



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
APRIL 05, 2021
6:30 PM

The Planning & Zoning Commission will hold a regular meeting on April 05, 2021 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference, or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/83232932236?pwd=ZmlxbkY3clJxYVByVi84UXVWbEtYUT09>

Meeting ID: 832 3293 2236 Passcode: 181262 or dial 1-346-248-7799.

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

- Online: An online speaker card may be found on the city's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.
- By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on day of meeting and provide your name, address, and question. Your question will be read by the City Secretary in the order they are received.

A. Call to Order and announce a quorum present.

B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

C. Discuss, consider, and possible action on meeting minutes of March 09, 2021 meeting.

D. Public hearing regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

- a. Staff Presentation
- b. Owner's Presentation
- c. Those in Favor
- d. Those Against
- e. Owner's Rebuttal

E. Discuss, consider, and possible action regarding making a recommendation to the City Council regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to

the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

- F. Conduct a public hearing regarding a 1.858 acre tract of land located at the northwest corner of Jones Street and Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173 to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan for a restaurant with a drive thru.
 - a. Staff Presentation
 - b. Owner's Presentation
 - c. Those in Favor
 - d. Those Against
 - e. Owner's Rebuttal
- G. Discuss, consider, and possible action on a 1.858 acre tract of land located at the northwest corner of Jones Street and Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173 to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan for a restaurant with a drive thru.
- H. Public Hearing regarding an amendment to the Thoroughfare Master Plan, contained in the 2016 Comprehensive Plan, by removing the existing 2-Lane Collector Roadway from SH 174 to CR 1023 and designating CR 904 west of SH 174 as 2-Lane Collector Roadway.
- I. Discuss, consider, and possible action an amendment to the Thoroughfare Master Plan, contained in the 2016 Comprehensive Plan, by removing the existing 2-Lane Collector Roadway from SH 174 to CR 1023 and designating CR 904 west of SH 174 as 2-Lane Collector Roadway.
- J. Adjourn.

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 1st day of April 2021 by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
MARCH 09, 2021
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on March 09, 2021 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. This meeting is closed to the public and subject to the Open Meeting Laws of the State of Texas.

City facilities are closed to the public in response to a health emergency specifically Coronavirus Disease (COVID-19). This meeting is available via live stream. Join Zoom Meeting:

<https://us02web.zoom.us/j/84115519568?pwd=N3EwVFpzcEdRamc2cTZVWTZjb1I5dz09>

Meeting ID: 841 1551 9568 Passcode: 189499 or dial 1-346-248-7799.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Michael Frazier, Place 3, Bryan Sears, Place 6, Billy Jenkins, Place 7, Jerry Moore, Alternate

Planning & Zoning Commission Members Absent: Richard Connally, Place 4

City Staff Present: Aaron Maldonado, Development Services Director; Nora and Alice Holloway, City Secretary

A. Call to Order and announce a quorum present.

The meeting was called to order at 6:30 p.m. and a quorum was announced.

B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

NA

C. Discuss, consider, and possible action on meeting minutes of January 04, 2021 meeting.

Commissioner Jenkins moved to approve the meeting minutes of January 04, 2021. Commissioner Mauldin seconded the motion. The motion passed unanimously.

D. Public hearing on a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

Commissioner Gibson opened the public hearing at 6:32 p.m. regarding a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

- Staff Presentation

Development Services Maldonado read the following from staff report:

HISTORY: A preliminary plat of Joshua Station Addition was approved in 2008. There have been numerous final plats and replats of this 44 acre tract of land since 2008, including the final plat of Lot 10. During that time, the name of the plat for Lot 10 was changed from Joshua Station Addition to Cypress Creek Addition. Regardless, it is part of the same preliminary plat that was approved in 2008. The subject property is referred to as Lot 9, as per the approved preliminary plat and will be platted as such. There was a Planned Development District and associated Conceptual Plan approved for Lot 10, Cypress Creek Addition; however, other properties within this preliminary platted area, as they develop, need to have the PD designation and Detailed Site Plan approved prior to construction.

ZONING: This property is zoned C-1, Restricted Commercial and I, Industrial

ANALYSIS: The proposed development of this property is to allow for a fast-food restaurant with drive-thru service for Panda Express. The proposed building will be 2,381 square feet.

The applicant will comply with most of the regulations in the Zoning Ordinance, however, they are requesting a waiver (variance) to the provisions of the ordinance set forth in the Development Standards.

The Zoning Ordinance "The Ordinance" requires a masonry wall to be constructed between residential uses and nonresidential uses. There is a multifamily dwelling complex located behind this property with an existing six (6) foot wooden fence. The applicant is asking for a waiver to the masonry wall in order to keep the existing wooden fence in place. This same waiver was requested by and granted to the Starbucks development just north of this site.

ENGINEERING RELATED ISSUES: The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Because this property requires to be final platted, the City has agreed that these matters may be part of the final platting review process.

RECOMMENDATION: Staff recommends approval of the Detailed Site Plan and the following exhibits associated with it:

- Owner's Presentation
Mr. David Greer stated that he was available for questions, if needed.
- Those in Favor
Mr. Gary Jackson stated he in favor of project.
- Those Against
NA
- Owner's Rebuttal
NA

Commissioner Gibson closed the public hearing at 6:36 pm.

- E. Discuss, consider, and possible action on a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

Commissioner Sears moved to approve a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service. Commissioner Frazier seconded the motion. The motion passed unanimously.

- F. Discuss, consider, and possible action on a replat of Lot 1A-R and 1B-R-2, Block 4, Oak Knoll Addition being a 1.260 acre tract of land situated in the B.F. Childress Survey, Abstract No. 168, City of Joshua, Johnson County, Texas and located on the southeast corner of South Broadway (SH 174) also known as 103 S. Broadway St. and 105 S. Broadway St.

Commissioner Mauldin moved to approve a replat of Lot 1A-R and 1B-R-2, Block 4, Oak Knoll Addition being a 1.260 acre tract of land situated in the B.F. Childress Survey, Abstract No. 168, City of Joshua, Johnson County, Texas and located on the southeast corner of South Broadway (SH 174) also known as 103 S. Broadway St. and 105 S. Broadway St. Commissioner Sears seconded the motion. The motion passed unanimously.

- G. Discuss, consider, and possible action regarding recommendation on adopting an official zoning map for the City and repealing all prior zoning maps.

Commissioner Jenkins moved to recommend approval to City Council on adopting an official zoning map for the City and repealing all prior zoning maps. Commissioner Sears seconded the motion. The motion passed unanimously.

- H. Adjourn.

Commissioner Gibson adjourned the meeting at 6:47 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: March 09, 2021



Planning & Zoning Commission Agenda April 5, 2021

Agenda Item: D/E PD (Action Item)

Agenda Description:

Conduct a public hearing and consider making a recommendation to the City Council regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

HISTORY: The approximate 46 acre tract of land has never been platted and has been zoned and used for agriculture with a single-family residence located on the property.

ZONING: This property is zoned A – Agricultural District

ANALYSIS: The proposed development of this property is to allow for a Planned Development of approximately 155 single-family lots and three open spaces to be served by standard curb and gutter residential streets. A Homeowners Association will maintain the open spaces as well as the entry signs.

The applicant is requesting a Planned Development District and is meeting most of the requirements of the R-1 zoning district with the exception of the lot width as detailed in the "Zoning Requirement Comparison Table" shown in their proposal.

ENGINEERING RELATED ISSUES: The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Because this property requires to be final platted, the City has agreed that these matters may be part of the preliminary and final platting review process.

RECOMMENDATION: This request appears to meet the minimum requirements as set forth in the Subdivision Ordinance and staff recommends approval of the Planned Development and Detailed Site Plan.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200ft. as required by law.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director
Staff recommends approval

Attachments:

- 1) Planned Development Application
- 2) Legal Description
- 3) Maps
- 4) Planned Development Document
- 5) Detailed Site Plan
- 6) Landscape & Lighting Exhibit

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- | | | |
|--|---|---|
| ☐ Pre-Application Meeting | ☐ Comprehensive Plan Amendment | ☒ Zoning Change |
| ☐ Conditional Use Permit | ☐ Zoning Variance (ZBA) | ☐ Subdivision Variance |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Amending Plat |
| ☐ Replat | ☐ Planned Development Concept Plan | ☒ Planned Development Detailed Plan |
| ☐ Minor Plat | ☐ Other _____ | |

PROJECT INFORMATION

Project Name: Joshua Highlands
Project Address (Location): 1200 County Road 909, Joshua, Texas
Existing Zoning: Agriculture Proposed Zoning: PD (Single Family Residential)
Existing Use: Agriculture Proposed Use: Single Family Residential
Existing Comprehensive Plan Designation: Low Density Residential Gross Acres: 46.040

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT INFORMATION

Applicant: Brian Krafft Company: PED Holdings, LLC
Address: 1400 Everman Parkway Tel: 817-744-7512 Fax: 817-744-7554
City: Fort Worth State: Tx ZIP: 76140 Email: brian.krafft@topographic.com
Property Owner: Gerald & Barbara Miller Company: _____
Address: 8400 County Rd. 1016a Tel: 817-946-5029 Fax: _____
City: Burleson State: Tx ZIP: 76028 Email: gbmiller@pdq.net
Key Contact: Erik Dumas Company: Topographic Land Surveyors
Address: 1400 Everman Parkway, Suite 140 Tel: 817-744-7512 Fax: 817-744-7554
City: Fort Worth State: Tx ZIP: 76140 Email: erik.dumas@topographic.com

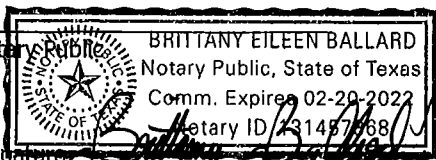
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: _____

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Gerald Miller BARBARA R. MILLER
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.
Given under my hand and seal of office on this 5th day of February 2021

Notary Public



Signature: _____

Date: 02-05-2021

For Departmental Use Only

Case No.: PD2021-05

Project Manager: _____

Total Fee(s): \$0

Check No.: 1078

Date Submitted: 2-5-21

Accepted By: _____

Date of Complete Application: _____

Legal Description:

BEING A TRACT OF LAND IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827, JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 44.427 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-01512, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-6858, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 14.028 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 948, PAGE 100, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND LOCATED IN COUNTY ROAD NO. 909;

THENCE N 88°52'56" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 909, A DISTANCE OF 1091.57 FEET TO A 5/8" IRON ROD FOUND WITH A CAP HAVING ILLEGIBLE MARKINGS AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 00°00'20" W WITH THE SOUTHERNMOST WEST LINE OF SAID 44.427 ACRE TRACT, AT 24.68 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909 AT THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2532, PAGE 414, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), IN ALL A DISTANCE OF 233.15 FEET TO A 2" METAL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 88°49'39" W WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN ANGLE POINT IN SAID WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT;

THENCE N 88°57'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.42 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT, LOCATED IN THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-9240, O.P.R.J.C.T.;

THENCE N 00°05'40" W WITH THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 44.427 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 227.07 FEET TO THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT ALSO BEING THE EASTERNMOST SOUTHEAST CORNER OF A CALLED 22.171 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-1940, O.P.R.J.C.T., FROM WHICH A 4" METAL FENCE CORNER POST BEARS S 9°44'18" W, A DISTANCE OF 0.68 FEET;

THENCE N 00°02'36" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACER TRACT AND SAID 22.171 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 833.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 22.171 ACRE TRACT, ALSO BEING THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 70.81 ACRE TRACT OF LAND AS DESCRIBED

IN A DEED RECORDED IN VOLUME 4039, PAGE 547, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 44.427 ACRE TRACT;

THENCE WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 70.81 ACRE TRACT AS FOLLOWS:

N 00°00'32" W, A DISTANCE OF 70.52 FEET TO A 5/8" IRON ROD FOUND FOR A CORNER;

N 89°49'36" E, GENERALLY ALONG A FENCE, A DISTANCE OF 672.74 FEET TO A 4" METAL FENCE CORNER POST FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 70.81 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 36.4 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN 4460, PAGE 271, O.P.R.J.C.T.;

THENCE S 89°37'08" E WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 36.4 ACRE TRACT, GENERALLY ALONG A FENCE, A DISTANCE OF 680.76 FEET TO A 2" METAL FENCE CORNER POST FOUND FOR AN ANGLE POINT;

THENCE N 87°26'02" E, GENERALLY ALONG A FENCE, A DISTANCE OF 37.19 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 1.55 ACRE TRACT;

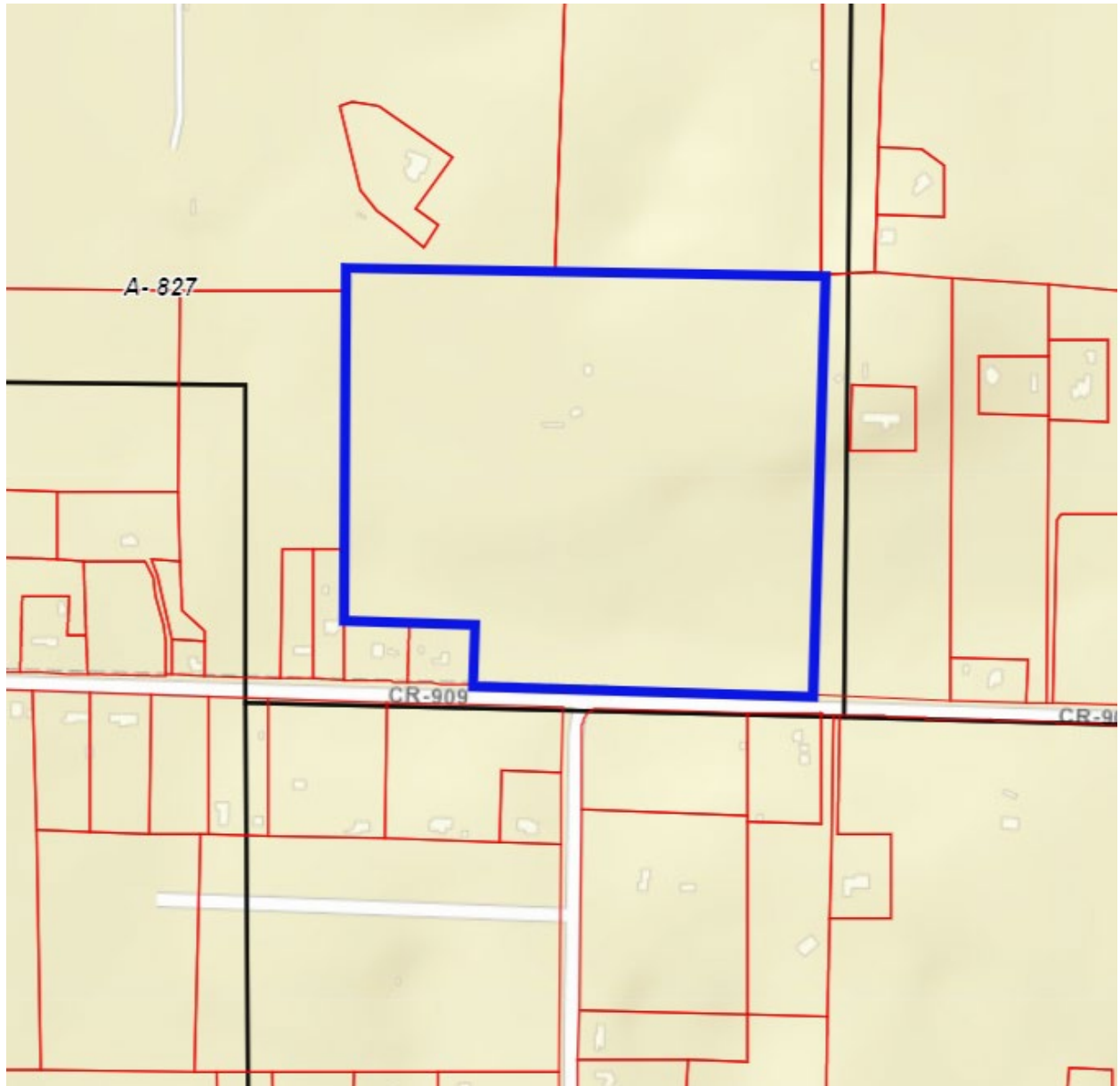
THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 14.028 ACRE TRACT;

THENCE S 2°05'44" W WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 455.97 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE SOUTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING THE EASTERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 14.028 ACRE TRACT;

THENCE S 1°07'55" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, AT A DISTANCE OF 921.31 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909, IN ALL A DISTANCE OF 946.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.040 ACRES OF LAND.

