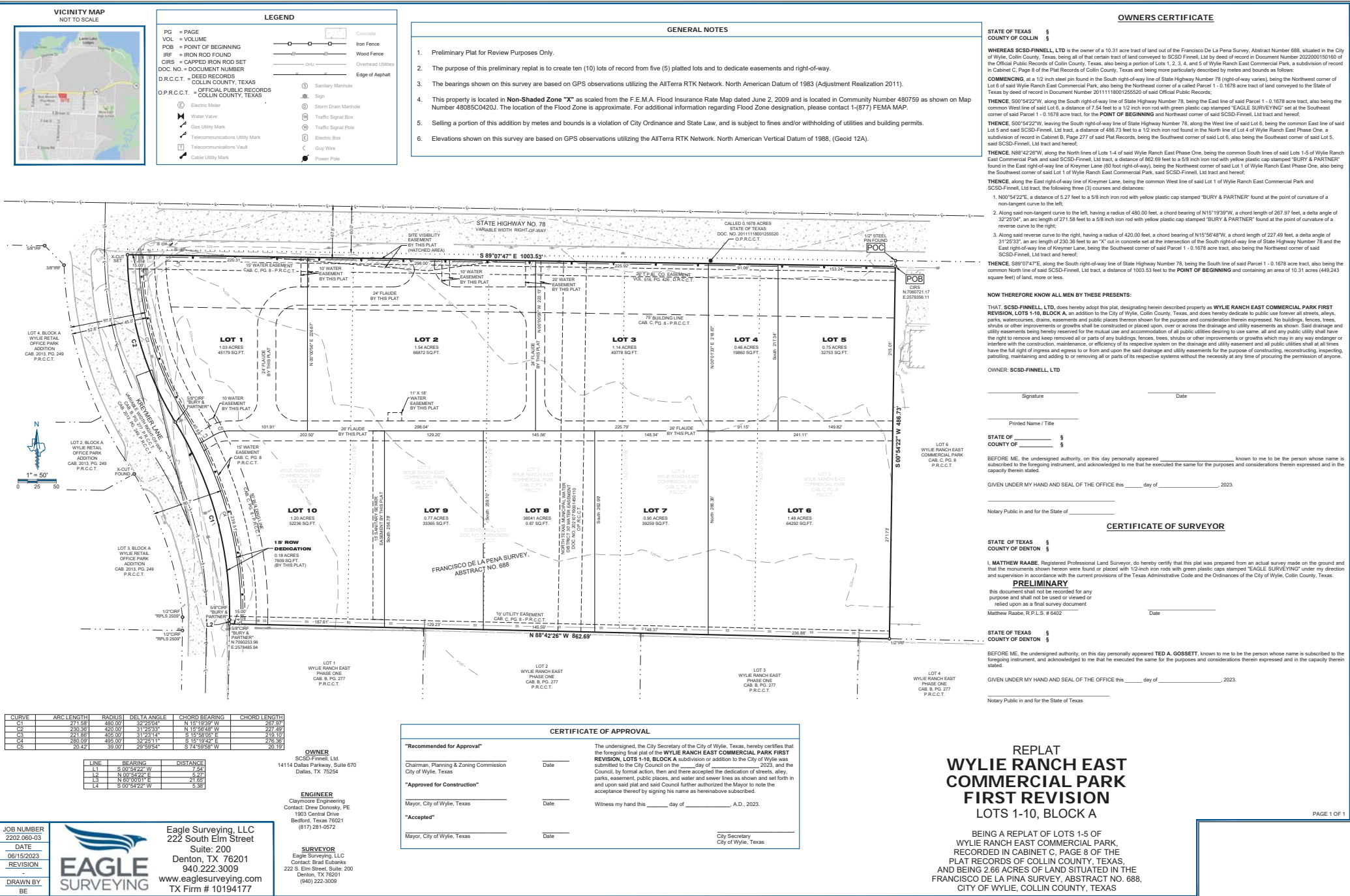
The applicant has submitted a Replat to create Lot 1-10 Block A of Wylie Ranch East Commercial Park. The property is generally located on the southeast corner of Kreymer Lane and State Highway 78. The 10.31 acre tract was approved by City Council as Planned Development (PD 2023-18) in April of 2023 for the purpose of Commercial Development.

The site plan for Lot 2, Block A of Wylie Ranch East Commercial Park is also on the regular agenda.

This plat is dedicating access, fire and utility easements for Lot 1 and 2 of the Planned Development. One access point is provided from State Highway 78 and one from Kreymer Lane. In addition per the Planned development 2023-18, the site shall provide a mutual access easement to the rear facing lots on the property (Lots 6-10). This is to ensure that no lots within the development are landlocked.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

Recommendation

Motion to recommend approval as presented.

Discussion

OWNER: James Lin

APPLICANT: Roome Surveying

The applicant has submitted a Final Plat to create Lot 1, Block A of City Center Addition on 1.169 acres. The purpose of the plat is to create one lot for the improvement of an existing one story structure located at 791 S State Highway 78. The applicant is proposing to renovate the existing structure for office and retail shell space. The property is zoned within the Community Retail zoning district and those uses are allowed by-right. The Preliminary plat for the development was approved in January of 2023.

The plat dedicates a 21.5' fire lane and a 24' fire lane & access utility easement with access to two existing drives that have entrances from State Highway 78. Those existing widths have been approved by Fire and Engineering with the condition that the asphalt of the existing driveways be improved to a concrete surface that meets city specifications.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Victory at Wylie, a multi-tenant retail use on 1.03 acres, being Lot 1, Block 1 of Birmingham and 78 Addition, located on the northwest corner of State Highway 78 and Birmingham Street.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Victory shops at Wylie LLC

APPLICANT: John Gardner

The applicant is proposing to develop a multi-tenant retail building which measures 9,800 sq.ft on 1.03 acres located on the northwest corner of State Highway 78 and Birmingham Street. The property is zoned Commercial Corridor with a Special Use Permit (SUP 2022-04) approved in January of 2022. The development has an approved site plan with a building that measures 9,160 sq.ft. A resubmittal was required by the zoning ordinance because of the revised building size of 9,800 sq.ft.

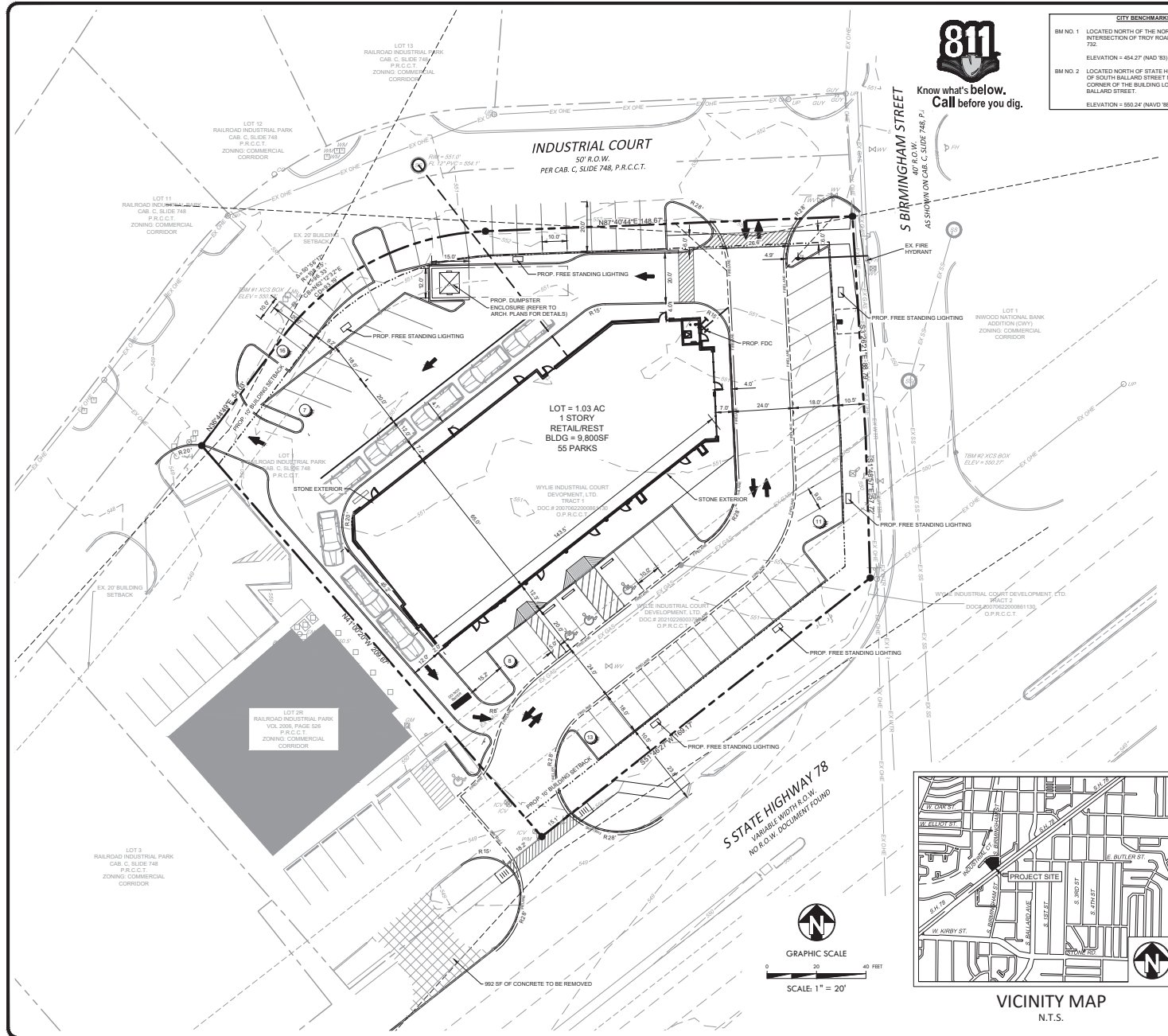
The Special Use Permit allows for a drive-thru restaurant use, 9' by 18' parking spaces onsite, and 10' by 20' parking spaces along Industrial Court. It also allows for angled parking in two-way drive aisles. The site plan generally matches the presented plan of the Zoning Exhibit. Amendments include improvements to the turning radii of the drive thru and driveway entrances and widening of drive aisles. The development requires 55 parking spaces for the proposed retail use and is providing 55 parking spaces with 3 of them being ADA accessible.

The site is providing 20% landscaping which complies with the Commercial Corridor districts requirements. The landscape plan also includes a 10" landscape buffer along State Highway 78 and Birmingham Street. The sidewalk along Birmingham Street is also being extended to connect to Industrial Court.

The structure's exterior material consists of brick, stone veneer, and split face cmu. Entrances are emphasized with metal canopies. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed. Access to the site is proposed from a 24' driveway from Industrial Court that leads to a 24' mutual access drive from State Highway 78. The drive shall also function as a firelane.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance (with the one exception above) and of the special conditions of SUP 2022-04. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE PURPOSES
OF CONSTRUCTION, BIDDING
OR PERMIT. THEY WERE PREPARED
BY, OR UNDER THE SUPERVISION OF:
JOHN D. GARDNER
P.E. #18295
DATE: 05/12/2023

VICTORY GROUP
Victory Real Estate Group
8201 PRESTON ROAD SUITE 700
DALLAS, TX 75225
(972) 707-9555

VICTORY WYLIE
CITY OF WYLIE
COLLIN COUNTY, TEXAS

REV.	DATE	DESCRIPTION

Kirkman Engineering
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874
JOB NUMBER: VIC20023_WYLIE
ISSUE DATE:

SITE PLAN

SHEET:
C3.0



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



VICTORY GROUP
Victory Real Estate Group

8201 PRESTON ROAD SUITE 700
DALLAS, TX 75225
(972) 707-9555

VICTORY WYLIE
CITY OF WYLIE
COLLIN COUNTY, TEXAS



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
TEXAS FIRM NO. 15874
JOB NUMBER: VIC20023_WYLIE
ISSUE DATE: 6/5/23

LANDSCAPE PLAN

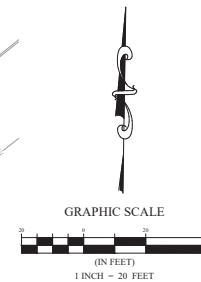
SHEET:
L1.00

KEY

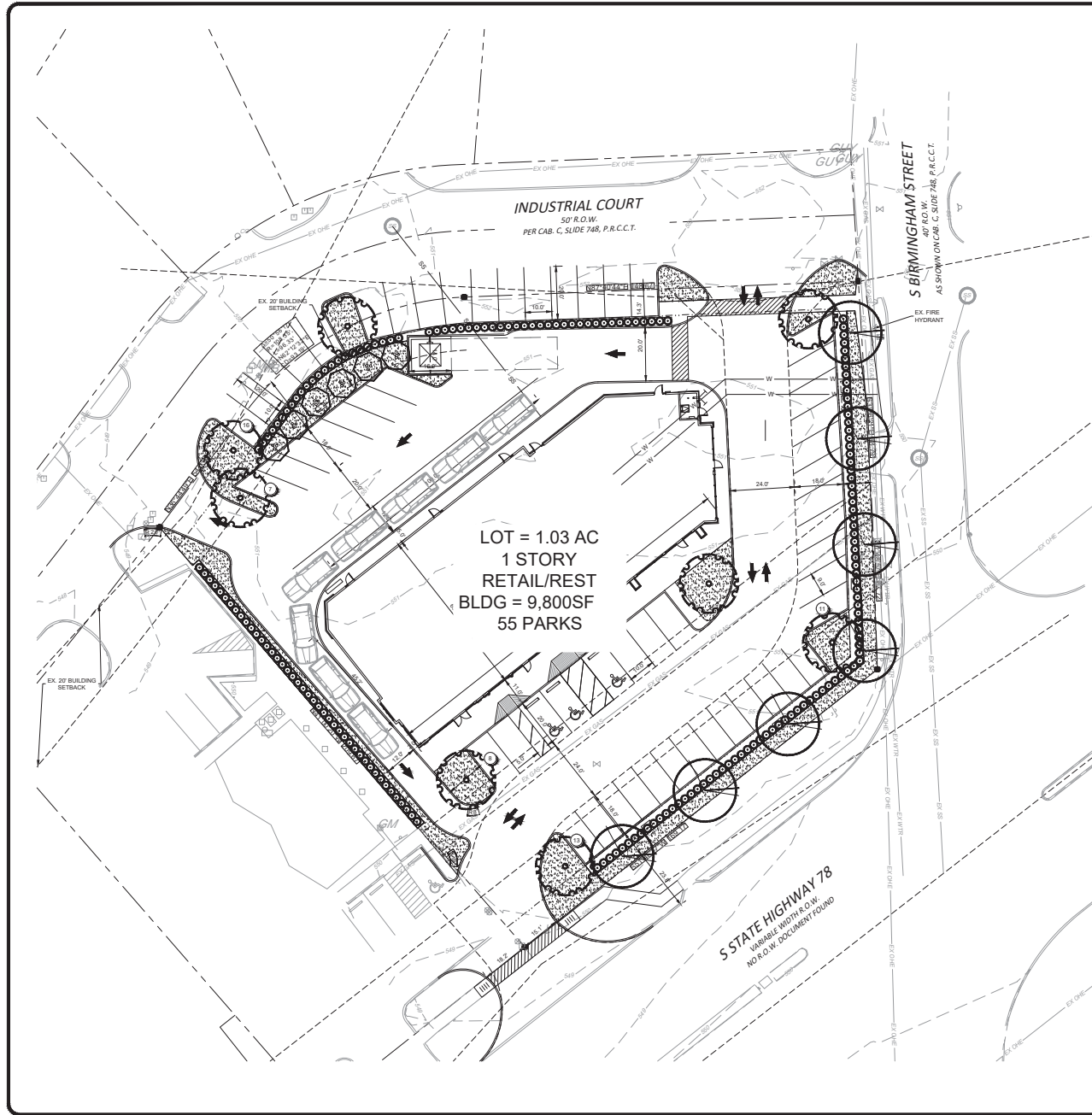
TREES			
7	UL	Ulmus crassifolia	Cedar Elm
8	QT	Quercus texana	Texas Red Oak
6	LI	Lagerstroemia indica	Crape Myrtle
184	MYR	Myrica pubula	Dwarf Wax Myrtle
SHRUBS			
184	MYR	Myrica pubula	Dwarf Wax Myrtle
GROUND COVER			
1,080 SF	SOD	Common Bermuda Grass	Bermuda Grass
EDGE		Aluminum Edging	Steel Edging

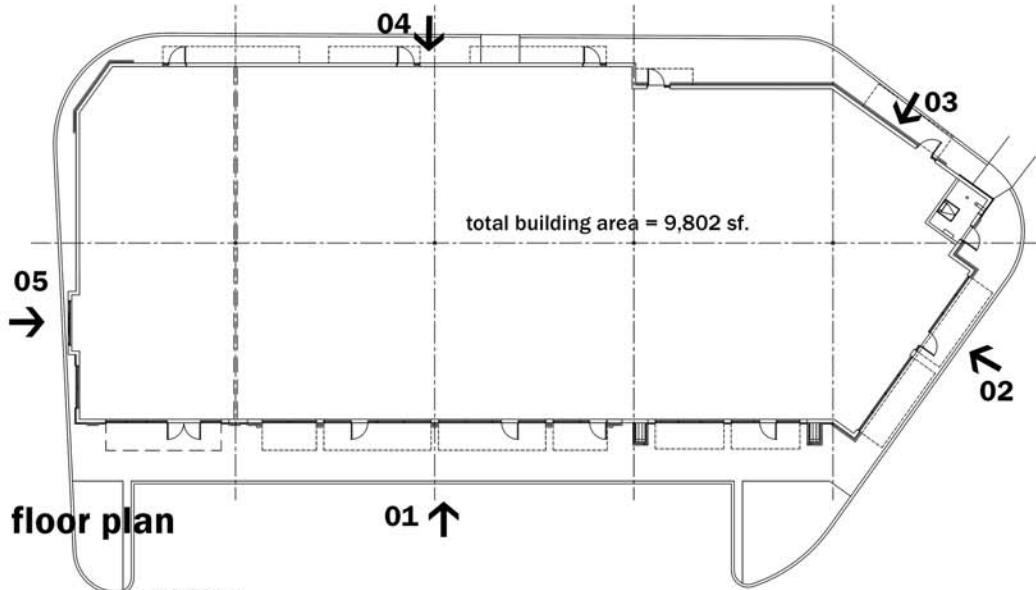
LANDSCAPE CALCULATIONS

- LANDSCAPING IN REQUIRED YARDS**
1. AT LEAST 20% OF SITE SHALL BE LANDSCAPED
REQUIRED: 8,973 SF (20%)
PROVIDED: 9,155 SF (20.4%)
- LANDSCAPING IS REQUIRED IN THE FRONT YARD**
REQUIRED: YES
PROVIDED: YES
- PARKING LOTS**
1. SITE PLANS REQUIRING MORE THAN 12 SPACES TO HAVE 50 SQ.FT. OF LANDSCAPING PER SPACE.
REQUIRED: YES
PROVIDED: YES
2. NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.
REQUIRED: YES
PROVIDED: YES
3. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.
REQUIRED: YES
PROVIDED: YES
4. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES
REQUIRED: YES
PROVIDED: YES
- VISUAL SCREENING**
1. REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.
REQUIRED: YES
PROVIDED: YES
- STREET FRONTAGES**
1. AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER,
REQUIRED: YES
PROVIDED: YES
2. 3" TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30 - 40' SPACING.
REQUIRED: 8 TREES
PROVIDED: 8 TREES



IRRIGATION NOTE
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.





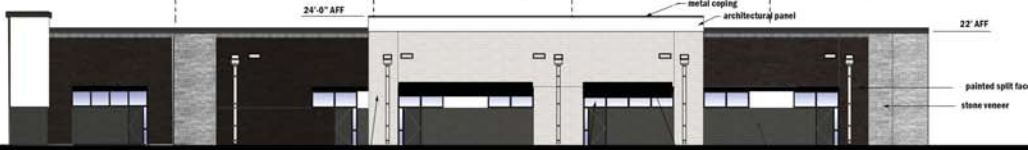
floor plan



01 southeast elevation

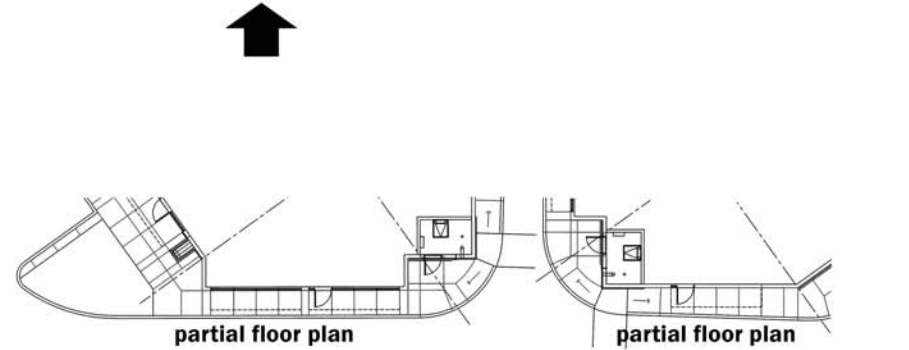
metal plaster accent
street facing facade:
_ facade length: 136.8' (L)
_ projected articulation length: 4' x 34.2' (25%L)
_ vertical articulation length: 31' (up 4'-23%L), 34.2' (up 2.5'-25%L)
_ storefront/awnings 104.2' (76%L)
_ primary materials masonry, stone: 24%

partial floor plan



04 northwest elevation

street facing facade:
_ facade length: 136.8' (L1), 35'6" (L2)
_ recessed articulation length: 4' x 35.67' (26%L1)
_ vertical articulation length: 8.25' (up 3.5'-23%L2), 60.75' (up 2'-44%L1)
_ storefront/awnings 75' (56%L1), 16' (50%L2)
_ primary materials masonry, stone: 12%

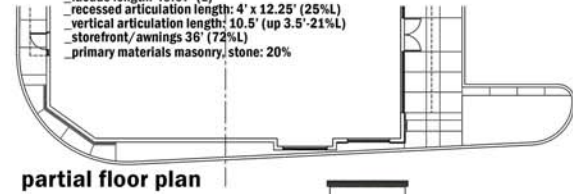


02 east elevation

street facing facade:
_ facade length: 49.67' (L)
_ recessed articulation length: 4' x 12.25' (25%L)
_ vertical articulation length: 10.5' (up 3.5'-21%L)
_ storefront/awnings 36' (72%L)
_ primary materials masonry, stone: 20%

03 north elevation

see northwest elevation for design info



05 southwest elevation

not street facing facade

Note: Tenant signs shall be reviewed and permitted through a separate permit

SH 78 & Birmingham Street WYLIE, TX



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 2 Block A of Wylie Ranch East Commercial Park for the development of a retail use on 1.54 acres and Lot 10, Block A of Wylie Ranch East Commercial Park for the development of a regional detention pond on 1.12 acres. Property generally located on the southeast corner of Kreymer Lane and State Highway 78.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Cary Albert

APPLICANT: Claymoore Engineering

The applicant is proposing to develop a multi-tenant retail building which measures 13,206 sq.ft on Lot 2 Block A of Wylie Ranch East Commercial Park on 1.54 acres and a detention pond on Lot 10, Block A of Wylie Ranch East Commercial Park. The property is generally located on the southeast corner of Kreymer Lane and State Highway 78. The property is zoned Commercial Corridor - Planned Development (PD 2023-18) approved in April of 2023.

The site plan generally matches the presented plan of the Zoning Exhibit.

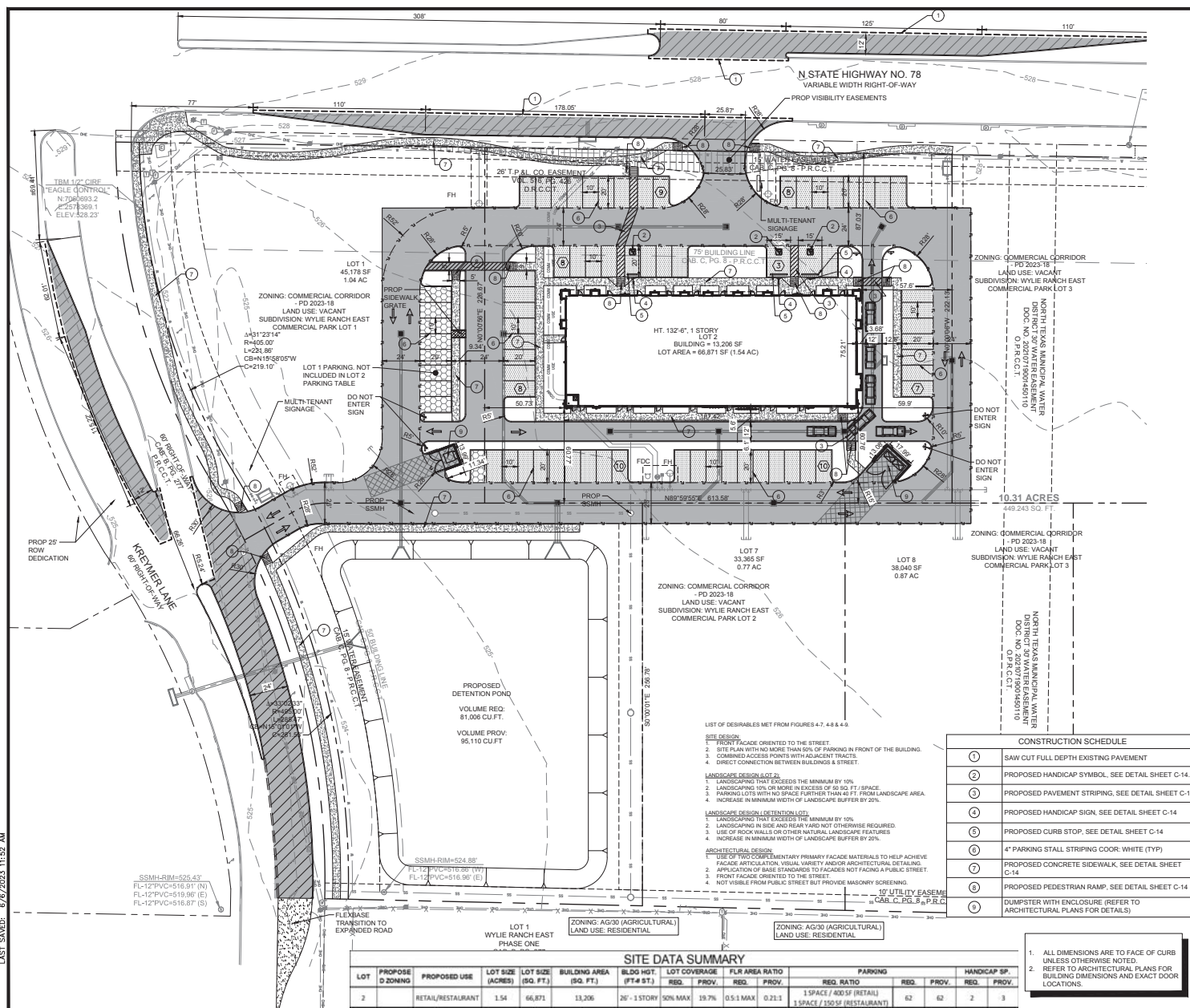
The site is providing 20% landscaping which complies with the Planned development requirements. The landscape plan also includes a 10" landscape buffer along State Highway 78 and Kreymer Lane. A meandering sidewalk shall be provided along both State Highway 78 and Kreymer Lane.

