



**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 19, 2016
TOWN HALL - COUNCIL CHAMBERS
127 N. COLLINS RD.
7:00 P.M.**

CALL MEETING TO ORDER

Planning and Zoning Commission Chairperson calls the Meeting to order, state the date and time. State Commissioners present and declare a quorum present.

1. APPROVAL OF MINUTES FOR 12/21/2015 REGULAR MEETING

PUBLIC HEARING

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

- 2. APPLICANT: MARK TAYLOR
NAAAM GROUP DEVELOPMENT
AT OR ABOUT: 3615 BELTLINE ROAD
REQUEST: SITE PLAN – NAAAM GROUP RETAIL ADDITION**
- 3. APPLICANT: TOMMY SATTERFIELD
AT OR ABOUT: 612 U.S. HWY 80 FRONTAGE ROAD
REQUEST: PRELIMINARY PLAT – VALDEZ HWY 80 ADDITION, BLOCK A LOT 1**
- 4. APPLICANT: HOLLY MONTIE, P.E.
AT OR ABOUT: 520 CLAY ROAD
REQUEST: SITE PLAN – FLOWERS DISTRIBUTION CENTER**
- 5. APPLICANT: CHRISTOPHER JACKSON
WYNNE/JACKSON DEVELOPMENT
AT OR ABOUT: 301 JOBSON ROAD
REQUEST: PRELIMINARY PLAT – HOMESTEAD PHASE 6**

ADJOURN

ALL LOCATIONS IDENTIFIED ARE IN THE TOWN OF SUNNYVALE UNLESS OTHERWISE INDICATED. FOR A DETAILED PROPERTY DESCRIPTION, PLEASE CONTACT THE BUILDING OFFICIAL AT TOWN HALL. ALL ITEMS ON THE AGENDA ARE FOR POSSIBLE DISCUSSION AND ACTION. PLEASE TURN OFF ALL TELEPHONES AND HANDHELD COMMUNICATION DEVICES WHILE IN ATTENDANCE AT THIS MEETING. MEMBERS OF THE PUBLIC ARE REQUESTED TO LIMIT THEIR COMMENTS, WHETHER AT THE PUBLIC FORUM OR DURING A PUBLIC HEARING, TO NO MORE THAN FIVE (5) MINUTES.

THE SUNNYVALE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.086 (ECONOMIC DEVELOPMENT).

THE TOWN OF SUNNYVALE IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED TO THOSE WHO PROVIDE NOTICE TO THE DIRECTOR OF COMMUNITY SERVICES AT 972-226-7177 AT LEAST 48 HOURS PRIOR TO THE MEETING.

THE FOREGOING NOTICE WAS POSTED IN THE FOLLOWING LOCATIONS:
SUNNYVALE ISD 417 E. TRIPP ROAD
SUNNYVALE LIBRARY AT 402 TOWER PLACE

I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON JANUARY 15, 2016 IN THE FOLLOWING LOCATIONS AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING:

TOWN HALL AT 127 N. COLLINS ROAD

LESLIE BLACK, TOWN SECRETARY

**MINUTES
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 21, 2015
TOWN HALL - COUNCIL CHAMBERS
127 N. COLLINS RD.
7:00 P.M.**



CHAIRPERSON	KEN DEMKO - ABSENT
CO-CHAIRPERSON	ANTHONY OKAFOR - ABSENT
COMMISSIONER	JOHN PEASE - ABSENT
COMMISSIONER	SHINEY DANIEL - ABSENT
COMMISSIONER	JOSH SANDLER - ABSENT
COMMISSIONER	RAY VANEK
COMMISSIONER	KING MOSS
ALTERNATE COMMISSIONER	SARAH MITCHELL
ALTERNATE COMMISSIONER	DON KLINE

CALL MEETING TO ORDER

Meeting called to order at 7:03 p.m.

1. APPROVAL OF MINUTES FOR 10/19/2015 REGULAR MEETING

Member Vanek made a motion, seconded by Member Mitchell, to approve the Regular Meeting Minutes. Acting Chairperson Moss called for a vote, and with all members voting affirmative, the motion passed unanimously.

PUBLIC HEARING

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

- 2. APPLICANT: STEPHEN FLUCKIGER
AT OR ABOUT: 555 & 579 NORTH COLLINS ROAD
REQUEST: REPLAT – FLUCKIGER ADDITION – LOT 2R AND 3R, BLOCK 1**

Director Jackson presented the application report. He gave background regarding the applicants' lot variations and previous approval from the Board of Adjustment. (Board of Adjustment meeting)

The applicant is the owner of a 2 residential lots located at 555 North Collins and 579 North Collins. The property is zoned within a SF-2 Single Family Residential District. The minimum lot size for the SF-2 District is one (1) acre. The minimum lot width for a property within this district is 250' and the lot depth shall be greater than the width. The applicant proposes to subdivide the property with the intent to create two (2), two acre lots that have visibility and direct access to North Collins Road. As it exists now, one lot sits in front of another lot, subsequently blocking the home in the rear.

The applicant plans to develop the residential lot (555 N. Collins) on the side of their existing lot (579 N. Collins). Once replatted, the lot width for both properties will be short of what is required by the zoning ordinance. The applicant received a lot width and side yard setback variance for the subject property from the Board of Adjustment on September 8, 2015.

The applicant, Mr. Fluckiger (579 N. Collins Road, Sunnyvale, TX) spoke and gave background regarding the request.

Commissioner Vanek asked what surveyor prepared the replat.

Mr. Fluckiger stated A&W Surveyors in Mesquite.

Commissioner Vanek asked if the applicants' lot was for sale

Mr. Fluckiger stated yes and noted his plans for moving in the future.

Commissioner Moss asked if the replat area was near Town East.

Mr. Fluckiger stated no, it was three or four lots north of Town East and North Collins Blvd.

Commissioner Vanek made a motion to approve the replat. Motion seconded by Commissioner Kline. Acting Chairperson Moss called for a vote, and with all Commissioners voting affirmative, the motion passed unanimously.

ADJOURN

Meeting adjourned at 7:14 p.m.

The undersigned presiding officer certifies that this is a true and correct record of the proceedings.

Ken Demko, Chair

ATTEST:

Leslie Black, Town Secretary



Town of Sunnyvale

JANUARY 19, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: MARK TAYLOR, P.E. - NAAAM GROUP
AT OR ABOUT: 3615 BELTLINE ROAD
REQUEST: SITE PLAN – NAAAM RETAIL ADDITION

Background:

The subject property is located at or about 3615 and 3700 Beltline Road. In October 2015, the applicant submitted a minor plat request for the subject property to consolidate three existing three parcels in this area into one developable lot. The minor plat was approved. The applicant has returned with a proposed site plan for approval. The subject property, located within a Local Retail zoning district is 1.1484 acres in size. The applicant proposes to develop a medical office center.

Beltline Design Overlay District: The proposed building lies within the Beltline Design Overlay District. The primary objective of the district is to create and reflect a high level of architectural design appeal throughout the Town. The guidelines intend to implement consistent landscaping, pedestrian walks, low profile buildings and pedestrian scale.