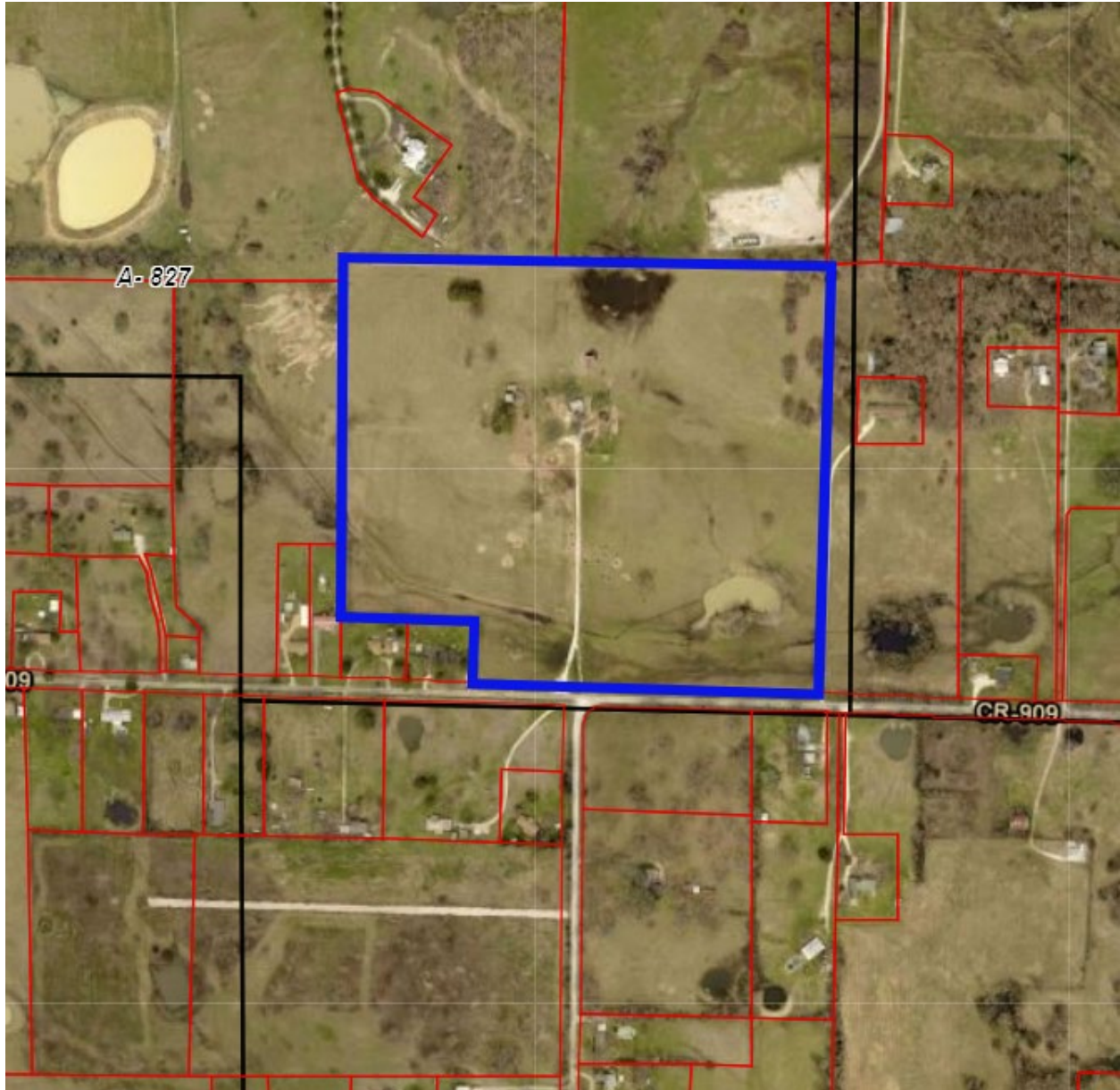


Vicinity Map





Aerial Map





Planned Development District

February 3, 2021

Revised March 11, 2021



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

The **Joshua Highlands** development is located west of downtown Joshua adjacent to County Road 909. The parcel contains approximately 46 acres of rolling pastureland used for grazing and agriculture. The proposal for a planned development included the development of approximately 155 single-family building lots. The development will include three open space areas. The site will be served on the south by County Road 909 which is master planned to be a 2-lane collector road. Internally, the project will be served by local residential streets with standard curb, gutter, and sidewalk. A Homeowners Association will be created to maintain the open space areas as well as the entry signs. The site will be developed in two phases.

The Comprehensive Master Plan created in 2016 states the *Goals and Visions* for the City of Joshua are:

- Promote a Positive City Identity
- Promote Professional, Responsive and Financially Responsible City Services
- Enhance Public Safety and Infrastructure
- Promote Family Oriented Planned Community Growth
- Plan for Quality Development, Business Diversity and Revitalization
- Enhance Communications, Education, and Involvement

Additionally, the master plan points out the importance of neighborhoods as the heart of the community. To have successful neighborhoods it is important to recognize the most successful neighborhoods have a diverse mix of ages, socioeconomical ranges, housing types/sizes, and opportunities to interact with neighbors.

The Joshua Highlands achieves these goals by being mindful of current and future economic conditions. Having the ability to own a home is as American as apple pie. Joshua Highlands desires to be a part of the dream by providing homes that are attainable at many income levels, homeowner ages, family sizes, and safe places to grow.

The desired alterations to the existing R1 zoning are important to provide options that meet the changing desires of homeowners while preserving the overall intent of the base zoning.

The following exhibits and commentary outline the items included in the Planned Development as well as the proposed alterations to the base R1 zoning. The only alterations being requested are lot width (from 75 ft. to 60 ft.) and lot size (from 10,000 ft² to 8,000 ft²).

Property Owner: Gerald & Barbara Miller
8400 CR 1016A
Burleson, TX 76028

Developer: PED Holding, LLC
1400 Everman Parkway
Fort Worth, TX 76140

PD Preparer: Topographic
1400 Everman Parkway
Fort Worth, TX 76140

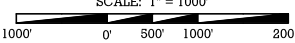
Development Name: Joshua Highlands
1200 CR 909
Joshua, TX 76058

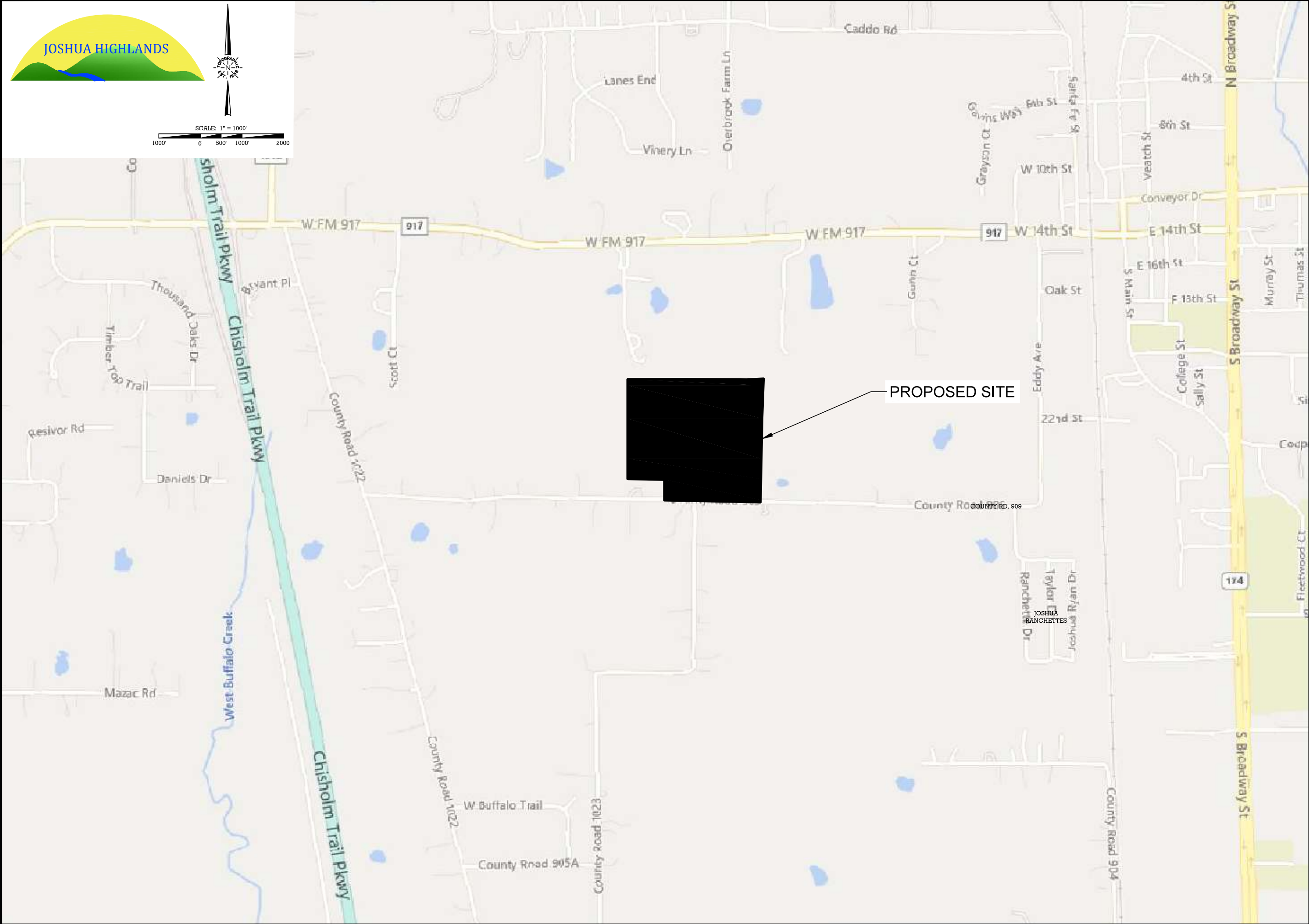


JOSHUA HIGHLANDS



SCALE: 1" = 1000'







TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 18409
WWW.TOPOGRAPHIC.COM

JOSHUA HIGHLANDS
JOSHUA, TX

VICINITY MAP

SHEET NO.

EX.-3

The Joshua Highlands development site is currently being used for agriculture along with a single farmhouse. The site has been in its current usage since before 1960. The topography has a gentle slope from the farmhouse site to the intermittent drainage near the south boundary. The existing vegetation consists of grass consistent with pastureland as well as a sparse speckling of oak, pecan, and pine trees. The site has a single natural drainage channel that has been altered during the process of farming the land. Currently, a low area exists where drainage collects and is conveyed to a stock tank near the east boundary of the parcel. The drainage leaves the site out of the stock tank and continues to a stock tank on the adjacent property to the east. The channel is shown on USGS maps from 1891 to 2019.

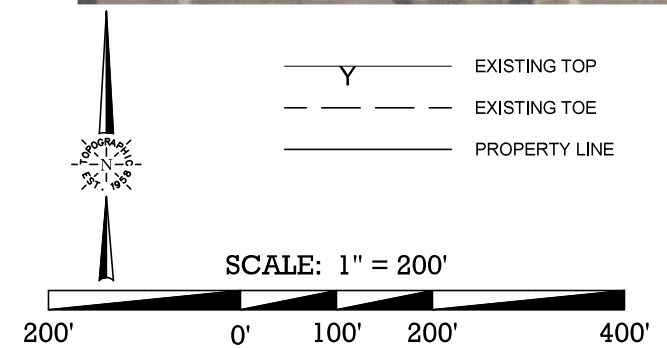
The drainage for the site will be detained near the existing stock tank. The outlet will be returned to the existing natural watercourse where it will flow to the sock pond located on the adjacent property owner to the east.

The majority of the trees are located in the north east portion of the parcel and many of the trees will be contained within an open space area. Additional trees will be located along property lines and will not be removed, if possible, unless necessary to meet grading design.

The area does not have any areas prone to flooding and after development will also not have any flood prone areas.



VICINITY MAP
N.T.S.



- Y — EXISTING TOP
- - - - - EXISTING TOE
- PROPERTY LINE



TREE TABLE	
NO.	TREE INFORMATION
1	28" OAK/15' DRIP LINE
2	33" PECAN/36' DRIP LINE
3	16" PECAN/20' DRIP LINE
4	18" PECAN/20' DRIP LINE
5	22" PECAN/33' DRIP LINE
6	18" CREPE MYRTLE/15' DRIP LINE
7	16" LIVE OAK/18' DRIP LINE
8	16" OAK/18' DRIP LINE
9	18" PECAN/27' DRIP LINE
10	35" PECAN/40' DRIP LINE
11	22" SYCAMORE/20' DRIP LINE
12	15" PINE/20' DRIP LINE
13	16" PINE/18' DRIP LINE
14	17" PINE/18' DRIP LINE
15	19" PINE/20' DRIP LINE
16	18" PINE/15' DRIP LINE
17	18" PINE/15' DRIP LINE
18	26" MESQUITE/30' DRIP LINE
19	34" PECAN/40' DRIP LINE
20	32" ELM/40' DRIP LINE
21	20" ELM/18' DRIP LINE
22	39" OAK/25' DRIP LINE
23	18" OAK/30' DRIP LINE
24	22" OAK/30' DRIP LINE
25	22" OAK/25' DRIP LINE
26	62" OAK/30' DRIP LINE
27	19" OAK/25' DRIP LINE
28	21" OAK/28' DRIP LINE
29	18" OAK/30' DRIP LINE
30	38" OAK/30' DRIP LINE
31	18" OAK/25' DRIP LINE
32	24" OAK/30' DRIP LINE
33	18" OAK/25' DRIP LINE
34	23" OAK/37' DRIP LINE
35	22" OAK/35' DRIP LINE
36	19" OAK/30' DRIP LINE
37	18" OAK/30' DRIP LINE
38	26" OAK/50' DRIP LINE
39	18" OAK/35' DRIP LINE
40	20" OAK/40' DRIP LINE
41	18" OAK/30' DRIP LINE
42	24" OAK/33' DRIP LINE
43	23" OAK/24' DRIP LINE
44	28" OAK/45' DRIP LINE
45	18" OAK/18' DRIP LINE
46	21" OAK/24' DRIP LINE
47	18" OAK/30' DRIP LINE
48	22" OAK/33' DRIP LINE
49	36" OAK/30' DRIP LINE
50	17" OAK/25' DRIP LINE
51	19" OAK/30' DRIP LINE
52	16" OAK/25' DRIP LINE
53	18" OAK/27' DRIP LINE
54	20" OAK/25' DRIP LINE
55	18" OAK/21' DRIP LINE
56	30" OAK/25' DRIP LINE
57	40" OAK/33' DRIP LINE
58	26" LIVE OAK/30' DRIP LINE
59	36" OAK/40' DRIP LINE

JOSHUA HIGHLANDS
JOSHUA, TX
SITE INVENTORY EXHIBIT

TOPOGRAPHIC
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1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
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SHEET NO.