The structure's exterior material consists of brick, stone, and stucco. Entrances are emphasized with canopies and recessed architectural features. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

Access to the site is proposed from a 24' driveway from Kreymer Lane that loops around the main structure with access to State Highway 78. The drive shall also function as a firelane.

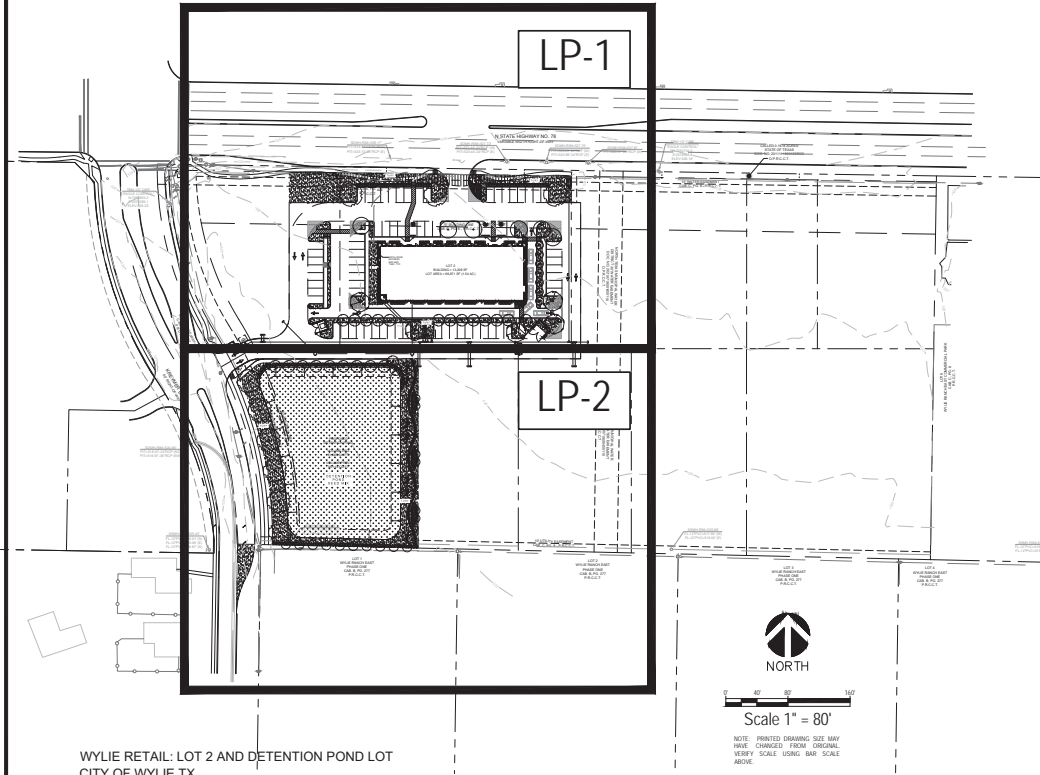
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2023-18. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



PLOTTED BY: REGGIE SMITH
 PLOT DATE: 6/6/2023 2:58 PM
 LOCATION: Z:\PROJECTS\2022--044 ID STUDIO WYLE RETAIL\CADD\SHEETS\PH. 1 CIVILS\SP-1 SITE PLAN.DWG
 LAST SAVED: 6/6/2023 11:52 AM

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.



WYLIE RETAIL: LOT 2 AND DETENTION POND LOT
CITY OF WYLIE, TX
ZONING: CC (COMMERCIAL CORRIDOR)

LANDSCAPE REQUIREMENTS

DETENTION POND LOT:

SITE AREA: 52,237 SF (1.12 AC)

LANDSCAPING IN REQUIRED YARDS:

BASE STANDARD

- LANDSCAPE AREA: 20% (22 AC) REQ'D PROVIDED: 100% (1.12 AC)
- FRONT YARD LANDSCAPE: (50% @ 10' WIDE) REQ'D AND PROVIDED
- SIDE/REAR YARDS NEXT TO RESIDENTIAL: REQ'D AND PROVIDED (SOUTH BNDY)

DESIRABLE

- PROVIDED: LANDSCAPING THAT EXCEEDS MINIMUM BY 10% (1)
- PROVIDED: LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED. (2)

VISUAL SCREENING (ADJACENT TO RES. SOUTH PROPERTY LINE (187 LF)

- 5 STRIP-W/ CONTINUOUS 3' HT SHRUBS + 1 FLOWERING TREE/20 LF
- TREES: 10 FLOWERING TREES REQ'D PROVIDED: 10 TREES
- SHRUBS: CONTINUOUS 3' HT HEDGE PROVIDED AS REQ'D

STREET FRONTAGE

- BASE STANDARD: 10' WIDE LANDSCAPED BUFFER + ONE (1") CAL TREE PER 30-40 LF
- KREMYER LANE (245 LF): 6 TREES REQ'D PROVIDED: 6 TREES

DESIRABLE

- PROVIDED: USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES. (3)
- PROVIDED: INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20% (+ 15' WIDE) (4)

LOT 2:

SITE AREA: 66,871 SF (1.5 AC)

LANDSCAPING IN REQUIRED YARDS:

BASE STANDARD

- LANDSCAPE AREA: 20% (30 AC) REQ'D PROVIDED: 20% (30 AC)
- FRONT YARD LANDSCAPE: (50% @ 10' WIDE) REQ'D AND PROVIDED
- SIDE/REAR YARDS NEXT TO RESIDENTIAL: NONE REQUIRED

DESIRABLE

- PROVIDED: LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED. (1)

LANDSCAPING OF PARKING LOTS (62 TOTAL SPACES):

BASE STANDARD

- 50 SF OF LANDSCAPED SPACE: 3,100 SF REQ'D PROVIDED: XXXX SF
- NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA PROVIDED
- ROWS 12+ SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END PROVIDED
- ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES PROVIDED

DESIRABLE

- PROVIDED: LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF/SPACE (53% EXCESS) (2)
- PROVIDED: PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA. (3)

STREET FRONTAGES

- BASE STANDARD: 10' WIDE LANDSCAPED BUFFER + ONE (1") CAL TREE PER 30-40 LF
- STATE HWY 78 (298 LF): 7.5 TREES REQ'D PROVIDED: 8 TREES*

DESIRABLE

- PROVIDED: INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20% (+ 15' WIDE) (4)

PLANTING SCHEDULE

LARGE TREES

9	MG	Magnolia grandiflora	Magnolia	1.5" cal., 6'-8' ht.	Frontage tree
5	QT	Quercus texana	Red Oak	1.5" cal., 6'-8' ht.	3 stem min.
6	TD	Taxodium distichum	Bald Cypress	1.5" cal., 6'-8' ht.	Frontage tree

SMALL TREES

14	CL	Chilopsis linearis 'Bubba'	Bubba Desert Willow	3' ht.	Multi-stem Specimen, 3-5 stem
7	CT	Cercis canadensis var. texensis	Texas Redbud	1.5" cal.	3 stem min.
10	IV	Ilex vomitoria 'Pride of Houston'	Yaupon Holly	2" cal.	Full to ground, 3-5 Canes
24	LM	Lagerstroemia l. x l. 'Muskogee'	Muskogee Crape Myrtle	3" cal.	3-5 Canes

NOTE: ALL TREES SHALL BE CONTAINER GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATION FOR PROPER ROOT QUALITY.

SHRUBS

34	GA	Abelia Grandiflora	Glossy Abelia	3 gal.	Spaced 60" O.C.
168	IB	Ilex cornuta 'Burford'	Burford Holly	3 gal.	Spaced 48" O.C.
64	IV	Ilex vomitoria nana	Dwarf Yaupon Holly	3 gal.	Space 3' O.C. Shear to hedge
83	LP	Leucophyllum frutescens	Texas Sage	3 gal.	Spaced Per Plan
28	NH	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	3 gal.	Spaced 24" O.C.

GROUND COVER, PERENNIALS AND ORNAMENTAL GRASSES

284	LA	Liriope muscari	Aztec grass	4" pot	Spaced 18" O.C.
120	OJ	Ophiopogon japonicus	Mondo Grass	4" pot	Spaced 12" O.C.

TURF / SEED

--		Cynodon dactylon 'Turfway 419'	Turfway Hybrid Bermuda Grass	Sod	--
--		Seed Mix: 40% Forbs, 60% Grasses/Sedge/Rush	Detention Basin Mix	Seed	--

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 WALCH AS INDICATED ON THE GRADING PLANS).
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADIES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BEST PRACTICES.
- CONSTRUCT AND MAINTAIN FINISH GRADIES 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 FLOODING SHALL BE REDIRECTED TO FLOW WITH THE SURROUNDING GRADIES AND EXISTING POSITIVE DRAINAGE.
- 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 GRADIES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED BY THE FINISH GRADE, AS SPECIFIED BY THE FINISH GRADE, AS SPECIFIED BY THE FINISH GRADE, AS SPECIFIED BY THE FINISH GRADE.
- 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 1" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS 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 AGENCY ARE MET BY A MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION MEASURES, 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 QUANTITIES AS SHOWN ON THE PLAN FOR BARRIER, SHROUD, OR CALLOUT FOR GROUND COVER PATTERNING 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 OF ANY PLANT SUBSTITUTIONS.
- 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.

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 HARBORCARE, RETAIL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO SPOILED GRASS SHALL BE LEFT LAYING ANYWHERE ON THE PROJECT AFTER ORAL OR WRITTEN INSTALLATION (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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 SEEDING 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 WAVE 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-PROGRAMMABLE IRRIGATION CONTROLLERS (FEEDBACK SENSING) INPUT CAPABILITIES.

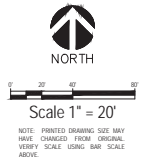
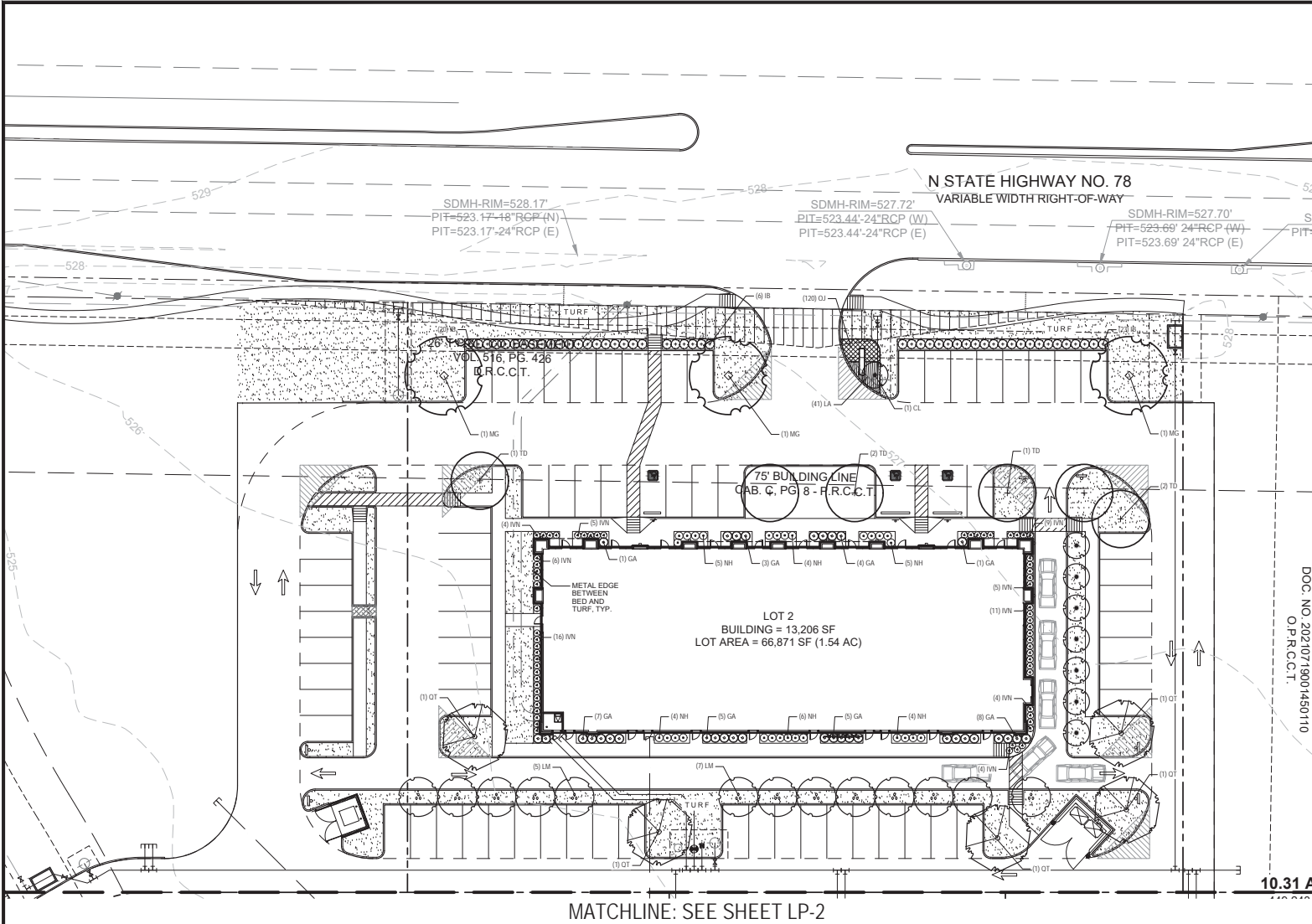