The applicant proposes to construct a 10,000 sq.ft. building on the subject property. The building will be designed in accordance with the Beltline Design Overlay district guidelines for aesthetics, landscaping and site design. Plans show a one-story masonry building with articulated facades at three vestibule entries. Each entry along the front façade will be covered by a standing seam metal roof. Details of the design are as follows:

- Building height: Single story with parapet style roof
- Main entrance will face Beltline Road.
- The service entrance and trash pickup will be in the rear on the west side of the development.
- Building exterior / façade: The proposed facades are primarily cladded with a brick veneer. A cornice ledge, front façade vestibules and corner details will provide articulation and design detail on the exterior of the building. Metal awnings will be located above each office/storefront window.
- Off-street parking: Required parking shall be 1 space per 200 sq.ft. (52 spaces). The applicant has submitted plans meeting this requirement. The parking will accommodate the proposed use for the site, medical offices.
- Landscape and Buffers: Proposed details meet the standards set forth in the zoning and overlay districts. The applicant will maintain the existing landscape at the entry into the site. Shrubs will screen the parking spaces and additional trees will be added throughout the site.
- Building setbacks: Front – 50'
Side – 25'
Rear – 25'
- Sidewalks: A 6' sidewalk will be located along Beltline Road Blvd per overlay district requirements. The sidewalk will tie into the existing sidewalks in front of CVS and the New Hope shopping center.

- Lighting: The preliminary lighting plan shows two light fixture styles to be used on site. All lighting will be located on the subject property and not in the public ROW. The overlay district requires Oncor approved Hanover Eurotique (antique) series style street light fixtures in the public ROW. Staff notes that all outside lights shall be made up of a light source and reflector so selected that acting together, the light beam is controlled and not directed across any bounding property line above a height of three (3) feet. The allowable maximum intensity measured at the property line shall be 0.2 foot candles. The proposed plans are consistent with the noted requirement.

Public Notice

Notice was published within the Town's Official Newspaper on December 23rd. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Sixteen (16) letters were sent. As of the writing of this staff memo, no letters had been returned either in favor or in opposition of the request.

Board of Adjustment

Request from Emmanuel Okafor, on behalf of Kenock Inc., for a Variance from Section 3.11 Non-Residential Lot Widths to reduce the lot width from 200' on an arterial or higher thoroughfare classification to 179' for the property located at or about 3615 and 3700 Beltline Road.

Motion by Member Kane, second by Member Noster to approve the variance for the lot consolidation for properties located at or about 3615 and 3700 Belt Line Rd to reduce the lot width from 200' to 170' subject to the conditions of the staff memo. Chairperson Hoffman called for vote with all members voting affirmative, the motion passed 5/0.

