



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, JUNE 26, 2023

**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Minor Plat with a Plat Waiver for Lot Size on Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road, Case PC23-004
- 2b** Presentation and discussion of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013
- 2c** Presentation and Discussion of a change in zoning from CC-1 Village Retail district to PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, of the Tuntun Addition, located at 5311 Colleyville Blvd, Case ZC23-014

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, June 22, 2023* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 6/26/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Minor Plat with a Plat Waiver for Lot Size on Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road, Case PC23-004

Explanation

Michael Kersten, the applicant, has submitted a request for a Minor Plat with a Plat Waiver for Lot Size for Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road, Case PC23-004. The purpose of the Minor Plat is to allow for the construction of one new single family home.

Recommendation

Attachments

1. Aerial
2. Zoning
3. FutureLandUse
4. Minor Plat

Aerial Map

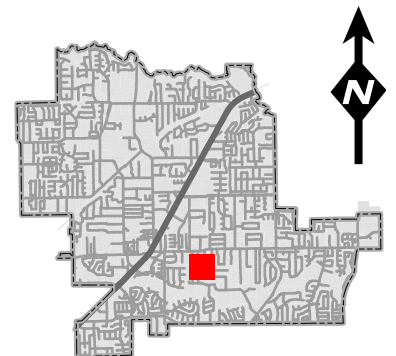


PC23-004

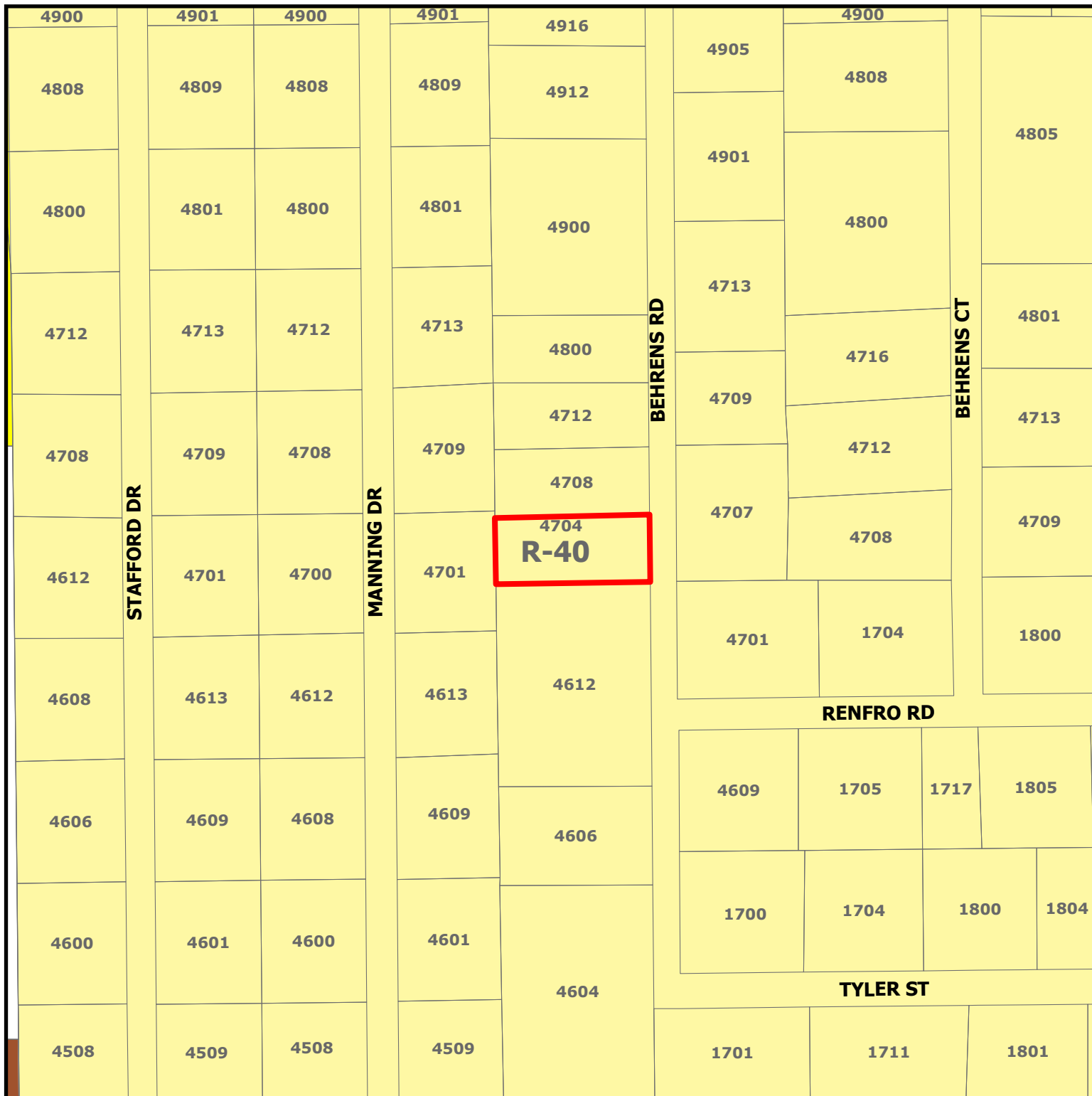
4704 Behrens Rd

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Zoning Map



PC23-004

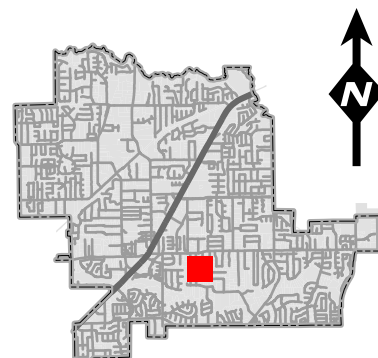
4704 Behrens Rd

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Subject Property

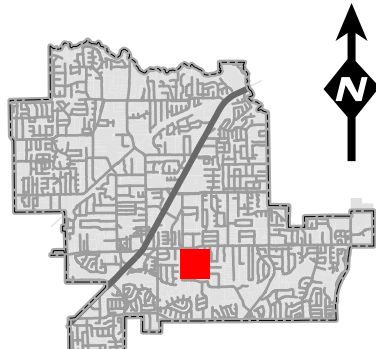


Future Land Use Map

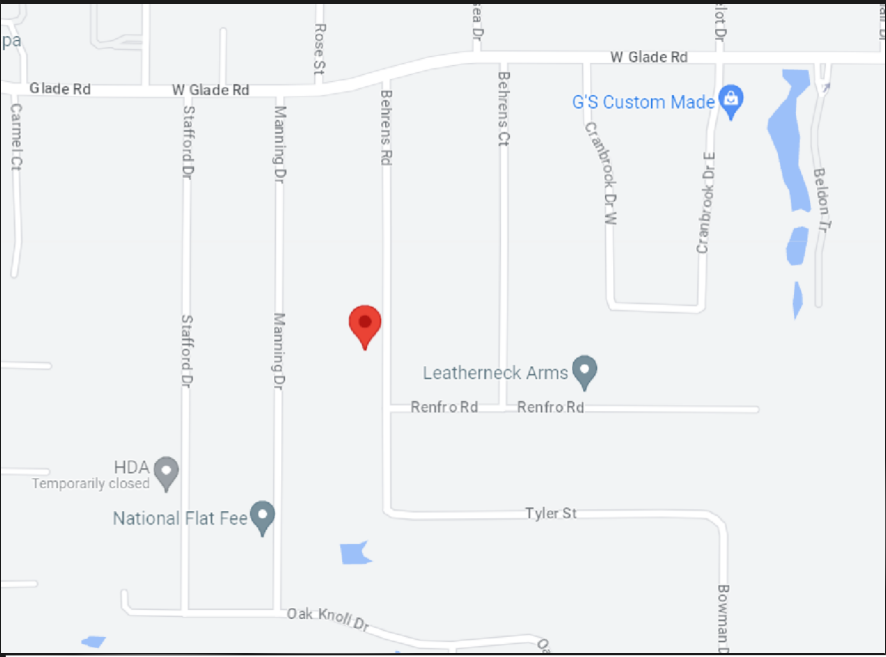


PC23-004
4704 Behrens Rd

 Residential
 Subject Property



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VICINITY MAP
(NOT TO SCALE)

LOT 5, BLOCK 3
STAFFORD HEIGHTS
SUBDIVISION
VOLUME 388-32, PAGE 12
P.R.T.C.T.

LOT 6, BLOCK 3
STAFFORD HEIGHTS
SUBDIVISION
VOLUME 388-32, PAGE 12
P.R.T.C.T.

LOT 1, BLOCK 1
JOANNE'S ADDITION
CABINET B, SLIDE 759
P.R.T.C.T.

LOT 1, BLOCK 1

MARY G. SPROUSE
VOLUME 4494, PAGE 683
D.R.T.C.T.

LOT 1, BLOCK 1
SKAGGS ADDITION
CABINET B, SLIDE 759
P.R.T.C.T.

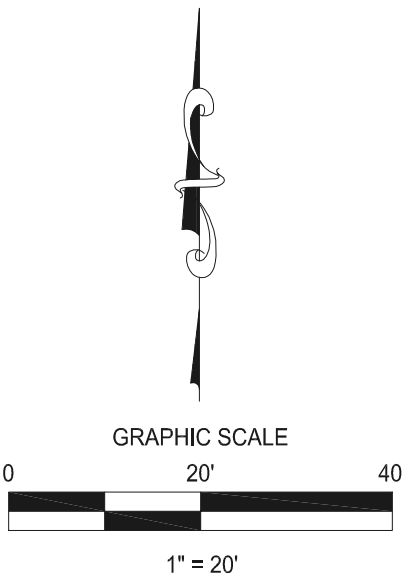
S89°55'16"E 250.32'

N89°50'15"W 249.43'

N00°33'29"W 113.73'

S00°06'35"E 114.09'

BEHRENS ROAD
60 FOOT RIGHT-OF-WAY



CITY NOTES

- Plat Waiver for Lot Size

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
- The surveyed property has direct access to Behrens Road.

FLOOD STATEMENT

A portion of the surveyed property is situated in Non-Shaded Zone "X" in Tarrant County, Texas according to FEMA map number 48439C01095K dated September 9, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS MARY GAYNELL SPROUSE, is the rightful owner of all that certain tract or parcel of land lying and being in situated in the City of Colleyville, Tarrant County, Texas, and being all of a called 0.654 acre tract described in a deed to Mary Gaynell Sprouse, recorded in Volume 4454, Page 683 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the southeast corner of said Sprouse tract on the west right-of-way line of Behrens Road;

Thence North 89° 50' 15" West with the south line of said Sprouse tract, a distance of 249.43 feet to a 5/8 inch iron rod found for the southwest corner of said Sprouse tract;

Thence North 00° 33' 29" West with the west line of said Sprouse tract, passing at a distance of 5.00 feet, and continuing for a total distance of 113.73 feet to the northwest corner of said Sprouse tract;

Thence South 89° 55' 16" East with the north line of said Sprouse tract, a distance of 250.32 feet to a 1/2 inch iron rod with cap stamped "6677" set for corner;

Thence South 00° 06' 35" East with the east line of said Sprouse tract, a distance of 114.09 feet to the point of beginning and containing in all 0.6534 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That MARY GAYNELL SPROUSE, does hereby adopt this final plat designating the herein described property as the FINAL PLAT of LOT 1, BLOCK 1, LEANN'S ADDITION, to the City of Colleyville, Tarrant County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and right-of-way shown hereon.

By: _____
Mary Gaynell Sprouse

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Mary Gaynell Sprouse, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR CERTIFICATION

That I, Michael R. Kersten, a Registered Professional Land Surveyor, licensed in the State of Texas, do certify that this plat from an on the ground survey of the land and that corner monuments shown thereon were properly placed or found under my personal supervision, an this plat was prepared in accordance with the rules and regulations of the City of Colleyville.

Date of Plat: May 25th, 2023

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

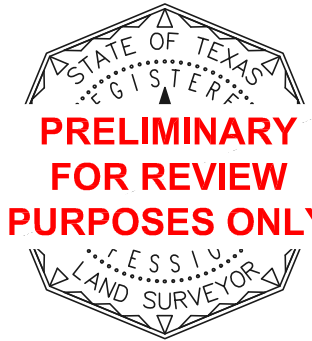
STATE OF TEXAS §
COUNTY OF TARRANT §

Beforeme, the undersigned authority, on this day personally appeared Michael R. Kersten, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____



OWNER:
Mary Gaynell Sprouse
4704 Behrens Rd
Collyville, TX 76034



CHISHOLM TRAIL
LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
MICHAEL@CT-LANDSURVEYING.COM
940.206.3577

MINOR PLAT
LOT 1, BLOCK 1
LEANN'S 2 ADDITION
0.6534 OF AN ACRE IN THE
HARDIN MOSS SURVEY, ABSTRACT NO. 626
4704 BEHRENS ROAD
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 6/26/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013

Explanation

Julia Mitchell, the applicant, has submitted a request for a SUP for a cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, approximately 19.11 acres, and zoned CC-2 Shopping Center commercial district. The request is for Bluebonnet Hills Cemetery to expand.

Recommendation

Attachments

1. Aerial
2. Zoning
3. FutureLandUse
4. Survey
5. Statement of Planning Objectives
6. Site Plan
7. Landscaping Plan
8. Topographic Survey
9. Elevations
10. ORDINANCE O-98-xxxx

Aerial Map

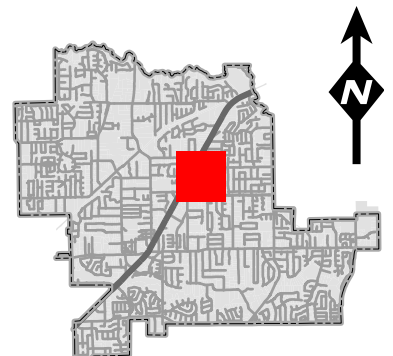


ZC23-013

6113 Colleyville Blvd



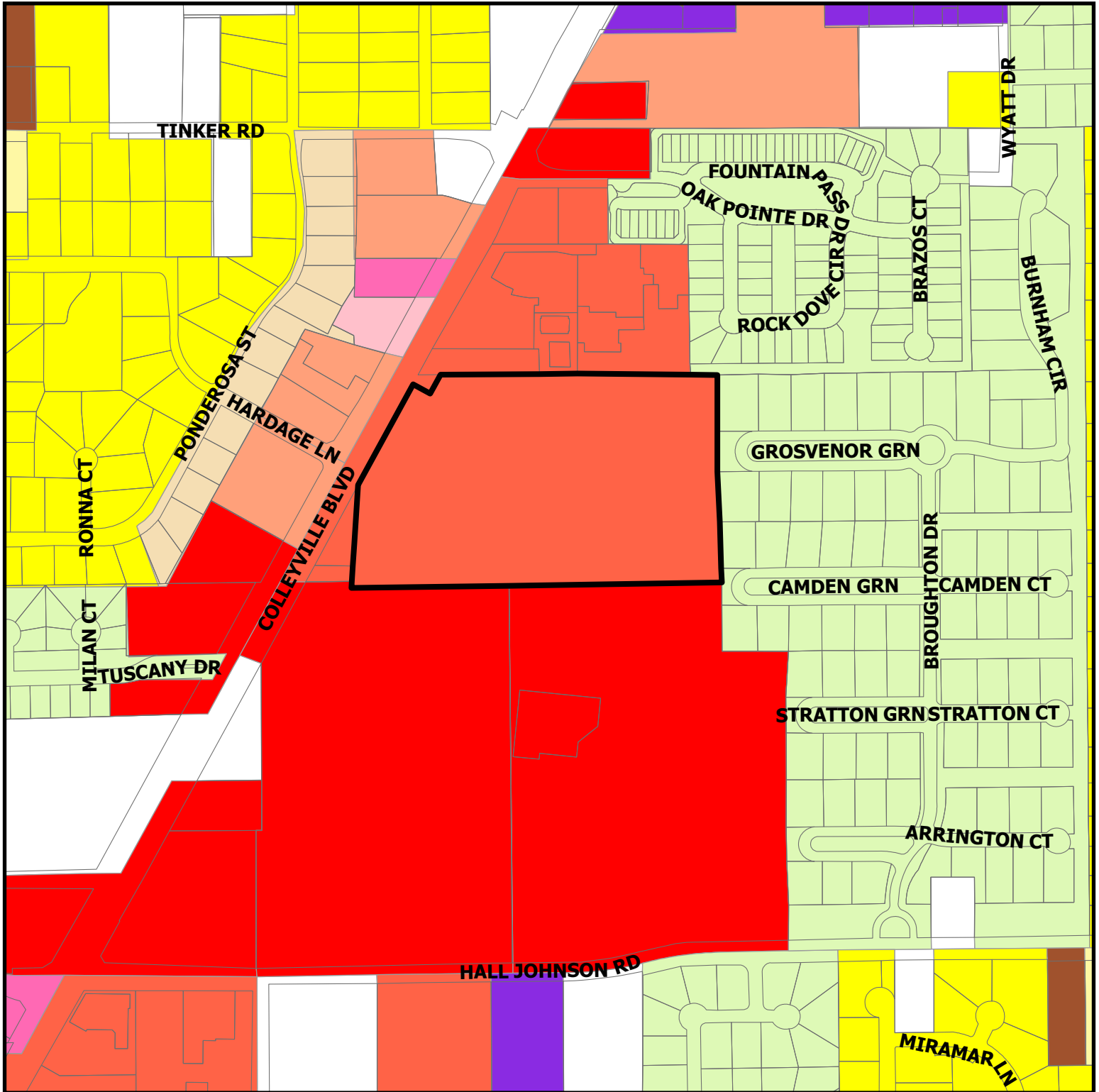
Subject Property



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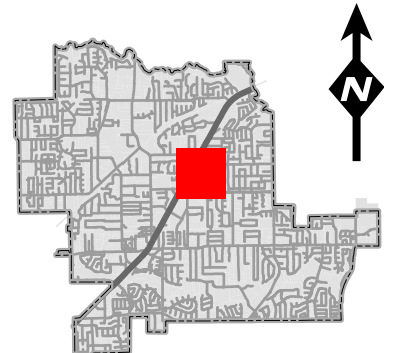
Zoning Map



ZC23-013

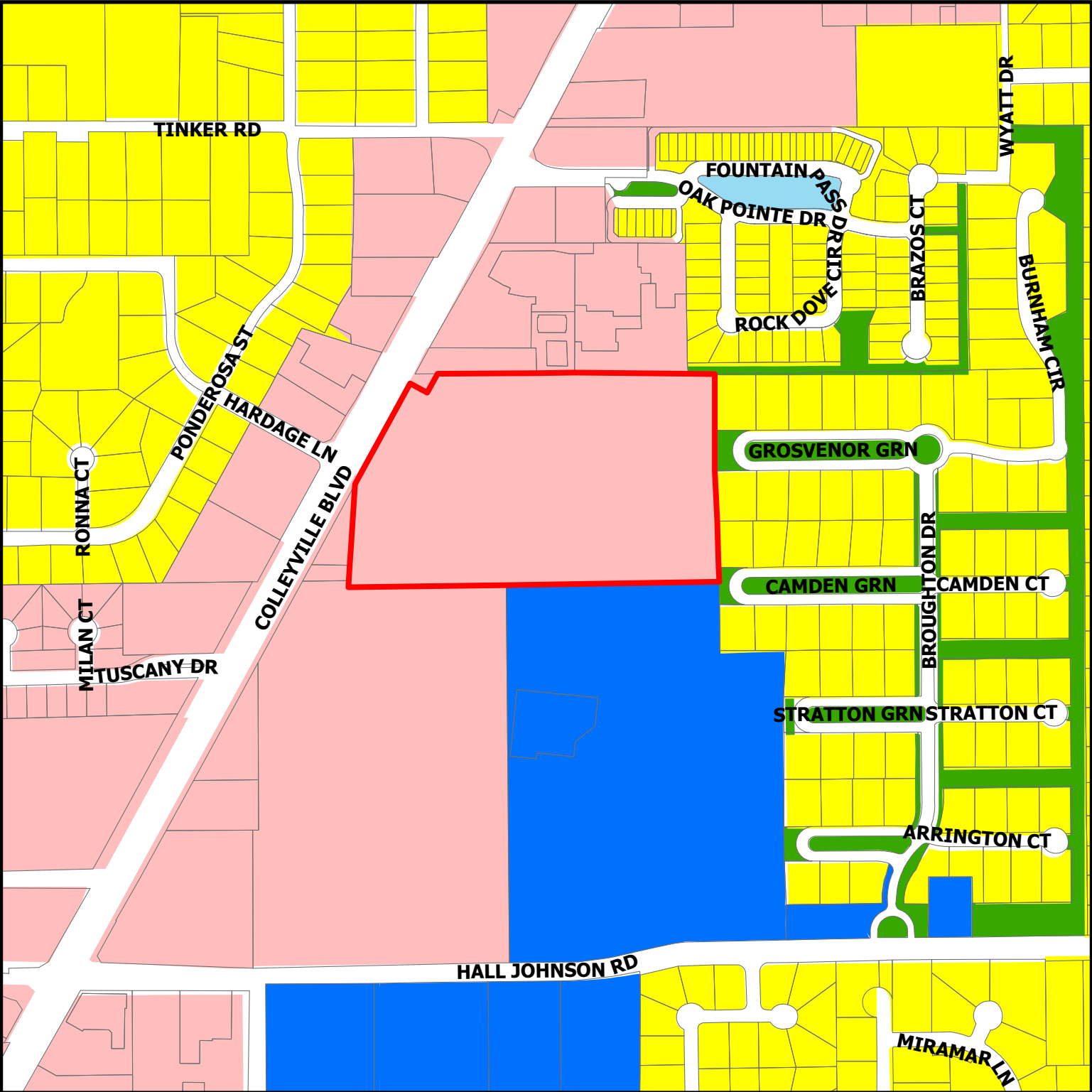
6113 Colleyville Blvd

 Subject Property



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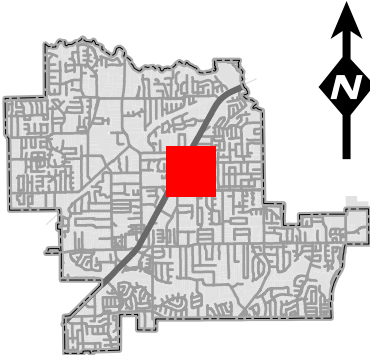
Future Land Use Map



ZC23-013
6113 Colleyville Blvd

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- | | |
|---------------------------|-------------------|
| Residential | Open Space; Parks |
| Institutional | Water Body |
| Colleyville Blvd Corridor | Subject Property |



STATEMENT OF PLANNING OBJECTIVES
[BLUEBONNET HILLS FUNERAL HOME & MEMORIAL PARK EXPANSION]
[6113 COLLEYVILLE BLVD.]