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DRAWING: BS/BS
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DATE: 6/7/2023

SHEET
LP-0

File No: 2022-042

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SEE SHEET LP-0 FOR
 PLANTING SCHEDULE
 AND LANDSCAPE
 CALCULATIONS



WYLE RETAIL: LOT 2 AND
 DETENTION POND
 STATE HIGHWAY 78,
 WYLE, TEXAS

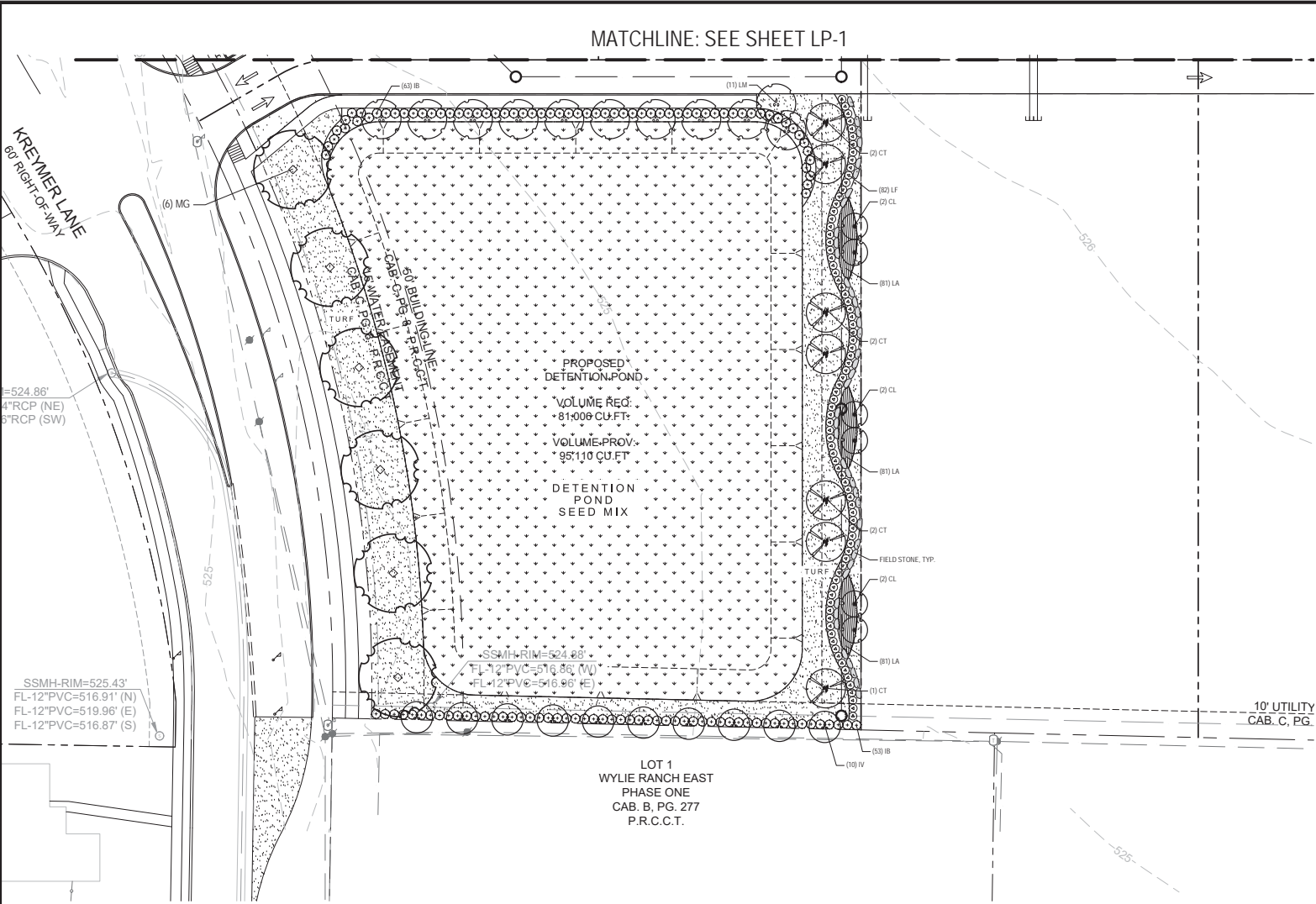
NO.	DATE	REVISION
1	6/7/2023	Initial Design
2	6/7/2023	Revised Design
3	6/7/2023	Final Design

LANDSCAPE PLAN

DESIGN: SS
 CHECKED: SS
 DATE: 6/7/2023

SHEET
LP-1

File No. 2022-042



SEE SHEET LP-0 FOR
PLANTING SCHEDULE
AND LANDSCAPE
CALCULATIONS



WYLIE RETAIL: LOT 2 AND
DETENTION POND
STATE HIGHWAY 78,
WYLIE, TEXAS

NO.	DATE	DESCRIPTION
1	6/7/2023	Initial Design
2	6/7/2023	Final Design

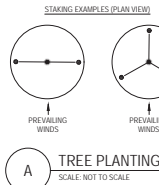
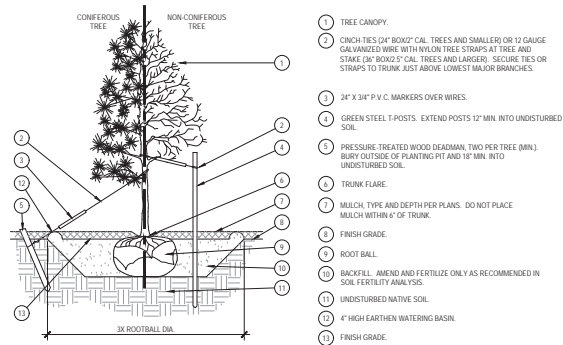
LANDSCAPE PLAN

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DATE: 6/7/2023

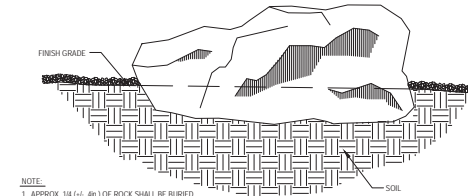
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File No. 2022-042

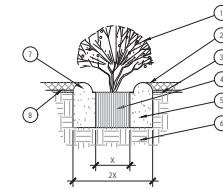
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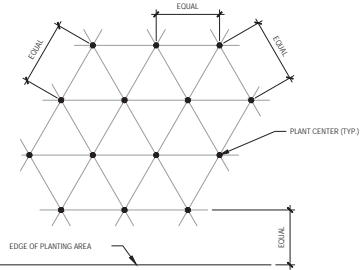
- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" - 4" ABOVE FINISH GRADE.
 3. FOR BAD TREES,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



B BOULDER INSTALLATION
SCALE: NTS



C SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

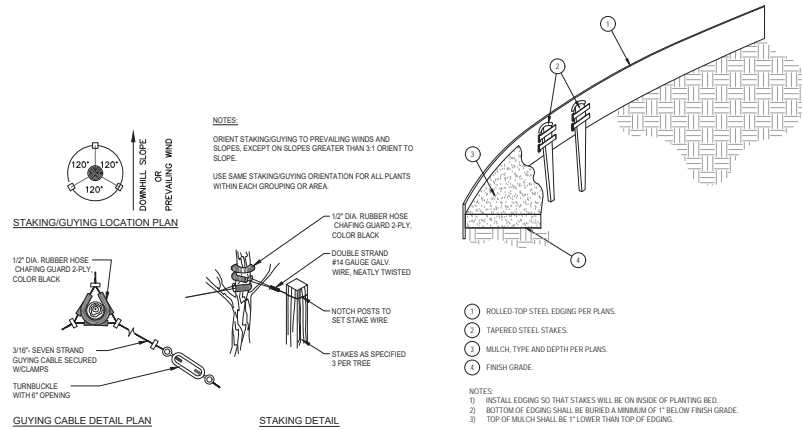
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.21	18"	1.95
8"	0.29	24"	3.46
10"	0.40	30"	5.41
12"	0.67	36"	7.79
15"	1.35		

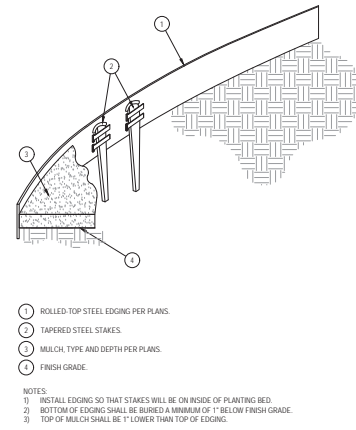
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

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

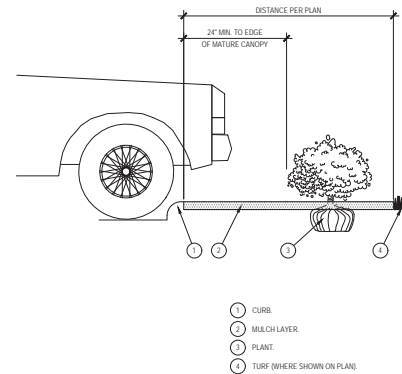
D PLANT SPACING
SCALE: NTS



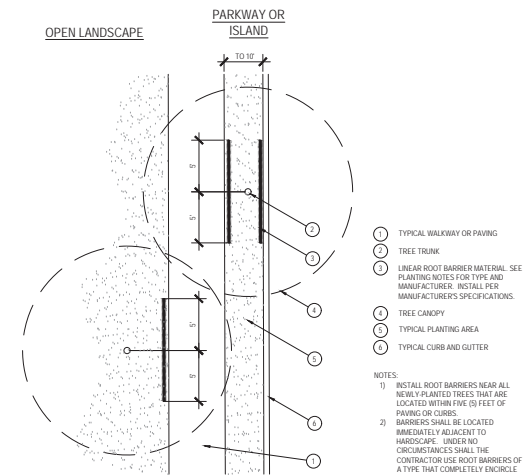
E TREE STAKING AND GUYING
SCALE: NTS



F STEEL EDGING
SCALE: NOT TO SCALE



G PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



H ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

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 / APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATION LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

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.

1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60-1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, 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, NONPOT-BOUND, FREE FROM EXCISING AND/OR GROWING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS S-HOOKED 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 OWNER OR OWNERS REPRESENTATIVE 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 BE ADVERSAL, SHOT BE ADVERSAL, SHALL BE IMMEDIATELY REMOVED. THE OWNER OR OWNERS REPRESENTATIVE 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 LEADERS ARE DAMAGED OR REMOVED, PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. 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. MEASURED AS ONE-HALF OF THE SUM OF THE SUM OF THE THREE LARGEST TRUNKS.
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 SUM OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN TO THE TOP OF THE ROOT BALL, SHALL BE REJECTED.
9. 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" INCH. EACH Pallet of SOD shall be accompanied BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
10. T. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL. FREE OF STONES LARGER THAN 3/8 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
11. E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 50 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SEIVE. SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/L, NOT EXCEEDING 0.5 PERCENT NITRIT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
12. F. 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 TESTER. (SEE BELOW).
13. G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
14. H. TREE STAKING AND GUYING:
 1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A161, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
 3. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
15. I. STEEL EDGINGS: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
16. J. 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 TESTS:
 - 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 8" 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 (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING: FERTILIZER APPLICATIONS, SOIL PREPARATION AND BACKFILL, MULCH 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 OR CROSS-GRIPPING:
 - 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.
 - b. II. "CLAY BUSTER" OR EQUAL, USE MANUFACTURER'S RECOMMENDED RATE.
 - c. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-GRIPPING:
 - 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.

S.F.