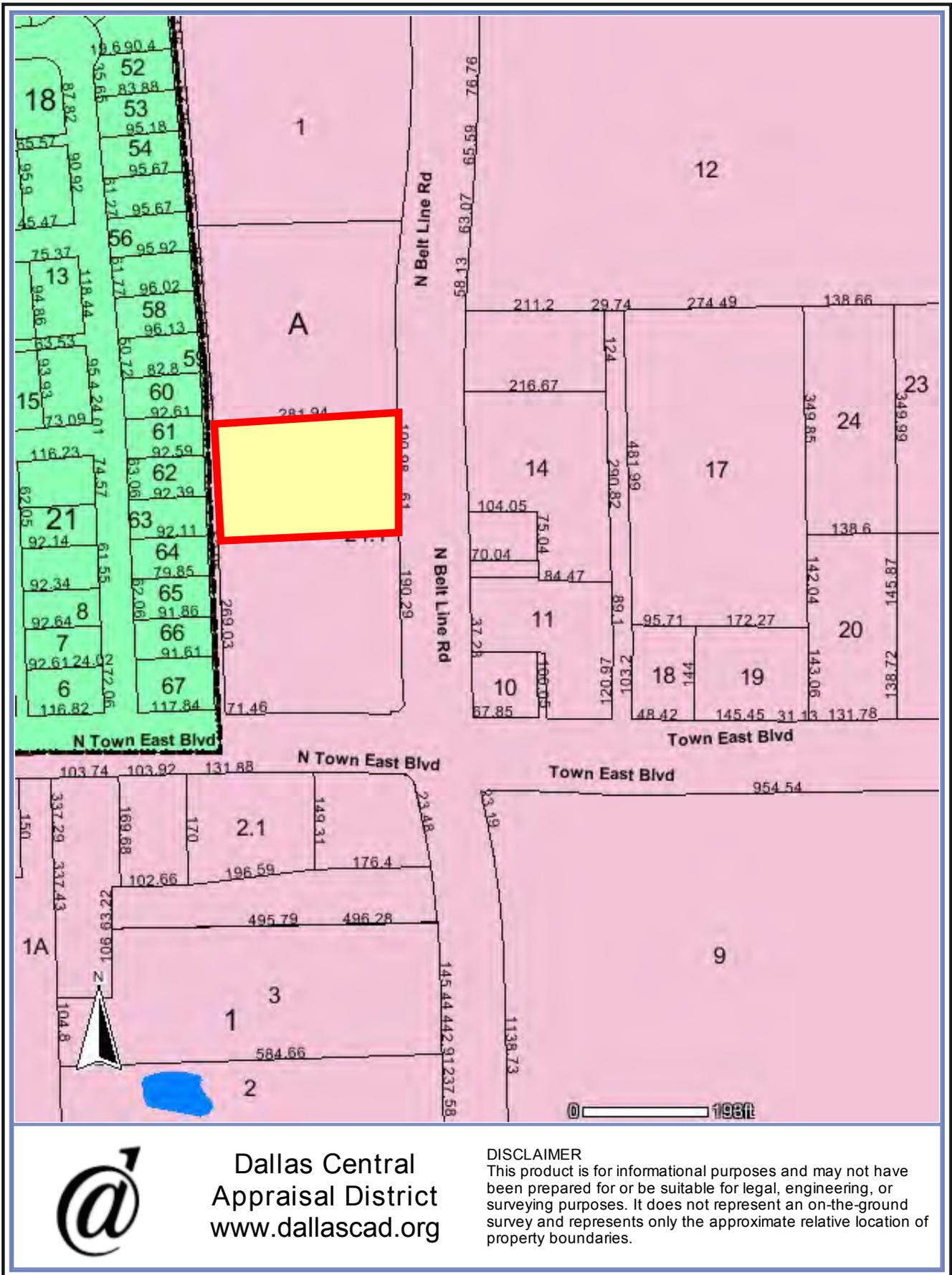
Staff Recommendation

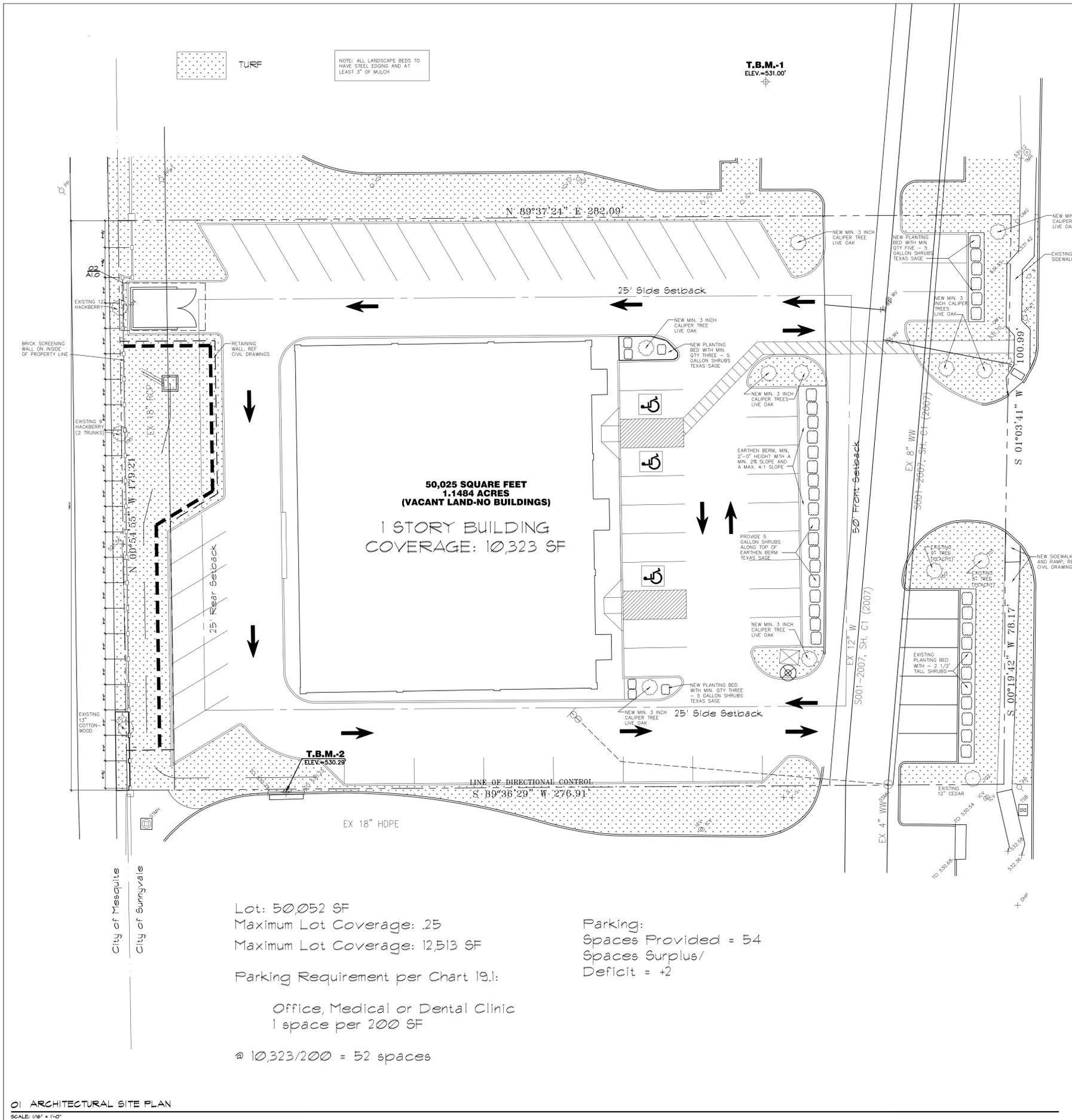
Town staff has the following comments/recommendation for consideration:

1. Town staff comments, as stated within the letter sent to the applicant on 01.04.16, must be satisfactorily addressed prior to construction.
2. The Beltline Overlay District requires consistent lighting within the district's boundaries. Prior to installation, the applicant should submit the type of lighting proposed for review by the Town. It shall be consistent with surrounding development.
3. Building materials colors shall be submitted and approved prior to construction so that they are consistent with design overlay requirements.
4. Site plan notes should be revised to note a 6 foot sidewalk instead of 5 foot sidewalk.

Attachments

- Location Map
- Proposed Site Plan Exhibits



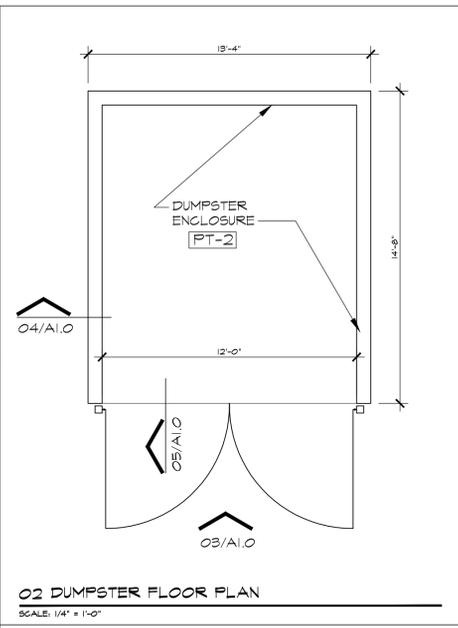


50,025 SQUARE FEET
1.1484 ACRES
(VACANT LAND-NO BUILDINGS)
1 STORY BUILDING
COVERAGE: 10,323 SF

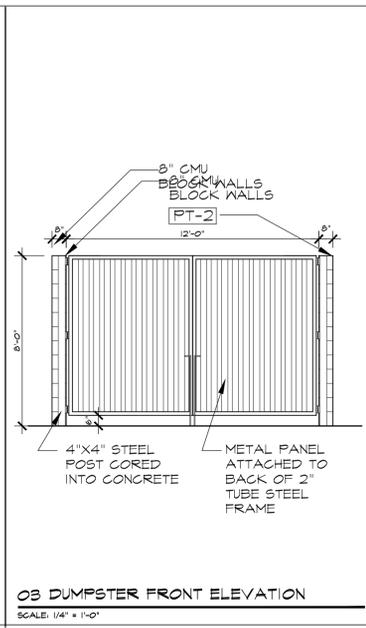
Lot: 50,052 SF
Maximum Lot Coverage: .25
Maximum Lot Coverage: 12,513 SF
Parking Requirement per Chart 19.1:
Office, Medical or Dental Clinic
1 space per 200 SF
@ 10,323/200 = 52 spaces

Parking:
Spaces Provided = 54
Spaces Surplus/
Deficit = +2

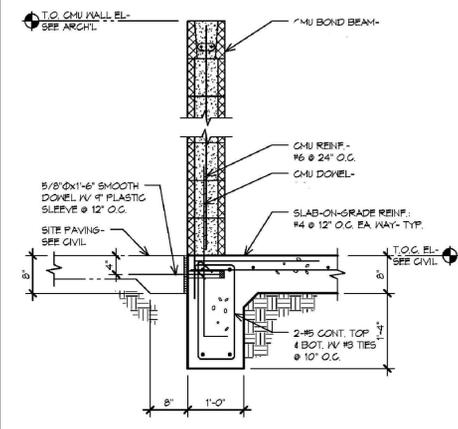
01 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



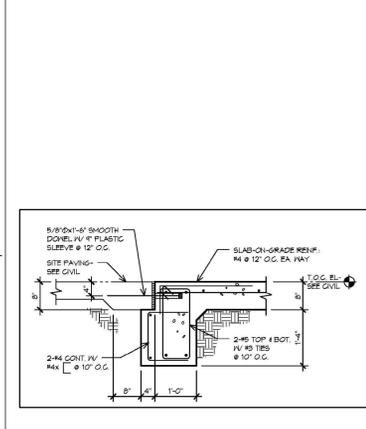
02 DUMPSTER FLOOR PLAN
SCALE: 1/4" = 1'-0"