Bluebonnet Hills Funeral Home & Memorial Park (hereinafter “Bluebonnet”) has been serving the Colleyville community for seventy years since 1953. Bluebonnet is owned and operated by S.E. Cemeteries of Texas, Inc. and the real estate is held by SCI California Funeral Services, Inc. (hereinafter referred to as SCI).

Bluebonnet provides necessary funeral services and facilities to the citizens of Colleyville and surrounding communities. When it comes time to lay a loved one to rest, the tranquility and beauty of Bluebonnet’s facilities and memorial park is a precious opportunity for the residents of Colleyville.

Bluebonnet wishes to continue to serve the community, but Bluebonnet’s existing memorial park is reaching capacity. Bluebonnet’s approaching capacity would mean that many residents who wish to be laid to rest in the place they called home, will not be able to do so in the City of Colleyville, nor potentially even near their existing loved ones that passed before them. In order to accommodate the needs of the community into the future, the memorial park will need additional land area to provide burial plots and mausoleums in the coming decades.

Bluebonnet’s funeral home and memorial park is located at the northeast corner of Hall-Johnson Road and Colleyville Boulevard. Directly to the north and adjacent to Bluebonnet’s memorial park is an approximate 19.11-acre tract of land currently operated as the Bob Moore’s Sports Center, being further described as follows:

Lot 1, Block 1, Bob Moore Sports Center Addition, recorded in Cabinet A, slide 1442, Plat Records, Tarrant County, Texas and commonly known as 6113 Colleyville Blvd., Colleyville, Texas 76034 (hereinafter “North Parcel”).

Considering the proximity of the North Parcel to Bluebonnet’s existing memorial park and it being directly adjacent thereto, the North Property is a sensible location for Bluebonnet’s expansion to continue to serve the community and to serve the families who have loved ones resting at the current location. Another benefit of the expansion of Bluebonnet’s memorial park would be the ultimate preservation of beautiful green space and enhancement of the aesthetic in the area.

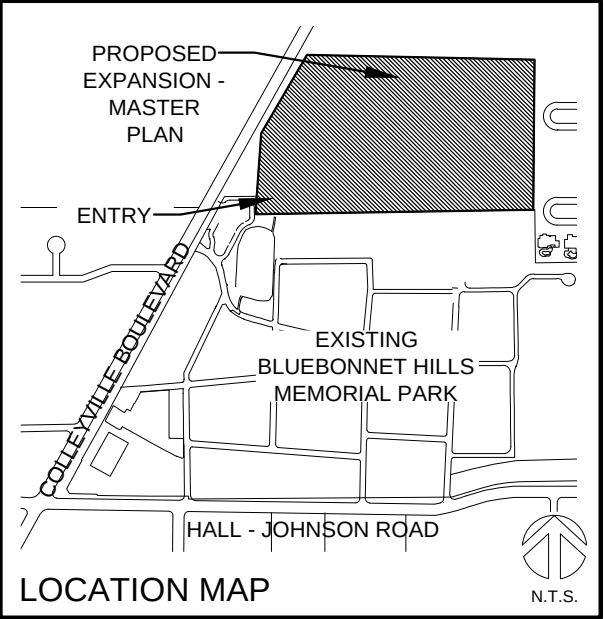
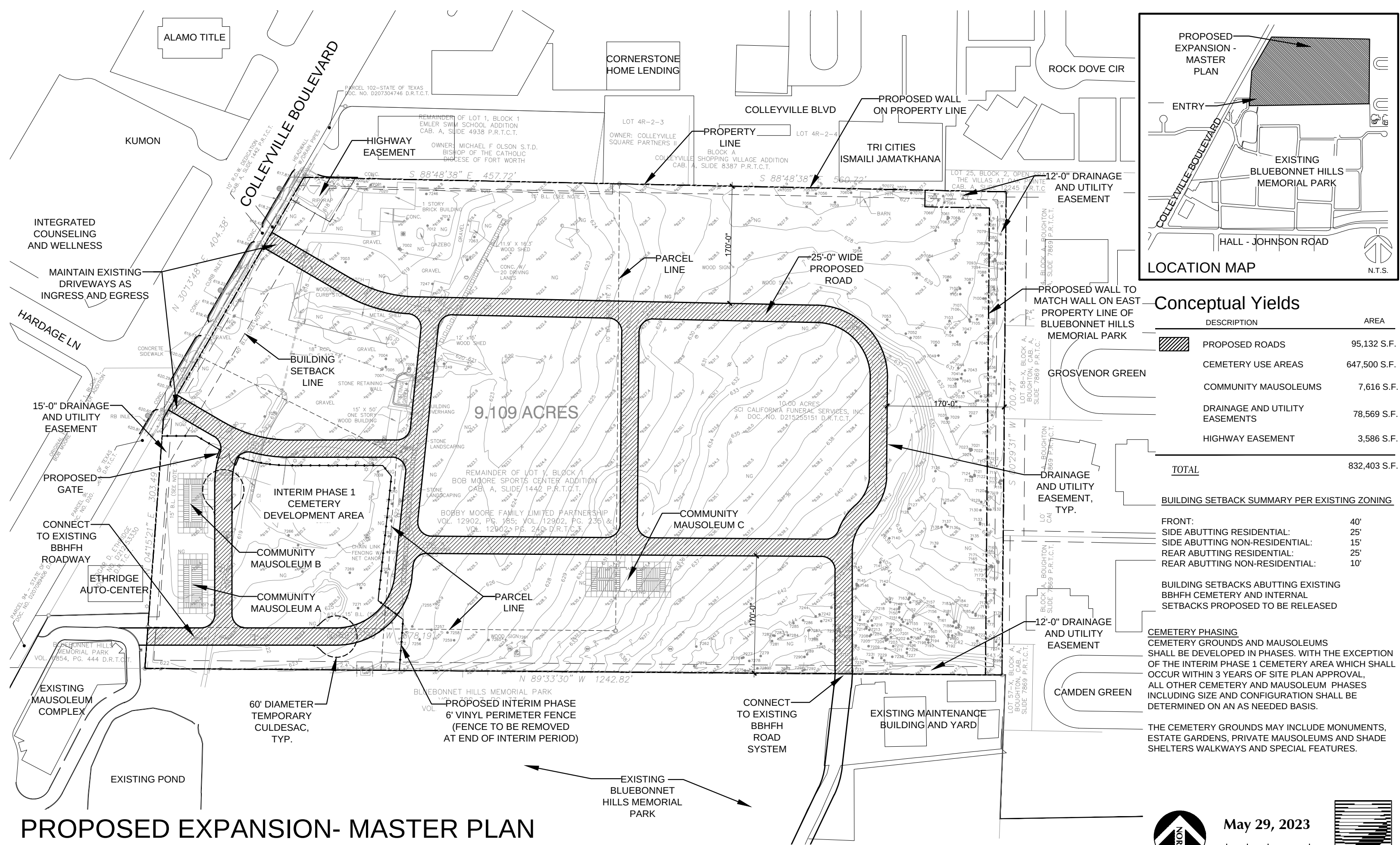
SCI currently owns the rear, west half, being approximately 10 acres, of the North Parcel (hereinafter, the “Rear Acreage”), and is leasing the property to the owners and operators of the Bob Moore’s Sports Center for operation of their golf driving range and batting cages. Through their family partnership, the owners and operators of the Bob Moore’s Sports Center, Lisa M. Miller and Bobby Moore, currently own the remaining east

half, being approximately 9.11 acres, of the North Parcel which fronts Colleyville Boulevard (hereinafter, "Front Acreage").

SCI is under contract to purchase the Front Acreage from Lisa M. Miller and Bobby Moore's family partnership. The purchase agreement contemplates that upon the purchase of the Front Acreage, the Bob Moore Sports Center and driving range will continue to operate as an interim use, for at least seven years, until the future needs of the community require additional burial space. Presently, Bluebonnet does not anticipate utilizing all of the North Parcel immediately, with the exception of the current batting cage area, being approximately 3 acres that abuts Colleyville Boulevard. Bluebonnet anticipates to begin utilizing the batting cage area within the next year and expanding thereafter as the community's current needs emerge.

The North Parcel is currently commercially zoned under the zoning designation Shopping Center ("CC-2"). The City's Land Use Code allows for cemetery and mausoleum use under zoning designation CC-2 with approval by the City Council of a Special Use Permit ("SUP").

Accordingly, SCI, as owner of the Rear Acreage and with the joinder and approval of the current owners of the Front Acreage, respectfully submits this SUP application for consideration by the City of Colleyville. SCI would request that cemetery and mausoleum use be approved for the North Parcel based upon the above-described plan which includes the interim use for Bob Moore's Sports Center's continued operation of the driving range until the needs of the community require additional burial space.



Conceptual Yields		
	DESCRIPTION	AREA
	PROPOSED ROADS	95,132 S.F.
	CEMETERY USE AREAS	647,500 S.F.
	COMMUNITY MAUSOLEUMS	7,616 S.F.
	DRAINAGE AND UTILITY EASEMENTS	78,569 S.F.
	HIGHWAY EASEMENT	3,586 S.F.
	TOTAL	832,403 S.F.

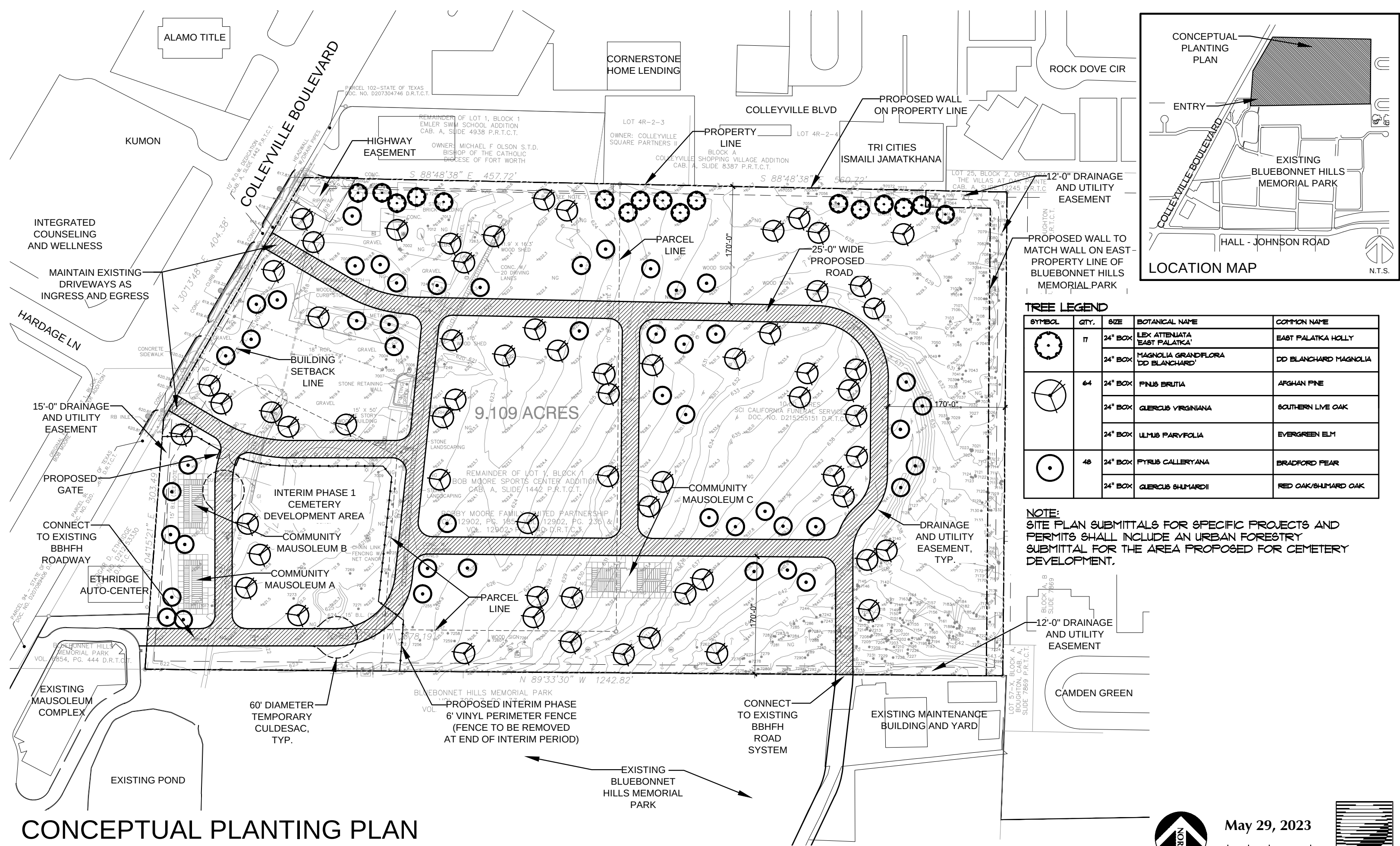
BUILDING SETBACK SUMMARY PER EXISTING ZONING	
FRONT:	40'
SIDE ABUTTING RESIDENTIAL:	25'
SIDE ABUTTING NON-RESIDENTIAL:	15'
REAR ABUTTING RESIDENTIAL:	25'
REAR ABUTTING NON-RESIDENTIAL:	10'
BUILDING SETBACKS ABUTTING EXISTING BBHFH CEMETERY AND INTERNAL SETBACKS PROPOSED TO BE RELEASED	

CEMETERY PHASING
CEMETERY GROUNDS AND MAUSOLEUMS SHALL BE DEVELOPED IN PHASES. WITH THE EXCEPTION OF THE INTERIM PHASE 1 CEMETERY AREA WHICH SHALL OCCUR WITHIN 3 YEARS OF SITE PLAN APPROVAL, ALL OTHER CEMETERY AND MAUSOLEUM PHASES INCLUDING SIZE AND CONFIGURATION SHALL BE DETERMINED ON AN AS NEEDED BASIS.

THE CEMETERY GROUNDS MAY INCLUDE MONUMENTS, ESTATE GARDENS, PRIVATE MAUSOLEUMS AND SHADE SHELTERS WALKWAYS AND SPECIAL FEATURES.

PROPOSED EXPANSION- MASTER PLAN

Bluebonnet Hills Memorial Park (9645)
5725 Colleyville Blvd., Colleyville, TX 76034



CONCEPTUAL PLANTING PLAN

Bluebonnet Hills Memorial Park (9645)
5725 Colleyville Blvd., Colleyville, TX 76034

TREE LEGEND				
SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	17	24" BOX	ILEX ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY
		24" BOX	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA
	64	24" BOX	PINUS BRUTIA	AFGHAN PINE
		24" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
		24" BOX	ULMUS PARVIFOLIA	EVERGREEN ELM
	48	24" BOX	PYRUS CALLERYANA	BRADFORD PEAR
		24" BOX	QUERCUS SHUMARDII	RED OAK/SHUMARD OAK

NOTE:
SITE PLAN SUBMITTALS FOR SPECIFIC PROJECTS AND PERMITS SHALL INCLUDE AN URBAN FORESTRY SUBMITTAL FOR THE AREA PROPOSED FOR CEMETERY DEVELOPMENT.