EX.-1

The Joshua Highlands development is designed to provide above average market sized lots with walkability, curvilinear streets, community open space and conservation of natural topography.

The breakdown of land uses by area is tabulated below.

Lot Size	Number of Lots	Area (ft ²)	Area (acres)
Open Space	3	119,849.56	2.75
8,000ft ² -9,000ft ²	78	653,859.31	15.01
9,000ft ² -10,000ft ²	36	342,651.92	7.87
10,000ft ²	39	468,553.13	10.76
Street		241,746.44	8.73
Total Lots (Buildable)	153		45.11

*County Road Right-of-way dedication = 0.89 acres

The comparison of existing R-1 zoning requirements and the proposed requirements are illustrated in the table below.

Zoning Requirement Comparison Table		
	Current	Proposed Lots
Width	75 ft (min)	60 ft (min)
Depth	120 ft (min)	120 ft (min)
Average Lot Size	10,000 ft ²	10,010 ft ²
Minimum Lot Size	10,000 ft ²	8,000 ft ²
Front Setback	25 ft	25 ft
Rear Setback	20 ft	20 ft
Side Setback	5 ft	5 ft
Side Street Setback	15 ft	15 ft
Minimum Home Size	1,800 ft ²	1,800 ft ²
Max Height	35 ft	35 ft
Minimum Parking	2 Enclosed, 2 Driveway	2 Enclosed, 2 Driveway
Additional Parking	Not Required	18 (Open Space Areas)

As can be seen, though the minimum lot size is smaller than the current requirement, the average lot size overall is nearly equal to the current requirement. The variation in lot size allows for a more vibrant community where different sized lots and homes can attract a broader range of potential buyers adding

diversity to the community. The minimum home size will remain at the current size of 1,800 ft² and the minimum lot depth will remain at the current length of 120 ft minimum.

The major variation is lot frontage. In the current climate many homeowners do not want a large yard. They want to spend their time and money on experiences, not maintenance. The reductions do not affect the minimum house size because the same size home can fit on a smaller lot. By reducing the lot size and requiring the same minimum home size as included in the current zoning ordinance, the overall value of the development is dramatically increased while providing home buyers with the type of property they desire.

Larger homes at greater numbers increase the property tax collected by the city as well as the sales tax collected by businesses providing services to new residents. One of the major metrics used by restaurants, businesses, and service providers to determine where they will invest is the number of people living in an area and proximity those residents are to their establishment. By allowing greater density the overall prosperity of a community can be improved while maintaining the community feel.

Additionally, open space areas are provided to enhance the livability and activity necessary to provide for community gatherings, a place to walk and take pets, and impromptu activities for children. The open space areas will include four-foot-wide decomposed granite walking trails around their perimeter with benches located along the path. A community gazebo/pavilion will be constructed in one of the open space parcels to be used for gatherings and community events. An example of the structure is shown below.



Pavilion Example

The detention basin will be designed to serve as a large grassy area that can be used for recreation. The detention basin will also include a four-foot-wide decomposed granite walking trail along the interior

property line with benches located along the path. It will be available for use for the greatest part of the year because it will only be unusable during rainstorms.

Sidewalks installed adjacent to open space will be constructed in a curvilinear alignment to add to the aesthetics of the open spaces specifically and the development overall.

Transportation

Joshua Highlands is located adjacent to County Road 909. County Road 909 will serve as the main access thoroughfare for the development. As part of the development County Road 909 will be constructed to the city standard for a 2-lane Collector Road on the north side of CR 909 for the length of the development.

Internally, the development will be served by standard residential streets with pavement width of 31 feet. The streets will be paved with 6" of Portland cement concrete.

Pedestrians will be able to travel internally using the sidewalks constructed adjacent to the streets. Walking paths are also provided in all open space areas.

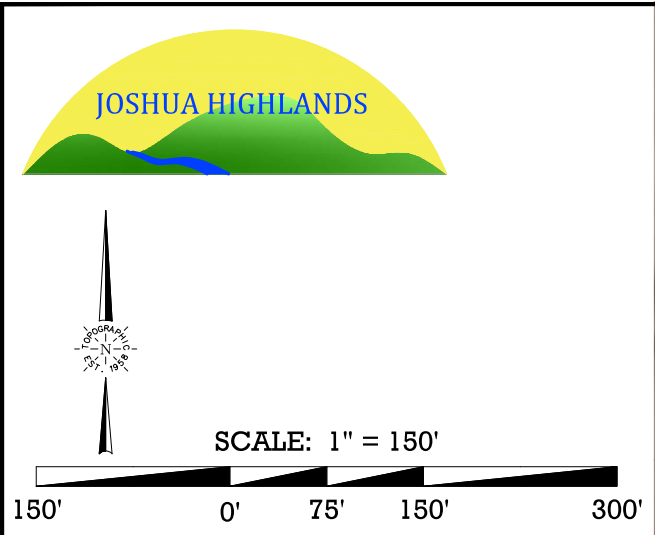
Utilities

Water will be provided to the site from an existing Johnson County SUD water line located adjacent to County Road 909. Tie-ons will be located at the two entrances to Joshua Highlands. The site will be served by 8" water lines.

Sanitary Sewer will be provided to the site with the construction of an offsite gravity sewer line that ultimately will tie into the existing Johnson County SUD lift station located in the southwest corner of the Joshua Ranchettes development.

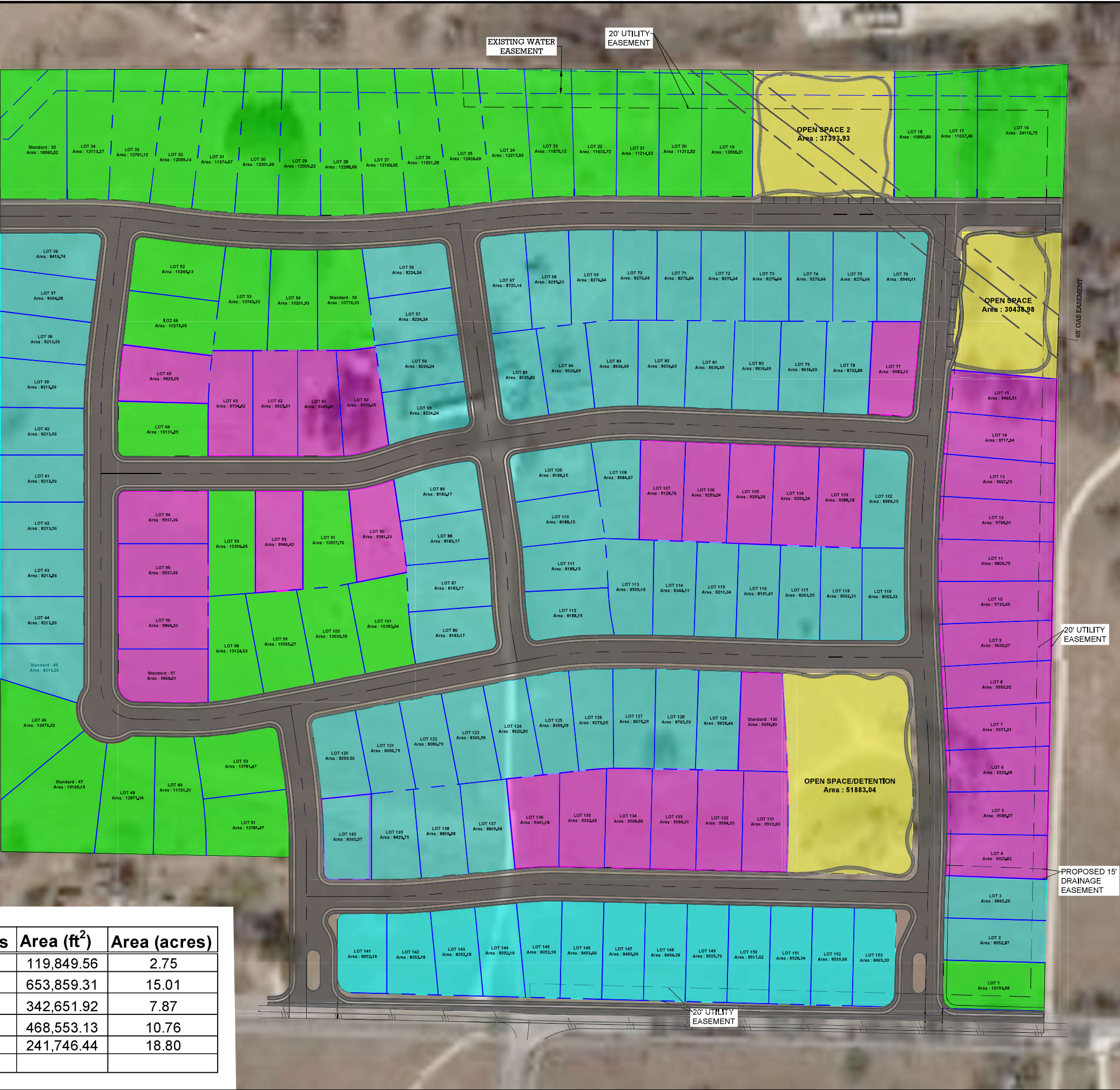
A capacity analysis for both water and sanitary sewer have been performed for Joshua Highlands and both the water line and lift station have adequate capacity to serve the development without additional upsizing of existing infrastructure.

Electricity will be provided by United Cooperative Services. Based on preliminary design, there is sufficient existing infrastructure in place to serve the needs of the Joshua Highland development project.



Lot Size	Number of Lots	Area (ft ²)	Area (acres)
Open Space	3	119,849.56	2.75
8,000ft ² -9,000ft ²	78	653,859.31	15.01
9,000ft ² -10,000ft ²	36	342,651.92	7.87
10,000ft ²	39	468,553.13	10.76
Street		241,746.44	18.80
Total Lots (Buildable)	153		

*R.O.W DEDICATION .89 ACRE



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JOSHUA HIGHLANDS
JOSHUA, TX

LOT LAYOUT BY AREA

EX.-2

The Joshua Highlands development will provide a landscaped entrance feature with masonry sign will be constructed at both entrances off County Road 909 similar to the example below.



Entrance Sign Example

The open space lots will have several large, existing trees that will remain in place. Throughout the development the trees that are located in areas that can remain undisturbed will be preserved. An estimate thirty-five of the existing fifty-nine trees will be preserved. The preserved tree species consist mostly of native oaks with some having diameters of up to 62”.

Additionally, each lot will be required to plant a 3” caliper tree in the front yard. The species will be from the list created by Texas A&M Forest Service as appropriate for Johnson County (oak, ash, maple, etc.). The table below lists recommended screening shrubs/bushes that can be used.

Screening Shrub/Bush Options	
Nellie R Stevens Holly	Ilex x ‘Nellie R Stevens’
Yaupon	Ilex vomitoria
Wax Myrtle	Myrica cerifera
Eastern Red Cedar	Juniperus virginiana
Texas Sage	Leucophyllum frutescens
Little Gem Magnolia	Magnolia grandiflora ‘little gem’
Japanese Yew	Podocarpus macrophyllus
Mountain Laurel	Sophora secundiflora

The table below shows the requirements for landscaping. Joshua Highlands will meet all current landscape requirements.

Landscape Requirement Comparison Table		
	Current	Proposed Lots
Trees	(1) 3" Tree in Front Setback	(1) 3" Tree in Front Setback
Total Landscape	20% including Shrubs, Trees, & Flowering Plants	20% including Shrubs, Trees, & Flowering Plants
Open Space Areas	Code of Ordinances Chapter 14, Sec. 8.6.2	Code of Ordinances Chapter 14, Sec. 8.6.2

The open space areas will consist mainly of open sodded areas where activities can occur so pets and residents can move freely. The open spaces are large enough to allow for soccer, frisbee, and other activities that require a large open space.

A stained 6' high cedar on steel post fence will be constructed on each lot line by the builder. A 6' masonry/stamped concrete fence will be constructed along County Road 909 by the developer. The developer will also construct the stained 6' high cedar on steel post fence along the exterior property lines where open space is located and where building lots are not adjacent to the road. Examples of similar fences are shown on the following page.



Masonry Fence Examples



Cedar Fence Examples

The detention area will be seeded and have a tree planted no less than every 100' across the road frontage and property line. Trees may be planted in clusters to meet the number required.

Electricity to the site will be provided by United Cooperative Services. The proposed streetlight will look the below image and will be placed as necessary throughout the development.



Street Light Example



— EX — W — EXISTING 8" WATERLINE
— W — W — PROPOSED 8" WATERLINE
— S — S — PROPOSED 8" SEWER LINE
— — — — PROPOSED OPEN SPACE

JAY AND RAY MONROE
CALLED 10.1 ACRES
IMPROVEMENT NO. 2014-1940
O.P.A.J.C.T.

ROBERTO MONTEZ
CALLED 10.1 ACRES
IMPROVEMENT NO. 2014-1940
O.P.A.J.C.T.

JORGE DOMINGUEZ RACHICO
CALLED 10.1 ACRES
IMPROVEMENT NO. 2014-1940
O.P.A.J.C.T.

C.D. FREED
REMANENCES OF A CALLED
10.1 ACRES
IMPROVEMENT NO. 2014-1940
O.P.A.J.C.T.

ALAN RAY BIRD AND
SPOUSE
CALLED 10.1 ACRES
IMPROVEMENT NO. 2014-1940
O.P.A.J.C.T.

TY BOND, LLC
CALLED 10.1 ACRES
IMPROVEMENT NO. 2014-1940
O.P.A.J.C.T.

CITY OF BURLINGTON

COUNTY RD.
909 IMPROVEMENT

EXISTING WATER
EASEMENT

20' UTILITY
EASEMENT

RED LEE SMITH
TRUSTEES OF THE RED LEE SMITH
TRUST
CALLED 10.1 ACRES
IMPROVEMENT NO. 2014-1940
O.P.A.J.C.T.