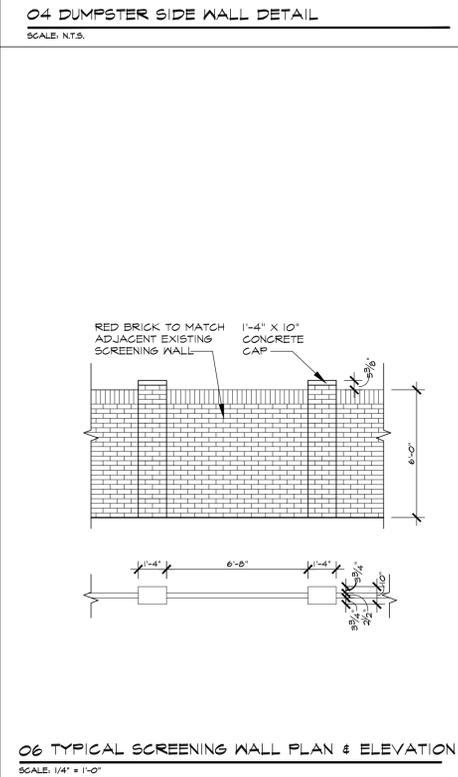
03 DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



04 DUMPSTER SIDE WALL DETAIL
SCALE: N.T.S.



05 DUMPSTER EDGE SECTION
SCALE: N.T.S.



06 TYPICAL SCREENING WALL PLAN & ELEVATION
SCALE: 1/4" = 1'-0"

PAUL
PASCARELLI
ARCHITECT
PHONE 972-948-7638
P.O. BOX 813427
SMYRNA, GA 30081

Medical Office Building
3615 N Belt Line Rd
Sunnyvale TX

GENERAL NOTES:
ISSUED FOR
INTERIM
REVIEW

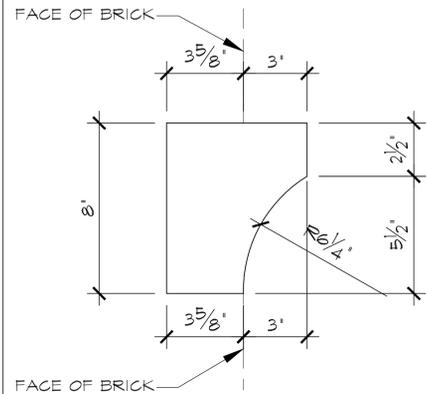


No.	Date	Item
01/7/2016		SITEPLAN SUBMITTAL

ARCHITECTURAL
SITE
PLAN
A1.0

SHEET NUMBER

PPA CODE	1804
Date	---
Last Rev.	---



06 ARCHITECTURAL FEATURE DETAIL
SCALE: 3" = 1'-0"

TOWN OF SUNNYVALE
BELT LINE OVERLAY DISTRICT FRONT BUILDING ELEVATION REQUIREMENT

'NO SINGLE BUILDING MATERIAL SHALL COVER MORE THAN EIGHTY PERCENT (80%) OF THE FRONT OF ANY BUILDING (EXCLUDING WINDOWS & GLASS).

Stucco %	Total SF	less Windows SF	Net SF	Masonry SF(%)	Other Materials SF(%)
	1,692	375.6	1,316.4	1,026.8 (78%)	289.6 (22%)

No building material exceeds 80% on Front Elevation

07 EXTERIOR BUILDING REQUIREMENTS
SCALE: N.T.S.

TOWN OF SUNNYVALE
BELT LINE OVERLAY DISTRICT MASONRY REQUIREMENT:

'MASONRY REQUIREMENTS SHALL BE NINETY PERCENT (90%) OF THE TOTAL BUILDING. A MAXIMUM OF TEN PERCENT (10%) OF A BUILDING'S ELEVATION, EXCLUDING WINDOWS, MAY BE CEMENTITIOUS STUCCO.'

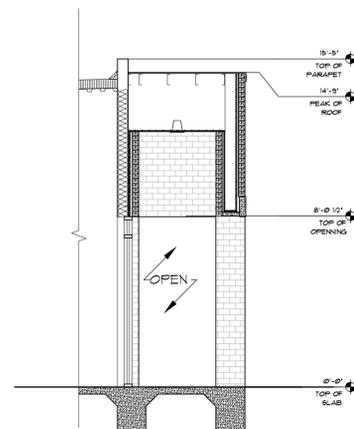
	Total SF	Less Windows SF	Net SF	Masonry SF(%)	Stucco SF	Stucco %
East Elev	1,682	375.6	1,306.4	1,026.8 (78%)	115.6	8.8%
West Elev	1,388	104.8	1,283.2	1,174.3 (91.5%)	0	0%
North Elev	1,447	180.0	1,267.0	1,112.3 (87.2%)	28.9	2.3%
South Elev	1,447	61.6	1,385.4	1,170.6 (84.4%)	28.9	2.1%
Totals	5,964	722	5,242	4,484 (85.5%)	173.4	3.3%

Cementitious Stucco less than 10%

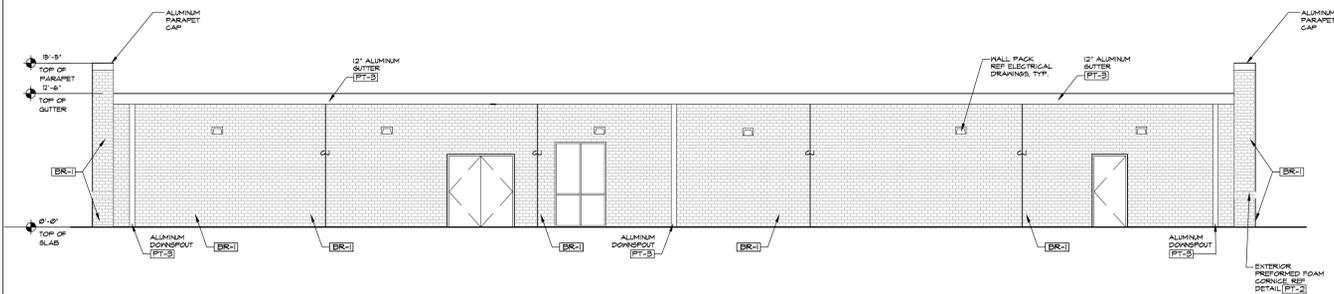
FINISH SCHEDULE

[BR-1] MODULAR BRICK VENEER MFG: COLOR/STYLE:	[STU-1] 1/8" STUCCO COAT MFG: COLOR/STYLE:	[PT-1] PAINT MFG: SHERWIN WILLIAMS COLOR/FINISH:
[MTL-1] STANDING SEAM METAL ROOF MFG: COLOR/STYLE:	[TPO-1] TPO SINGLE PLY ROOFING MEMBRANE HIGH ALBEDO ROOF COLOR: WHITE MIN. SOLAR REFLECTANCE: INITIALS YR: 07/10/88 MIN. THERMAL EMITTANCE: INITIALS YR: 08/05/08	[PT-2] PAINT MFG: SHERWIN WILLIAMS COLOR/FINISH:
[CON-1] CONCRETE CONCRETE FINISH: SEALED		[PT-3] PAINT MFG: SHERWIN WILLIAMS COLOR/FINISH:
		[PT-4] PAINT MFG: SHERWIN WILLIAMS COLOR/FINISH:

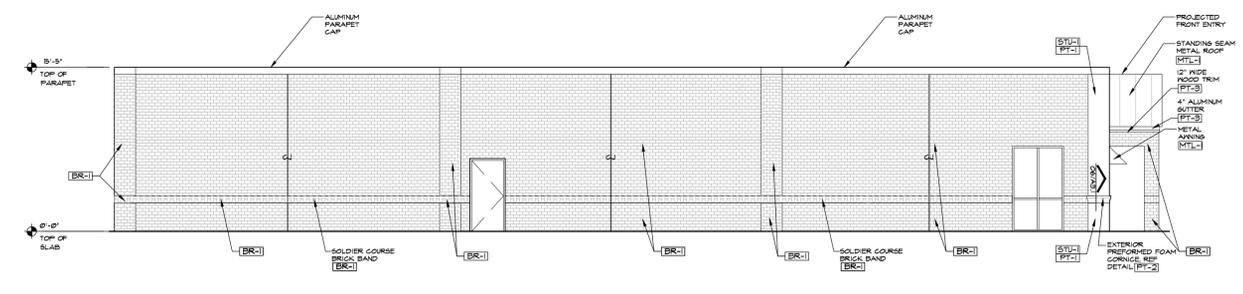
05 MATERIAL FINISH SCHEDULE
SCALE: N.T.S.



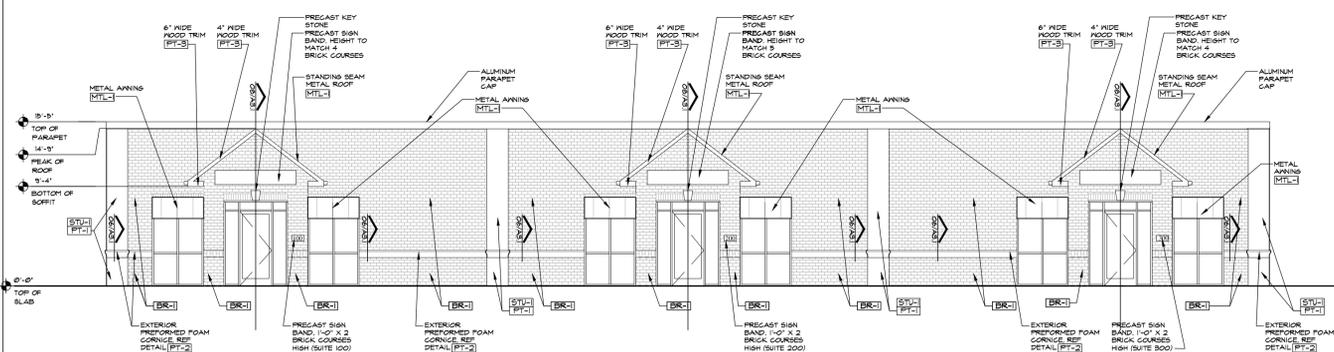
08 ENTRY VESTIBULE SECTION
SCALE: 1/4" = 1'-0"



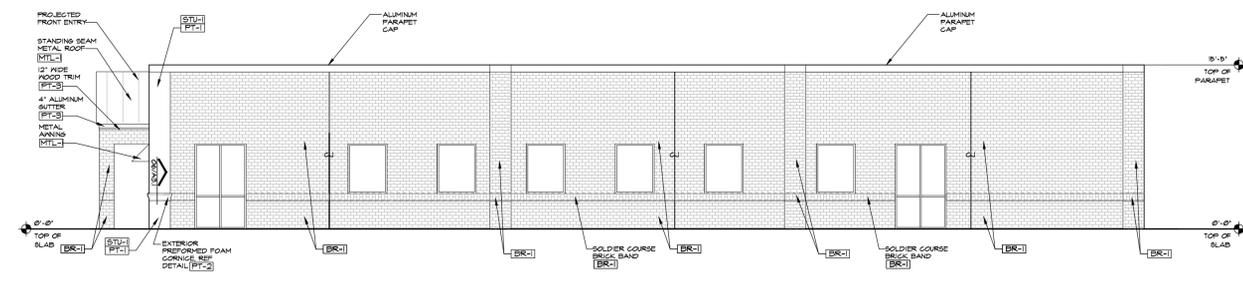
03 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



04 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



01 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PAUL
PASCARELLI
ARCHITECT

PHONE 972-948-7638

P.O. BOX 813427
SMYRNA, GA 30081

Medical Office Building
3615 N Belt Line Rd
Sunnyvale TX

GENERAL NOTES:

ISSUED FOR
INTERIM
REVIEW



EXP: DECEMBER 2016

01/17/2016 SITEPLAN SUBMITTAL
01/11/2016 CITY COMMENT

No. Date Item

EXTERIOR
ELEVATIONS
A3.1

SHEET NUMBER

PPA CODE 1804
Date --- --
Last Rev. --- --



Town of Sunnyvale

January 19, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: TOMMY SATTERFIELD
AT OR ABOUT: 612 U.S. HWY 80 FRONTAGE ROAD
REQUEST: PRELIMINARY PLAT – VALDEZ HWY 80 ADDITION, BLOCK A LOT 1

Background:

The applicant is the representative for a residential property located at 612 U.S. Highway 80. The parcel of land is approximately 16.5 acres. The Sunnyvale Zoning Ordinance requires lots of this size to have a minimum lot width (at the right of way) of 250'. The applicant proposes to plat the subject lot with a 124' lot width. As it exists now, the un-platted property has an existing drive along the U.S. 80 Frontage Road. The applicant proposes to keep the existing entry (124' wide) and use it for access to the residential property. The lot width is currently constrained by property boundaries for the Community Life Church to the east and the Long Creek floodplain to the west. The applicant received a lot width variance for the subject property on December 12, 2015 from the Board of Adjustment.

The proposed preliminary plat conforms to the approved variance and all other Town zoning and subdivision ordinance requirements.

Board of Adjustment

Request from Tommy Satterfield for a Variance from Section 3.7 Area Standards for Detached Single Family Dwellings; Chart 3.2 Area Standards for Residential Lots to reduce the lot width requirement from 250' to 124.48'

Member Golder made a motion, seconded by Member Turner, to approve the variance as requested, and with all members voting affirmative, the motion passed unanimously.

Public Notice

Notice was published within the Town's Official Newspaper on Wednesday, December 23rd. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Town Ordinance. Ten (10) letters were sent out. As of the writing of this staff memo, no letters had been returned either in favor or in opposition of the request.