May 29, 2023

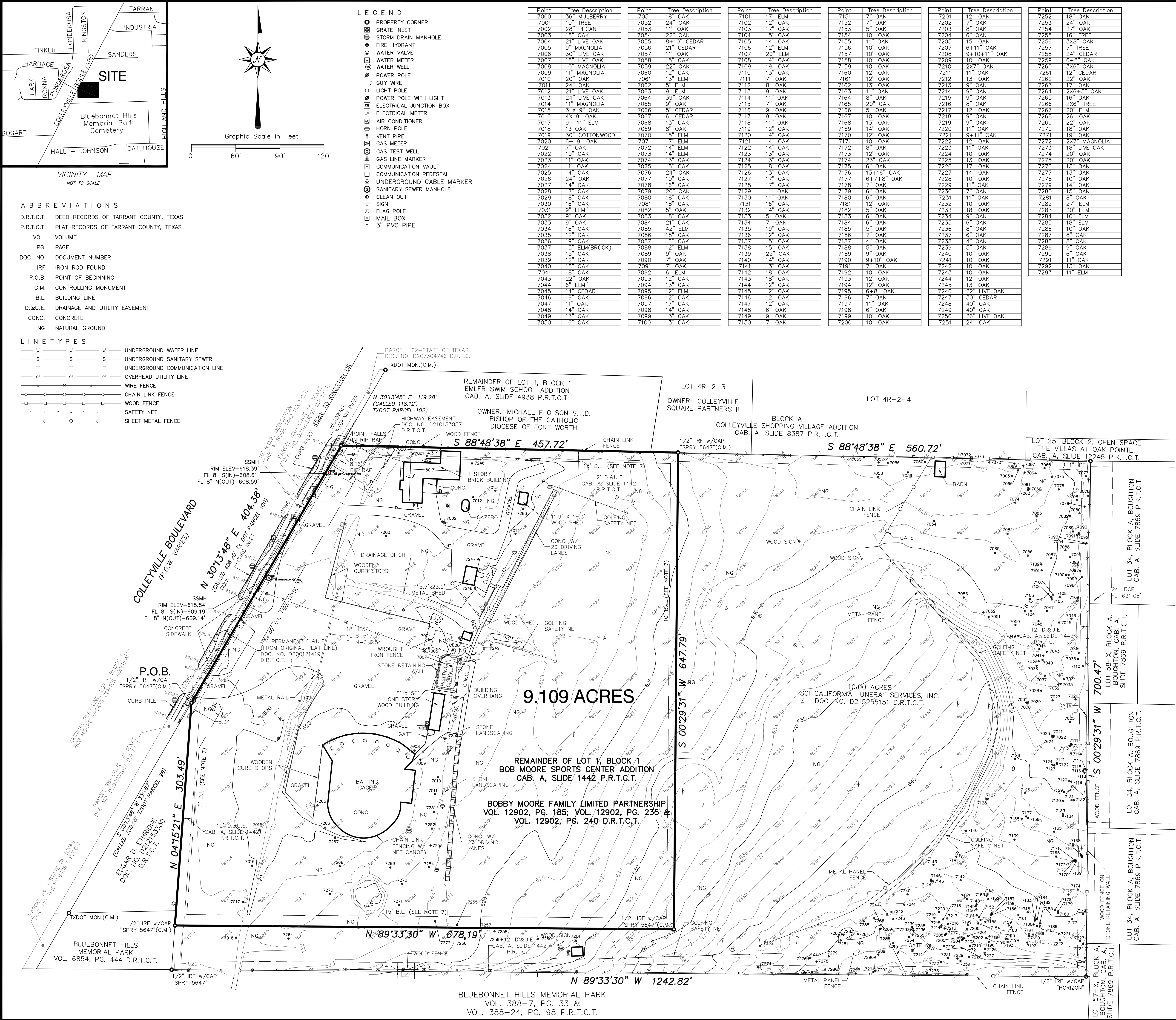


1 OF 1

0' 60' 120'



23-009



NOTES

- All boundary and title information shown on the hereon Topographic Survey is per the Land Title Survey is issued by Spry Surveyors, certified January 11, 2023. Said Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, G.F. No. 22-368-NT, effective date: December 2, 2022. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- The surveyed property is subject to the restrictive covenants as recorded in Cabinet A, Slide 1442 in the Plat Records of Tarrant County, Texas.
- The easement to Texas Power and Light Company recorded in Volume 1349, Page 363 D.R.T.C.T., is not located on the surveyed property.
- The surveyed property is subject to the terms, conditions and provisions in the City of Colleyville Permanent Drainage and Utility Easement recorded in Document No. D2000121419 D.R.T.C.T.
- The surveyed property is subject to the terms, conditions and provision in the Highway Easement recorded in Document No. D210133057 D.R.T.C.T.
- The surveyed property is subject to the terms, conditions and provisions in the Memorandum of Right of First Refusal as recorded in Volume D215255150 D.R.T.C.T.
- On the issue date of this survey the property shown hereon is zoned CC-2 (Shopping Center) according to the zoning map of the City of Colleyville. Surveyed property has these setback requirements:

Front:	40'
Side abutting residential:	25'
Side abutting non-residential:	15'
Rear abutting residential:	25'
Rear abutting non-residential:	10'

Surveyor was not provided a zoning report or letter
- All bearings shown hereon are according to the Plat of Bob Moore Sports Center Addition recorded under Cabinet A, Slide 1442, in the Plat Records of Tarrant County, Texas, unless otherwise noted.
- Underground utilities shown on this survey are shown based on available GIS maps from the City of Colleyville and/or field ties to existing surface features. There were no constructions plans available which showed underground utilities within the surveyed property. There may exist additional underground utilities not shown on the survey, e.g. telephone lines and conduits, electrical lines and conduits, cable T.V. lines, private pipelines, private irrigation lines or other utilities unknown to surveyor. Contractor of any project design on the basis of this survey is hereby instructed to call DIG TESS One-Call Notification Center at 1-800-344-8377 for verification of existing utilities in any area of excavation or boring alignments prior to any construction start.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting fieldwork.
- No proposed changes in street right-of-way lines, or evidence of recent street or sidewalk constructions or repairs along the surveyed property.
- No offsite easements disclosed in title commitment provided to surveyor.

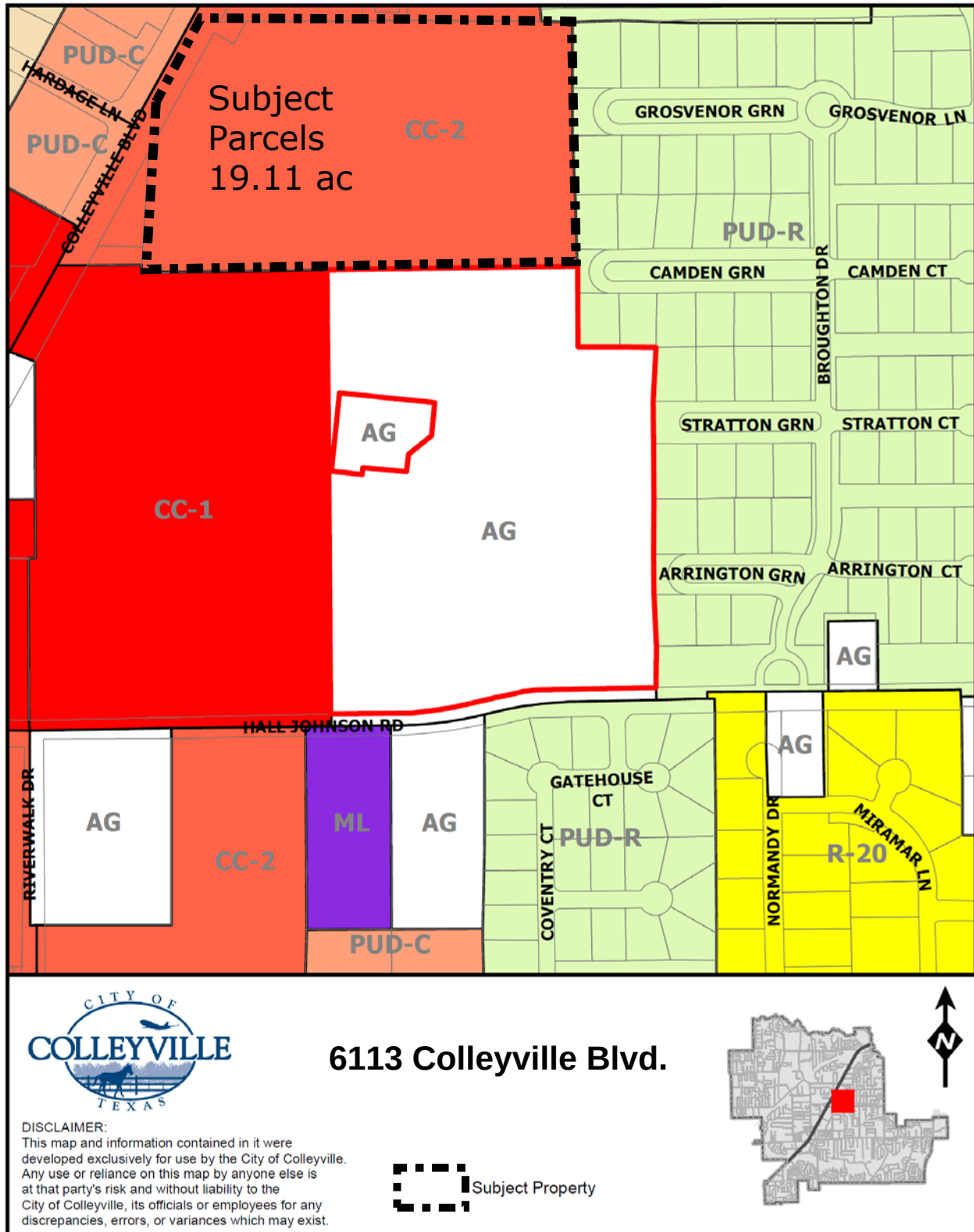
DATE	REVISION NOTES
SPRY SURVEYORS 8241 Mid-Cities Blvd., Suite 102 - North Richland Hills, TX 76182 Firm Reg. No. 10112000 - PH:817.776.4049 - spry@sprysurveyors.com - www.sprysurveyors.com	
TOPOGRAPHIC SURVEY 9.109 ACRES 6113 COLLEYVILLE BOULEVARD OUT OF LOT 1, BLOCK 1 BOB MOORE SPORTS CENTER ADDITION IN THE J. L. BYAS SURVEY, A-180 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS	
ORIGINAL ISSUE DATE: 3/31/2023	SCALE: 1"=60' PROJECT NO.: 073-004-20







Exhibit "A" – Location and Zoning Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 6/26/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and Discussion of a change in zoning from CC-1 Village Retail district to PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, of the Tuntun Addition, located at 5311 Colleyville Blvd, Case ZC23-014

Explanation

Gerald Ward, the applicant, has submitted a request for a rezoning from CC-1 Village Retail district to PUD-C Planned Unit Development Commercial district on Lot 1, Block 1, of the Tuntun Addition, approximately 1.05 acres, and a portion of Lot 1, Block 1A, Bojku Family Addition and zoned CC-1 Shopping Center commercial district. The request is for a new nursery and greenhouse business, Marshall Grain.

Recommendation

Attachments

1. Aerial
2. Zoning
3. FutureLandUse
4. Site Plan
5. Drainage Plan
6. Elevations
7. Landscape Plan

Aerial Map

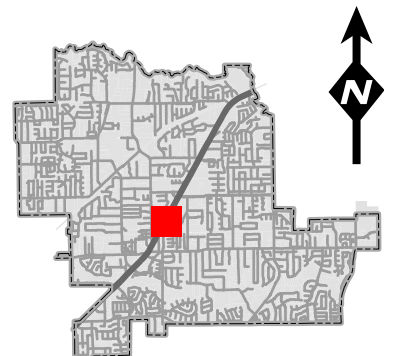


ZC23-014

5311 Colleyville Blvd



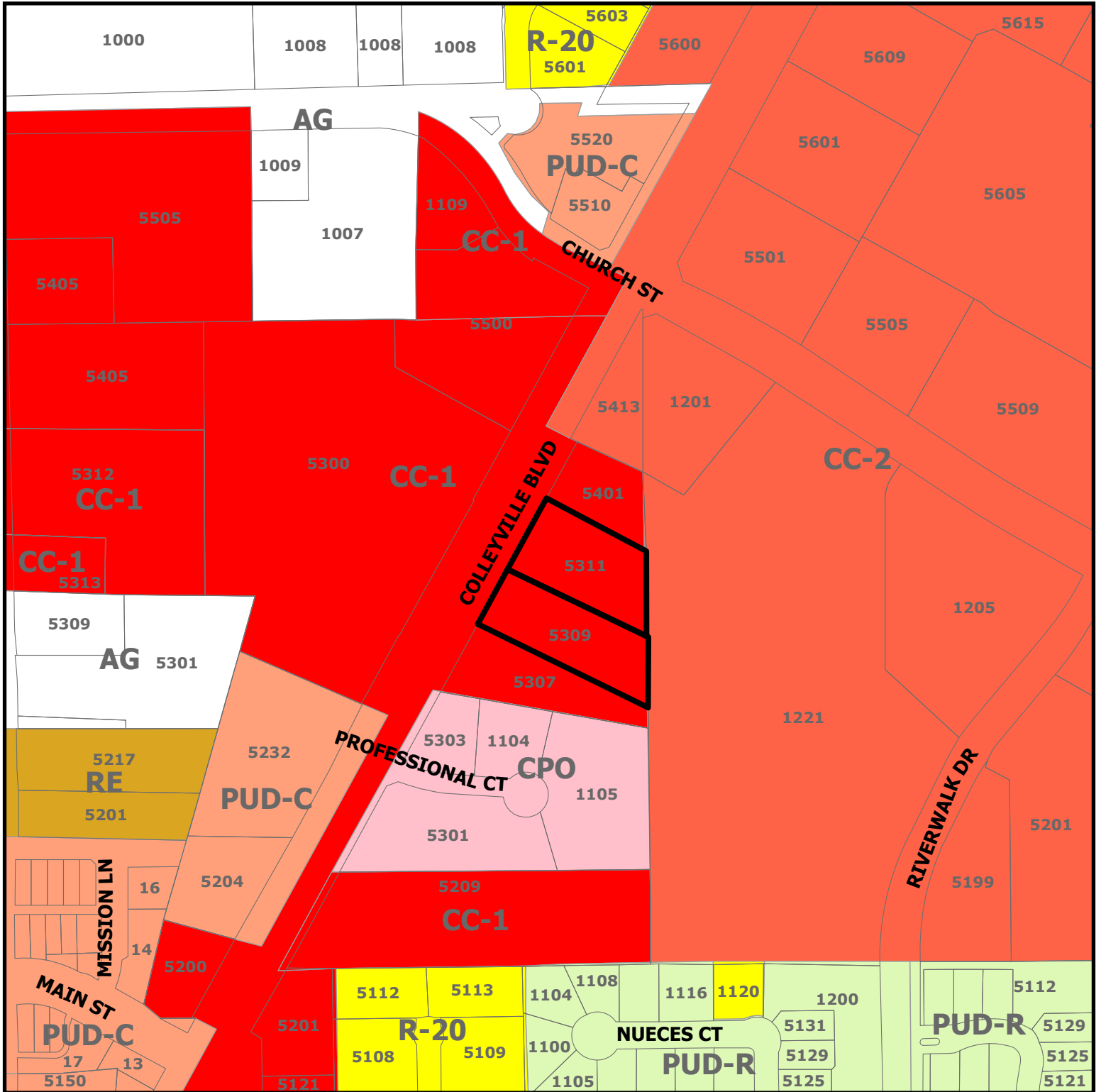
Subject Property



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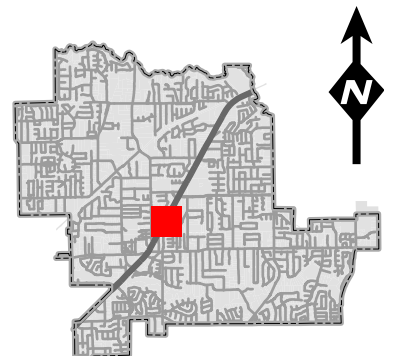
Zoning Map



ZC23-014

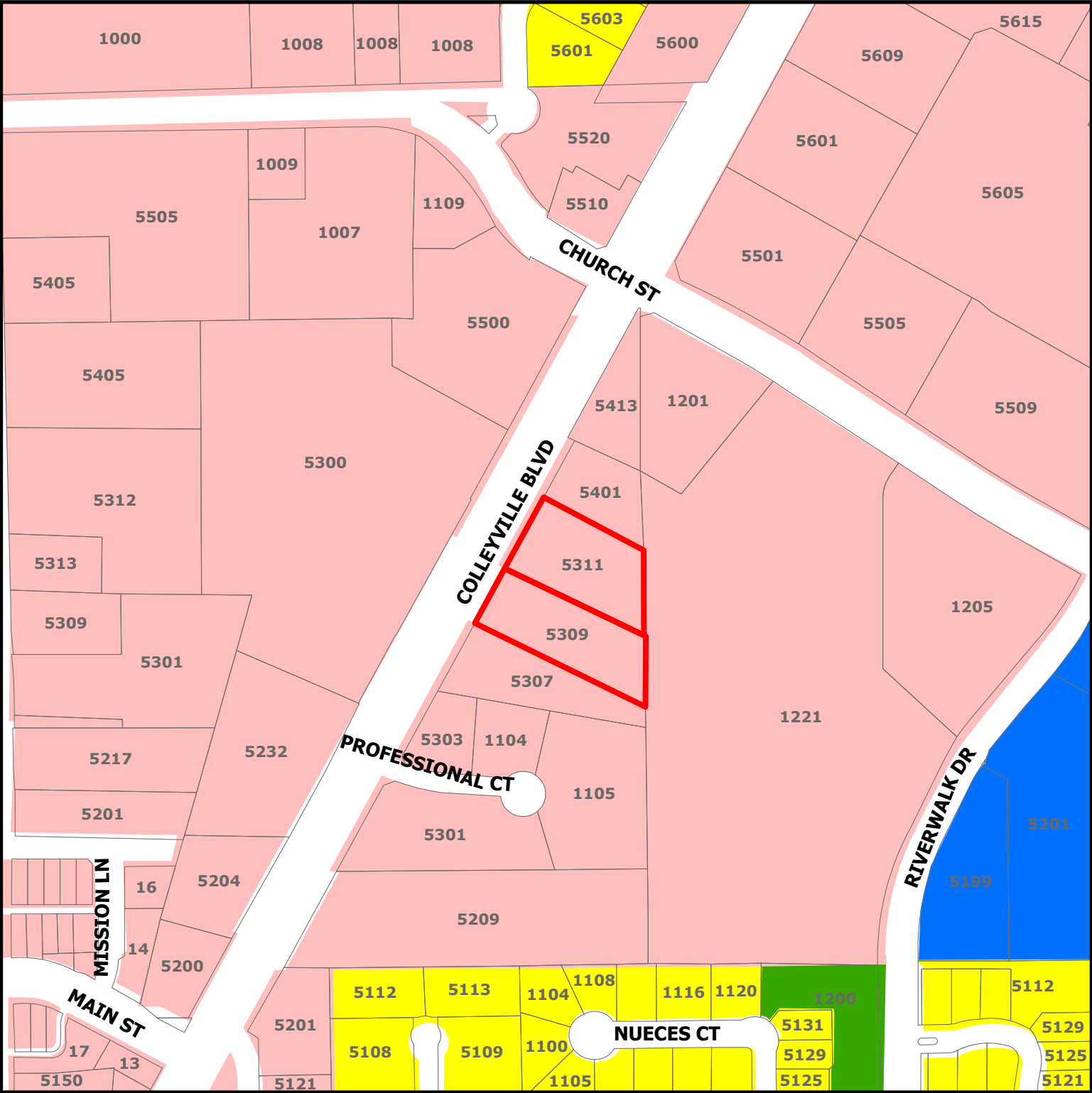
5311 Colleyville Blvd

 Subject Property



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Future Land Use Map

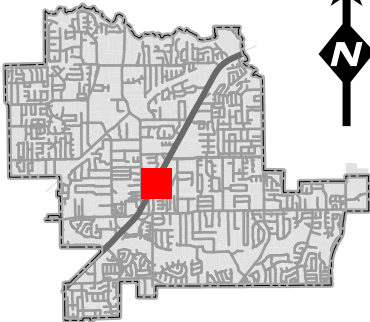


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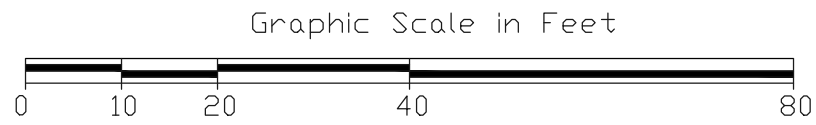
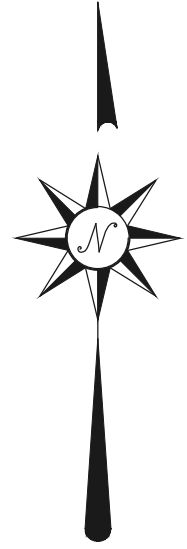
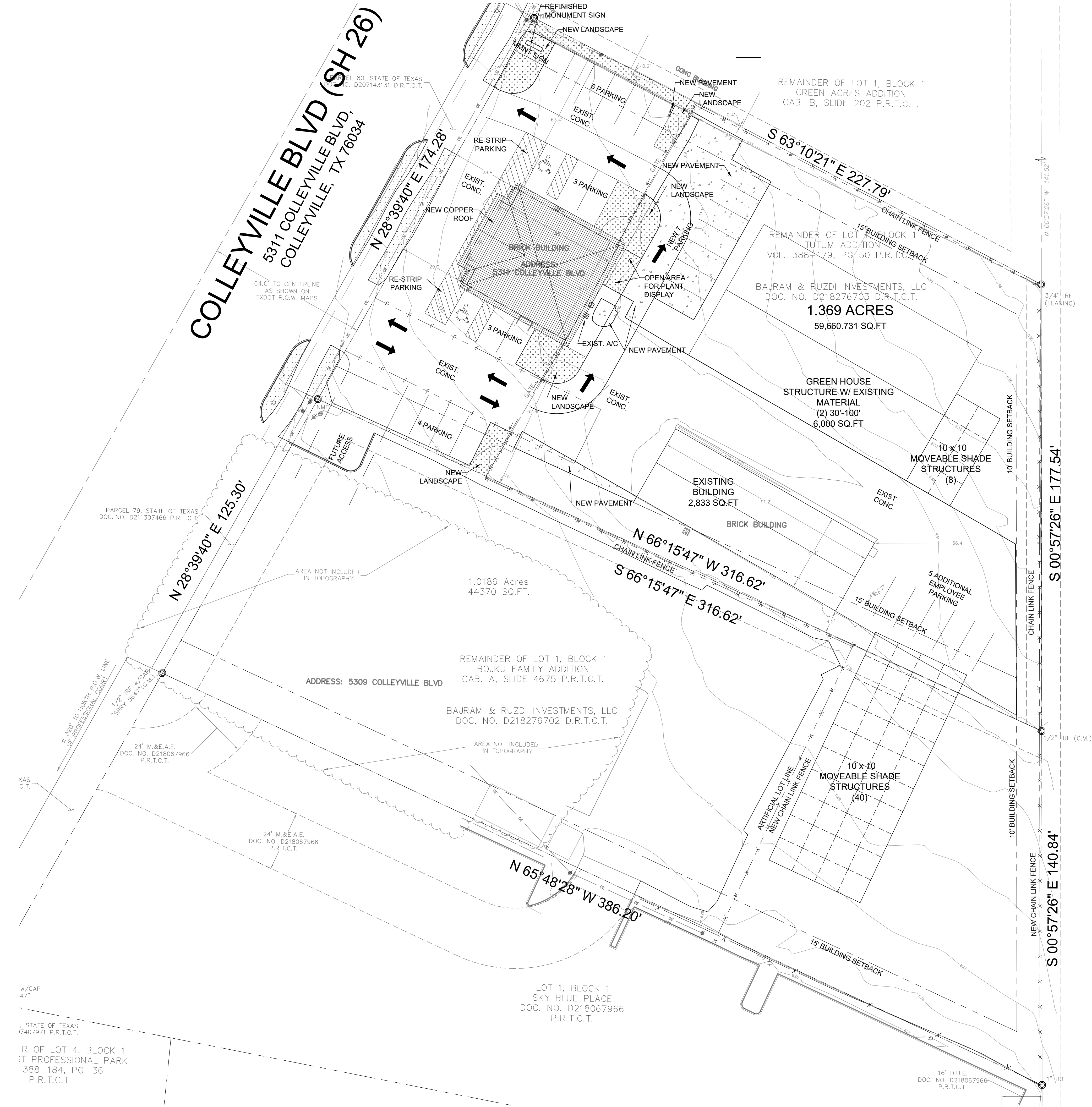
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5311 Colleyville Blvd