ZONING: A

8" SEWER LINE

45' ONE EASEMENT

20' UTILITY
EASEMENT

PROPOSED 15'
DRAINAGE
EASEMENT

TO JOSHUA RANCHETTES
LIFT STATION

OPEN SPACE 2
Area : 37053.93

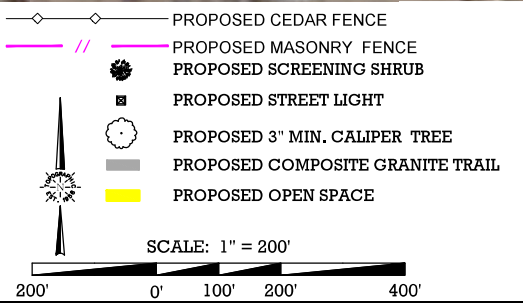
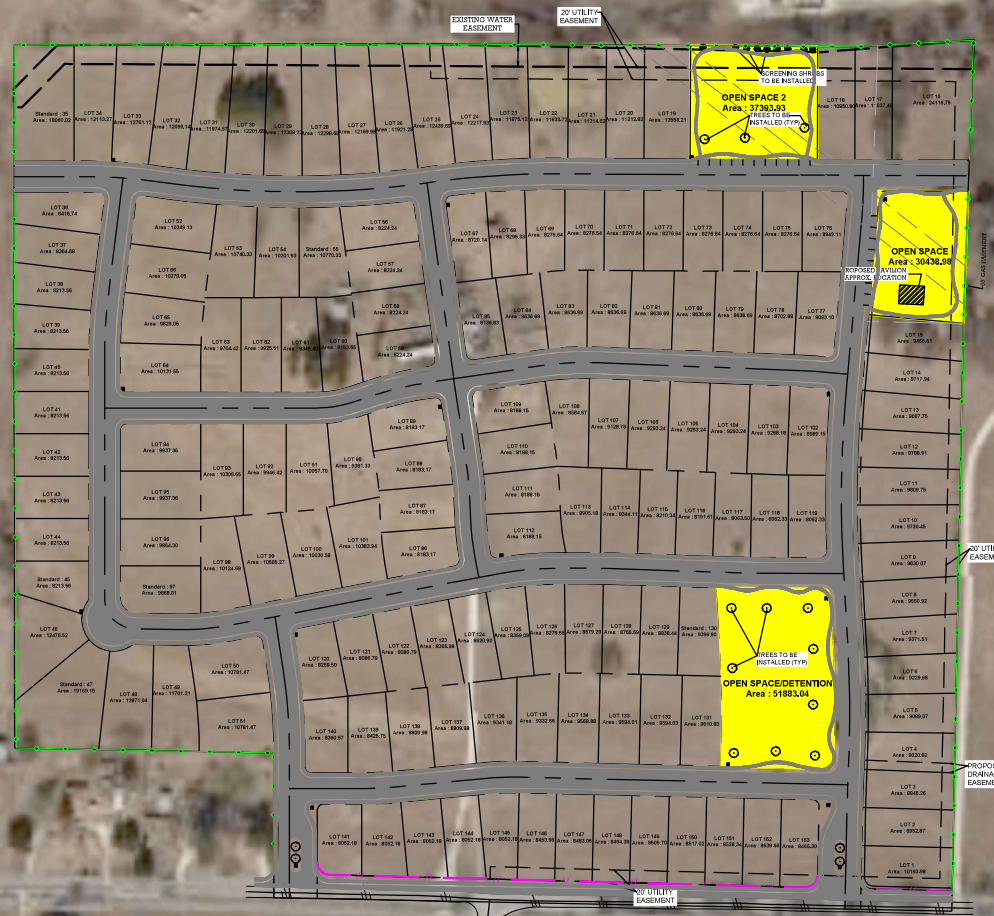
8 PARKING
SPACES
OPEN SPACE
Area : 30438.08

OPEN SPACE/DETENTION
Area : 51883.04

153 TOTAL LOTS

SCALE: 1" = 150'

150' 0' 75' 150' 300'



Landscape Requirement Comparison Table		
	Current	Proposed Lots
Trees	(1) 3" Tree in Front Setback	(1) 3" Tree in Front Setback
Total Landscape	20% including Shrubs, Trees, & Flowering Plants	20% including Shrubs, Trees, & Flowering Plants
Open Space Areas	Code of Ordinances Chapter 14, Sec. 8.6.2	Code of Ordinances Chapter 14, Sec. 8.6.2



Planning & Zoning Commission Agenda April 5, 2021

Agenda Item: F/G PD (Action Item)

Agenda Description:

Conduct a public hearing and consider making a recommendation to the City Council on a 1.858 acre tract of land located at the northwest corner of Jones Street and Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173 to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan for a restaurant with a drive thru.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

HISTORY: A preliminary plat of Joshua Station Addition was approved in 2008. The subject property is referred to as Lot 4, as per the approved preliminary plat and will be platted as such. This property is located within the Joshua Station Overlay District and as properties develop, they need to have a Planned Development designation and Detailed Site Plan approved prior to construction.

ZONING: This property is zoned C-1, Restricted Commercial

ANALYSIS: The proposed development of this property is to allow for a fast-food restaurant with drive-thru service for McDonalds. The proposed building will be 4,500 square feet.

ENGINEERING RELATED ISSUES: The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Per Sect. 10.7.10 of the subdivision ordinance, a Traffic Impact Analysis (TIA) is required when the number of average daily trips exceeds 1,000. Because the number of average daily trips for this project exceeds 1,000, a TIA is required. The TIA may be submitted with the Final Plat and plans, however, the applicant will be responsible for making any changes to the site plan recommended by the traffic analysis. Because this property requires to be final platted, the City has agreed that these matters may be part of the final platting review process.

RECOMMENDATION: Staff recommends approval of the Detailed Site Plan and the following exhibits associated with it:

- 1. Building elevations
- 2. Landscape Plan

3. Photometric Plan
4. Development Standards
5. Detailed Site Plan

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200ft. as required by law.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director
Staff recommends approval

Attachments:

- 1) Planned Development Application
- 2) Legal Description
- 3) Maps
- 4) Building elevations
- 5) Landscape Plan
- 6) Photometric Plan
- 7) Development Standards
- 8) Detailed Site Plan

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- | | | |
|--|---|--|
| ☐ Pre-Application Meeting | ☐ Comprehensive Plan Amendment | ☒ Zoning Change |
| ☐ Conditional Use Permit | ☐ Zoning Variance (ZBA) | ☐ Subdivision Variance |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Amending Plat |
| ☐ Replat | ☐ Planned Development Concept Plan | ☐ Planned Development Detailed Plan |
| ☐ Minor Plat | ☐ Other _____ | |

PROJECT INFORMATION

Project Name: Lot 4, Block 1, Joshua Station Addition

Project Address (Location): NWC Stadium Drive & Broadway St, Joshua, Texas

Existing Zoning: Restricted Commercial (C1) Proposed Zoning: PD

Existing Use: Vacant Proposed Use: Restaurant

Existing Comprehensive Plan Designation: _____ Gross Acres: 1.858

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT INFORMATION

Applicant: Joshua Bobos, Ltd. Company: _____

Address: PO Box 25103 Tel: _____ Fax: _____

City: Dallas State: TX ZIP: 75225 Email: billytolson@gmail.com

Property Owner: same Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Key Contact: Billy Tolson Company: _____

Address: PO Box 25103 Tel: _____ Fax: _____

City: Dallas State: TX ZIP: 75225 Email: billytolson@gmail.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Billy Tolson
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Billy Tolson
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 12 day of Feb 2021

Valerie McCauley
Notary Public

Signature Valerie McCauley Date: 2-12-21

For Departmental Use Only

Case No.: PD 2021-06

Project Manager: _____

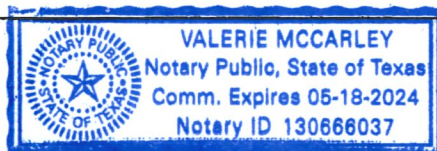
Total Fee(s): 2500 + 500

Check No.: 1398 & 1397

Date Submitted: 3-4-2021

Accepted By: gm

Date of Complete Application _____



SURVEYED DESCRIPTION

(Written to describe a portion of the parent tract)

Surveyed Description: written to describe a portion of a tract.

FIELD NOTES to that certain tract of land in the George Casseland Survey, Abstract Number 173, in the City of Joshua, Johnson County, Texas, said tract being a portion of the tract described in the deed to Joshua Bobos, LTD., a Texas limited partnership recorded in Volume 4045, Page 55, Deed Records, Johnson County, Texas; the subject tract is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

BEGINNING at a 1/2-inch capped rebar stamped "SPRY 5547" found at the northeast property corner of the said Bobos tract, same being a point on the west right-of-way line of State Highway 174, also known as Broadway Street, being a variable width right-of-way;

THENCE SOUTH 01° 45' 05" EAST, with the east property line of the said Bobos tract and with the said right-of-way line, a distance of 295.00 feet to an "X" cut in concrete found at the northeast lot corner of Lot 5A, Joshua Station Addition, an addition in the City of Joshua, Johnson County, Texas, according the plat thereof recorded in Volume 11, Page 861, Plat Records, Johnson County, Texas;

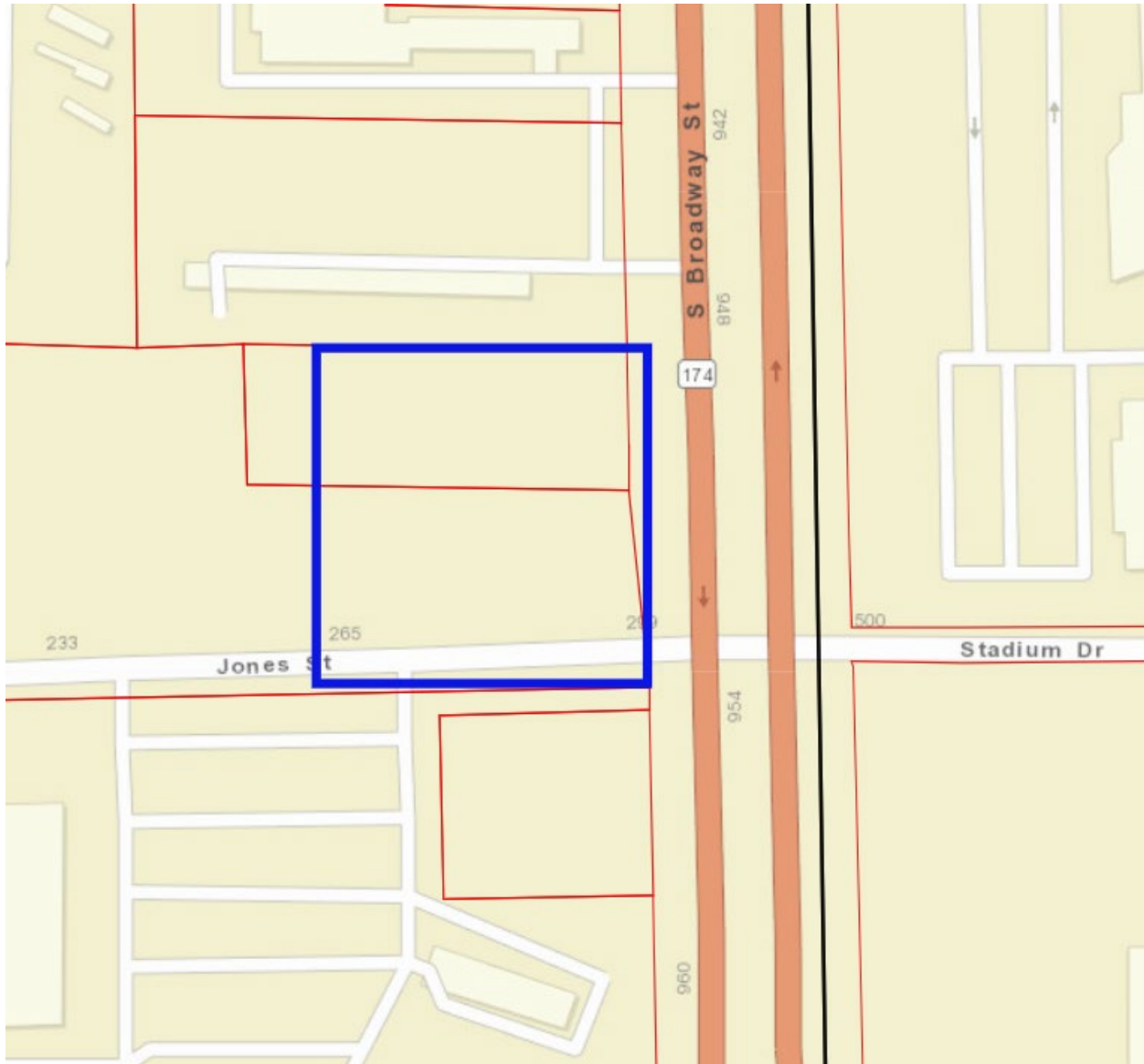
THENCE SOUTH 88° 14' 55" WEST, departing the said property line and the said right-of-way line, with the north lot line of said Lot 5A, a distance of 269.82 feet to a PK nail found in concrete;

THENCE NORTH 01° 45' 05" WEST, departing the said lot line and through the interior of Bobos tract, a distance of 304.94 feet to an "X" cut in concrete on the north property line of the said Bobos tract;

THENCE SOUTH 89° 38' 29" EAST, with the said property line, a distance of 270.00 feet returning to the POINT OF BEGINNING and enclosing 1.858 acres (±80,938 square feet).



Vicinity Map





Aerial Map



T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"

B/CANOPY
ELEV. + 9'-4"
T/WINDOW &
B/UNDERSCORE
ELEV. + 9'-1"

T/SILL
ELEV. + 2'-0"

T/SLAB
ELEV. + 0'-0"



T/ALUMINUM BATTEN
ELEV. + 18'-3"

C.L./TIEBACK
ELEV. + 12'-1"

T/WINDOW & B/CANOPY
ELEV. + 9'-4"
T/ALUMINUM BATTEN
ELEV. + 9'-3 1/2"

B/ALUMINUM BATTEN
ELEV. + 0'-6"

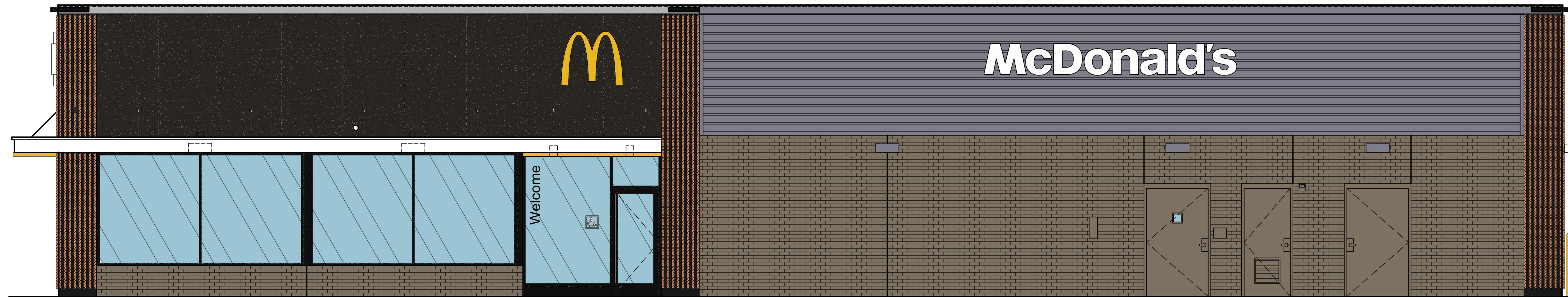
T/SLAB
ELEV. + 0'-0"

1 FRONT ELEVATION
A2.0 1/4" = 1'-0"

T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"
T/ALUMINUM BATTEN
ELEV. + 18'-3"

C.L./TIEBACK
ELEV. + 12'-1"
B/ALUMINUM BATTEN
ELEV. + 10'-2"
T/WINDOW & B/CANOPY
ELEV. + 9'-4"
T/WINDOW &
B/UNDERSCORE
ELEV. + 9'-1"

T/SILL
ELEV. + 2'-0"
B/ALUMINUM BATTEN
ELEV. + 0'-6"
T/SLAB
ELEV. + 0'-0"



T/ALUMINUM BATTEN
ELEV. + 18'-3"

B/METAL PANEL
ELEV. + 10'-5 1/2"

B/SCONCE
ELEV. + 9'-4"

T/DOOR
ELEV. + 7'-4"

B/ALUMINUM BATTEN
ELEV. + 0'-6"

T/SLAB
ELEV. + 0'-0"

2 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"



BRICK VENEER
"SILVERADO" SMOOTH
BY HEBRON
MORTAR: SM300 LIGHT BUFF
BY SPEC MIX



EIFS/STUCCO
SW 7069 "IRON ORE" FINISH:
HYDROPHOBIC // FINESSE



2"x2" ALUMINUM BATTEN
FORTINA
COLOR: TA-647
BY B+N INDUSTRIES



ALUMINUM COMPOSITE (ACM)
CUSTOM COLOR: RAL 7022
BY ALPOLIC



REVEAL PANEL
WEATHERED ZINC BY METAL ERA



R ROGUE
ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced in any form without the prior written consent of McDonald's USA, LLC. Use of these drawings and specifications for use on a different site or at a later time, without the services of properly licensed architects and engineers, is prohibited. Reproduction of the contract documents for reuse on another project is not authorized.