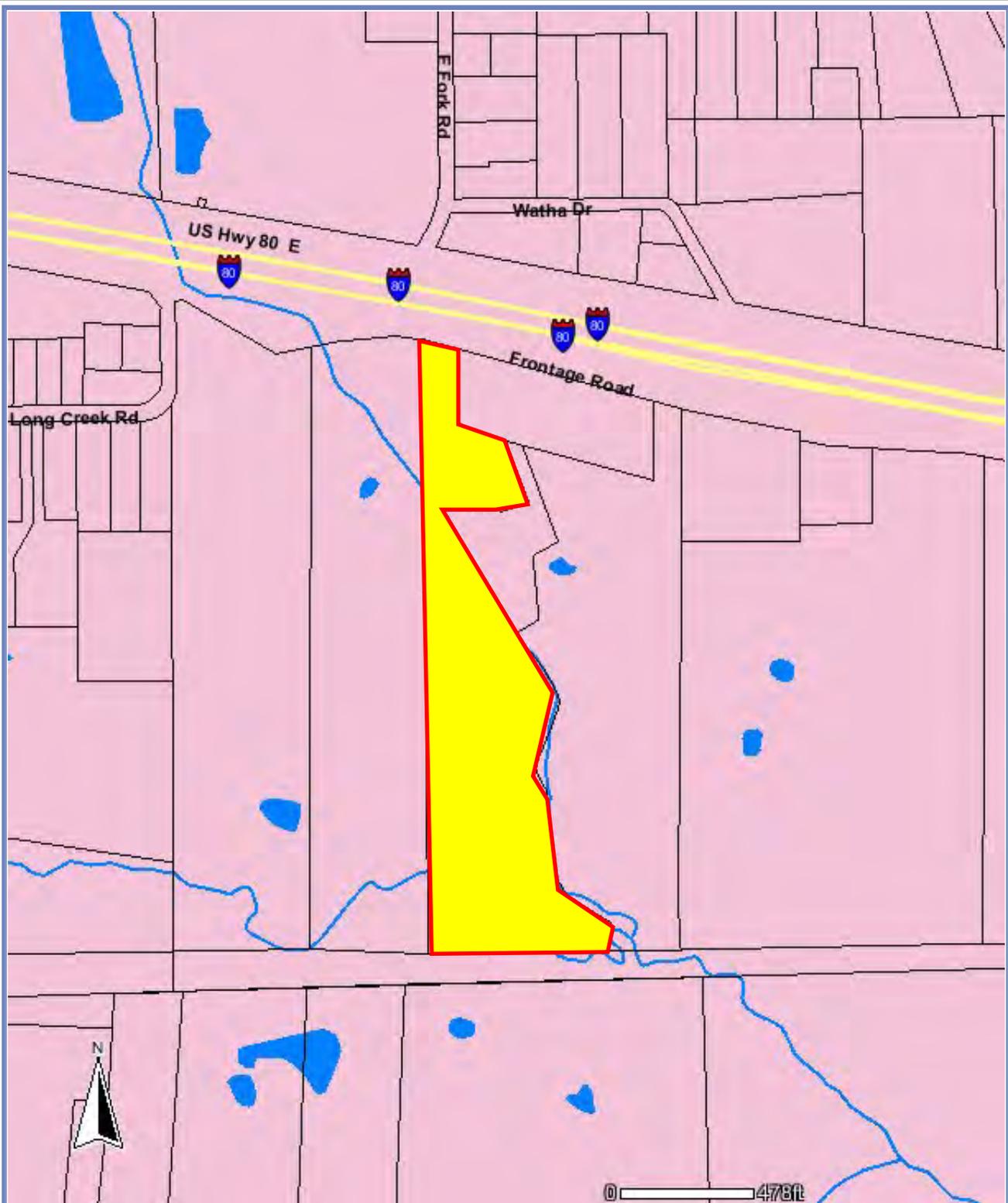
Staff Recommendation

Town staff has the following comments/recommendation for consideration:

1. Town staff comments, as stated within the letter sent to the applicant on 01.14.16, must be satisfactorily addressed prior to construction or as soon as possible.

Attachments

- Location Map
- Chart 3.2 Area Standards for Residential Lots from the Zoning Ordinance
- Proposed preliminary plat



Dallas Central
Appraisal District
www.dallascad.org

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



Town of Sunnyvale

JANUARY 19, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: HOLLY MONTIE, P.E.
AT OR ABOUT: 520 CLAY ROAD
REQUEST: SITE PLAN – FLOWERS DISTRIBUTION CENTER

Background:

The subject property is located at or about 520 Clay Road directly north of the Union Pacific Railroad and Scyene Road. The applicant has submitted a site plan application for the development of an office warehouse building. The building will be used for by the Flowers Food Company for the distribution of baked goods. The subject property approximately is 3.048 acres in size.

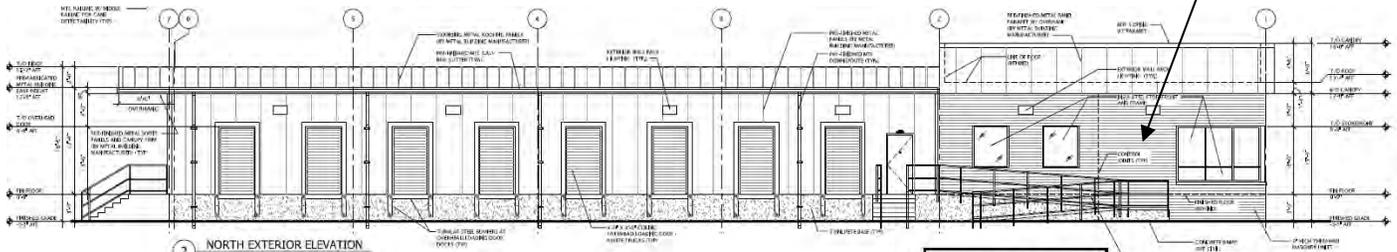
Industrial District Regulations: The proposed building lies with an Industrial zoning district. The Industrial District is intended to provide for general manufacturing uses in locations which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

The front façade of all industrial buildings within 300' of a primary right of way must be clad in masonry per Section 20.8 of the zoning ordinance. The exterior walls of all buildings that do not directly face a right of way may be constructed of prefabricated metal type (not including corrugated metal). The exterior finish of the building proposed meets these standards.

The applicant proposes to construct a 7,860 sq.ft. building on the subject property. The building will be designed in accordance with the Industrial district guidelines for aesthetics, landscaping and site design. Plans show a one-story building with 2,340 square feet of office space and 5,520 square feet of warehouse space.

- Building height: Single story with parapet style roof over office and standing seam metal roof over warehouse
- Main entrance will be from Clay Road.
- The service entrance will be in the rear of the development. The applicant does not plan to have a dumpster enclosure. The applicant noted that the proposed building will be a distribution center and will not generate daily waste to require a dumpster.
- Building exterior / façade: The front office space will be clad in a CMU (concrete masonry unit) veneer. An overhanging metal panel parapet will sit on top of the office space. The warehouse area will be clad in a pre-finished metal panel with a standing seam metal roof. The entire building will be lighted by wall attached down lights. An ADA accessible ramp will provide access to the facility on the northern façade.