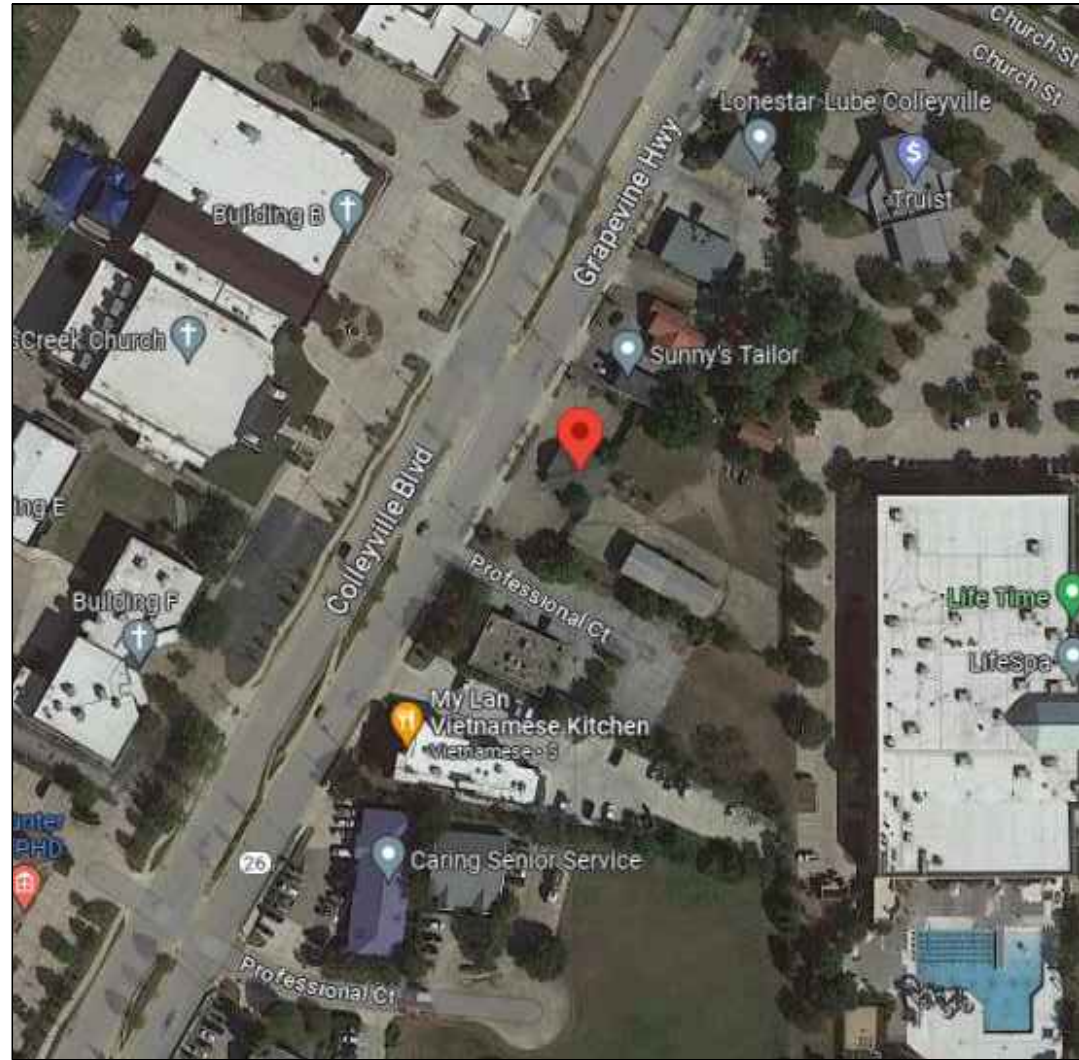
- Residential
- Institutional
- Colleyville Blvd Corridor
- Open Space; Parks
- Subject Property



COLLEYVILLE BLVD (SH 26)
5311 COLLEYVILLE BLVD,
COLLEYVILLE, TX 76034



SITE DATA SUMMARY CHART	
DESCRIPTION	
EXISTING ZONING	CC1-VILLAGE RETAIL
PROPOSED ZONING	PUD
CURRENT LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	LANDSCAPING NURSERY
GROSS ACREAGE	1.369 ACRES (59,660.7312 SF)
NUMBER OF PROPOSED LOTS	1
TOTAL BUILDING AREA (UNDER ROOF: OFFICES, WAREHOUSE, GREEN H.)	10,925.8102 SQ. FEET
PERCENTAGE OF BUILDING COVERAGE	18%
TOTAL MOVEABLE SHADE STRUCTURES	4,800SQ FEET
PERCENTAGE OF SHADE STRUCTURE AREA	8%
AREA OF OPEN SPACE	21,280.5793 SQ FEET
PERCENTAGE OF OPEN SPACE	36%
AREA OF IMPERVIOUS COVERAGE	33,660.2250 SQ FEET
PERCENTAGE OF IMPERVIOUS COVERAGE	56%
PROPOSED BUILDING AREA(FT.PRINT IN S.F)	6,000.SQUARE FEET
NUMBER OF STORIES	1
MAXIMUM BUILDING HEIGHT	35'-00" FEET
REQUIRED OFF STREET PARKING	28
OFFICE (GROUP 16) (1,941 SQFT)1:200	10
WAREHOUSE (GROUP 16) (2,833 SQFT)1:200	15
GREENHOUSE +SHADE STRUC. (GROUP 16) (10,800.0000 SQFT)1:5000	3
PROVIDED PARKING	28
STANDARD	26
HANDICAPPED	2
PARKING AREA	4,770.48145Q FEET
LANDSCAPE AREA REQUIRED	20%
LANDSCAPE AREA PROVIDED	36%



02 VICINITY MAP SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE:

1. ALL PARKING STALLS TO BE 9'0"x18'0" IF NO ISLAND/CURB FRONT MAY ENCROACH OVER
2. ALL EXTERIOR LIGHTING MUST COMPLY WITH THE LIGHTING ORDINANCES
3. ALL DEVELOPMENT MUST COMPLY WITH DRAINAGE ORDINANCES AND SEDIMENT CONTROL ORDINANCES, AS AMENDED.

01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



DESIGN SET

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE SUITE 107
COLLEYVILLE, TEXAS 76034
817-281-5600

ISSUED FOR INTERIM REVIEW

THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

GERALD A. WARD, AIA

DATE: JUNE, 2022

Drawn By VD-MV

Checked By GW

Project No: 22-72

Issue Date: 6-8-2023

Revisions

No.	Date	Description
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Issued: DESIGN SET

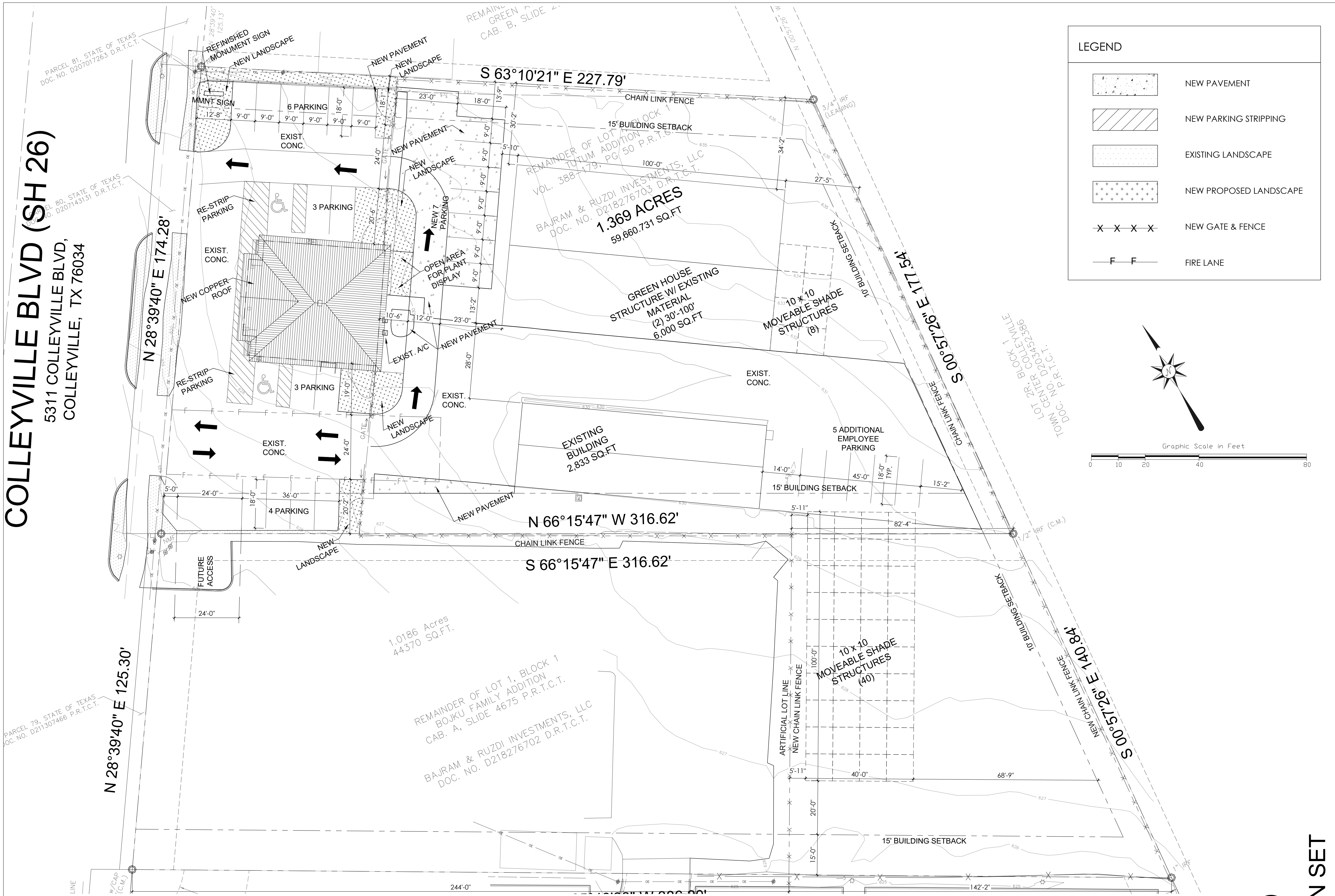
Sheet Title

ARCH.
SITE PLAN

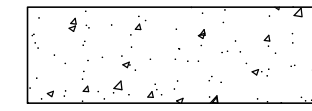
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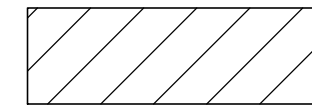
COLLEYVILLE BLVD (SH 26)
5311 COLLEYVILLE BLVD,
COLLEYVILLE, TX 76034



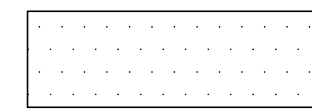
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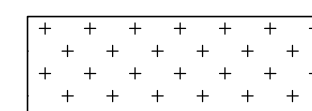
NEW PAVEMENT



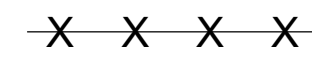
NEW PARKING STRIPPING



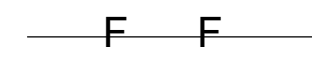
EXISTING LANDSCAPE



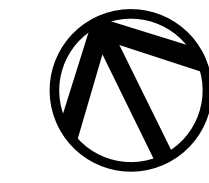
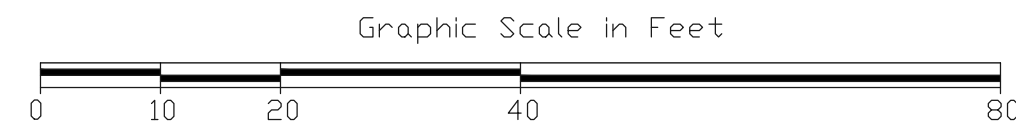
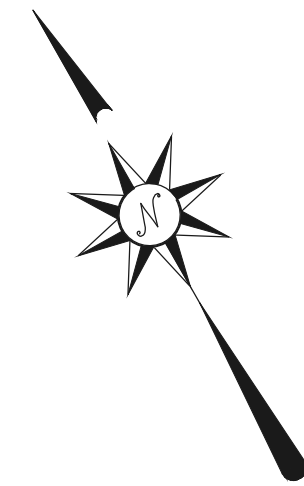
NEW PROPOSED LANDSCAPE



NEW GATE & FENCE

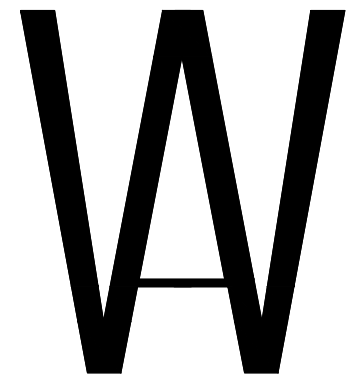


FIRE LANE



NORTH

DESIGN SET



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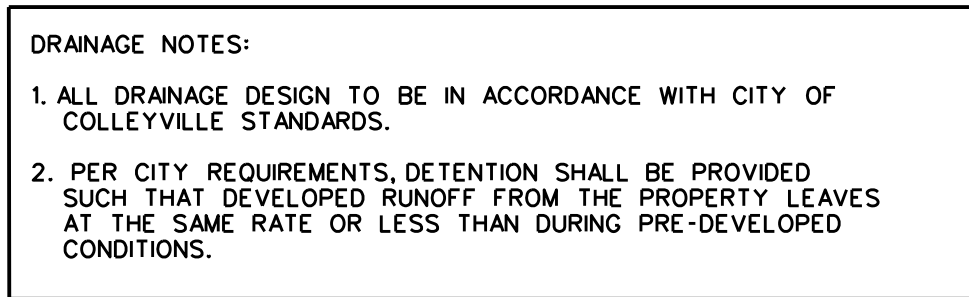
Sheet Title

ARCH.
SITE PLAN

A1.01

Sheet Number

01 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
 - I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Sites
- C = 0.70 Office/Neighborhood Commercial
- C = 0.85 Commercial/Industrial

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System + Street + R.O.W.

TIME OF CONCENTRATION:
Combination of inlet time and time of flow in the drain
being the time for water to flow over the surface of the
ground to the storm drain inlet (onsite - offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks, Open Areas, Single Family	15 minutes
Multi-Family, Commercial, Schools, Business	10 minutes

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KEITH M. HAMILTON	87384	\$DATE\$
	PE NO.	DATE

POST-DEVELOPED SITE DRAINAGE DATA (CITY OF COLLEYVILLE DRAINAGE CRITERIA)										
MARK	AREA (ACRE)	C	Tc (MIN.)	I5 (IN/HR)	I10 (IN/HR)	I100 (IN/HR)	Q5 (CFS)	Q10 (CFS)	Q100 (CFS)	COMMENTS
F-11	0.37	0.85	10	5.74	6.51	9.24	1.8	2.1	2.9	
F-13	2.02	0.85	10	5.74	6.51	9.24	9.8	11.2	15.9	
F-14	0.32	0.85	10	5.74	6.51	9.24	1.6	1.8	2.5	
F-15	1.45	0.86	10	5.74	6.51	9.24	7.2	8.1	11.5	
F-16	1.13	0.87	10	5.74	6.51	9.24	5.6	6.4	9.1	
F-17	1.21	0.85	10	5.74	6.51	9.24	5.9	6.7	9.5	

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

NO.	REVISION	BY	DATE	JOB
				217-061
			DATE	6-5-23
			DESIGNED	K. M. H.
			DRAWN	K. M. H.
			CHECKED	K. M. H.
			TEAMS REGISTERED NUMBER F-5560	

SHEET

C1.01

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEYVILLE'S STANDARD DETAILS.

!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

SCALE 1" = 20'
0 10 20 40 FEET

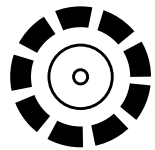


SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TO = TOP GRADE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

— 650 — EXISTING ELEVATION CONTOUR

— 660 — PROPOSED ELEVATION CONTOUR



TREE PROTECTION

CONSTRUCTION NOTES:

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY ENGINEER.

ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.

ALL SIDEWALKS SHALL CONFORM TO A.D.A. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PREMOLOD EXPANSION JOINT MATERIAL AND SEALANT.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE

!! FINAL GRADING NOTE !!

FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

! CONTRACTOR NOTICE !

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

ROUGH GRADING SHALL BE WITHIN 0.1 FT + OR - OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR BUILDING FINISHED FLOORS, FINISHED GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY TO ALL DOORWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH T&A/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, CLEARING AND REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
- ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95" STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
- SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND LAYOUT.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
- ALL PARKING LOT PAVING SHALL BE REINFORCED PER PAVING PLAN.
- ANY PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF COLLEYVILLE STANDARDS. IF SIDEWALKS ARE TO BE ON PRIVATE PROPERTY THEY SHALL BE AS PER THESE DRAWINGS. ANY SIDEWALKS WITHIN TXDOT RIGHT-OF-WAY SHALL BE PER TXDOT DETAILS (SEE CSWD-08(FW) OF DRIVEWAY PERMIT).
- TOPOGRAPHICAL SURVEY INFORMATION OBTAINED FROM SPOONER & ASSOCIATES, INC. LOCATED IN EULESS, TEXAS..
- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

HAMILTON
DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - N. RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 FAX (817) 284-8408

MARSHALL GRAIN CO.