JERAMY WILLIAMS ARCHITECT	PROJECT NAME	2018_BB20_STANDARD BUILDING
PROTOTYPE ISSUE DATE	4597 - FBT WW PROTOTYPE	4597 - FBT WW PROTOTYPE
2018	REVIEWED	WOOD BEARING WALLS WITH 4" BRICK VENEER
2018	2018	WOOD ROOF FRAMING MEMBERS
FIRST ISSUE DATE	05/01/21	
	SITE ADDRESS	174 STADIUM DRIVE USHUA, TX 76058
	SITE ID	042-3314

SHEET NO. **A2.0**
ELEVATIONS

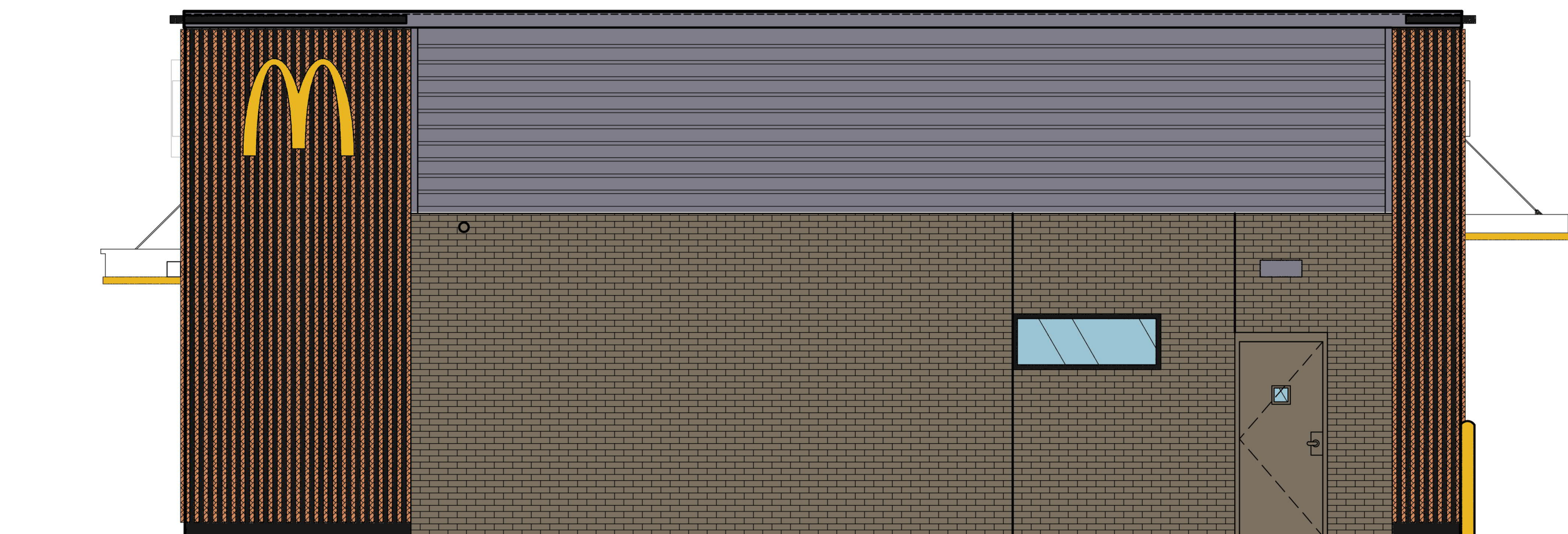
- T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"
- T/ALUMINUM BATTEN
ELEV. + 18'-3"
- B/METAL PANEL
ELEV. + 11'-7 1/2"
- B/UNDERSCORE
ELEV. + 10'-8"
- T/WINDOW
ELEV. + 8'-0"
- T/SILL
ELEV. + 3'-0"
- B/ALUMINUM BATTEN
ELEV. + 0'-6"
- T/SLAB
ELEV. + 0'-0"



- C.L./TIEBACK
ELEV. + 14'-5"
- B/CANOPY
ELEV. + 10'-11"
- T/WINDOW
ELEV. + 8'-0"
- T/SILL
ELEV. + 3'-0"
- T/SLAB
ELEV. + 0'-0"

1 DRIVE THRU ELEVATION
1/4" = 1'-0"

- T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"
- T/ALUMINUM BATTEN
ELEV. + 18'-2"
- T/SLAB
ELEV. + 0'-0"



- B/METAL PANEL
ELEV. + 11'-7 1/2"
- B/CANOPY
ELEV. + 10'-11"
- T/WINDOW
ELEV. + 8'-0"
- T/DOOR
ELEV. + 7'-4"
- T/SILL
ELEV. + 6'-0"
- B/ALUMINUM BATTEN
ELEV. + 0'-6"
- T/SLAB
ELEV. + 0'-0"

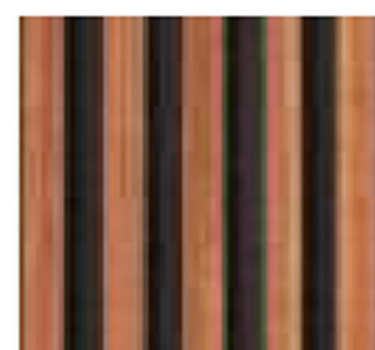
2 REAR ELEVATION
1/4" = 1'-0"



BRICK VENEER
"SILVERADO" SMOOTH
BY HEBRON
MORTAR: SM300 LIGHT BUFF
BY SPEC MIX



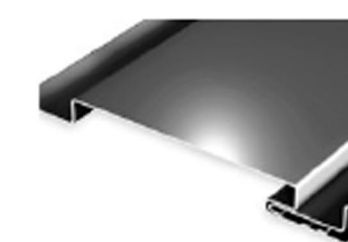
EIFS/STUCCO
SW 7069 "IRON ORE" FINISH:
HYDROPHOBIC // FINESSE



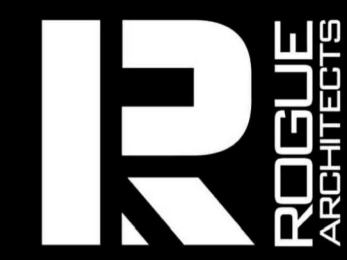
2"x2" ALUMINUM BATTEN
FORTINA
COLOR: TA-647
BY B+N INDUSTRIES



ALUMINUM COMPOSITE (ACM)
CUSTOM COLOR: RAL 7022
BY ALPOLIC



REVEAL PANEL
WEATHERED ZINC BY METAL ERA



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McDonald's USA, LLC
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PROJECT NAME	2018_BB20_STANDARD BUILDING
PROTOTYPE	ISSUE DATE
4597 - FBD NW PROTOTYPE	2018
REVIEWED	BY
RGD	
FIRST ISSUE DATE	03/01/21
DESCRIPTION	WOOD BEARING WALLS WITH 4" BRICK VENEER WOOD ROOF FRAMING MEMBERS
SHEET NO.	042-3314
SITE ADDRESS	NWC HWY. 174 STADIUM DRIVE USHUA, TX 76058

A2.1
ELEVATIONS

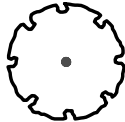
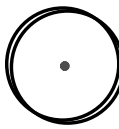
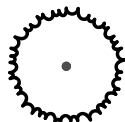
MULCHES

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

ROOT BARRIERS

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

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	SIZE
	LS	2	Liquidambar styraciflua American Sweet Gum	2" Cal.	Cont.	8'-10'
	LOK	4	Quercus virginiana Live Oak	3" Cal.	Cont.	10'-12'
	QTX	5	Quercus texana Texas Red Oak	3" Cal.	Cont.	10'-12'
	US	2	Ungnadia speciosa Mexican Buckeye	2" Cal.	Cont.	8'-10'
	CT	2	x Chitalpa tashkentensis Chitalpa	2" Cal.	Cont.	8'-10'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	GA	68	Abelia grandiflora Glossy Abelia	5 gal	24" HT MIN.	
	RY	29	Hesperaloe parviflora Red Yucca	3 gal		
	DY	6	Ilex vomitoria `Nana` Dwarf Yaupon	5 gal		
	DWX	141	Myrica pusilla Dwarf Wax Myrtle	5 gal	24" HT MIN.	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	LA	749	Liriope muscari `Aztec` Aztec Grass	1 gal		12" O.C.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CD	16,638 sf	Cynodon dactylon `tif 419` Bermuda Grass	sod		

(TXX) INDICATES TREE NUMBER

MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION FOR REMOVAL OF 5" OF PROTECTED, SECONDARY, AND QUALITY TREES SHALL BE ACHIEVED AS FOLLOWS:

- 1) 2, 3" TAXODIUM DISTICHUM (6" TOTAL)

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	80,937 SF
LANDSCAPE AREA REQUIRED:	16,187 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	19,755 SF (24.4% OF SITE AREA)
INTERIOR TREES	
FRONT YARD SETBACK AREA:	5,752 SF
TREES REQUIRED IN FRONT YARD SETBACK:	12 TREES (1 TREE PER 500 SF OF FRONT YARD)
TREES PROVIDED IN FRONT YARD SETBACK:	12 TREES
PARKING	
TREES REQUIRED IN PARKING AREAS:	18,254 SF
TREES PROVIDED IN PARKING AREAS:	3 TREES (1 PER 15 SPACES, 44 SPACES TOTAL)
TREES PROVIDED IN PARKING AREAS:	3 TREES
INTERIOR PARKING LANDSCAPE AREA REQUIRED:	912 SF (5% INTERIOR LANDSCAPE AREA REQUIRED)
INTERIOR PARKING LANDSCAPE AREA PROVIDED:	2,124 SF (11% INTERIOR LANDSCAPE AREA PROVIDED)
SCREENING SHRUBS:	PROVIDED

GENERAL GRADING AND PLANTING NOTES

1. 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 AND WITH THE PROPOSED SCHEDULE.
 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE CONTRA TO REMAIN).
 3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE 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 DETAILED INSTRUMENTATION AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADINGS AS SHOWN ON GRADING PLANS, AND PROTECT AND MAINTAIN EXISTING GRADINGS AS SHOWN ON 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 GRADINGS AND ELIMINATE ANY PONDING.
 - 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 REPORT OF SOIL ANALYSIS, AND ANY DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, 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 EXISTENT FINISH GRADE. IN THE CASE OF A DISCREPANCY BETWEEN THE REPORT AND THE GRADING PLANS, THE CONTRACTOR SHALL FOLLOW THE REPORT. IN THE CASE OF AN AMBIGUITY BETWEEN 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 SHRUB 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. ADD TO ANY CONTRACT DOCUMENTS ANY 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 PERMITTING AGENCY.
 4. ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES).
 5. 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 REPORT, THE PLANT LEGEND, THE PLANT CALLOUTS, OR THE REPORT FOR AN INDIVIDUAL SYMBOL(S) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 6. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF ANY SUBSTITUTIONS ARE NECESSARY, WHEN AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (Via PROPER CHANNELS).
 7. 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 JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 8. 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.



3-23-2021

OFFICE	GREATER SOUTHWEST REGION
ADDRESS	511 E JOHN CARPENTER FWY SUITE 375, IRVING, TX 75062
McDONALD'S THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.	
McDONALD'S L/C:	042-3314
952 S. BROADWAY ST. JOSHUA, TX	

ASSBUILT	STATUS	PLAN APPROVALS		
	DATE	REGIONAL MGR.	SIGNATURE (2 REQUIRED)	
	DATE DRAWN	CONST. MGR.	DATE	
	2/9/21	OPERATIONS DEPT.		
	2/9/21	REAL ESTATE DEPT.		
		CO-SIGN SIGNATURE		
		CONTRACTOR		

P-1

STOP!
CALL BEFORE YOU DIG

DIG TESS
1-800-DIG-TESS
(@ LEAST 72 HOURS PRIOR TO DIGGING)

PLANTING SPECIFICATIONS

GENERAL

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

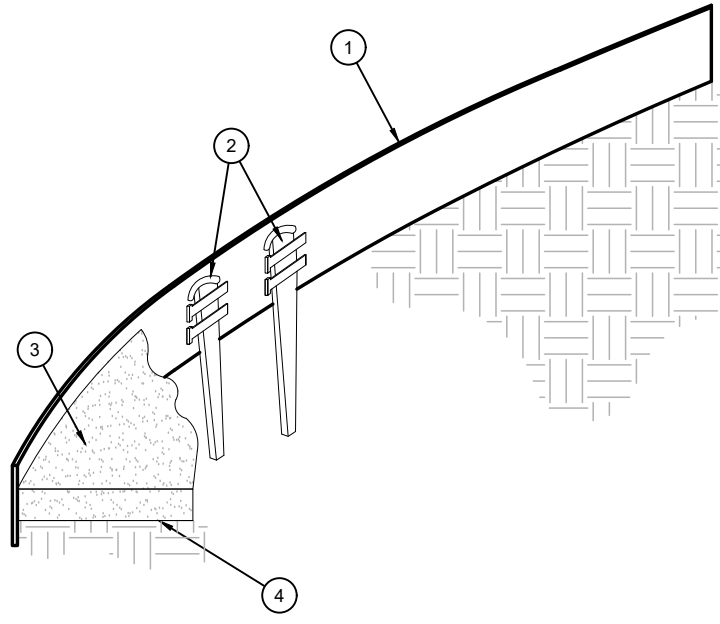
PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 7.8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMERCO, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP. (800) 203-7740, OR APPROVED EQUAL.
- J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- K. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURES INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONGS WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE 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. 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 IN THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - d. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