5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE, NOT TOP OF MULCH AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE INFORMATION ON INSTRUCTION ON HOW TO OBTAIN FINISH GRADE.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNERS REPRESENTATIVE.
 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 OF SOIL.
6. SUBMITTALS
 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNERS REPRESENTATIVE, 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 ANY OTHER TREE OR SHRUB SPECIFIC RECOMMENDATIONS, SUCH AS APPROXIMATELY 18" AWAY FROM THE WALKS).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREES, EDGING, AND MULCH, AND ANY OTHER FABRICS IF APPLICABLE.
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY IDENTIFY THE ITEM BEING CONSIDERED.
7. GENERAL PLANTING
 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT FOR TREES, GRASSES, AND GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN, NOTIFY THE OWNERS REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
 4. TRECHING NEAR EXISTING TREES:
 - a. EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRECHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - b. TRECHING WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. 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 DRY LINES WITHIN 24 HOURS.
 - c. ALL SEVERED ROOTS MUST BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT SEAL ANY SHORT OR SEVERED ROOTS.
8. 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. SCARP THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. HEALTHY STAND OF GLAZING 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 SHAWK LAYERS OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT TEAR ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR 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 OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-2" STAKES (OR #15 GAL. 24" BOX) TWO STAKES PER TREE
 - b. 2-1/2" STAKES (OR 36" 48" BOX) THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER OR #48 BOX: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
 8. FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITHIN AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. PALM PLANTING
 1. PALM 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.
 2. SCARP THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE PALM. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. USE BACKFILL SAND MIXTURE (75% BACKFILL SAND AND 25% EXISTING SOIL) AS THE BACKFILL. 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, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
 4. BACKFILL AROUND THE ROOTBALL WITH AMENDED SOIL TO TWO-THIRDS OF THE DEPTH OF THE ROOTBALL AND COMPACT. THE REMAINING ONE-THIRD OF THE DEPTH SHALL BE BACKFILLED WITH THE REST OF THE PLANTING HOLE, TAMPING FIRMLY TO REMOVE AIR POCKETS.
 5. SPRAY THE PALMS USING PALM BRUSH (PER PLANTING DETAILS). DO NOT SECURE BRACES TO THE PALM ITSELF.
 6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
 7. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
 1. DIG PLANTING HOLES TO THE DEPTH AND WIDTH SPECIFIED ON THE PLANS.
 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.
10. F. SCODING
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD

- STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - b. 50% CELLULOSE FIBER MULCH
 - c. 2% UNHILLED BERMUDA SEED
 - d. 2% UNHILLED BERMUDA SEED
 - e. 2% ANNUAL RYE SEED
 - f. 15% 15-15-15 WATER SOLUBLE FERTILIZER
 - g. 15% 15-15-15 WATER SOLUBLE FERTILIZER
 3. ALL LANDSCAPE ELEMENTS ADJACENT TO HYDROMULCH APPLICATION SHALL BE PROTECTED FROM OVERSPRAY DURING INSTALLATION.
 4. H. DRILL SEEDING
 1. ALL SEED SHALL BE DRILL SEEDING AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 - a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. 50% CELLULOSE FIBER MULCH
 - ii. 15% 15-15-15 WATER SOLUBLE FERTILIZER
 - iii. 2% UNHILLED BERMUDA SEED
 - iv. 2% ANNUAL RYE SEED
 5. I. MULCH
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 8" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" DEPTH. MULCH AT THE BASE OF TREES SHALL BE A MAXIMUM 2" DEPTH.
 3. MULCH COVER WITHIN 8" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 6. J. CLEAN
 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.
 7. K. 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 REPAIR AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED AND THE OWNER IS FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 8. L. LANDSCAPE MAINTENANCE
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAINING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD 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 AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEARED 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. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
 4. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, 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.
 5. 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.
 6. 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.

PLOTTED BY: SHARON STACHECKI
PLOT DATE: 5/22/2023 1:40 PM
LOCATION: C:\USERS\JAMST\ED0\DRG\BIDDING - SHARED\2023\WYLE RETAIL - WYLETX-FLOODING
LAST SAVED: 5/22/2023 1:36 PM



DESIGN: SH
CHECKED: SSRO
DATE: 5/22/2023

SHEET

LP-4

FIN No: 2022-042

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR PERMIT
PURPOSES.

Retail Building Lot #2
Shell Building

SEC of State Hwy 78 & Kreymier Lane

CLIENT: Cary Albert
14114 Dallas Pkwy, Suite 670
Dallas, TX 75254

[illegible]

SHEET TITLE:

SHEET NUMBER:

A2.0

OBJECT NUMBER:
CAE22005



FINISH LEGEND



END

EXT-4



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) & Planned Development 2019-01 to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Dr and Alanis Drive (**ZC 2023-11**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Jaime Fernandes

APPLICANT: Jaime Fernandes

The applicant is requesting to rezone 3.44 acres located west of the intersection of Old Alanis Dr and Alanis Drive. The current zoning is Agricultural (AG/30) and Planned Development 2019-01. The existing Planned Development on the property was for the development of a pool showroom warehouse use. The applicant no longer desires to pursue this development and is requesting the rezoning to Commercial Corridor (CC) for marketing purposes.

A site plan and plat will be required prior to any future development.

The properties adjacent to the subject property to the north are zoned Commercial and Light Industrial. The property to the west is zoned Agricultural. The property to the south is zoned Agricultural and Commercial. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed use is compatible with the Land Use Plan.

Notices were sent to nine property owners within 200 feet as required by state law. At the time of posting one response was received in favor and none in opposition of the request.

Locator Map

06/20/2023 Item 3.



ZONING CASE:
ZC 2023-11 Alanis Park

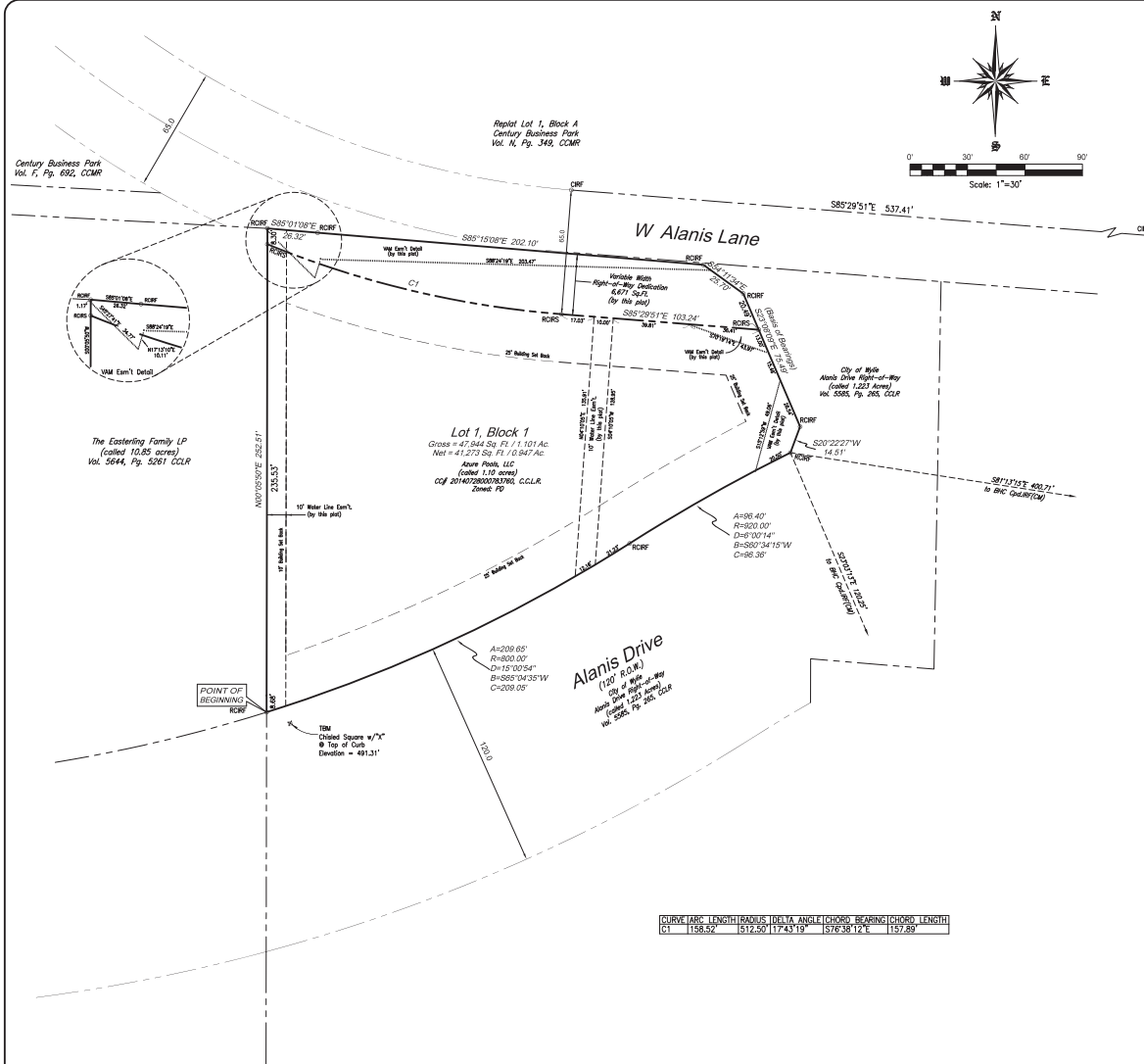
 SUBJECT property

0 0.2 0.4 0.6 Miles



Date: 5/24/2023





OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Azure Pools, LLC, is the owner of the tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the Richard D. Newman Survey, Abstract No. 660, and all of a 1.10 acre tract of land as recorded under County Clerk No. 20140728000783760, of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found in the north right-of-way line of Alanis Drive, said iron being in the west line of said 1.10 acre tract and the east line of a 10.85 acre tract as recorded in Volume 5644, Page 5051 of the Collin County Land Records;

THENCE departing said right-of-way, with the west line of said 1.10 acre tract and the east line of said 10.85 acre tract, North 07°05'50" East, 252.51 feet to a Roome capped iron rod found marking the northwest corner of said 1.10 acre tract and the northeast corner of said 10.85 acre tract;

THENCE with the north line of said 1.10 acre tract as follows: South 85°01'08" East, 26.32 feet to a Roome capped iron rod found marking an angle break, South 85°15'08" East, 202.10 feet to a Roome capped iron rod found in the west right-of-way line of Alanis Drive, a 1.223 acre right-of-way parcel as recorded in Volume 5685, Page 265 of the Collin County Land Records;

THENCE with a common line between said premises and said 1.223 acre right-of-way parcel as follows: South 54°11'34" East, 25.70 feet to a Roome capped iron rod found for corner, South 23°08'09" East, 75.49 feet to a Roome capped iron rod found for corner, South 20°22'27" West, 14.51 feet to a Roome capped iron rod found for corner, from which BNC capped iron rods found for reference bear South 81°13'55" East, 400.71 feet and South 23°03'13" East, 120.25 feet;

THENCE continuing with said common line of said premises and the north right-of-way line of said 1.223 acre right-of-way parcel of Alanis Drive as follows: southwesterly along a curve to the left having a central angle of 6°00'14" with a radius of 92.00 feet, for an arc distance of 96.40 feet (chord = South 60°34'15" West, 96.36 feet) to a Roome capped iron rod found marking a point of reverse curve, southwesterly along a curve to the right having a central angle of 15°00'54" with a radius of 800.00 feet, for an arc distance of 209.65 feet (chord = South 65°04'35" West, 209.05 feet) to the point of beginning and containing 47,844 square feet or 1.101 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Azure Pools, LLC, Owner, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as Lot 1, Block 1, Azure Addition, an addition to the City of Wylie, County of Collin, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at WYLIE, Texas.

Azure Pools, LLC (Representative name & Title)

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____ 2019.

Notary Public in and for the State of Texas

SURVYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bernederfer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this _____ day of _____ 2019.

Preliminary (not for recording)

F. E. Bernederfer, Jr.,
Registered Professional Land
Surveyor No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bernederfer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2019.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date _____

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas Date _____

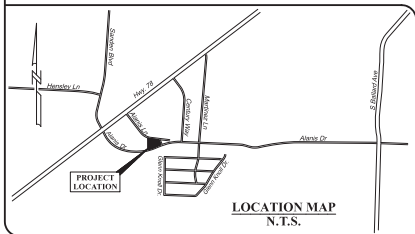
ACCEPTED

Mayor, City of Wylie, Texas Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Preliminary Plat of Lot 1, Block 1, Azure Addition, a subdivision or addition to the County of Collin was submitted to the City Council on the _____ day of _____ 2019, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____ A.D., 2019.

City Secretary
City of Wylie, Texas



Notes: 1) CM is a controlling monument; 2) Source bearing based on Alanis Drive Coordinate Plan Sta. 10+00 to Sta. 20+00, by Birkhoff Hendricks & Conway, LLP, Project 2001-117, Sheet No. 5, Dated January, 2005; 3) No Part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4806500535 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); 4) This survey was performed without the benefit of Title Commitment.