CMU example



- Off-street parking: Required parking shall be 1 space per 1000 sq.ft. of warehouse space and 1 space per 300 sq. ft. of office space (14 spaces). The applicant has submitted plans meeting this requirement (18 spaces proposed).
- Landscape and Buffers: Proposed details meet the standards set forth for the zoning district. Bald Cypress and Cedar Elm Trees will be located within the exterior buffer areas of the site. Additional trees, shrubbery and native plantings will be used around the building and parking island areas. Proposed landscaping will exceed the district requirements.
- Building setbacks: Front – 40'
 Side – 25'
 Rear – 25'

Public Notice

Notice was published within the Town's Official Newspaper on December 23rd. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Five (5) letters were sent. As of the writing of this staff memo, one (1) letter had been returned either in favor of the request.

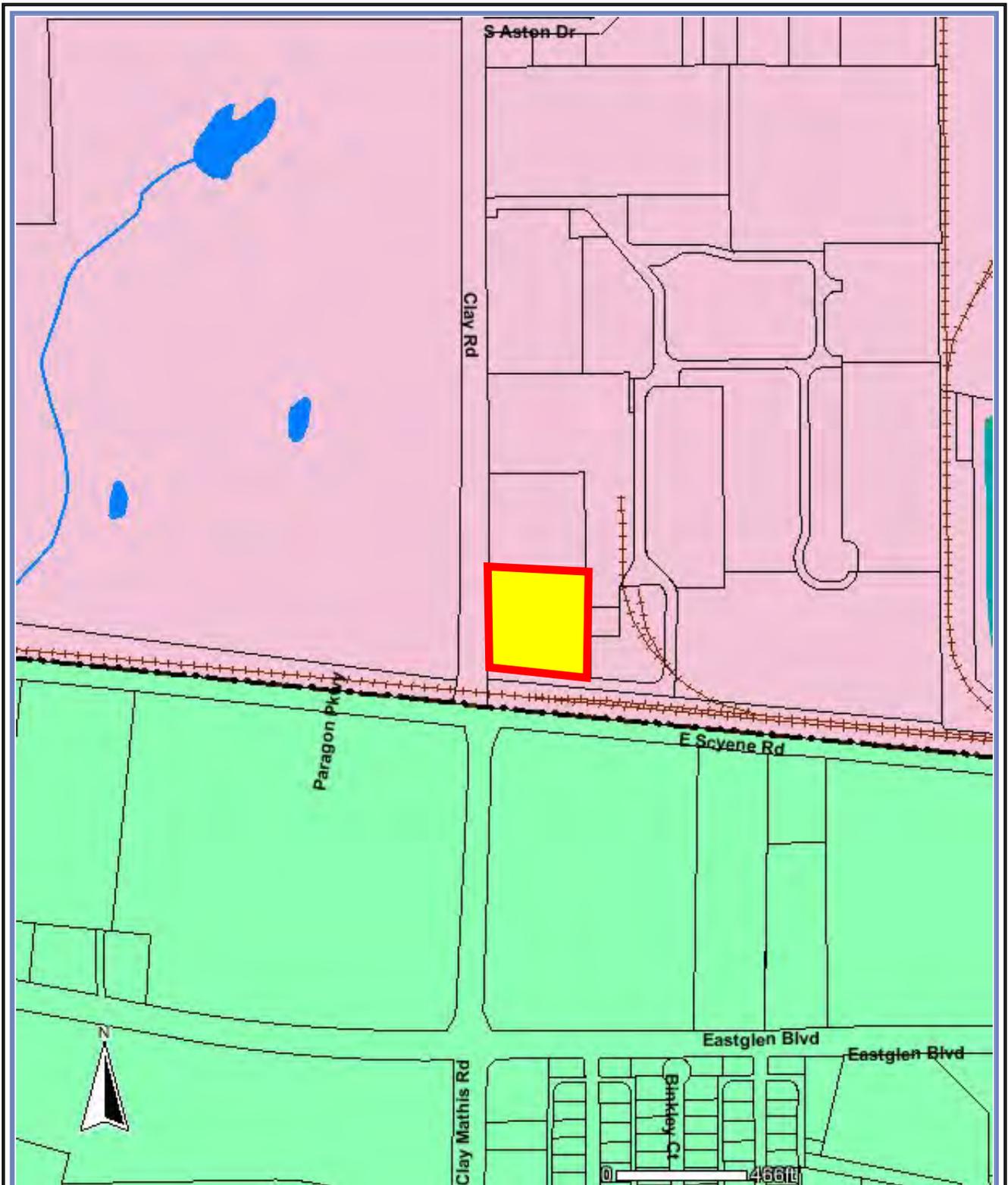
Staff Recommendation

Town staff has the following comments/recommendation for consideration:

1. Town staff comments, as stated within the letter sent to the applicant on 01.14.16 must be satisfactorily addressed prior to construction.
2. The subject property must be platted prior to construction.

Attachments

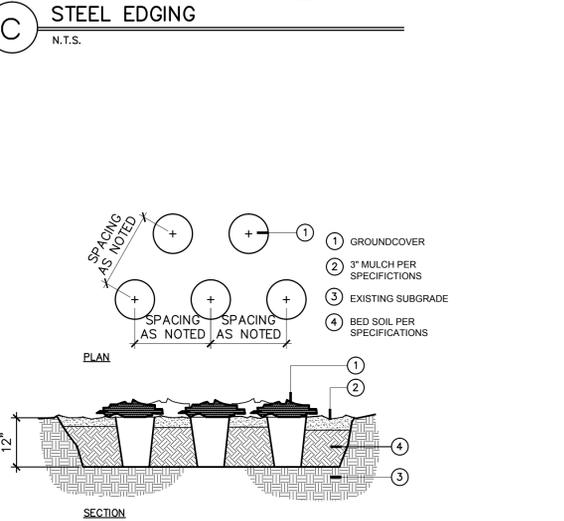
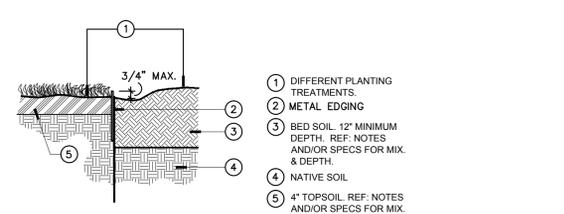
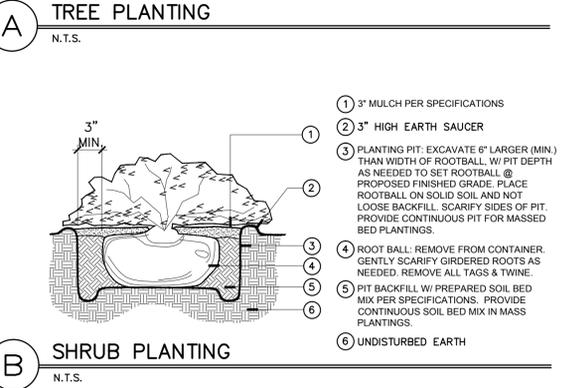
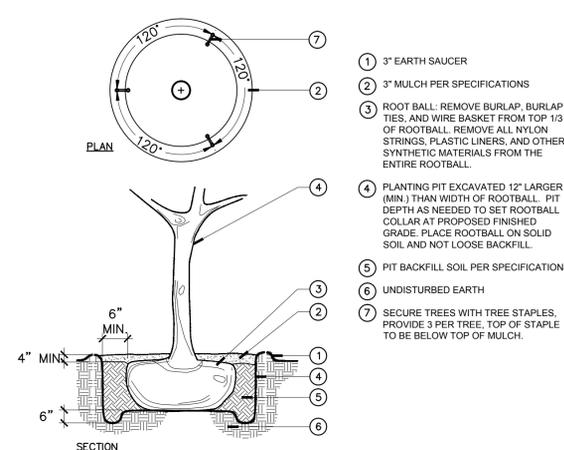
- Location Map
- Site Plan Exhibits
- Notice Response Letter