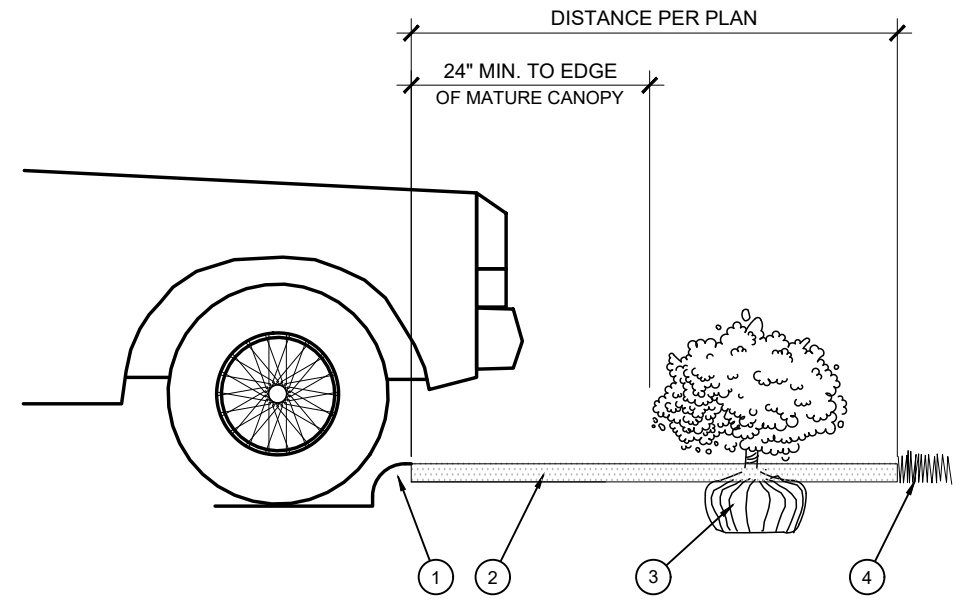
- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN LEFT ON THE INSIDE OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED IN UNUSUAL 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" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. #15 CONT. - 24" BOX TREES: TWO STAKES PER TREE
 - f. 36"-48" BOX TREES: THREE STAKES PER TREE
 - g. OVER 48" BOX TREES: GUY AS NEEDED
 - h. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 2# UNHULLED BERMUDA SEED
 - iii. 2# ANNUAL RYE SEED
 - b. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 2. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - a. 50# CELLULOSE FIBER MULCH
 - b. 2# HULLED BERMUDA SEED
 - c. 15# 15-15-15 WATER SOLUBLE FERTILIZER
- G. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. 50# CELLULOSE FIBER MULCH
 - b. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - c. 4# ORGANIC BINDER
- H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM, AND REPAIR OF 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. SHOULD FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWO (2) SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

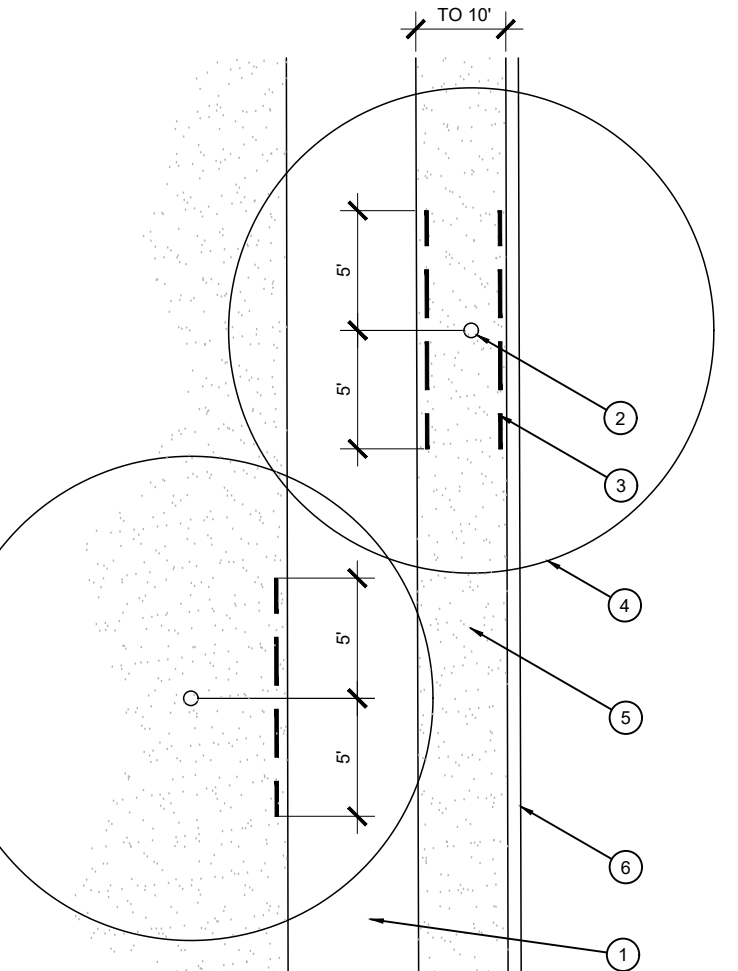
D STEEL EDGING
SCALE: NOT TO SCALE



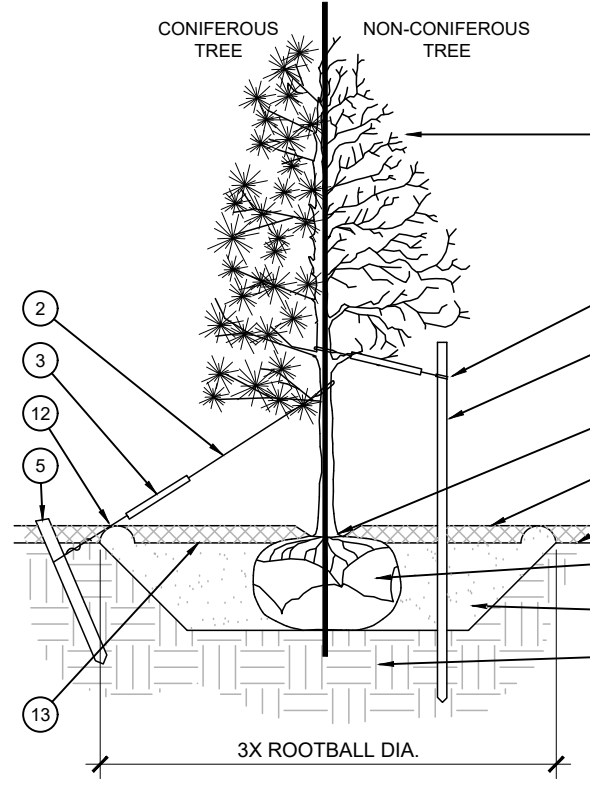
1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

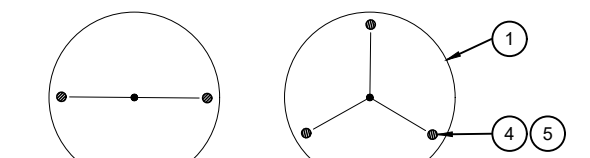
OPEN LANDSCAPE
PARKWAY
OR ISLAND



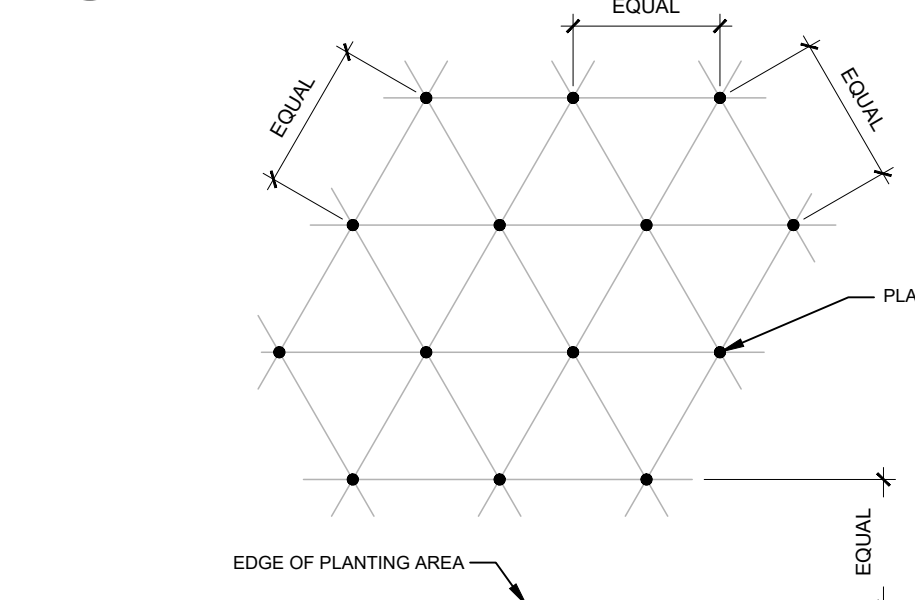
F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING
SCALE: NOT TO SCALE



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.

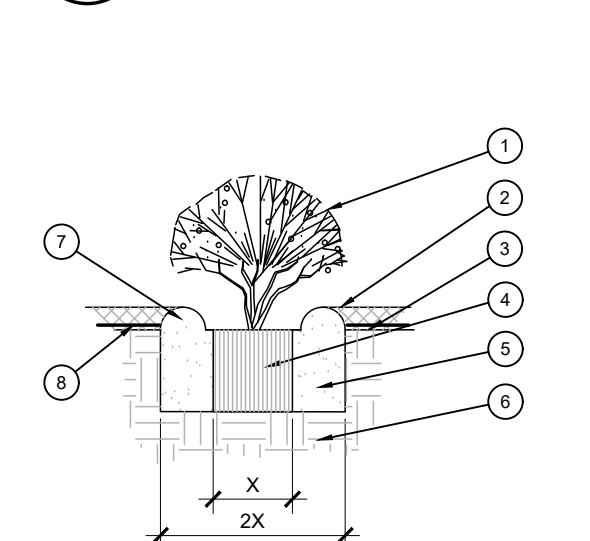
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.33	24"	2.47
10"	0.60	30"	5.41
12"	0.87	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

B PLANT SPACING
SCALE: NTS



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

- NOTES:
- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
 - 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE - UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

C SHRUB AND PERENNIAL PLANTING
SCALE: NTS

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ LEAST 72 HOURS PRIOR TO DIGGING)

1. TREE CANOPY.
2. CINCH-TIES (24" BOX? CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX? 2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

- 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 B&B 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 BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK MOVEMENT IN WIND.

1903 CENTRAL DR.
SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76022
WWW.GRAYMOOREENGINEERING.COM
KS REGISTRATION #80139845

Gray Moore
ENGINEERING



3-23-2021

McDONALD'S

511 E. JOHN CARPENTER FRWY SUITE 375, IRVING, TX 75062

952 S. BROADWAY ST. JOSHUA, TX

McDONALD'S L/C: 042-3314
CLAYMOORE ENG. NO. 2020-040

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

EVERGREEN
DESIGN GROUP

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

- BENCHMARKS
1. THE SITE BENCHMARK NO. 40005 IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET IN A CONCRETE CURB LOCATED APPROXIMATELY 24' NORTHWEST FROM A 30' X 14' CURB IN THE SOUTHWEST CORNER OF THE SURVEYED PROPERTY. LOCATED APPROXIMATELY 388 FEET SOUTHWESTERLY FROM THE SITE BENCHMARK NO. 40075 DESCRIBED BELOW. BENCHMARK ELEVATION = 897.15 (NAVD83).
 2. THE SITE BENCHMARK NO. 40075 IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET IN A CONCRETE STORM DRAIN STRUCTURE ON THE WEST SIDE OF STATE HIGHWAY NO. 74 (K.A. BROADWAY STREET), LOCATED APPROXIMATELY 14 FEET SOUTHEASTERLY OF A 1/2" REBAR STAMPED "SPRY 5547" FOUND AT THE NORTHEAST CORNER OF THE SURVEYED PROPERTY. LOCATED APPROXIMATELY 738 FEET NORTHEASTERLY FROM THE SITE BENCHMARK NO. 40005 DESCRIBED ABOVE. BENCHMARK ELEVATION = 897.32 (NAVD83).

LEGAL DESCRIPTION:

A 1.858 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173

ADDITION:

NEW CONSTRUCTION

ADDRESS:

952 S. BROADWAY ST.

CITY: JOSHUA STATE: TEXAS

L/C NUMBER: 042-3314 SHEET NAME: PLANTING DETAILS & SPECIFICATIONS

STATUS DATE BY

DATE DRAWN 2/9/21 EMS

PLAN CHECKED 2/9/21 RM

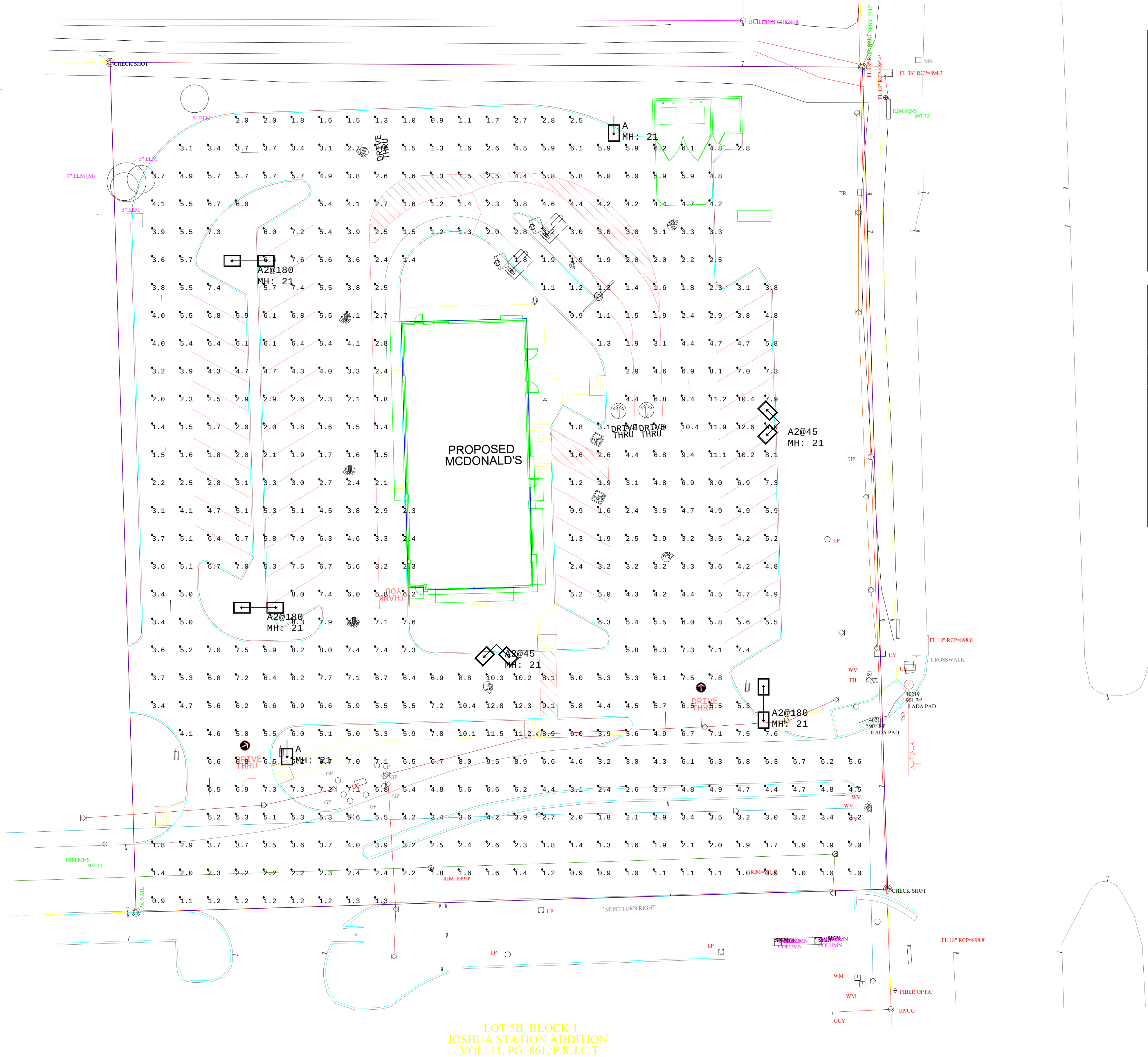
ASBUILT

SHEET NO. LP-2

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS _____ 10'