Legend

C.C.M.R. Collin County Map Records
C.C.L.R. Collin County Land Records
R.C.S. Roome Capped Iron Rod Set
R.C.M. Roome Capped Iron Rod Found Controlling Monument

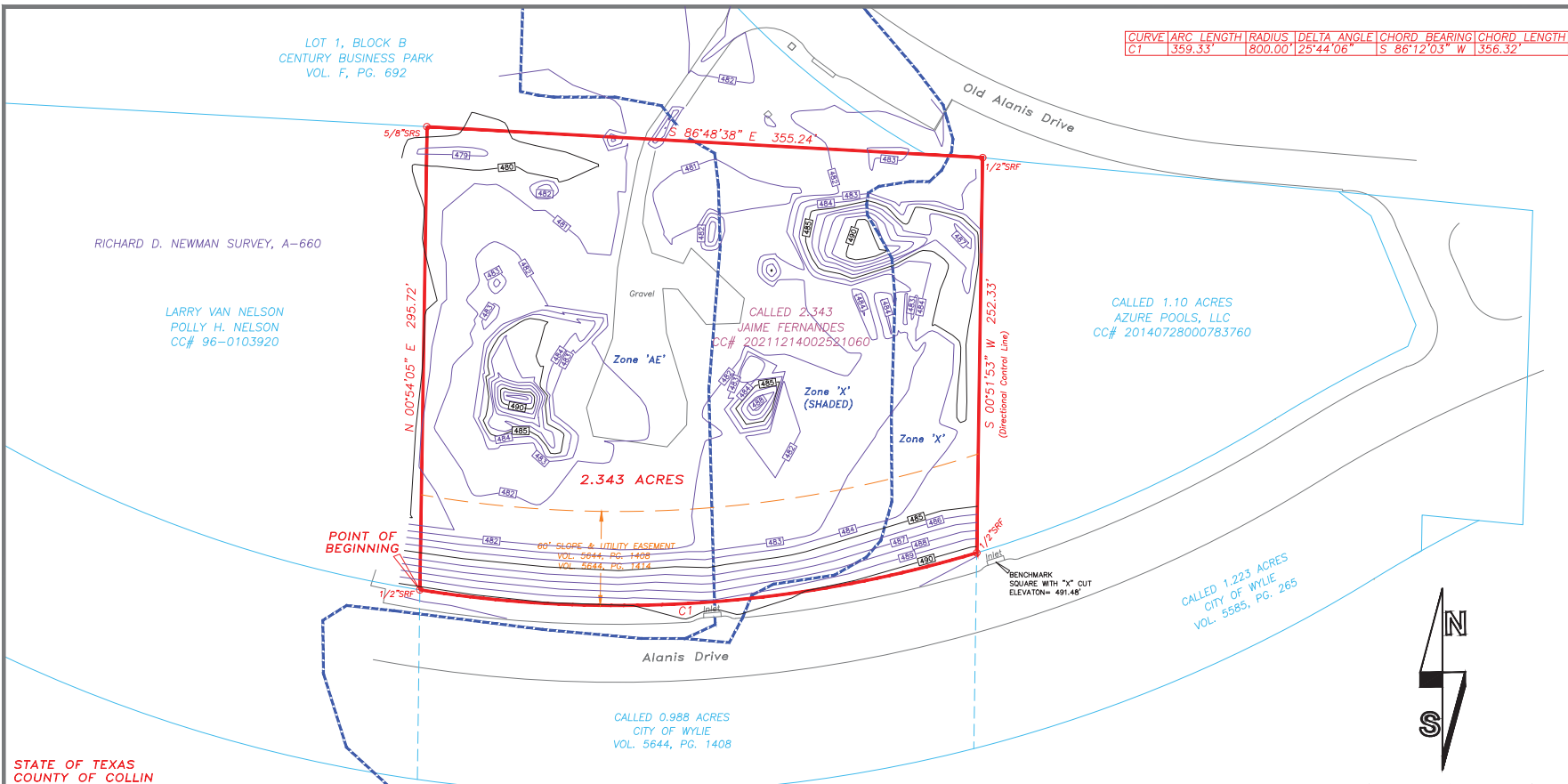
Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Owner:
Azure Pools, LLC
6508 Crestmoor Lane
Sachse, Texas 75048
(_____)_____
Attn: Paula Salvaggio

Engineer:
Heimberger & Associates
1525 Bowman Road
Wylie, Texas 75098
(972) 423-442-7458
Attn: Randy Heimberger, P.E.

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bernederfer

Revised: 01.24.19 P:\NC\201804\NC348731.dwg
Roome Land Surveying
3000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 Fax (972) 423-7523
www.roomesurveying.com / Firm No. 12013100



BEING all that tract of land in the City of Wylie, Collin County, Texas, out of the Richard D. Newman Survey, A-660, and being all of that called 2.343 acres of land described in deed to Jaime Fernandez as recorded under CC# 20211214002521060 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the North line of Alanis Drive, at the Southwest corner of said 2.343 acres, and on the East line of that tract of land described in deed to Larry Van Nelson and Polly H. Nelson as recorded under CC# 96-0103920 of the Land Records of Collin County, Texas, and at the Northwest corner of that called 0.988 acres of land described in deed to City of Wylie as recorded in Volume 5644, Page 1408 of the Land Records of Collin County, Texas;

THENCE North 00 degrees 54 minutes 05 seconds East, 295.72 feet to a 5/8 inch steel rod set at the Northwest corner of said 2.343 acres, and on the South line of Lot 1, Block B of Century Business Park as recorded in Volume F, Page 692 of the Plat Records of Collin County, Texas;

THENCE South 86 degrees 48 minutes 38 seconds East, 355.24 feet to a 1/2 inch steel rod found at the Northeast corner of said 2.343 acres, and at the Northwest corner of that called 1.10 acres of land described in deed to Azure Pools, LLC as recorded under CC# 20140728000783760 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 51 minutes 53 seconds West (Directional Control Line), 252.33 feet along the common line of said 2.343 acres and said 1.10 acres to a 1/2 inch steel rod found on the North line of said Alanis Drive, at the Southeast corner of said 2.343 acres, at the Northeast corner of said 0.988 acres, and at point of non-tangent curve;

THENCE Southwesterly, 359.33 feet along North line of Alanis Drive and a curve to the right having a radius of 800.00 feet and a central angle of 25 degrees 44 minutes 06 seconds (Chord bears South 86 degrees 12 minutes 03 seconds West, 356.32 feet) to the POINT OF BEGINNING, containing 2.343 acres of land.

FLOOD ZONE DEFINITIONS

F.I.R.M. 48085C0535, dated June 2, 2009, Revised by LOMR Case No. 08-06-2363P, dated November 25, 2009.

Zone 'AE' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. Base flood elevations determined."

Zone 'X' (Shaded) - "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood."

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Notes Corresponding to Schedule B:

10.e.) 60' Slope & Utility Easement to City of Wylie, Vol. 5644, Pg. 1414 - Shown hereon.
10.f.) 60' Slope & Utility Easement to City of Wylie, Vol. 5644, Pg. 1408 - Shown hereon.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Elevations based on North American Vertical Datum 1988 (NAVD88) utilizing network GPS observations.

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2022; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

January 12, 2022



Matthew Busby
R.P.L.S. No. 5751

BOUNDARY & TOPOGRAPHIC SURVEY

2.343 ACRES
RICHARD D. NEWMAN SURVEY, A-660
CITY OF WYLIE
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsl@yahoo.com

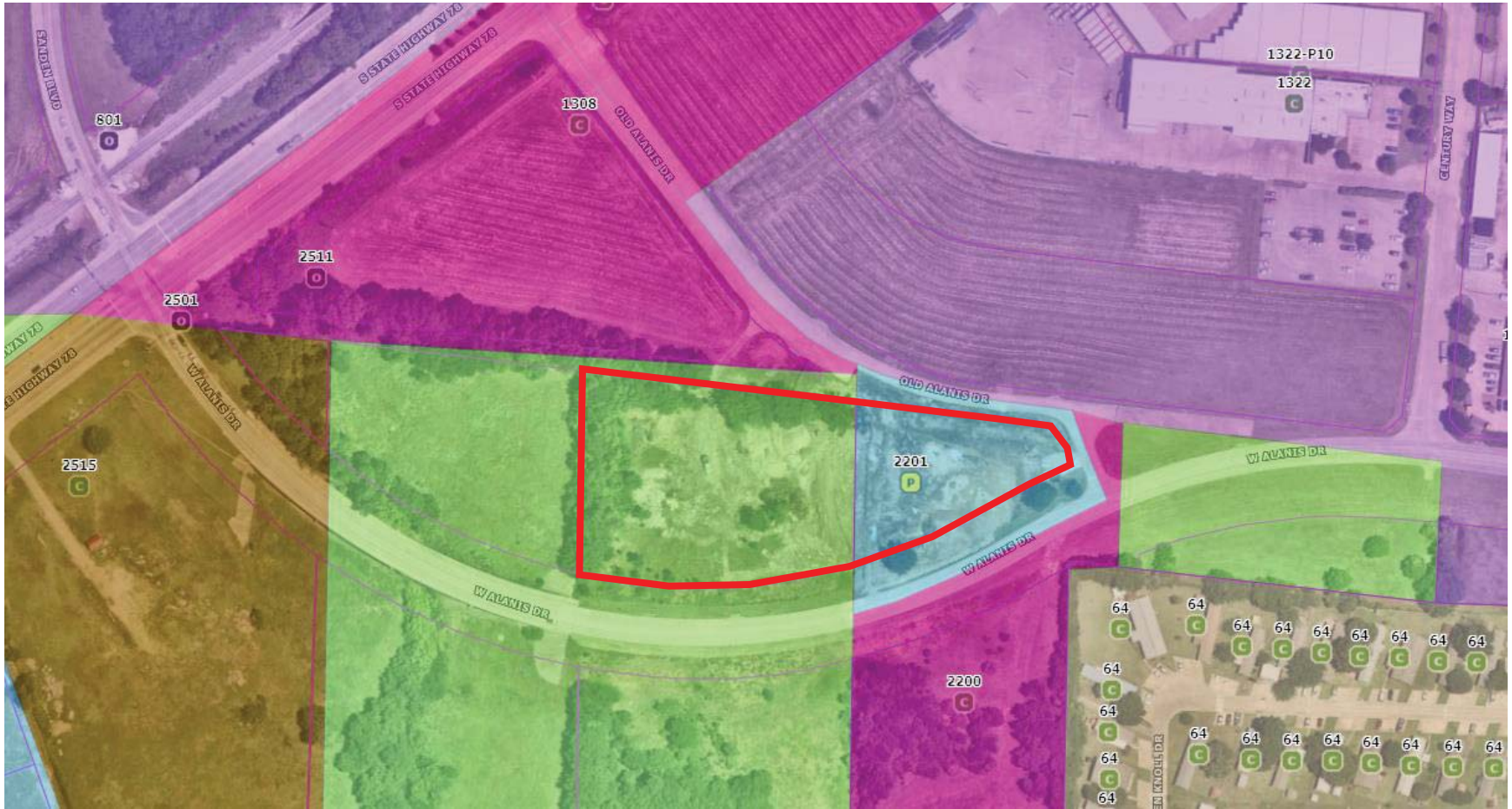
COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:

Jaime Fernandez

G.F.# HSTX21-00579

Drawn by: mjb
B.S.I.Job# 2107-015



Notification Map

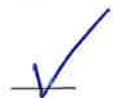
The map displays the project location, highlighted in yellow with a cross-hatched center. The project area is bounded by Sanden Blvd to the west, Century Way to the north, and W Alamo Dr to the south. The map also shows surrounding residential areas, including Glen Knoll MHP to the southeast. A north arrow is located in the top right corner.

 SUBJECT property 200 foot Notification Buffer



PUBLIC COMMENT FORM*(Please type or use black ink)*

Department of Planning
 300 Country Club Road
 Building 100
 Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2023-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-11.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
 Planning & Zoning
 Commission meeting:

Tuesday, June 20, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, July 11, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

GRVL STRR / RC Ottwell Jr.
(please print)

Address:

1322 Century Way
Wylie, TX 75098

Signature:

RC Ottwell Jr.

Date:

6-7-23

COMMENTS:



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W FM 544 (**ZC 2023-09**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: RK Xleration

APPLICANT: Triangle Engineering

The applicant is requesting a Special Use Permit (SUP) on 1.162 acres to allow for a 13,999 sf indoor athletic facility use. Property located to the north of 3463 W FM 544. The current zoning is Commercial Corridor (CC) and the requested SUP is for the development of a reservation only badminton indoor athletic facility use.

The Special Use Permit is required as the requested development is considered to be a commercial amusement or recreation (low density inside) use.

The SUP conditions contain a parking minimum standard of 30 parking spaces with two being ADA accessible. The requested number of parking will allow for a parking ratio of slightly more than 3 parking spaces per court. The proposed development contains nine courts. The requested parking would be 17 spaces less than the Zoning Ordinance requirement of one space for every 300 sf. The applicant has provided research from two previously approved plans in McKinney and in Lewisville to support the reduced parking allowance.

The SUP conditions also contain the allowance of recessed brick and limestone for the exterior elevations in lieu of the architectural offset requirements of the Zoning Ordinance requiring for 25% of the facade to be offset at least 4'.

The development provides access from an existing driveway that connects to FM 544. A fire lane shall be provided on site. The building shall be required to be sprinkled.

A site plan and plat review shall be required prior to any construction.

The properties adjacent to the subject property to the east, south and west are zoned commercial. The subject property is bordered by a railroad and a residential development to the north. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 12 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and none in opposition of the request.

Locator Map

06/20/2023 Item 4.