5311 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

GRADING PLAN

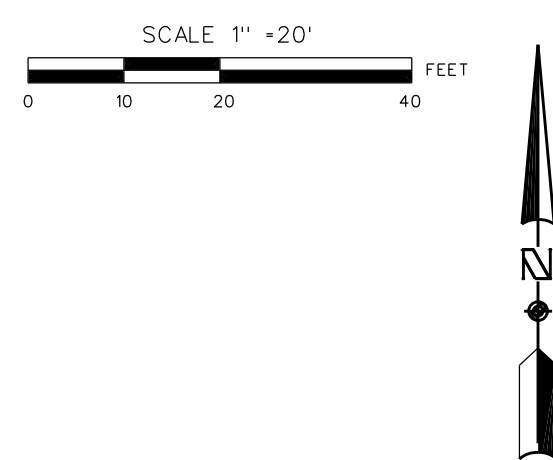
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KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

NO.	REVISION	BY	DATE	JOB	217-061	DATE	6-5-23	DESIGNED	K.M.H.	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS REGISTERED ENGINEERING FIRM NUMBER F-5260

SHEET

C1.02



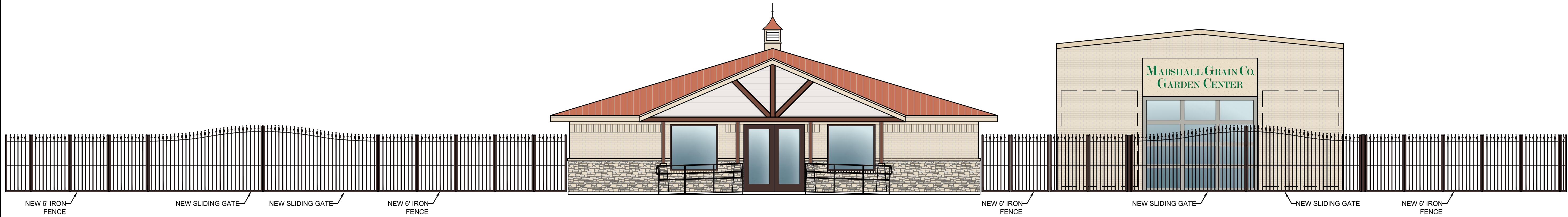
APPROX. AREA DISTURBED = 0.8 ACRES

1. ALL SITES GREATER THAN 1 ACRE MUST HAVE A VALID TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) PERMIT ISSUED BY THE TCEQ AS DEFINED IN TPDES GENERAL PERMIT NO. TXR150000. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE COMPLETED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT FOR THE DEVELOPMENT.
2. FOR SITES OF 5 ACRES OR GREATER, A TPDES NOTICE OF INTENT (NOI) FORM MUST BE SUBMITTED TO THE TCEQ AT LEAST TWO (2) DAYS PRIOR TO COMMENCING WORK. FOR SITES GREATER THAN ONE (1) ACRES BUT LESS THAN FIVE (5) ACRES, A TCEQ CONSTRUCTION SITE NOTICE MUST BE COMPLETED. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE COMPLETED PRIOR TO SUBMITTAL OF THE NOI OR SITE NOTICE. THE SIGNED AND COMPLETED SWPPP MUST BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
3. EACH PRIME CONTRACTOR SHALL OBTAIN AND SUBMIT TO OWNER/ENGINEER CERTIFICATION ON PREVENTION OF EROSION FROM EACH SUBCONTRACTOR WHOSE WORK IMPACTS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE PERFORMANCE OF ANY WORK BY SAID SUBCONTRACTOR. THESE CERTIFICATIONS SHALL BECOME A PART OF THE STORM WATER POLLUTION PREVENTION PLAN.
4. CONTRACTOR SHALL FURNISH AND INSTALL EROSION CONTROL MEASURES SHOWN IMMEDIATELY UPON ENTERING SITE. REPAIRS OR MODIFICATIONS TO THE MEASURES WILL BE MADE BY THE CONTRACTOR IF THE CONTROL MEASURES PROVE INEFFECTIVE OR IF ADDITIONAL CONTROL MEASURES ARE NECESSARY.
5. AT A MINIMUM, PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AT ALL DOWN SLOPE BOUNDARIES AND AS WARRANTED WHERE PAVEMENT REMOVAL, UTILITY CONSTRUCTION, GRADING, OR OTHER CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED. CONTRACTOR SHALL AT ALL TIMES TAKE SUCH MEASURES AS NECESSARY TO MINIMIZE OFF-SITE TRACKING OR TRANSPORT OF SEDIMENT AND DEBRIS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ADJACENT PROPERTY OR TO RECEIVING WATERS CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY SILT DEPOSITS OR TRACKING BEYOND THE LIMITS OF CONSTRUCTION CAUSED BY HIS OPERATIONS AND/OR FAILURE OF THE EROSION CONTROL MEASURES.
8. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND SEDIMENT FROM EROSION CONTROL MEASURES WHEN IT REACHES A DEPTH OF SIX (6) INCHES OR IMPAIRS THE EFFECTIVENESS OF THE MEASURES.
9. THE OWNER'S REPRESENTATIVE WILL INSPECT THE PROJECT AT A MINIMUM OF EVERY SEVEN DAYS AND AFTER EVERY RAINFALL OF 0.5 INCHES OR GREATER TO DETERMINE THE INTEGRITY AND EFFECTIVENESS OF THE EROSION CONTROL MEASURES. A WRITTEN INSPECTION REPORT WILL BE FILED WITH THE POLLUTION PREVENTION PLAN. THIS INSPECTION DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES OR HIS DUTY TO COMPLY WITH THE INTENT AND CONDITIONS OF THE NPDES GENERAL PERMIT.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF STORM DRAIN INLETS USING MEASURES AS SPECIFIED. WHERE INLETS ARE BEING REMOVED OR INSTALLED, THE CONTRACTOR SHALL PREVENT MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
11. ALL OFF-SITE STOCKPILES SOILS WILL BE SURROUNDED BY A SILT FENCE, SEDIMENT CONTROL SWALE, OR EQUIVALENT MEASURE, AS APPROVED BY ENGINEER, TO PROPERLY CONTROL SEDIMENT RUNOFF.
12. THE CONTRACTOR SHALL STABILIZE ANY AREA WHERE CONSTRUCTION ACTIVITY IS TEMPORARILY OR PERMANENTLY CEASED FOR MORE THAN 14 DAYS.

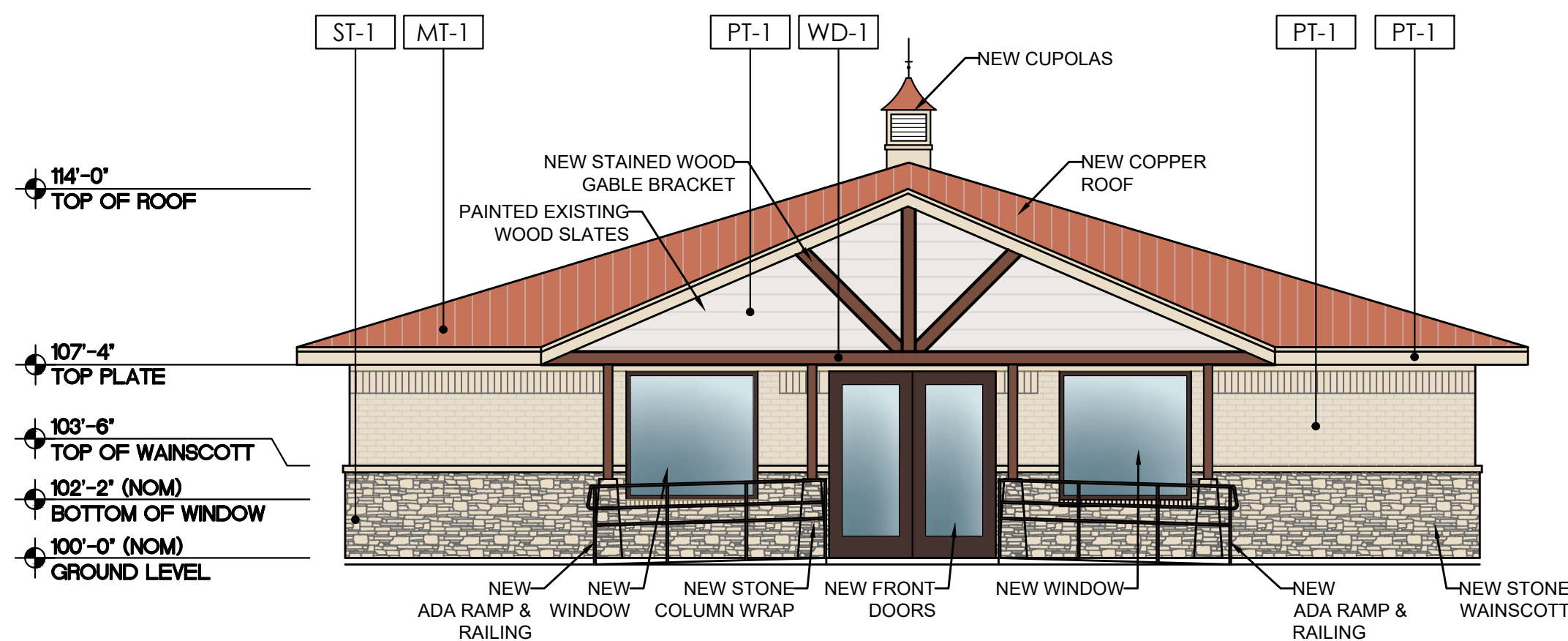
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				TEXAS REGISTERED ENGINEERING FIRM INDEPEND F-5260

EROSION CONTROL PLAN

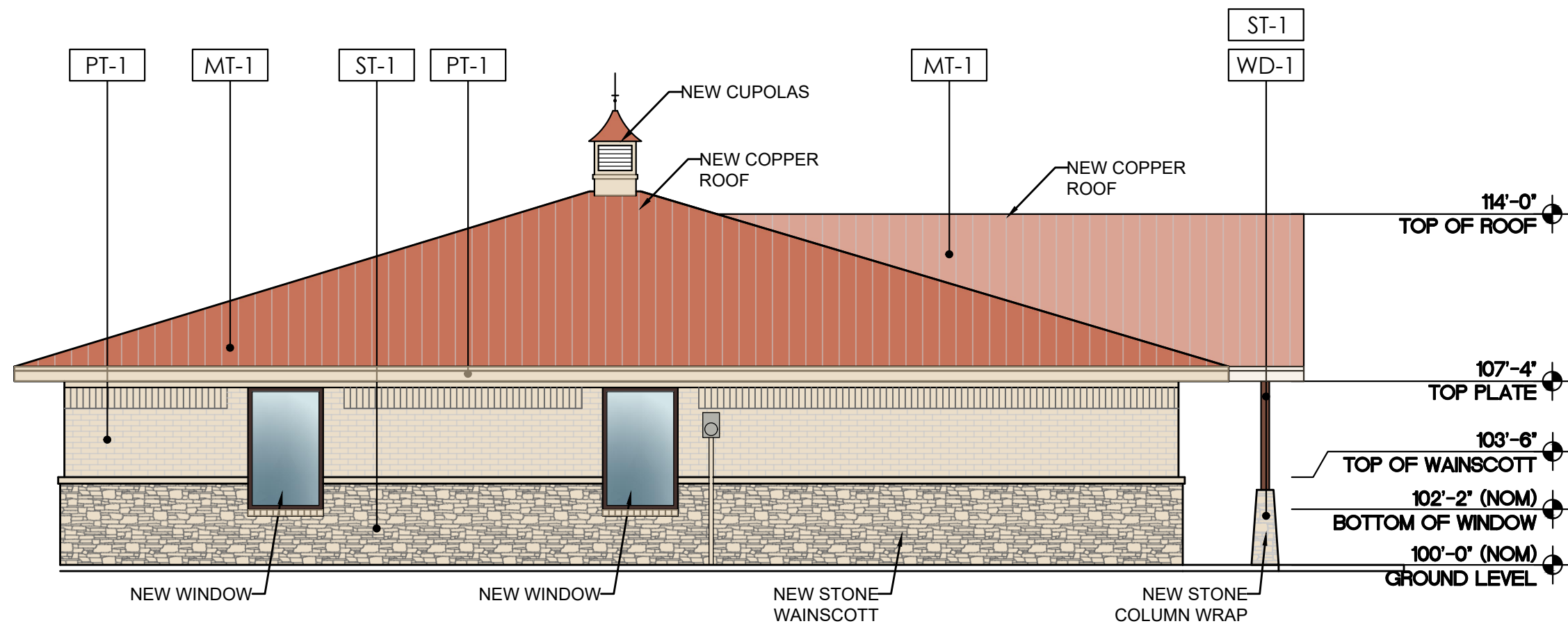
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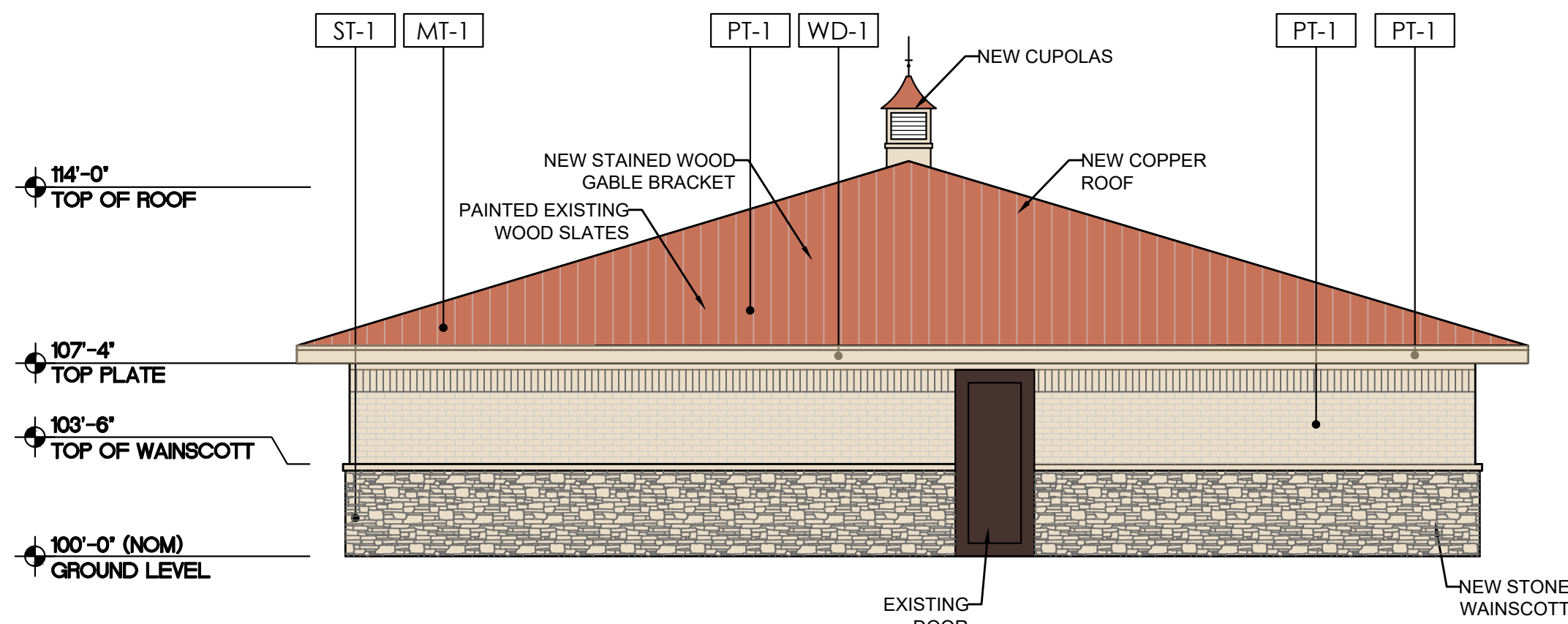
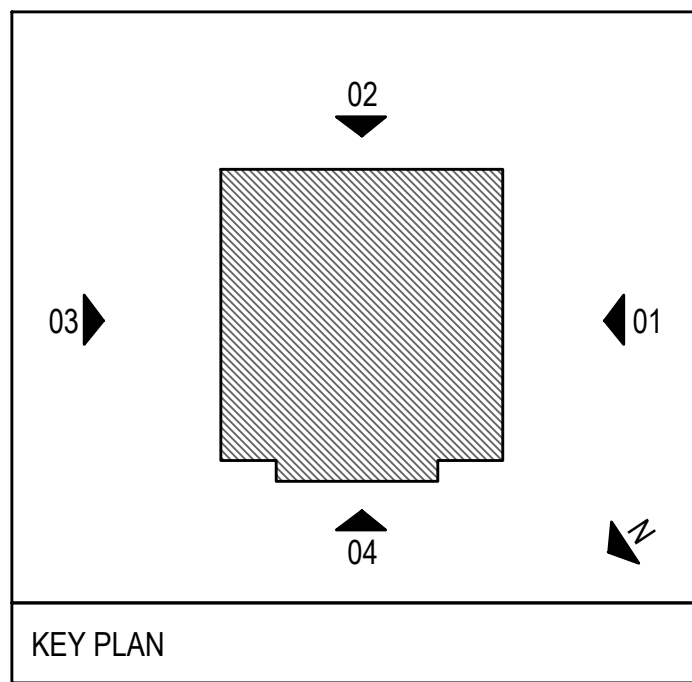
05 FULL FRONT ELEVATION
SCALE: 3/16"=1'-0"



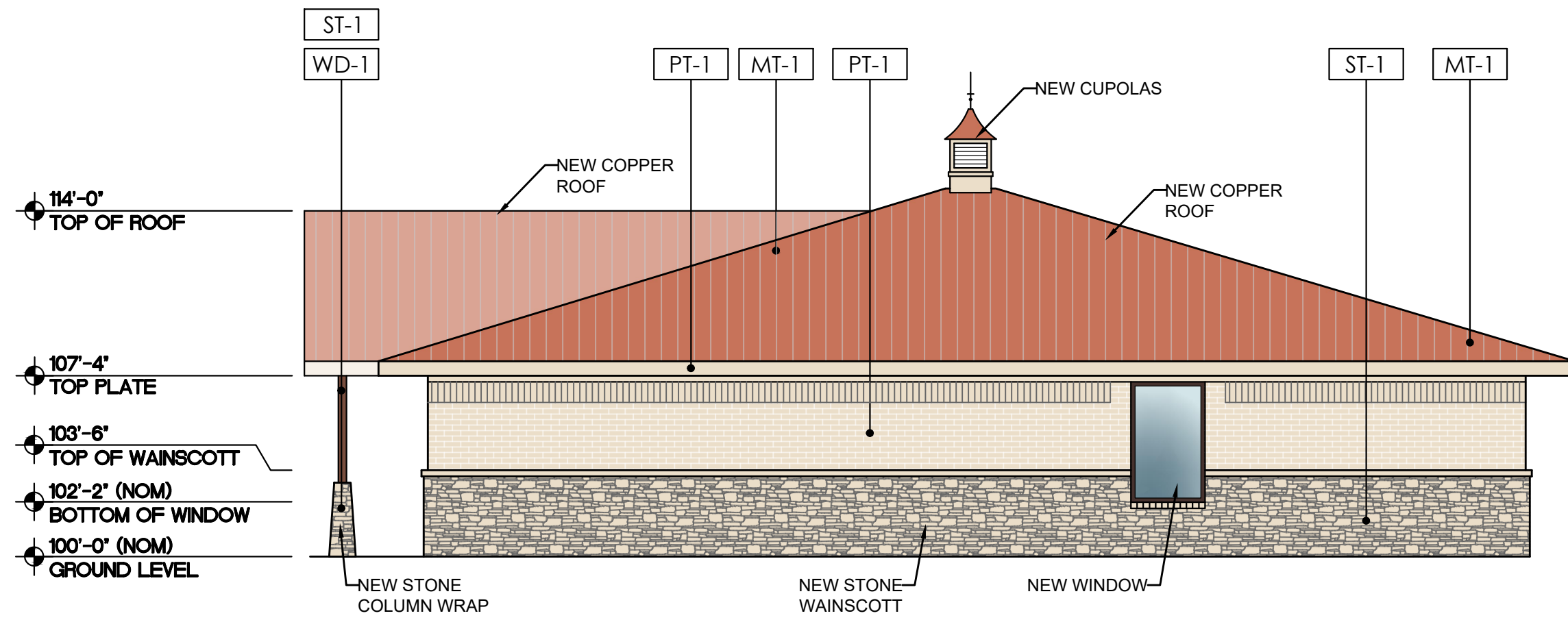
04 FRONT OFFICE ELEVATION (WEST)
SCALE: 3/16"=1'-0"