LOT 5B, BLOCK 1
JOSHUA STATION ADDITION
VOL. 11, PG. 861, P.R.J.C.T.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	4.40	12.8	0.9	4.89	14.22

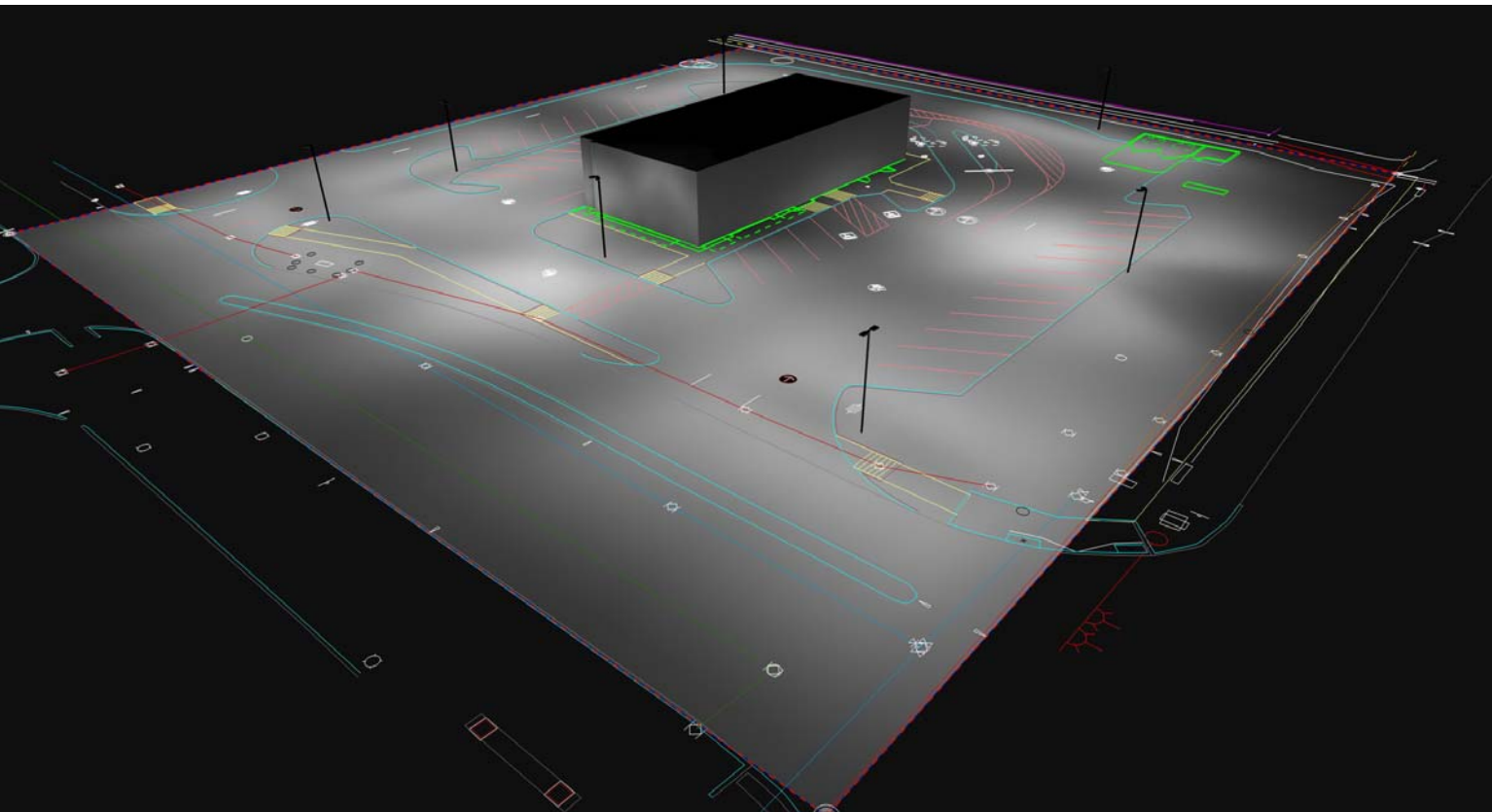
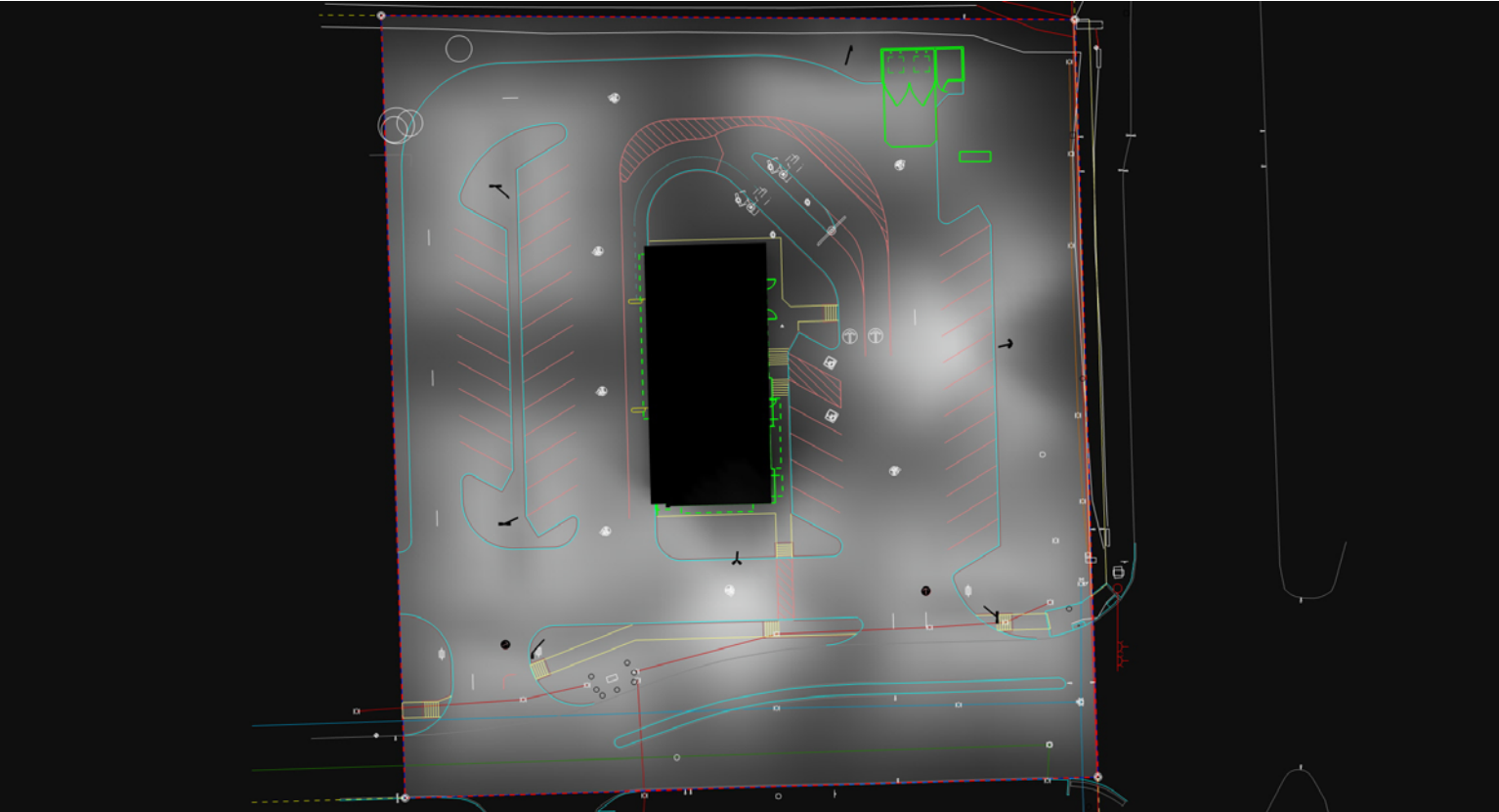
**- SPECIFY COLOR

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height
+	2	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	.55	21
+	3	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	1.1	21
⊗	2	A2@45	2 @ 90 DEGREES	0.900	RAR2-480L-240-5K7-4W	226.9	1.1	21

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

Allowed EPA 13.6 @
Wind Load 90MPH

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4
FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.



2100 Gulf Road, Suite 400, Rolling Meadows, IL 60008
1-800-544-6848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
SCALE: 1"=20' 0"

DRAWN BY: BV

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALD'S
S. BROADWAY ST
JOSHUA, TX

NATIONAL STORE NUMBER

DATE: 2/11/2021
DRAWING NUMBER: SL2102015.AGI

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

Joshua Station
Development Standards – Pad Site 4

Purpose: The purpose of the Planned Development District is to allow for new commercial/retail development located within the Joshua Station Overlay District on properties designated in the CR, Commercial-Retail Land Use Designation. There is one (1) proposed lot for this development containing a total of 1.858 acres. The property is located at the northwest corner of Stadium Drive and State Highway 174.

Regulations:

This property shall comply with the provisions set forth in the Zoning and Subdivision Ordinances, as amended; as well as all other codes and ordinances within the City of Joshua, unless specifically set forth within these PD District Standards.

Area Regulations:

Min. Lot Size: 6,000 sq.ft.

Min. Lot Width: 60 ft

Min. Lot Depth: 100 ft

Max. Height: 45 ft

Max. Building Coverage: 50%

Min. Setbacks –

- Front Street Setback – 26 ft
- Side Street Setback – 10 ft
- Side – 0 ft
- Rear – 0 ft

Section 6.18.9: Utility and Service Areas

- C. No open metal railings, hadite brick or cyclone fences are permitted as screening devices; except, however, wood gates for screened areas are permitted and wood fences are permitted for back of building utility screening.

Section 6.18.11: Landscape Standards

F. Quantity of required street trees along SH 174 shall be calculated based on one planted for every seven hundred fifty (750) square feet of front yard setback. Street trees shall be from the approved Tree List.

G. Street trees located in the TXDOT ROW may apply to the required street tree count.

H. Street trees may be staggered to meet calculated quantity. Trees are not required to be inline.

I. Spacing between street trees, measured parallel to the ROW, is 70' maximum and 15' minimum.

J. Joshua Station Development Standards, Landscape Standards, shall supersede other sections of the Zoning Code that conflict.

Section 6.18.13: Lighting Standards For Nonresidential Land Use Types

- D. Street Tree Lighting.

Section 6.18.15: Screening Standards

A six (6) foot minimum to eight (8) foot maximum screen wall or wood fencing is required between residential uses and nonresidential uses. The property owner of the nonresidential use shall be responsible for construction and/or maintenance of the screening wall/fence. The required screen wall or fence shall be installed at time of development of the property.

Article 7 – Parking Requirements

Section 7.7 Off Street Stacking Requirements for Drive Through Facilities

B.

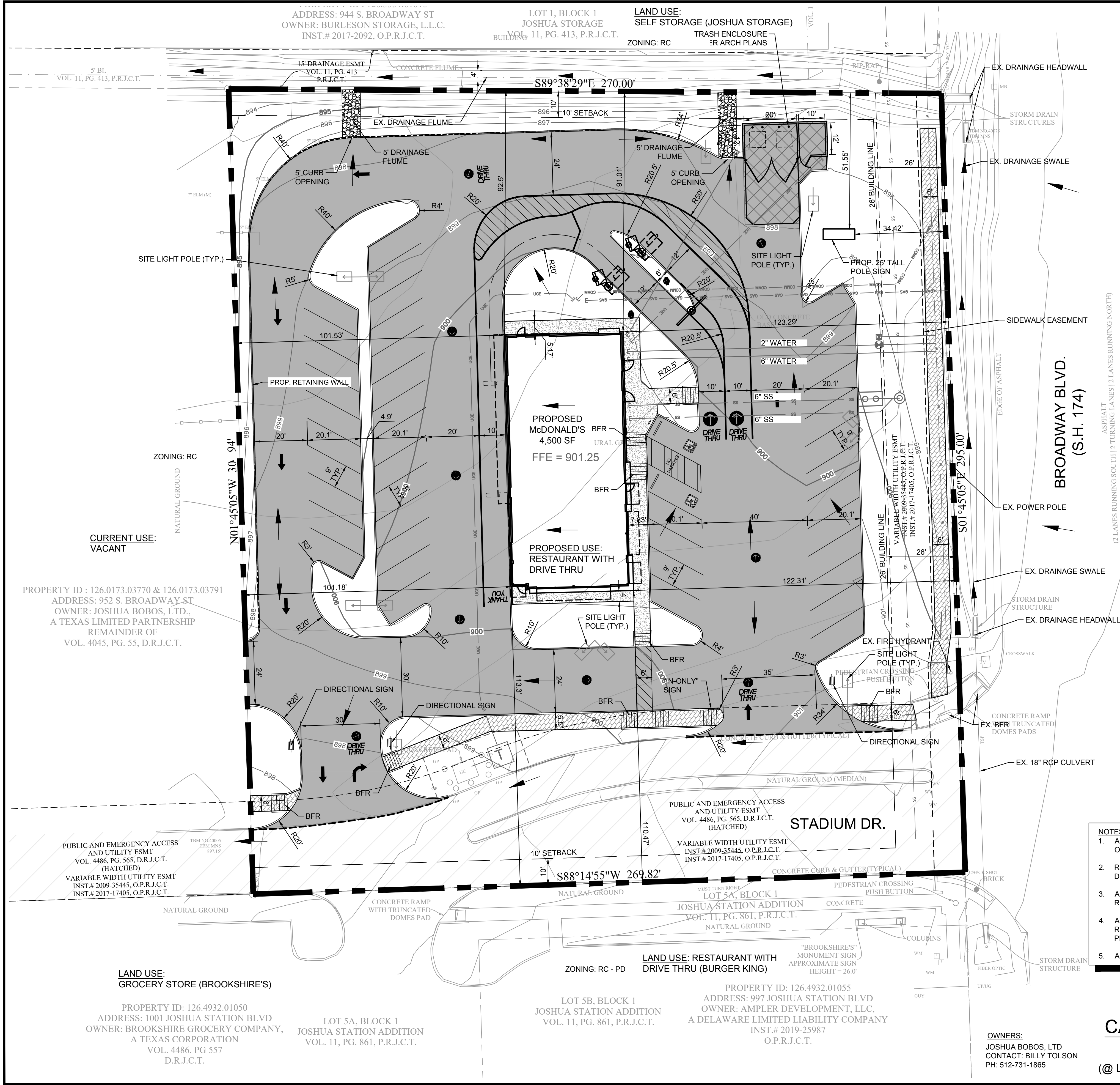
2. For each service lane of a drive-through restaurant, a minimum of six (6) spaces.

Section 7.8 Design Standards

A. Parking Space Dimensions

3. Compact parking spaces – Up to 10 percent of the provided off-street parking spaces can be designated as compact parking stalls and be no less than nine (9) feet in width by sixteen (16) feet in depth exclusive of all access drive, alley or aisle, and shall be of a usable shape and condition.