ZONING CASE:
ZC 2023-09 Indoor Athletic Fields

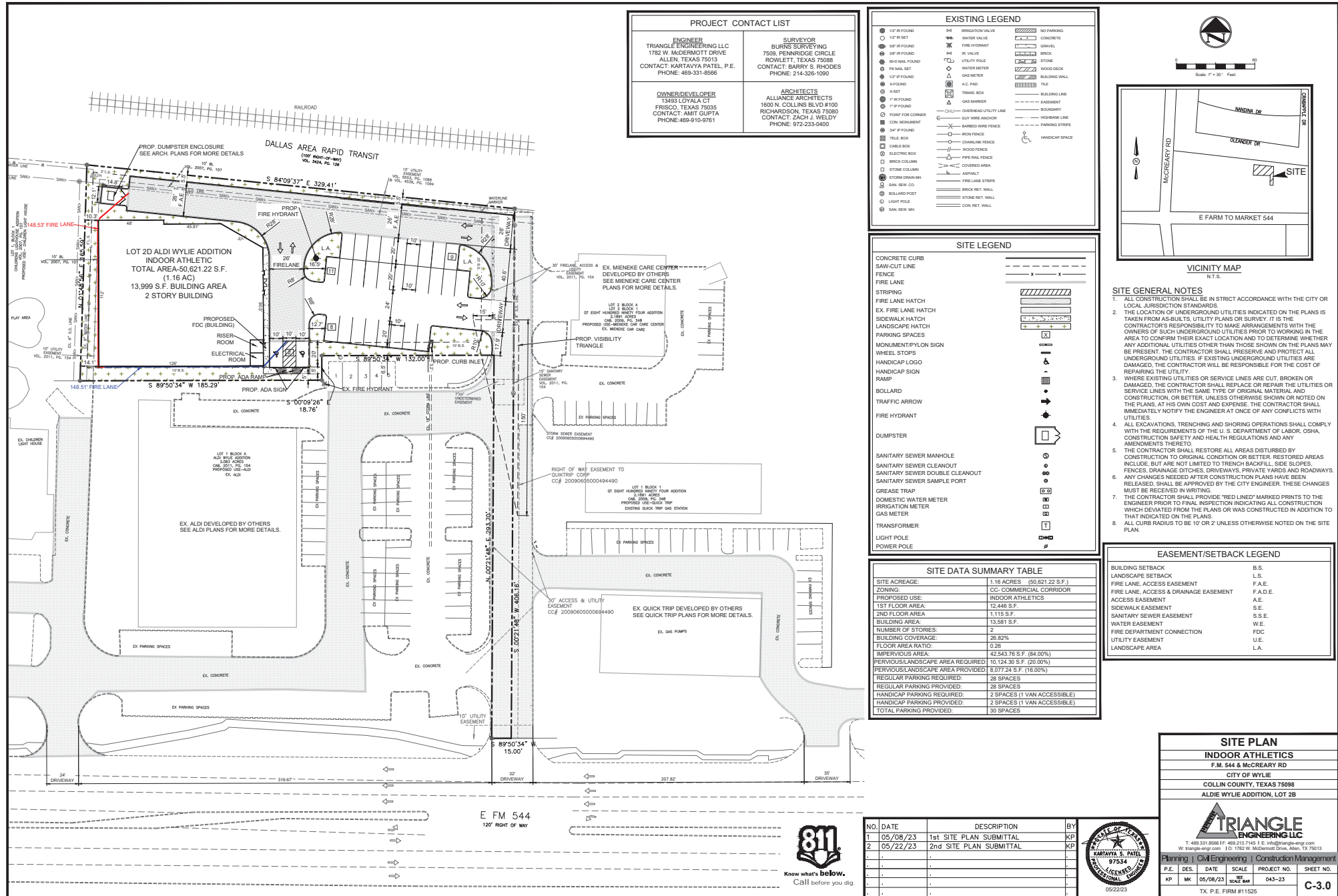
 SUBJECT property

0 0.1 0.2 0.3 Miles



Date: 5/23/2023

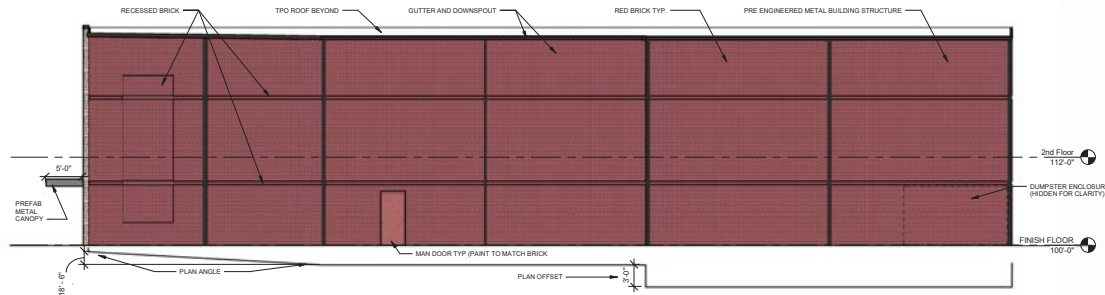




1. FINE GRADE AREA TO ACHIEVE FIRM, CONTIGUOUS DESIRED LEAVE AREAS TO RECEIVE TOPSOIL, 2' BELOW FIRM GRADE. EXPOSED AREAS IN PLANTING AREAS, 2' AND 2' BELOW FIRM GRADE IN TUBS AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM AREAS ROUGHING AT TOP AND BOTTOM OF EACH SLOPE TO PREVENT EROSION. MAINTAIN SMOOTH AREAS TO PREVENT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOD. SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FIRM GRADE. FRESH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGEMENT.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGEMENT FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. SOIL TO BE 2" BELOW SOD AND 1" BELOW TOP. TOP DRESS Joints BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATIONS PROGRESS.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FIRM PLANT ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WEEDING, AND WATERING. CONTRACTOR SHALL REMOVE AND RE-PLACE DEAD OR BARE AREAS TO KEEP PLANTS IN A GOOD, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MARCH 1ST, CONTRACTOR SHALL BE OVERSEEN BY THE WRITER REGRASS AT A RATE OF 10 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

NOTE: 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. All trees to have straight trunks and be matching within varieties.

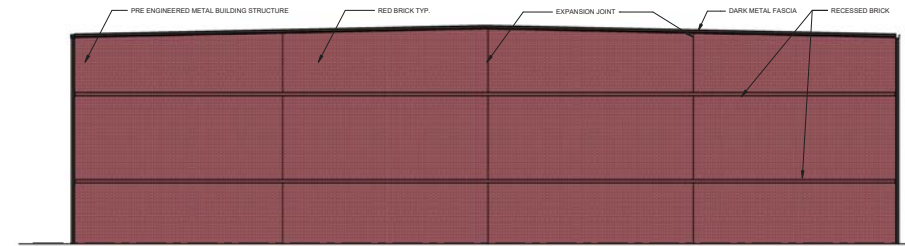
114



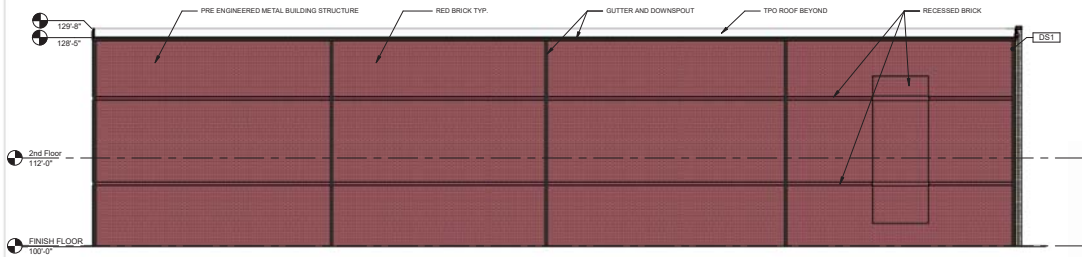
4 NORTH (RAILROAD)
Scale: 1/8" = 1'-0"



2 EAST (FRONT)
Scale: 1/8" = 1'-0"



3 WEST (PLAYGROUND)
Scale: 1/8" = 1'-0"



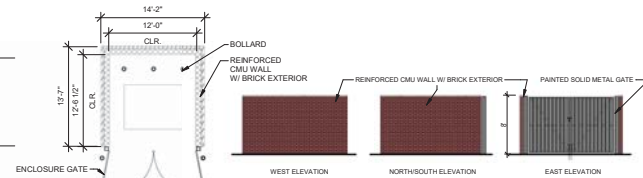
1 SOUTH (ALDI LOADING DOCK)
Scale: 1/8" = 1'-0"



RENDERING - EAST FACADE



WB VIEW FROM FM 544 (OVERLAY)



5 DUMPSTER ENCLOSURE
Scale: 1/8" = 1'-0"

PROJECT CONTACT LIST

ENGINEER
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
PHONE: 469-331-8566

OWNER/DEVELOPER
13403 LOYALA CT
FRISCO, TEXAS 75035
AMIT GUPTA
469-910-5761

SURVEYOR
BURNS SURVEYING
7509, PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
CONTACT: BARRY S. RHODES
PHONE: 214-326-1090

Elevations
INDOOR ATHLETICS
F.M. 544 & McCreary Rd
CITY OF WYLLIE
COLLIN COUNTY, TEXAS 75098
ALDIE WYLLIE ADDITION, LOT 2B

Alliance Architects, Inc.
1600 N. Collins Blvd.
Suite 1000
Richardson, TX 75080
972.233.0400
Tom Maxwell

ALLIANCE
ARCHITECTS

NO.	DATE	DESCRIPTION	BY
1	05-08-23	1st CITY SUBMITTAL	
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE	SCALE	PROJECT NO.	SHEET NO.
05/03/23	AS SHOWN	043-22	A-1.0















Indoor Athletic Facility

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a reservation-only indoor athletic facility use classified as commercial amusement or recreation (low-density inside).

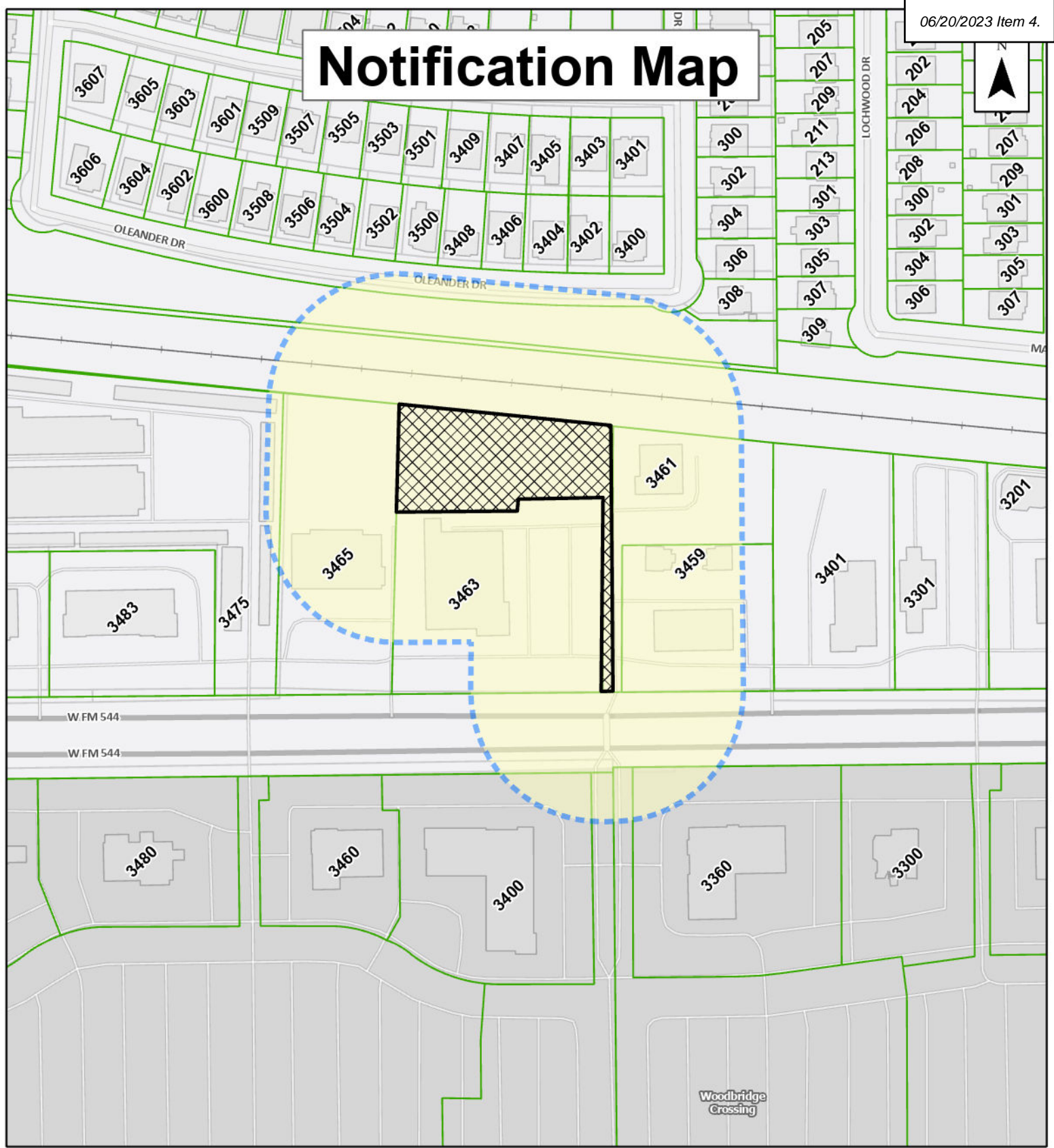
II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of March 2023), except as specifically provided herein.
2. The design and development of the development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

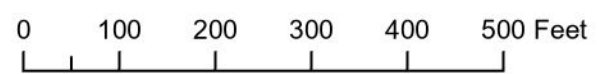
1. Parking for the development shall be at least 30 parking spaces as generally depicted on the Zoning Exhibit (Exhibit C).
2. The requirements for the architectural offsets for the exterior elevations (4.F.2.a.(1)) shall be met with recessed brick and limestone as generally depicted on the Zoning Exhibit (Exhibit C).

Notification Map

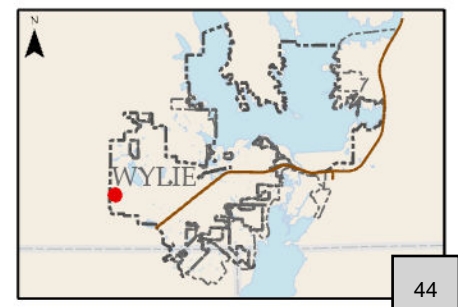


ZONING CASE:
ZC 2023-09 Indoor Athletic Fields

 SUBJECT property  200 foot Notification Buffer



Date: 5/23/2023



PUBLIC COMMENT FORM (Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2023-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, June 20, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 11, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: RK XLERATION INC
(please print)

Address: 402 Monroe Drive
Wylie, TX 75098-7114

Signature: Rhonda Kulk

Date: June 7, 2023

COMMENTS:

To,
The City of Wylie,
Ref: SUP approval request for Indoor Athletic @ ALDI WYLIE ADDITION (CWY), BLK A, LOT 2B

We are applying for a Special Use Permit for building an Indoor Athletic facility

Our objective is to promote the sport of badminton in a family setting while striving to create a positive activity based environment which will help both the mind and the body.