03 SIDE OFFICE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



02 FRONT OFFICE ELEVATION (EAST)
SCALE: 3/16"=1'-0"



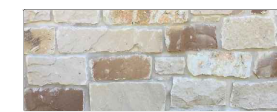
01 SIDE OFFICE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	WEST ELEVATION		SOUTH ELEVATION		EAST ELEVATION		NORTH ELEVATION		TOTAL OF ALL ELEVATIONS	
	PRIMARY FACADE		SECONDARY FACADE		SECONDARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	398 SQ FT	--	328 SQ FT	--	315 SQ FT	--	328 SQ FT	--	1,369 SQ FT	--
DOORS & WINDOWS	94 SQ FT	--	15 SQ FT	--	21 SQ FT	--	29 SQ FT	--	159 SQ FT	--
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	304 SQ FT	100%	313 SQ FT	100%	294 SQ FT	100%	299 SQ FT	100%	1,210 SQ FT	100%
BRICK	100 SQ FT	33%	160 SQ FT	51%	153 SQ FT	52%	150 SQ FT	50%	563 SQ FT	47%
STONE	115 SQ FT	38%	153 SQ FT	49%	141 SQ FT	48%	149 SQ FT	50%	558 SQ FT	46%
WOOD	89 SQ FT	29%	--	--	--	--	--	--	89 SQ FT	7%

MATERIAL LEGEND

ST-1: STONE
JACOBS STONE PRODUCTS
THIN VENEER - CHOPPED
COLOR: SADDLEWOOD



WD-1: STAINED WOOD
TBD
COLOR: ENGLISH CHESTNUT



MT-1: COPPER ROOF



PT-1: FIELD COLOR
TBD
TBD



DESIGN SET

W

WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE SUITE 107
COLLEYVILLE, TEXAS 76034
817-281-5600

ISSUED FOR INTERIM REVIEW

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BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

DATE: JUNE, 2022

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

Drawn By VD-MV

Checked By GW

Project No: 22-72

Issue Date: 6-8-2023

Revisions

No.	Date	Description
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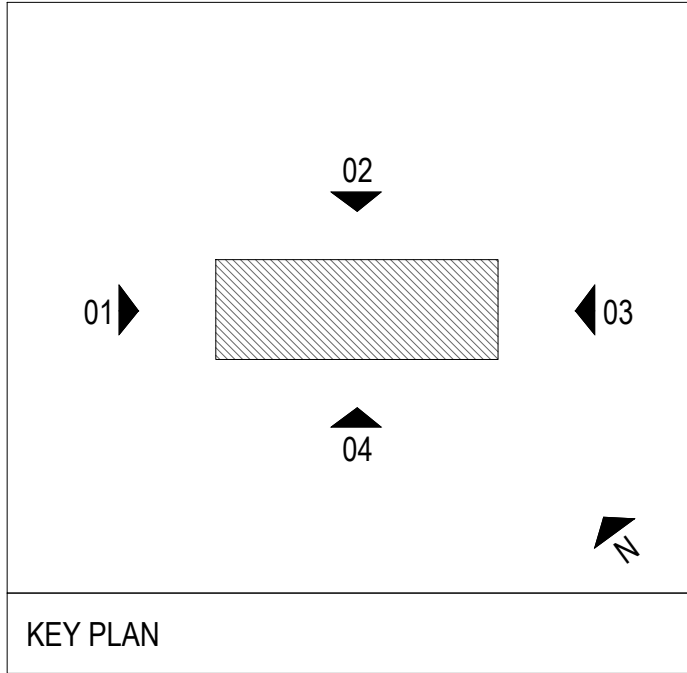
Issued: DESIGN SET

Sheet Title

COLOR
EXTERIOR
ELEVATIONS

A3.02

Sheet Number



EXTERIOR MATERIAL CALCULATIONS

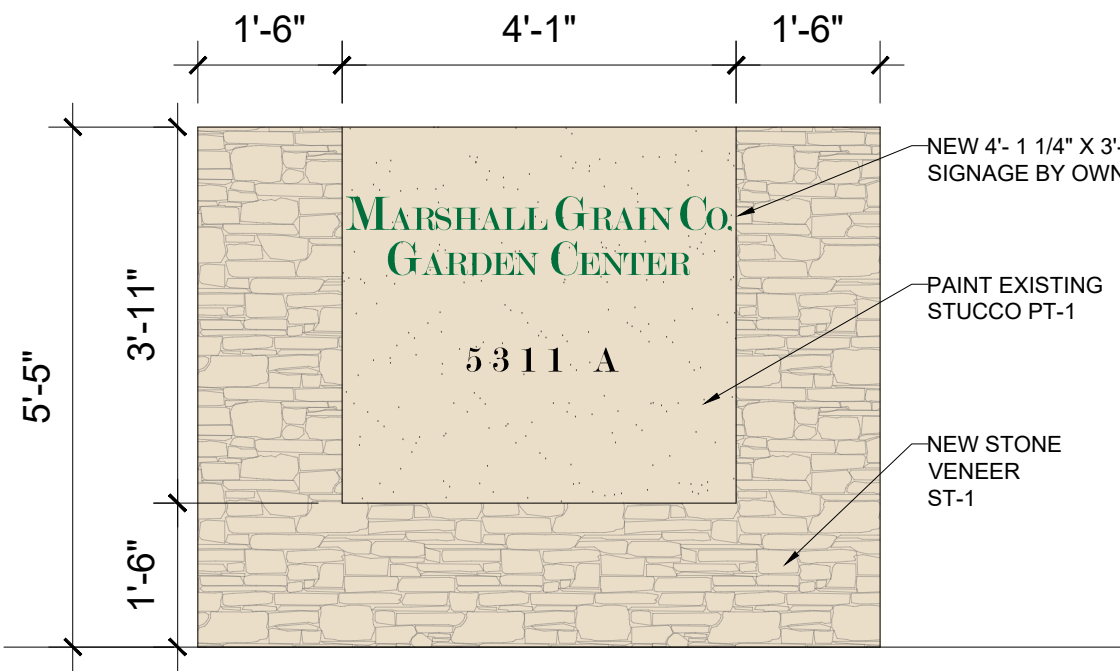
FACADE PRIMARY / SECONDARY	WEST ELEVATION		NORTH ELEVATION		EAST ELEVATION		SOUTH ELEVATION		TOTAL OF ALL ELEVATIONS	
	PRIMARY FACADE		PRIMARY FACADE		SECONDARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	472 SQ FT	--	1,349 SQ FT	--	472 SQ FT	--	1,349 SQ FT	--	3,642 SQ FT	--
DOORS & WINDOWS	120 SQ FT	--	--	--	168 SQ FT	--	--	--	288 SQ FT	--
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	352 SQ FT	100%	1,349 SQ FT	100%	304 SQ FT	100%	1,349 SQ FT	100%	3,354 SQ FT	100%
BRICK	304 SQ FT	30%	1,349 SQ FT	100%	304 SQ FT	100%	1,349 SQ FT	100%	3,306 SQ FT	99%
STUCCO	48 SQ FT	38%	--	--	--	--	--	--	48 SQ FT	1%

MATERIAL LEGEND

PT-1: FIELD COLOR
TBD
TBD



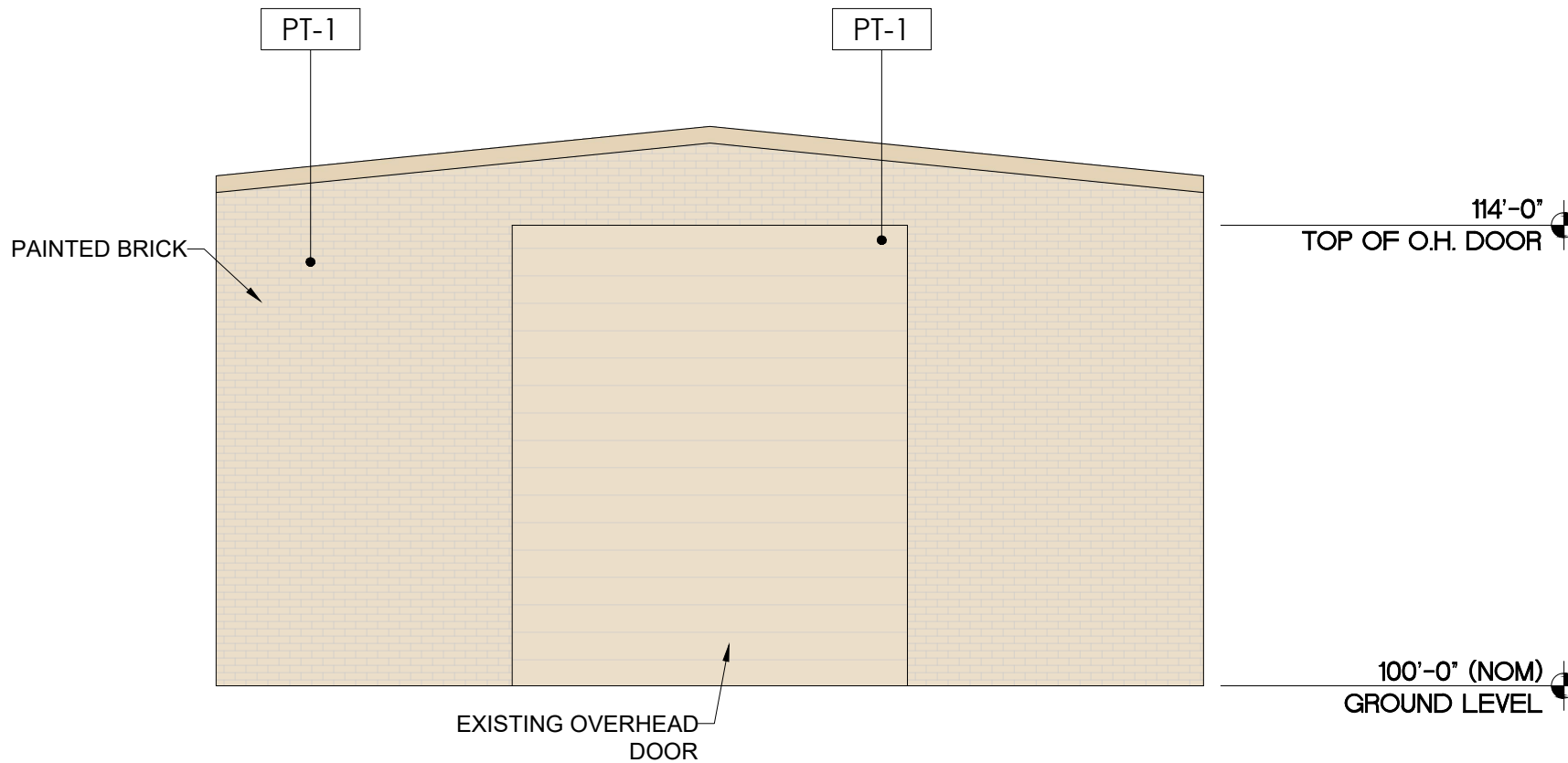
ST-1: STONE
JACOBS STONE PRODUCTS
THIN VENEER - CHOPPED



05 MONUMENT SIGN
SCALE: 1/2"=1'-0"



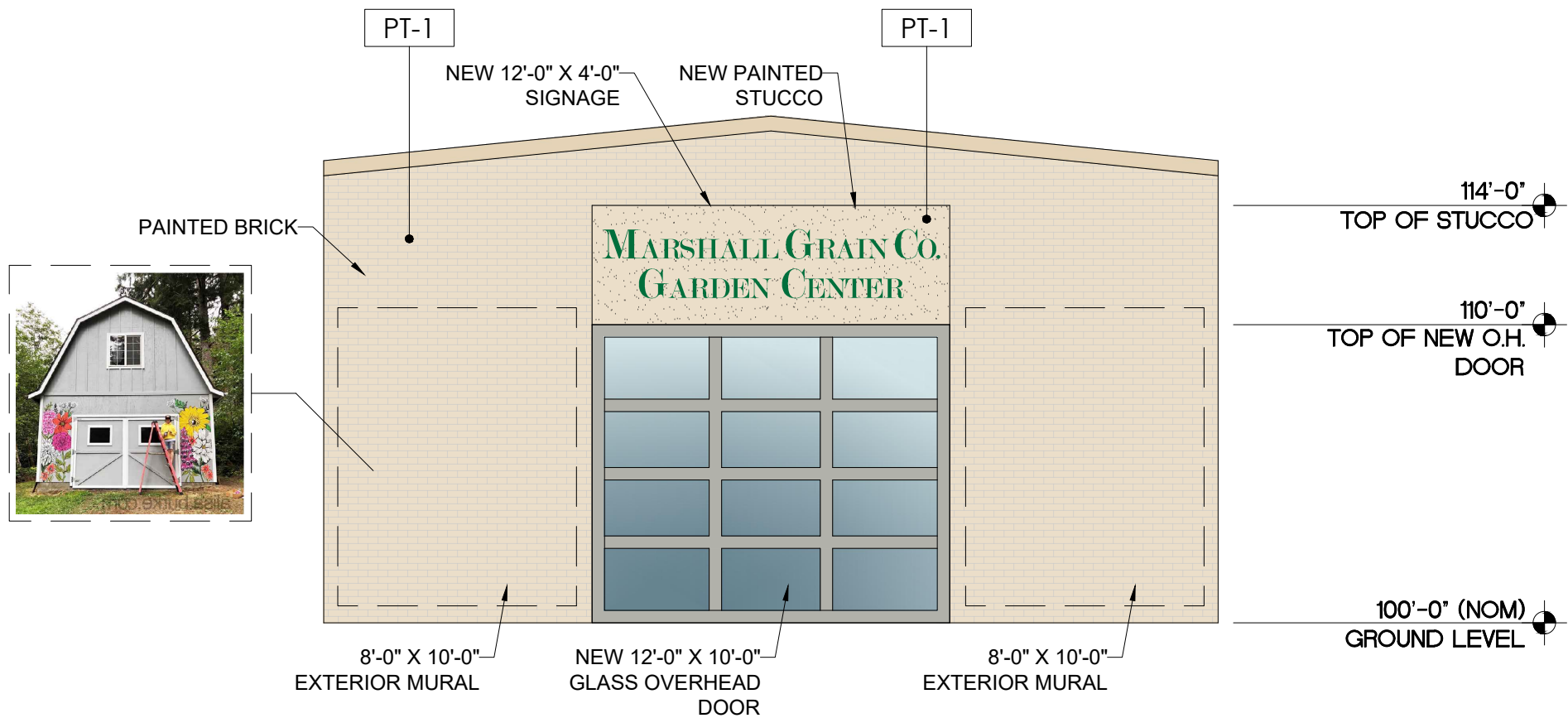
04 BACK GARAGE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



03 BACK GARAGE ELEVATION (EAST)
SCALE: 3/16"=1'-0"



02 SIDE ELEVATION (TO GARDEN CENTER) (NORTH)
SCALE: 3/16"=1'-0"



01 FRONT GARAGE ELEVATION (WEST)
SCALE: 3/16"=1'-0"

DESIGN SET



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COLOR
EXTERIOR
ELEVATIONS

A3.03

Sheet Number



			Totals
Lot or Project Area			39,277
Total Protected Tree Canopy	12.4%		4,876
Protected Tree Canopy in Exempt			11
Required Canopy Preservation	70%		3,413
Preserved Non-Exempt Canopy			4,876
Preserved Exempt Tree Canopy			0
Total Preservation Credit	100%		4,876
DBH Removed (all non-exempt/in.)			0
DBH Removed (Heritage/in.)			0
Mitigation Planting Required (in.)			0
Mitigation Payment Required			\$0.00
Violation Planting Required (in.)			0
Violation Payment Required			\$0.00
Tree Preservation Deficit			0
(lowest that will round up to whole %)			

Diagram illustrating tree protection and pruning techniques.

Tree Protection:

- ROOT PRUNE AT BACK OF PROPOSED CURB/PAVEMENT WITH CONCRETE SAW OR OTHER APPROVED TOOL.
- FINISH GRADE
- CRITICAL ROOT ZONE 1' RADIUS FOR EVERY INCH OF DBH
- INSTALL 6 FT ORANGE VINYL PROTECTIVE FENCE AT CRITICAL ROOT ZONE - ALL PROTECTED TREES.
- DO NOT PARK OR DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT IN CRITICAL ROOT ZONE.
- DO NOT MODIFY GRADE IN CRITICAL ROOT ZONE UNLESS APPROVED BY CITY ARBORIST.
- DO NOT WASH OUT CONCRETE TRUCKS OR STORE ANY CONSTRUCTION MATERIALS IN CRITICAL ROOT ZONE.

Tree Pruning:

- STEP 1 - UNDERCUT LIMB
- STEP 2 - CUT LIMB
- STEP 3 - CUT STUB AT COLLAR

TREE PROTECTION FENCING/PRUNING

SCALE: NONE

TREE PRUNING

SCALE: NONE



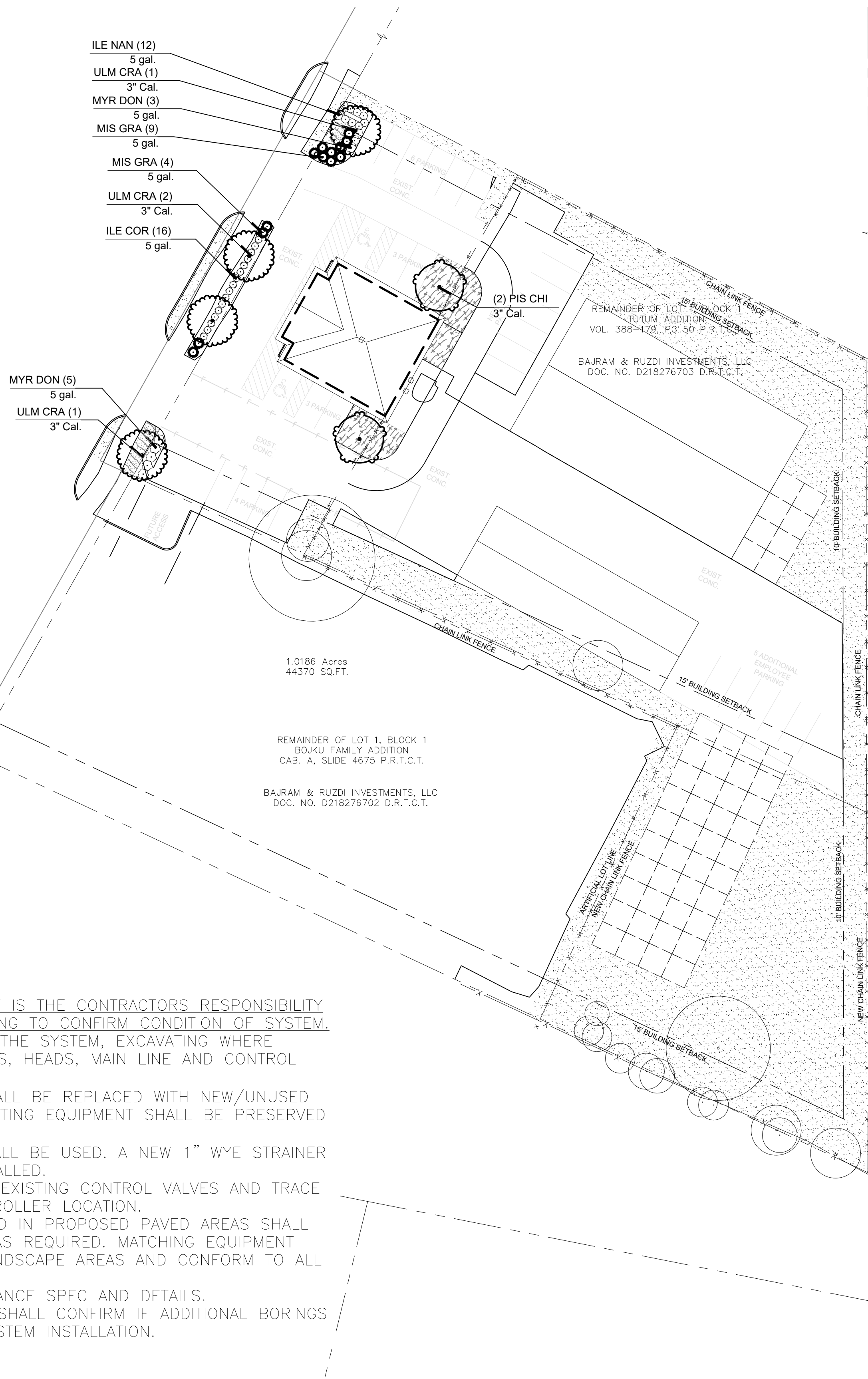
TREE PRESERVATION PLAN

DESIGN SET

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Drawn By	VD	
Checked By	GW	
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Issue Date:	--	
Revisions		
No.	Date	Description
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Sheet Title		