PLOTTED BY: dlores PLOT DATE: Mar 24, 2021 1:43pm
LOCATION: Z:\Projects\2020-040 McDonalds Joshua\CAD\Drawings\SP-1 CITY SITE PLAN.dwg
LAST SAVED: 3/24/2021 1:41 PM





Planning & Zoning Agenda

April 5, 2021

Agenda Item: G5

Plan Update (Action Item)

Agenda Description:

Conduct a public hearing and consider making a recommendation to the City Council regarding a request to amend the Thoroughfare Master Plan, contained in the 2016 Comprehensive Plan, by removing the proposed 2-Lane Collector Roadway from SH 174 to CR 1022 and designating CR 904 west of SH 174 as a 2-Lane Collector Roadway.

Background Information:

The Thoroughfare plan was last updated in 2016 and it is obvious that provision must be made for changing the regulations as conditions change or new conditions arise. Otherwise zoning would be confined and a detriment to a community instead of an asset. Periodic revision is essential if the ordinance is to establish and maintain a rational land use pattern. In this case the 2-lane collector road is causing difficulty developing the area as the proposed road crosses multiple tracts of land. The City is proposing to realign the 2-lane collector road downward to CR 904.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director
Staff recommends approval

Attachments:

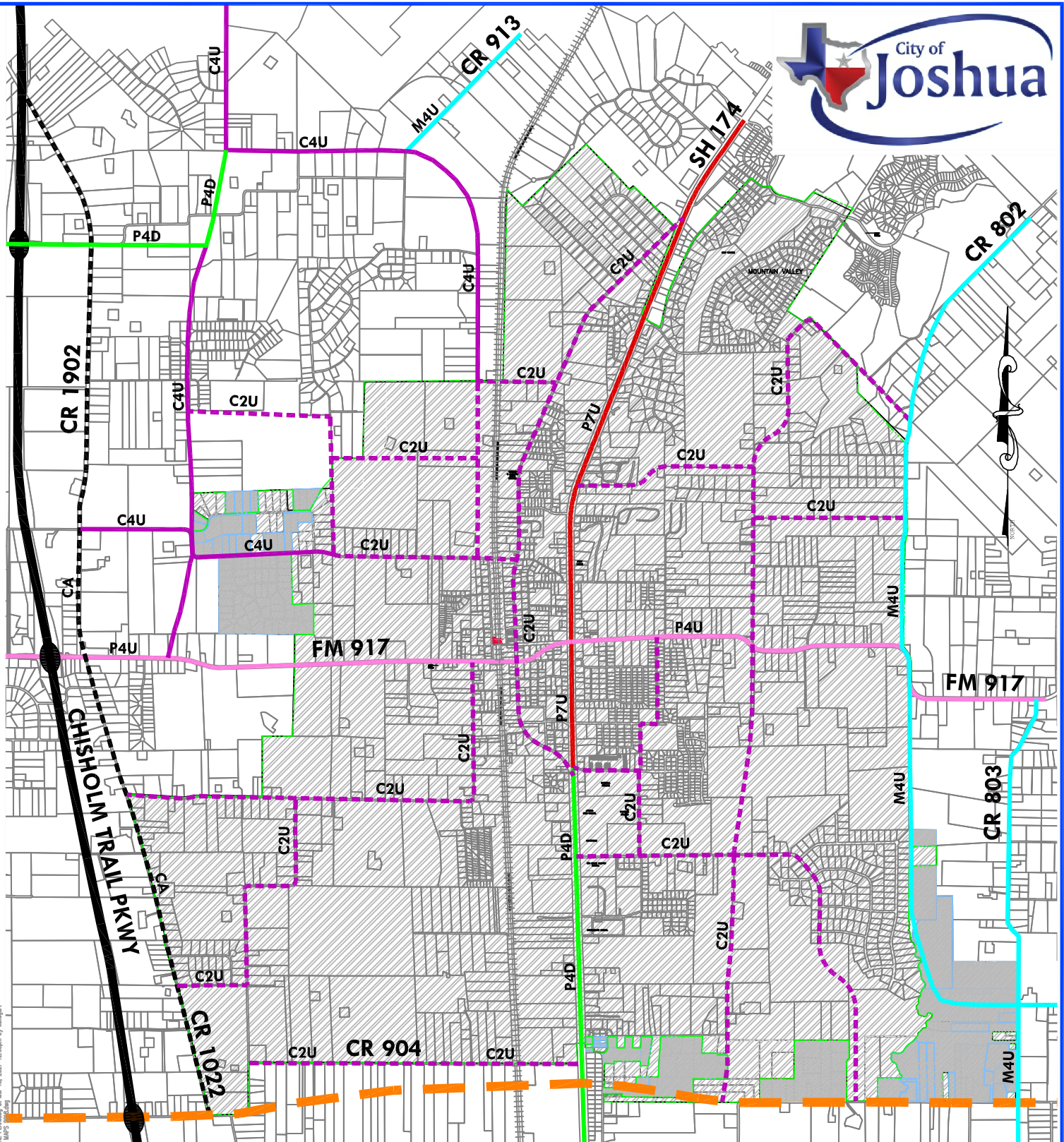
1. Maps

PUBLIC NOTICE

The City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider an amendment to the Thoroughfare Master Plan, contained in the 2016 Comprehensive Plan, by removing the existing 2-Lane Collector Roadway from SH 174 to CR 1023 and designating CR 904 west of SH 174 as a 2-Lane Collector Roadway

The Planning & Zoning Commission will conduct its public hearing on April 5, 2021 at 6:30 PM and the City Council will conduct its public hearing and consideration on April 15, 2021.

Both meetings will be held in the City Council chambers at Joshua City Hall, 101 South Main Street, Joshua, TX 76058.



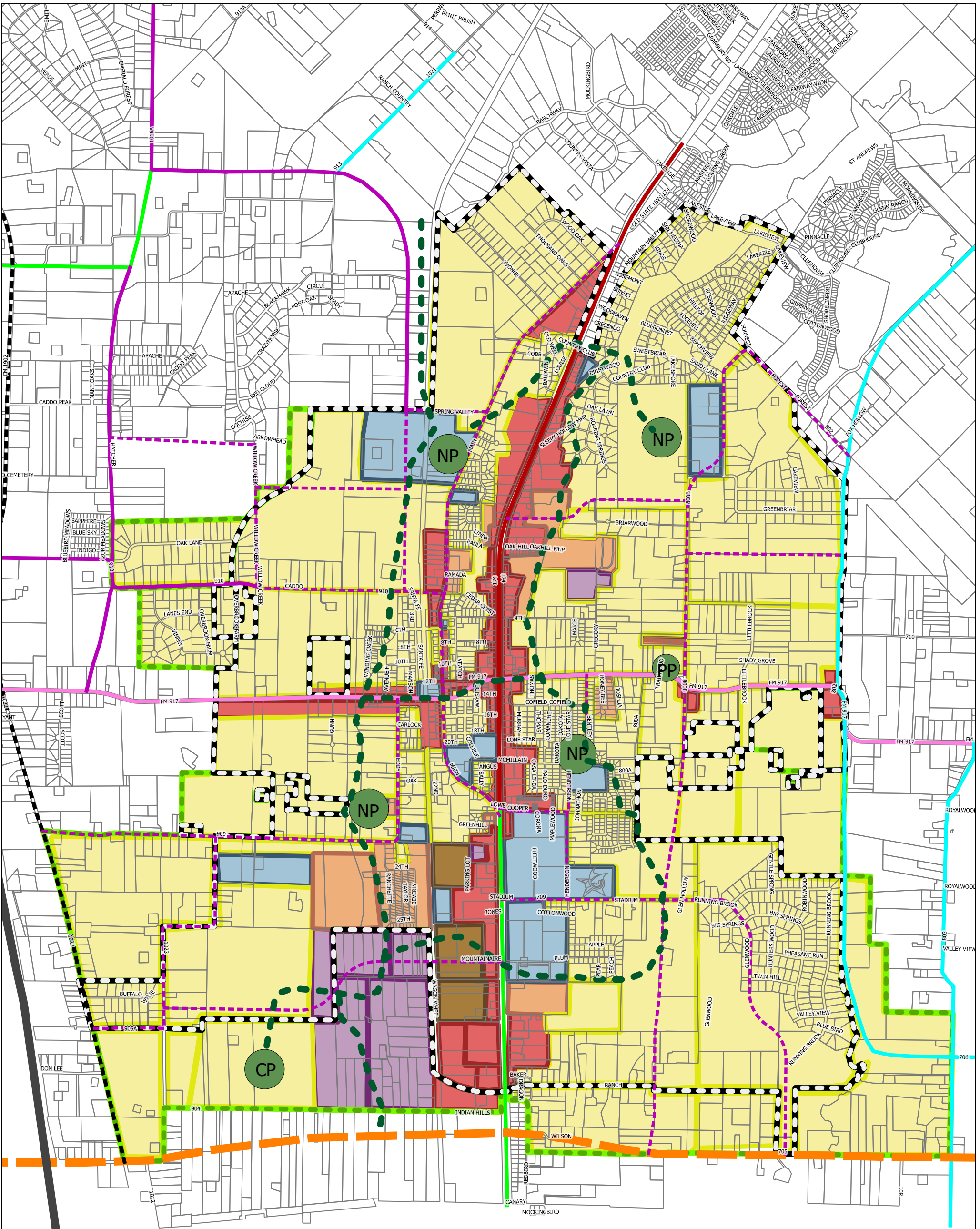
LEGEND

- | | | | | | |
|--|--|--|--|--|--------------------------------|
|  FW | Freeway with interchange |  P4U | Principal 4-Lane Undivided Arterial |  C2U | 2 - Lane Collector Road |
|  Loop | Regional Outer Loop |  M4U | Minor 4-Lane Undivided Arterial |  | Regional Rail System |
|  P7U | Principal 7-Lane Undivided Arterial |  CA | Commercial Arterial |  | Joshua City Limits |
|  P4D | Principal 4-Lane Divided Arterial |  C4U | Minor 4-Lane Undivided Collector |  | Joshua ETJ Limits |



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TBP#E Registration No. F-230
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2021
THOROUGHFARE PLAN
CITY OF JOSHUA, TEXAS
JOHNSON COUNTY, TEXAS



City of Joshua, Texas Future Land Use Map

June 2018

A Comprehensive Plan shall not constitute zoning regulations



Ordinance No. 649-2016
Approved September 1, 2016
Amended Ord No. _____ Date: _____

Mayor, City of Joshua, Texas

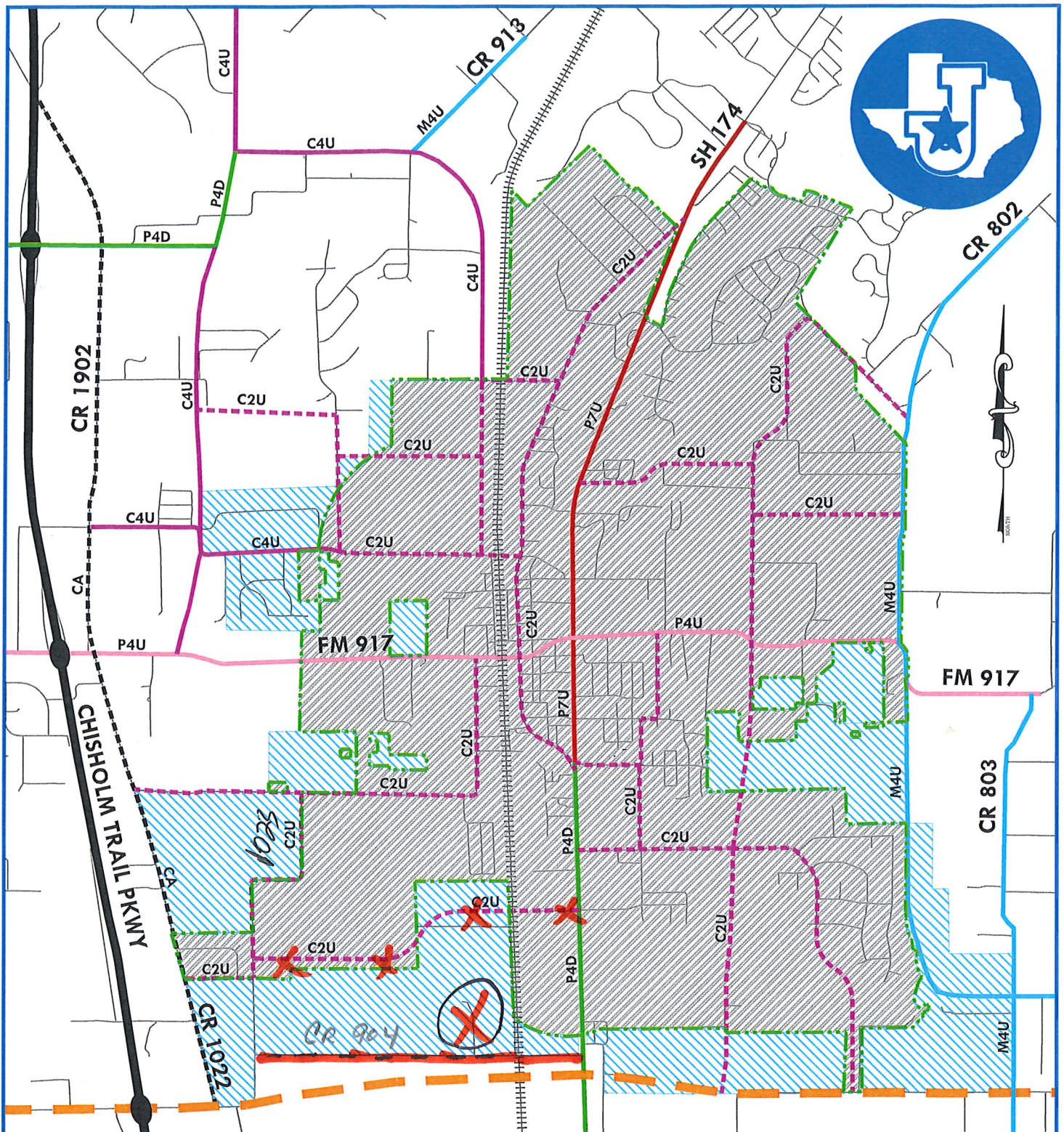
Legend

- JOSHUA CITY LIMITS 2016
- JOSHUA ETJ LIMITS 2016
- Future Land Uses
 - Low Density Residential
 - Multi-Family Residential
 - Mixed Use Areas
 - Commercial / Office / Service
 - Industrial
 - Public / Quasi - Public
 - Trails

Parks

Thoroughfare Plan

- C2U
- C4U
- FREEWAY
- LOOP
- CA
- P4D
- P4U
- P7U
- M4U



LEGEND

- | | | | | | |
|------|-------------------------------------|-----|-------------------------------------|---------|-------------------------|
| FW | Freeway with interchange | P4U | Principal 4-Lane Undivided Arterial | C2U | 2 - Lane Collector Road |
| Loop | Regional Outer Loop | M4U | Minor 4-Lane Undivided Arterial | + + + + | Regional Rail System |
| P7U | Principal 7-Lane Undivided Arterial | CA | Commercial Arterial | - - - - | Joshua City Limits |
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2016
THOROUGHFARE PLAN
 CITY OF JOSHUA, TEXAS
 JOHNSON COUNTY, TEXAS