It will be a community oriented recreational facility. Through this upcoming and fast growing sport in the USA, we want to promote active living for the entire family and want to promote this sport as an alternative to the various sit-and-play activities involving electronic devices which many people (especially young people) are becoming addicted to.

The facility would primarily operate as a reservation-only gym with some courts reserved for singles matches and some for doubles. Court reservations need to be made online prior to the arrival by guests/members. As an ancillary use, classes would be held during the week. Such classes would last between 1 to 3 hours.

For this project, the busy time will be weekday evenings and weekend mornings. We believe that the design, location, size and operating characteristics of this project are compatible with the development in the vicinity where many young families are moving in. The design of the project will make it physically suitable for the type, density and intensity of the proposed use. It will be very helpful to public health, safety and welfare of the neighborhood families. Similar projects with the same sport in other cities and states provide 3 parking spots per court. The proposed project is also designed to have slightly more than 3 parking spots per court. This parking ratio along with our reservation-only model will ensure that we will have enough parking for our customers.

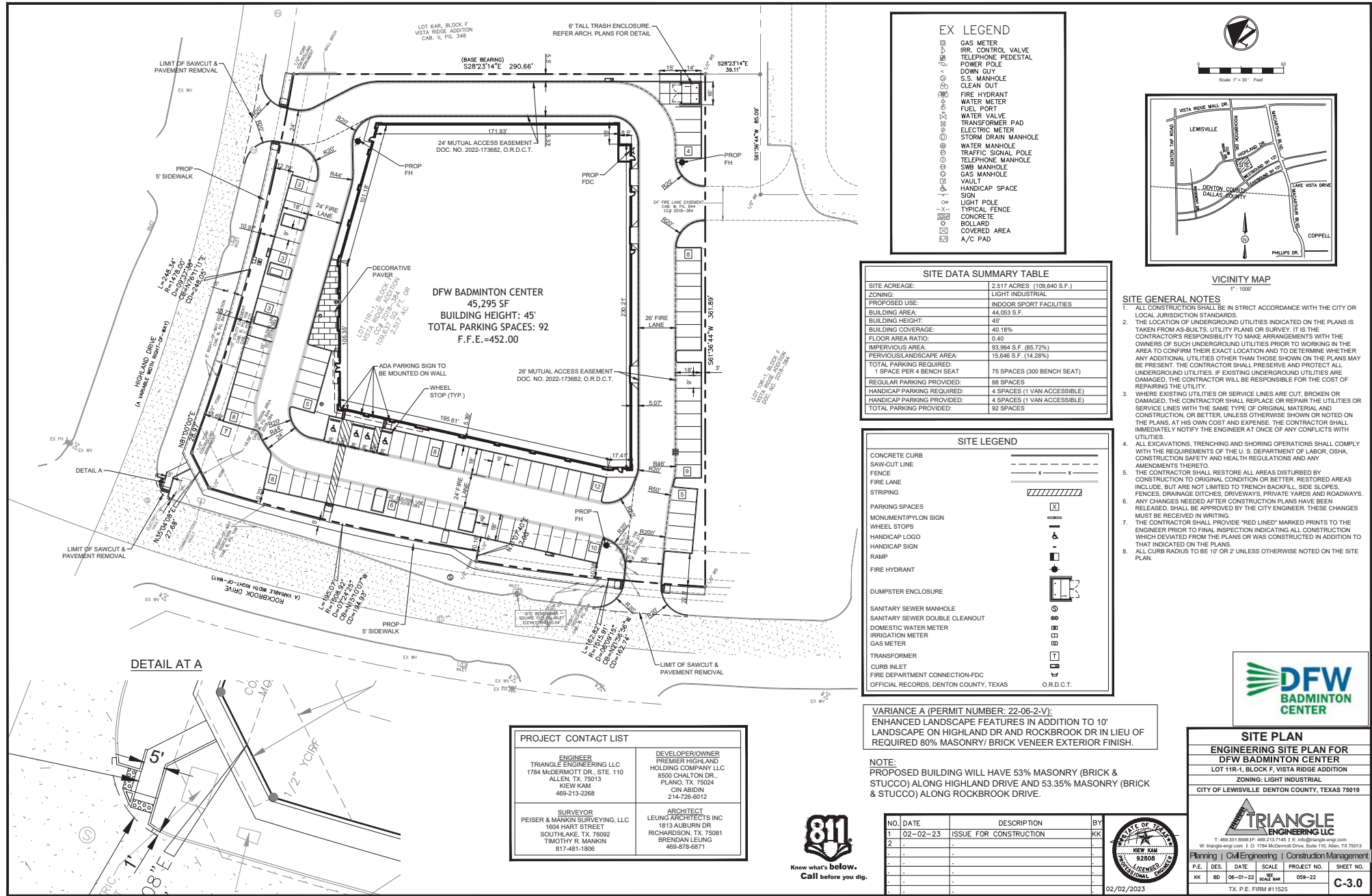
We are pleased to share that the building design we have created is visually appealing and aesthetically pleasing. The attention to detail and careful consideration of various design elements needed for this sport have been incorporated as you can see in the attached visual renderings.

We kindly request that the City of Wylie approve our special use permit application, which we believe meets all the necessary requirements and will benefit the community to stay active and healthy.

Sincerely,

DocuSigned by:
 5/4/2023
5410B5944AB0470...

Amit Gupta for PANAM Group., LLC





March 22, 2023

Andrew Belter
Dynamic Engineering Consultants, PC
714 S Greenville Ave
Allen, TX 75002

RE: SITE2023-0010 – Approval of a Site Plan for PANM Development

Dear Mr. Belter:

On March 22, 2023, Staff approved a site plan for the PANM Development project, which was received by the Planning Department on March 17, 2023. The approval is conditioned as follows:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, enclosed.

Please note Section 146-45 (Site plan approval) of the Zoning Ordinance states that a site plan shall expire two years after its approval (site plans submitted for a planned development or specific use permit shall not expire), if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed. Since this site plan is for a planned development district, the approval shall not expire.

If you have questions about the approval of this item, please contact Jake Bennett at 972-547-7413.

The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete [this brief customer service survey](#). We sincerely appreciate your responses and opinions!

Sincerely,

Jake Bennett
Planner I

cc: Jeff Harris, Plans Examiner
Pamela Jeffery, Senior Planning Technician
Abdoulie Jarju, Senior Planning Technician
Dana Stillwell, Project Expeditor

Enclosures

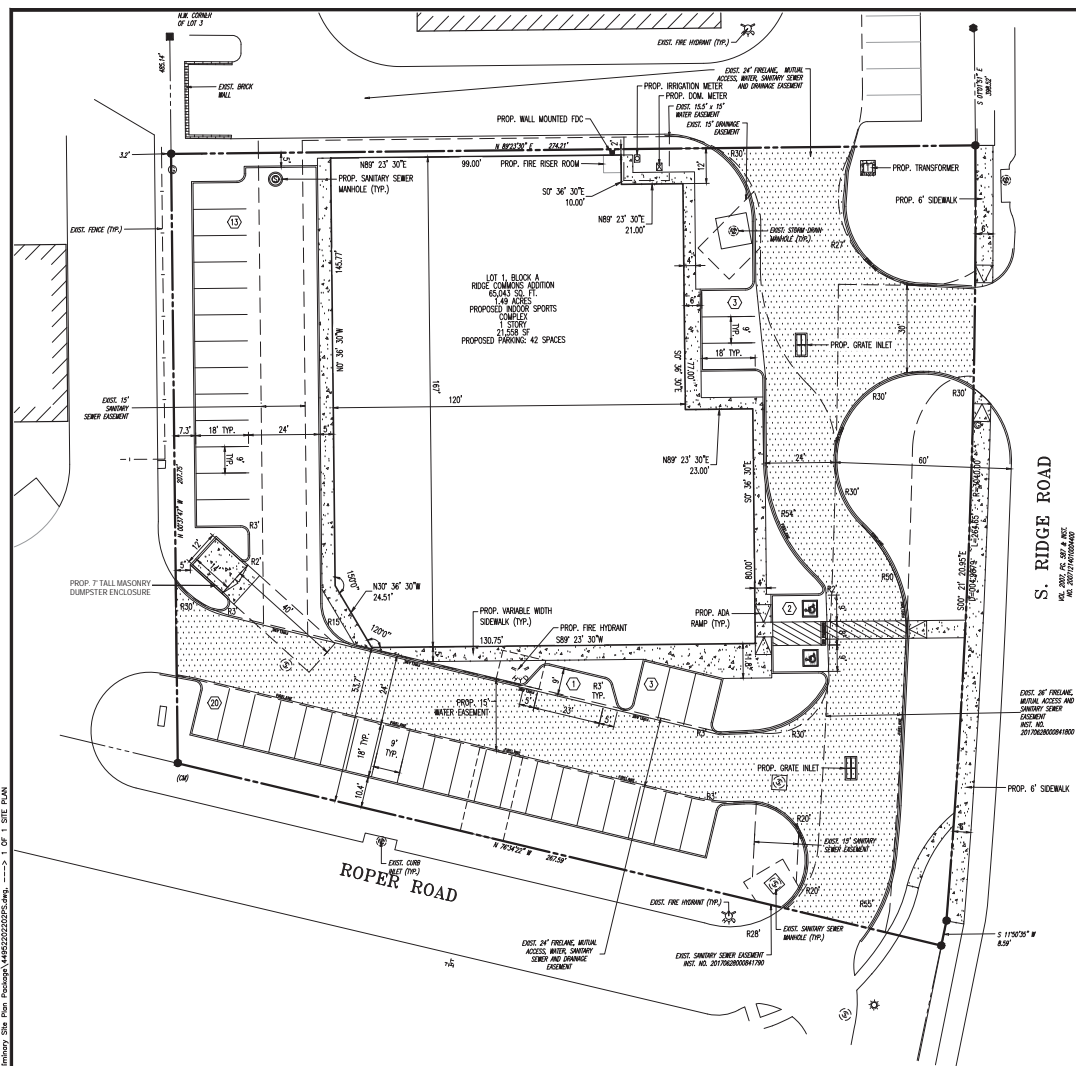
Standard Conditions for Site Plan Approval Checklist

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to issuance of a building permit.

- ☒ Approval of building permit plans by the Chief Building Official.
- ☒ Approval of architectural building elevations, in accordance with Section 146-139 of the Zoning Ordinance, by the Chief Building Official.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of public improvement construction plans by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of an associated record plat or minor plat if the property is currently unplatted.
- ☒ Final location of fire hydrants be subject to review and approval by the Fire Marshal.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-11-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
- ☒ All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.

Prior to the issuance of a Certificate of Occupancy (C.O.):

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ The associated plat for the subject property be filed for record with the County Clerk.



VICINITY MAP

SITE NOTES:

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A MASON GATE, FINISHED AND PAINTED, AT THE SANITATION CONTAINER SCREENING WALLS, GATE, AND GATE SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL, HEATING, AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY & FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF CHICAGO CODE OF ORDINANCES.
4. PROFF. HVAC UNIT TO BE ROOF MOUNTED.

GRADING/UTILITY LEGEND

[illegible]

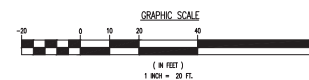
Site Data Summary Table		
General Site Data		
Zoning	BG - General Business District	
Land Use	INDOOR BADMINTON COMPLEX	
Lot Area	1.49 AC / 65,035 SF	
Building Footprint	71,528 SF	
	Required/Limitation	Provided
Building Height	45 FT Tall	30 FT Tall (MAX)
Building Stories	4 (Limitation)	
Lot Coverage	28.0%	31.0%
Floor Area Ratio	2.0:1.0	0.31:1.0
	Required/Limitation	Provided
Parking	3 Parking Units / 1 Court	
Parking Spaces	42	42
Accessible Parking	3	3

SITE PLAN
PANM DEVELOPMENT
4220 S. RIDGE ROAD
MCKINNEY, TX
03/01/2023

81TE2023-0010

Texas Registered Engineering Firm No. F-1308
714 S. Greenleaf Avenue, Suite 11
Arlington, Texas 76010
T: 817.534.2111
www.dhcrustace.com

Building Copy Permit
Approved By The Planning Department
03/22/2023



[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY
AND MAY NOT BE USED FOR CONSTRUCTION

NAME:	LC	ISSUED BY:	LC	ISSUED BY:	RM	ISSUED BY:	---
-------	----	------------	----	------------	----	------------	-----

PANM DEVELOPMENT
 PROJECT: PANM GROUP LLC.
 BLOCK A, LOT 1
 4220 S. RIDGE ROAD
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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Suite 100, Allen, TX 75002

T. 972.534.2100

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Troy, New Jersey • T. 972.817.4740
Hicksville, Pennsylvania • T. 972.817.8758
Hicksville, Pennsylvania • T. 972.817.8758
Ally, Texas • T. 972.534.2100
Bedford, Texas • T. 972.534.2100
Arling, Texas • T. 972.817.8758
Houston, Texas • T. 972.817.8758
Aurora, Illinois • T. 972.817.8758

Texas Registered Engineering Firm, No. F-13660

www.dynamicinc.com



TITLE:
LANDSCAPE PLANTING
PLAN

SCALE: (H) (M)	DATE: 02/13/23
PROJECT No: 4495-22-02202	

SHEET No. **LP-1** OF 0