L-1
Sheet Number



IRRIGATION COMMENTS:

- SITE HAS EXISTING IRRIGATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE BEFORE BIDDING TO CONFIRM CONDITION OF SYSTEM. THIS SHALL INCLUDE ACTIVATING THE SYSTEM, EXCAVATING WHERE NECESSARY AND LOCATING VALVES, HEADS, MAIN LINE AND CONTROL WIRES.
- ALL BROKEN/MISSING HEADS SHALL BE REPLACED WITH NEW/UNUSED EQUIPMENTS. ALL OPERABLE EXISTING EQUIPMENT SHALL BE PRESERVED AND PROTECTED.
- EXISTING 1" METER/1" DCVA SHALL BE USED. A NEW 1" WYE STRAINER AND BALL VALVE SHALL BE INSTALLED.
- CONTRACTOR SHALL LOCATE ALL EXISTING CONTROL VALVES AND TRACE WIRING BACK TO ORIGINAL CONTROLLER LOCATION.
- ANY EXISTING IRRIGATION LOCATED IN PROPOSED PAVED AREAS SHALL BE REMOVED AND CAPPED OFF AS REQUIRED. MATCHING EQUIPMENT SHALL BE INSTALLED IN NEW LANDSCAPE AREAS AND CONFORM TO ALL LAWS, ORDINANCES AND CODES.
- REFERENCE IRRIGATION PERFORMANCE SPEC AND DETAILS.
- PRIOR TO BIDDING CONTRACTOR SHALL CONFIRM IF ADDITIONAL BORINGS ARE REQUIRED TO COMPLETE SYSTEM INSTALLATION.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



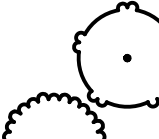
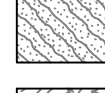
NOTE:
ABSOLUTELY NO TRENCHING WITHIN EXISTING TREE AREAS. ALL TRENCHING SHOULD STAY OUTSIDE THE CRITICAL ROOT ZONE OF EXISTING TREES AT A MINIMUM. LAYOUT TRENCHING PLAN FOR OWNER APPROVAL PRIOR TO CONSTRUCTION.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

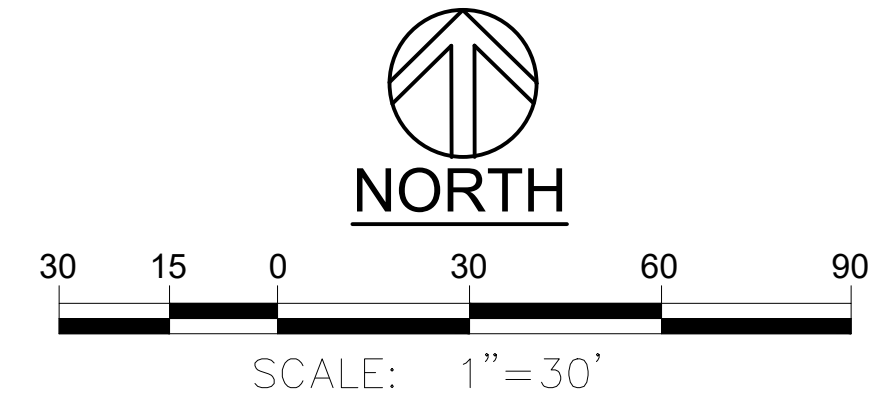
NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

CITY OF COLLEYVILLE LANDSCAPE REQUIREMENTS		
REQUIRED SITE LANDSCAPING	20% OF TOTAL SITE TO BE LANDSCAPE AREA	
	REQUIRED	PROVIDED
	59,690 SF X 20% =11,938 SF	16,556 SF
REQUIRED STREET YARD LANDSCAPING	50% OF REQUIRED LANDSCAPE AREA TO BE IN STREET YARD	
	REQUIRED	PROVIDED
	11,938 X 50% = 5,969 SF	1,845 SF
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 40 FT OF FRONTAGE	
	REQUIRED	PROVIDED (3")
	174 / 40' = 5 TREES	4 NEW TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	174 / 5 = 35 SHRUBS	44 SHRUBS (5G)
REQUIRED PARKING LOT LANDSCAPING	140 SF LANDSCAPE AREA REQUIRED PER EVERY 18 SPACES	
	REQUIRED	PROVIDED
	28/18 X 140 =218 SF	757 SF
REQUIRED PARKING LOT TREES	1 TREE PER EVERY 18 SPACES	
	REQUIRED	PROVIDED (3")
	23 SPACES/18 = 2 TREES	2 TREES

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	PIS CHI	2	Pistacia chinensis	Chinese Pistache	3" Cal.	10' Min.	As Shown	Single Straight Trunk	
	ULM CRA	4	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	ILE COR	16	Ilex cornuta	Chinese Holly	5 gal.	24" min.	36" O.C.		
	ILE NAN	10	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	18"-24"	36" O.C.		
	MIS GRA	13	Miscanthus sinensis 'Gracillimus'	Eulalia Grass	5 gal.	18"-24"	48" O.C.		
	MYR DON	8	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	24" min.	48" O.C.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
	CYN DAC	21,585 sf	Cynodon dactylon	Bermudagrass	Solid Sod				
	LIR BIG	169	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pots		12" O.C.	12" o.c.	
	TRA ASI	1,003	Trachelospermum asiaticum	Asiatic Jasmine	4" pots		12" O.C.	12" o.c.	

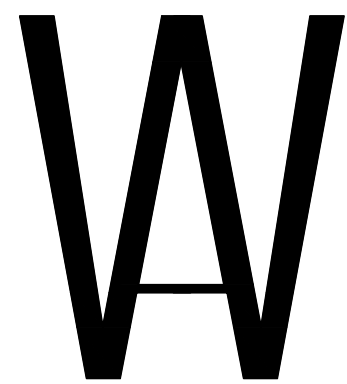
NOTE: PRUNE LOWER BRANCHES OF ALL EXISTING TREES IN VISIBILITY TRIANGLE AS REQUIRED BY CITY



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 3872 ON 06/05/23, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.10(b) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

DESIGN SET



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE SUITE 107
COLLEYVILLE, TEXAS 76034
817-281-5600

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GERALD A. WARD, AIA
DATE: OCTOBER, 2022

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Drawn By		VD
Checked By		GW
Project No:		22-72
Issue Date:		--
Revisions		
No.	Date	Description

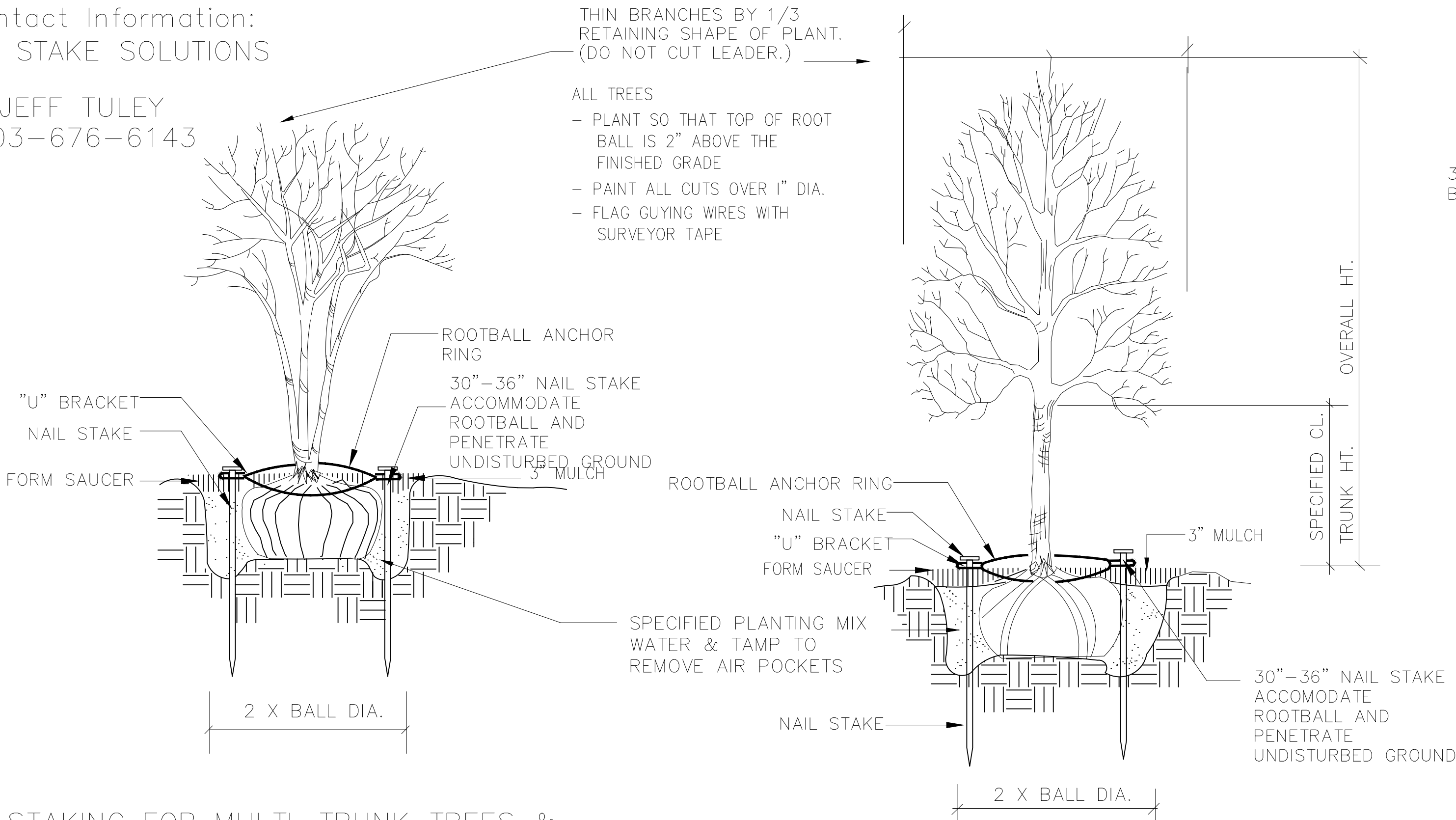
Issued: DESIGN SET
Sheet Title

L-2

Sheet Number

Contact Information:
TREE STAKE SOLUTIONS

JEFF TULEY
903-676-6143

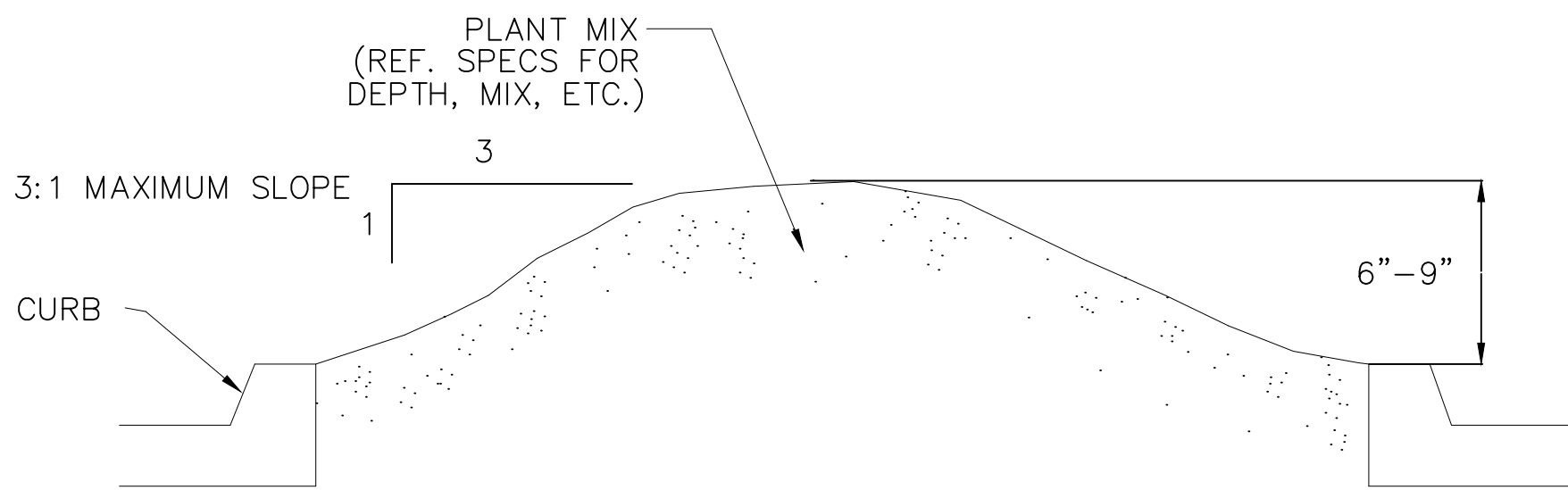


STAKING FOR MULTI-TRUNK TREES &
TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

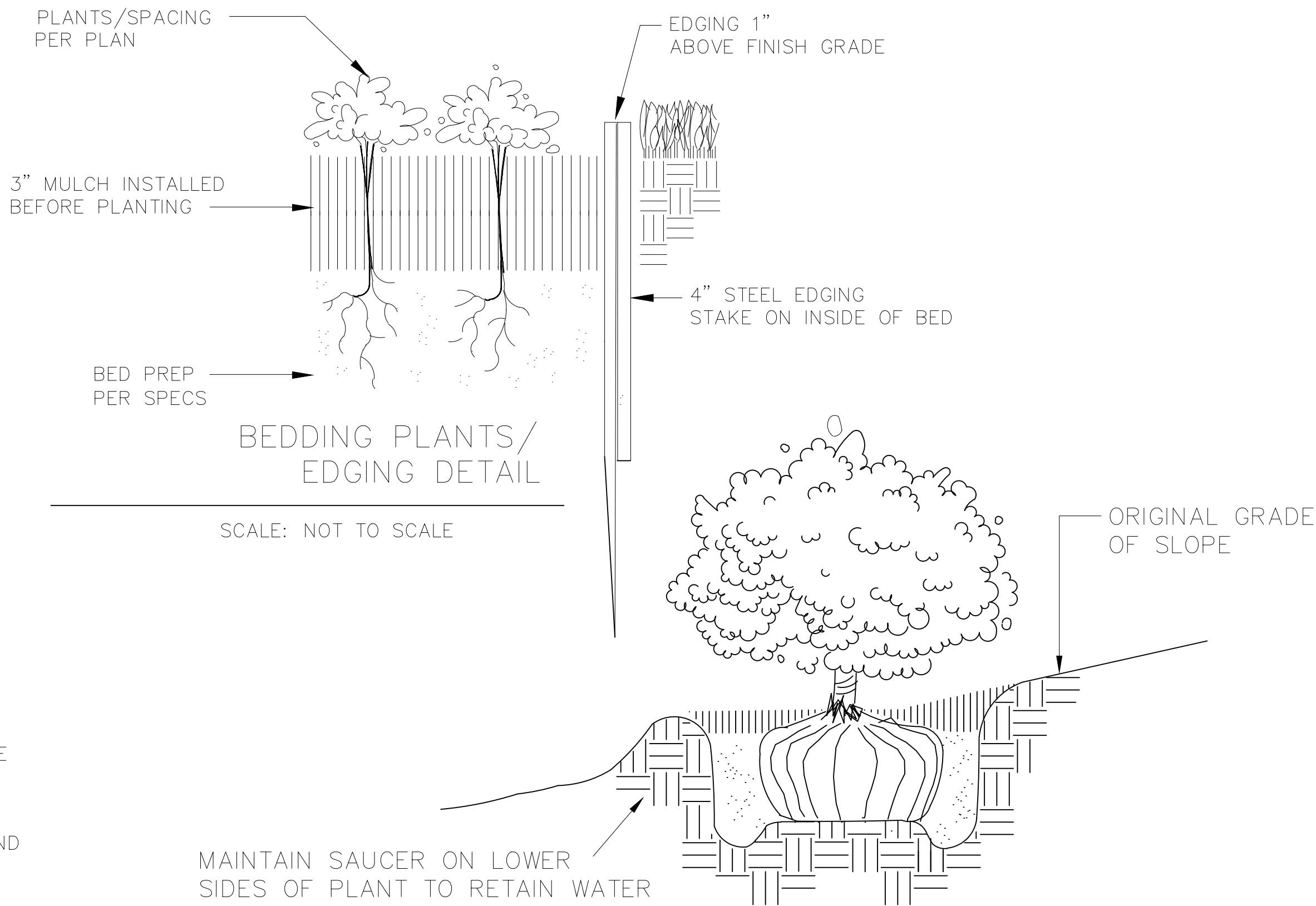
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE



TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE

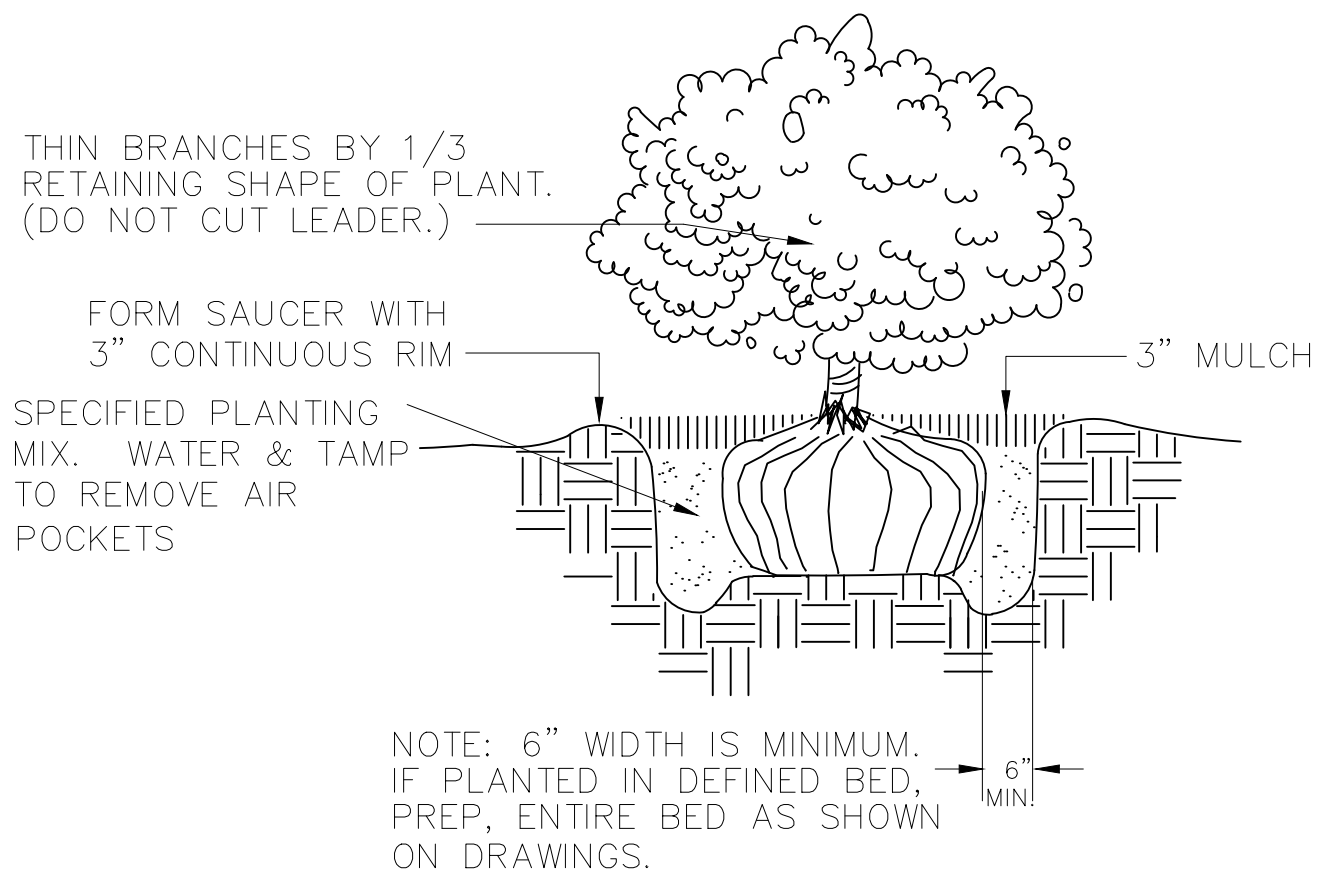


BEDDING PLANTS/
EDGING DETAIL

SCALE: NOT TO SCALE

TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE



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PLANTING DETAILS

DESIGN SET

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5004 THOMPSON TERRACE SUITE 107
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No.	Date	Description	

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Sheet Title

L-3

Sheet Number

SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

- A. Scope
- Bed prep
 - Metal edging
 - Topsoil
 - Planting
 - Mulching
 - Guarantee
- B. Related Work Specified Elsewhere
- General Requirements – All locations
 - Section 02740 – Irrigation Trenching
 - Section 02750 – Irrigation
 - Section 02800 - Lawns

1.02 QUALITY ASSURANCE

- A. Contractor Qualifications
- Minimum of three (3) years experience on projects of similar characteristics and size.
- B. Reference Standards:
- American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
 - American Association Of Nurserymen: American Standard For Nursery Stock, 1973
- C. Substitutions
- Substitutions accepted only upon written approval of Landscape Architect and Owner.
 - Submit substitutions possessing same characteristics as indicated on plans and specifications.
- D. Inspection and Testing
- The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
 - Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
 - Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

- A. Certificates
- Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
 - File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. Preparation of Delivery
- Balled & Burlaped (B&B) Plants
 - Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
 - Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
 - Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.
 - Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
 - Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
 - Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.
- B. Delivery
- Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
 - Deliver plants with legible identification and size labels on example plants.
 - Protect during delivery to prevent damage to root ball or desiccation of leaves.
 - Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
 - Deliver plants to job site only when areas are prepared.
- C. Storage
- Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
 - Protect from weather.
 - Maintain and protect plant material not to be planted immediately upon delivery.
- D. Handling
- Do not drop plants.
 - Do not damage ball, trunk, or crown.
 - Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season - Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- B. Protection - Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

- A. Plant Materials
- Hardy under climatic conditions similar to locality of project.
 - True to botanical and common name variety.
 - Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
 - Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
 - Conform to measurements after pruning with branches in normal positions.
 - Conform to American Association of Nurserymen standards unless shown differently on plant list.
 - Trees:
 - Single, straight trunks, unless indicated otherwise
 - Trees with weak, thin trunks not capable of support will not be accepted.
 - All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
 - Nursery grown stock only.
 - Subject to approval of Landscape Architect.
 - Seasonal color:
 - Annuals in 4" pots or as specified
 - Perennials in 4" pots, clumps, bulbs as specified
- B. Topsoil
- Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
 - Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ½" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
 - Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
 - Test topsoil (cost by Contractor):
 - Available nitrogen
 - Available phosphorus
 - Available potash
 - Iron
 - Ph: 5.5 to 7.0
 - Decomposed organic matter: 6-10%

- C. Mulch
- Top Dressing Mulch – Shredded cypress or hard wood only
 - Mulch for soil prep – Shredded pine bark
 - In pre-packaged bags only; bulk shredded material is unacceptable

- D. Peat Moss Commercially available baled peat moss or approved equivalent.

- E. Staking Material

1. Stakes for tree support:
- Construction grade yellow pine, stain brown
 - Size as noted on plans
2. Wires:
- Padded with rubber hose to protect tree
 - Galvanized
 - With galvanized turnbuckle
 - Evenly tighten turnbuckles with plant in vertical position.

- F. Water

- Free of oils, acids, alkali, salt, and other substances harmful to plant growth
- Location: Furnish temporary hoses and connections on site.

- G. Sand – Washed builders sand

- H. Antidesicant – "Wilt-proof" or equal.

- I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

- D. Planting Mixture
- Existing topsoil – 50%
 - Shredded pine bark – 50%
 - Fertilizer 10:20:10 at 30 lb./1000 SF
- E. Planting Mix for Annuals/Perennials
- Prepare above mix
 - Add 2" of sand
- F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

- 3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

- A. Pits
- Shape - Vertical hand scarified sides and flat bottom.
 - Size for trees – 2 feet wider or twice the root ball, whichever is greater.
 - Size for shrubs – Size of planting bed as shown on drawings.
 - Rototill soil mix thoroughly, full depth.
 - NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.
- B. Obstructions Below Ground
- Remove rock or underground obstructions to depth necessary to permit planting.
 - If underground obstructions cannot be removed, notify Owner's representative for instruction.
- C. Excess Soil - Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

- A. General
- Set plants 2" above existing grade to allow for settling.
 - Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
 - Apply soil in accordance with standard industry practice for the region.
 - Thoroughly settle by water jetting and tamping soil in 6" lifts.
 - Prepare 3" dish outside root ball after planting.
 - Thoroughly water all beds and plants.
 - Stake trees and large shrubs as indicated on plans.
 - Apply anti-desicant according to manufacturer's instructions.
 - Apply commercially manufactured root stimulator as directed by printed instruction.
 - Plant and fertilize bedding plants per trade standards.
 - Apply 3" mulch top dressing.
- B. Balled Plants
- Place in pit of planting mixture that has been hand tamped prior to placing plant.
 - Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
 - Remove binding at top of ball and lay top of burlap back 6".
 - Do not pull wrapping from under ball, but cut all binding cord.
 - Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
 - Backfill with planting mixture in 6" lifts.
- C. Container Grown Plants
- Place in pit on planting mixture that has been hand tamped prior to placing plant.
 - Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
 - Carefully remove plants without injury or damage to root balls.
 - Backfill with planting mixture in 6" lifts.
- D. Mulching
- Cover planting bed evenly with 3" of mulch.
 - Water immediately after mulching.
 - Where mulch has settled, add additional mulch to regain 3" thickness.
 - Hose down planting area with fine spray to wash leaves of plants.
- E. Pruning
- Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
 - Make cuts flush, leaving no stubs.
 - Paint cuts over 1" diameter with approved tree wound paint.
 - Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

- A. Sweep and wash all paved surfaces.
- Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

- A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:
- Weeding (weekly)
 - Watering (as required)
 - Pruning
 - Spraying
 - Fertilizing
 - Mulching
 - Mowing (weekly)
- B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

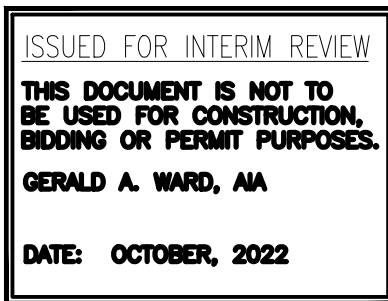
END OF SECTION



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PLANTING SPECS

DESIGN SET



MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Drawn By			VD
Checked By			GW
Project No:			22-72
Issue Date:			--
Revisions			
No.	Date	Description	

Issued: DESIGN SET
Sheet Title

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller, water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- C. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::
- Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
 - Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
 - Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- B. Area to be hydromulched with seed mix as follows:
- | | |
|------------------|-----------------|
| Tickseed | 10 pounds/acre |
| Cosmos | 15 pounds/acre |
| Ox-Eyed Daisy | 5 pounds/acre |
| Side Oats Grama | 4 pounds/acre |
| Showy Primrose | 0.5 pounds/acre |
| Plains Coreopsis | 2 pounds/acre |
| Black Eyed Susan | 2 pounds/acre |
| Indian Blanket | 10 pounds/acre |
| Texas Bluebonnet | 4 pounds/acre |
| Little Bluestem | 4 pounds/acre |

3.04 MULCH

- A. All areas to be seeded shall be mulched.
- B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre
- C. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922
SODDING

PART I - GENERAL

1.01 DESCRIPTION

- A. Work Included
- Sod bed preparation
 - Fertilizing
 - Sodding
 - Miscellaneous management practices
- B. Related Work Specified Elsewhere
- Finish Grading, Section 02800
 - Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- A. Standardized Plant Names
- American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
- B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- A. Vendors Certification That Sod Meets Texas State Sod Law
- Include labeling requirements.
 - Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Sod:
- Previous season's crop with date of analysis on each bag.
 - Furnish and deliver each variety in separate bags or containers.
 - Sod to be cut no more than three days before delivery.
- B. Fertilizer:
- Unopened bags labeled with the analysis.
 - Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:
- Only during suitable weather and soil conditions.
 - As specifically authorized by the Owner's Representative.
- B. Schedule - Only after all other construction is complete.
- C. Protect and Maintain Sodded Areas
- From traffic and all other use.
 - Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- A. Sod:
- Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
 - The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
 - All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.
- B. Fertilizer:
- Uniform in composition, free flowing.
 - Suitable for application in approved equipment.
 - Analysis of 16-20-0, 16-8-8 or as directed.
- C. Water:
- Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- B. Clear surfaces of all materials:
- Stumps, stones, and other objects larger than one inch (1").
 - Roots, brush, wire, stakes, etc.
 - Any objects that may interfere with sodding or maintenance.
- C. Prepare sod bed:
- Remove soil clods larger than one inch (1").
 - Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- A. Sodding:
- Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
 - Water and fertilize at 5 lbs. per 1,000 sq. ft.
 - Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
 - The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.
- B. Rolling:
- After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
 - Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- B. Resodding:
- Resod damaged or unacceptable areas.
 - Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION



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DESIGN SET

TURF SPECS



WARD ARCHITECTURE PLLC
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817-281-5600

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GERALD A. WARD, AIA
DATE: OCTOBER, 2022

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Drawn By	VD	
Checked By	GW	
Project No:	22-72	
Issue Date:	- -	
Revisions		
No.	Date	Description

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Sheet Number

SECTION 02750 - IRRIGATION

PART I - GENERAL
1.01 DESCRIPTION

- A. Work Included - The contractor shall be required to design and install an automatic, underground irrigation system consistent with all local, state, and federal codes, laws and regulations.
1. System will include separate circuits for shrub/ground cover areas.
2. Heads in lawns to be 4" pop-ups; drip irrigation is to be used in beds.
3. All trees shall be watered separately, 2 pop-up bubblers per tree.
4. Submit plan to owner for review and approval prior to construction.
B. Includes:
1. Piping and fittings.
2. Connection to existing water lines.
3. Valves, bubblers, quick couplers, dripline, filters, pressure regulators, spray heads, and rotary heads.
4. All miscellaneous fittings and accessories required to complete and operate system.
5. Excavation and backfill.
6. Testing and adjusting.
7. Clean up.

1.02 QUALITY ASSURANCE

- A. Codes and Standards:
1. All applicable local, state and national Plumbing Ordinances, Electrical Codes, Building Codes and Irrigation Codes Regulations or Ordinances.
2. National Plumbing Code.
B. Licenses:
1. All work shall be performed by or under the direct supervision of an irrigator or plumber licensed to install an irrigation system under the authority of the State of Mississippi.
C. Reference Standards:
1. ASTM D-2241-78
2. CS 256-63

1.03 SUBMITTALS

- A. Maintenance Materials : At completion of the job, furnish spare parts and all special tools and equipment required to operate and maintain system.
B. Maintenance Data: Furnish two copies of parts list and repair manuals and all special tools and equipment required to operate and maintain system.
C. Manufacturer's Literature: Submit catalogue data indicating, performance, weight, size and function of each item of equipment and material. Also provide manufacturer's operating manual.

- D. Project Record Documents: Record on a clean set of plans in colored pencil and also a reproducible mylar:
1. All piping and wiring, including control wires by dimensions.
2. Locate all valves by dimension from two directions.

PART II - PRODUCTS
2.01 GENERAL

- A. Equipment and Material Requirements:
1. Standard product of acceptable manufacturer.
2. In-service performance records to verify published capabilities.
3. New and unused.

2.02 MATERIALS

- A. PVC Pipe and Fittings:
1. Polyvinyl chloride pipe (PVC) in accordance with ASTM D-2241-78 made to SDR-PR dimensions and approved by National Sanitation Foundation.
2. All pipe downstream of backflow preventer to be Class 200 PVC; all swing joints and risers to be Schedule 80.
B. Joints and Fittings:
1. Nipples and risers: Schedule 80 threaded PVC pipe.
2. Fittings: Schedule 80 PVC.
C. Valves:
1. Double Check Double Gate Valve
a. Approved Product: FEBCO.
b. In plastic valve box with cover
c. Ball valve and wye strainer installed upstream of double checkdouble gate valve.
2. Electric Control Valve
a. Electric control, in-line, Irritrol 700 series.
b. Size to match upstream pipe or as shown on drawings.
c. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

- D. Sprinkler Heads
1. Toro 570 Z spray heads on flex riser; no cut-off nipples
2. Hunter, PGP and/or PGJ rotors on swing joints

- E. Drip Zone Control Kit
1.Hunter ICZ-101-40
a. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

- F. Drip Line Tubing
1.Hunter PLD-04-12
a. Install at grade below mulch 12" O.C.
b.Use 1 staple every 5' to hold down tubing. Do not puncture tubing.
c.Do not place dripline under paving. Use ¾" PVC
d.Install PLDBV at end of each run in box.
2.Hunter PLD-BLNK when no emission device is needed
3.Drip Zone Winter Flushing
a.Install two (2) ¾" ball valve down stream from drip zone valve in box.
b.Install first valve between Drip Zone valve and dripline
c.Tee into line down stream of first valve and install second valve upstream of Dripline tubing.
d.Leave end of second valve unattached on discharge side for future connection to air supply.
G. Controller - Irritrol, MC-E
H. Quick Couplers - Include ¾ inch quick coupler on main line in jumbo box at 100 feet on center.
I. Rain/Freeze Sensor - Hunter RFC

PART III - EXECUTION

3.01 GENERAL

Install all equipment and products in accordance with manufacturer's recommendations.

3.02 INSTALLATION

- A. PVC Pipe and Fittings:
1. Handle and install PVC pipe, couplings, and fittings in accordance with manufacturer's recommendations and industry standards.
2. All PVC fittings shall be molded of the same material as the pipe and shall be suitable for solvent weld, slip joint ring tight seal, or screwed connections.
3. Minimum 12" trench depth, laterals; 18" main
B. Leak Test:

- 1. When the main line or sections of the main line, e.g. loops with swing joints and valves have been installed, the system (or section) will then be pressurized to the operating pressure indicated on the drawings. The pressure will then be maintained for a 24 hour test period prior to backfilling.
2. All leaks will be repaired and retested prior to backfilling lines.

3.03 TREE PROTECTION

- A. When possible run trenches along edges of paving and curbs or building walls to minimize tree root disturbance.
B. When trenching within tree drip line is absolutely necessary, trench radially into tree's root system. Do not trench across roots.
C. Supply trenching plan to owner for approval.

3.04 CLEANUP

- A. Make final cleanup of all parts of work before final acceptance.
B. Remove all construction materials and equipment.
C. Prepare site in an orderly and finished appearance.
D.Remove from site any rock or extra soil that resulted from this work and restore site to its original condition.

END OF SECTION

NOTE: IN THE EVENT ANY PORTION OF THESE SPECIFICATIONS OR DETAILS CONFLICTS WITH LOCAL OR STATE LAWS AND REGULATIONS, LOCAL/STATE STANDARDS SHALL SUPERSEDE.



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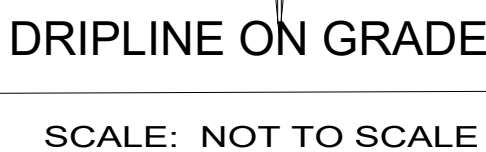
IRRIGATION PERFORMANCE SPEC



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DATE: OCTOBER, 2021

1. IRRIGATION LINES ARE SOMETIMES SHOWN OUTSIDE PLANTING BEDS FOR GRAPHIC CLARITY ONLY. ADJUST INSIDE BEDS ON SITE.
2. AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE NECESSARY, TRENCH RADIIALLY, RATHER THAN ACROSS THE ROOT SYSTEM.
3. MAIN LINE TO BE DETERMINED (CONTRACTOR TO CONFIRM).
4. ALL SLEEVES UNDER PAVING TO EXTEND 12" PAST EDGE OF PAVING. COORDINATE WORK WITH GENERAL AND PAVING SUBCONTRACTOR.
5. ALL HEADS TO BE 4" POPS IN LAWN. ALL HEADS WITH CHECK VALVES.
6. COORDINATE SLEEVE SIZE AND LOCATION FOR FREEZE SENSOR, RAIN GAGE AND CONTROLLER WITH GENERAL CONTRACTOR. SEAL ALL BUILDING PENETRATIONS WATER TIGHT.
7. SEE FOLLOWING DETAIL SHEET FOR IRRIGATION DETAILS.
8. CONTACT CITY FOR WATER PRESSURE. VERIFY ON SITE AND REPORT TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.
9. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER, AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER. REFER TO UTILITY PLANS.
10. VERIFY 100% COVERAGE OF SYSTEM OVER ALL PLANTING & LAWN AREAS AS SHOWN ON DRAWINGS.
11. IF PEDESTAL MOUNTED CONTROLLER IS SPECIFIED, MOUNT ON 4"X3"X3" CONCRETE SLAB WITH (4) #4'S EACH WAY. SLEEVE THROUGH SLAB FOR CONTROLLER WIRING AS REQUIRED.
12. UNLESS NOTED OTHERWISE, THERE ARE NO EXISTING SLEEVES FOR IRRIGATION CONTRACTOR TO SIZE AND COORDINATE SLEEVE INSTALLATION AS NEEDED IN ALL LOCATIONS UNDER PAVEMENT.
13. QUANTITIES ARE PROVIDED AS A COURTESY AND ARE NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING.
14. IF DOUBLE CHECK IS PROHIBITED BY LOCAL CODE/ORDINANCE, SUBSTITUTE WITH APPROVED BACKFLOW PREVENTION DEVICE.
15. ALL WORK IN ACCORDANCE WITH LOCAL, STATE, & NATIONAL CODES & ORDINANCES.
16. CONTRACTOR TO SIZE CONTROL SIZE GUAGE PER NECESSARY. HOWEVER, MINIMUM SIZE TO BE 14 GUAGE PER NATIONAL ELECTRICAL CODE. ALL SPLICES WITH APPROVED MANUFACTURED CONNECTOR IN VALVE BOX.
17. DO NOT LOCATE VALVE BOXES IN SWALES, LOW AREAS, OR ANY OTHER LOCATION WHERE THEY COULD COLLECT WATER.
18. CONTROLLER TO BE WIRED ON DEDICATED 120 VOLT CIRCUIT AND GROUNDED W/ "GROUNDING SPIKE" PER MANUFACTURER'S INSTRUCTIONS.
19. ADJUST HEADS TO AVOID OVERSPRAY ONTO STREETS, ROADWAYS, BUILDINGS AND ELECTRICAL EQUIPMENT.
20. INCLUDE ONE SPARE WIRE FROM CONTROLLER TO EACH CONTROL VALVE. EACH WIRE TO BE VARYING COLOR.
21. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING FLOW CONTROL AND PRESSURE TO EACH VALVE. CONTRACTOR TO INCLUDE PRESSURE CAPTOR AT EACH CONTROL VALVE AS NECESSARY TO MAKE SYSTEM OPERATE AS INTENDED.
22. DRIP IRRIGATION IS INTENDED TO MAINTAIN ESTABLISHED PLANT MATERIAL. CONTRACTOR SHALL HAND WATER AND MAINTAIN NEW PLANTINGS AS REQUIRED UNTIL ESTABLISHMENT AND ACCEPTANCE.
23. IRRIGATION CONTROLS SHALL BE SET TO RUN AT OPTIMAL TIMES OF THE DAY TO MINIMIZE EVAPORATION LOSS AND BUSINESS DISRUPTION. BROADCAST SYSTEMS SHOULD NOT BE RUN DURING TENANT'S NORMAL BUSINESS HOURS.



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