Dallas Central
Appraisal District
www.dallascad.org

DISCLAIMER

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK**
- THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELICIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISAPPROX AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FURNISHED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS**
- GENERAL
 - SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
 - MATERIALS SAMPLES
 - MULCH: ONE (1) CUBIC FOOT
 - TOPSOIL: ONE (1) CUBIC YARD
 - PLANTS: ONE (1) OF EACH VARIETY
 - PLANT MATERIALS
 - PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
 - MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
 - INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATENT DEFECTS OR INJURIES, REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

- E. TOPSOIL**
- ASTM D5288, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOL, OBJECTIONABLE WEEDS, LITTER, SODS, STEEP CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL, WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
 - SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOIL, STONES, CLAY LUMBS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
 - IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
- F. ORGANIC SOIL AMENDMENTS**
- MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEEB SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 - BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
 - COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 - PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 - BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 - WORM CASTINGS: EARTHWORMS.
- G. INORGANIC SOIL AMENDMENTS**
- LIME: ASTM C802, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 96 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
 - SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 95 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 - IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 - AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 - SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- H. PLANTING SOIL MIX**
- PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT WASHED SAND. INSTALL, TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - SOI SEED AREA TOPSOIL: ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 6.0-6.8 WITH 2% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 95.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2" MESH SCREEN AND 90% MORE SHALL PASS THROUGH A 3/4" MESH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

- I. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL, OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- J. COMMERCIAL FERTILIZER**
- COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
- SHRUBS AND TREES - MORGANTTE, OR APPROVED EQUAL.
 - ANNUALS AND PERENNIALS - COMPOSTED BERRA BLEND 14-14-14
 - SOD - 8-8-8 FERTILIZER.
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIALS SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 2x4x10s FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.
- K. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.
- L. DIGGING AND HANDLING**
- PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPARENT PRODUCT (W/TPRUF OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 - PLANTS MARKED "R" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT BY MOVING AND PRIOR TO PLANTING.
 - PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 - EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK**
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 - SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK**
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK**
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS AND HAVE ATTAINED ADEQUATE QUANTITIES. THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. FINE GRADING**
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS, BEING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
 - THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

- R. PLANTING PROCEDURES**
- CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE COSTS THE RESPONSIBILITY OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
 - SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM OF 12" BELOW FINISHED GRADE. THE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 30" DEEP EXCAVATION BY SITE CONTRACTOR AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
 - FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 - GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. TOPSOIL SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
 - THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
 - ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK (28) 1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOOSE PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOCK" OR EQUAL IS RECOMMENDED.
 - TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
 - TWO (2) TABLETS PER 1 GAL. PLANT
 - THREE (3) TABLETS PER 3 GAL. PLANT
 - FOUR (4) TABLETS PER 1/2 CAL. PLANT
 - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
 - TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
 - FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES; STIRRING IF NECESSARY TO GET SOIL THROUGHOUT. WET, PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY W/ MULCH. ALL BURLAP, ROPE, WIRES, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT BURLAP SHALL BE PULLED FROM UNDERNEATH.
 - PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
 - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6"; REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 - TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE DRAWINGS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
 - MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
 - HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
- S. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
 - LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE APPLICATION GRADE.
 - SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. REQUIREMENT SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - SODDING
 - A THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. ADJACENT TO BUILDINGS, AS SHOWN ON THE DRAWINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP SOILING IS NECESSARY TO FULLY FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
 - DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 - LAWN MAINTENANCE:
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK INCLUDING REGRADING IF NECESSARY.
 - WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK AT EVEN INTERVALS FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE SOIL TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY COUNTY PROTOCOL IF ANY ARE IN PLACE.
- T. CLEAN-UP**
- AFTER COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- U. PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY GROWING CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE DURING THE CERTIFICATION PERIOD SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS CONTRACT. THE CONTRACTOR IS REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- V. MAINTENANCE (ALTERNATE BID ITEM)**
- CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- W. GUARANTEE**
- THE LIFE AND SATISFACTORY CONDITION OF ALL 1.5 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING"; AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
- X. FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY RECLAMATION AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

DRAWING NO. 2014-02-08
 PLOTTED BY: J. HORN
 LAST SAVED: 12/03/2014 10:50 AM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-299-3920
 TEXAS REGISTERED ENGINEERING FIRM #928

PROJECT No. 064430101 DATE: JAN 2016 SCALE: AS SHOWN DESIGNED BY: LFH DRAWN BY: LFH CHECKED BY: LMC	FOR REVIEW ONLY Not for construction or permit purposes. <p>P.L.A. LEAH M. CAMPBELL A.E. #2900 - Date: 07/17/16</p>
FLOWERS SUNNYVALE TOWN OF SUNNYVALE, TEXAS	LANDSCAPE DETAILS SHEET NUMBER L1.02



**Notice of Application for Site Plan
Town of Sunnyvale
Planning & Zoning Commission**

The Town of Sunnyvale has received a request from Holly Montie, PE for a site plan approval of Flowers Distribution Center. The applicant proposes to construct an office/warehouse on the subject property. The location of the property, 520 Clay Road, is shown on the attached exhibit.

The Planning and Zoning Commission will hear this application on Tuesday, January 19th, 2016 and the Town Council will consider the application on either Monday, January 25th, 2016 or Monday, February 8th, 2016. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on the applications, you may present them in person at these meetings or you may submit written comments at any time on or before date of the hearings.

The site plan application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact Rashad Jackson, Director of Development Services at (972) 203-4103 or rashad.jackson@townofsunnyvale.org.

- I am in favor of the site plan
 I am opposed to the site plan

Explanation:

Signature:

David W. Jackson MANAGING MEMBER, STEWARDSHIP DEVELOPMENT, LLC

Printed Name:

DAVID W. JACKSON

Address:

8216 TANGLORE DR, FAISCO TX 75033

Date:

1/11/15



Town of Sunnyvale

January 19, 2015

**Prepared By: Rashad Jackson, AICP
Director of Development Services**

Summary:

**APPLICANT: CHRISTOPHER JACKSON
WYNNE/JACKSON DEVELOPMENT
AT OR ABOUT: 301 JOBSON ROAD
REQUEST: PRELIMINARY PLAT – HOMESTEAD 6**

Background:

This item was initially heard and approved by the Planning & Zoning Commission and Town Council in October 2015. Since the approval, the applicant has proposed some subtle changes to the proposed preliminary plat for Homestead Phase 6. The changes are intended to increase the overall quality of the development.

Below is a list of the changes that have been made since the previous approval on October 26.

- Lots 29 through 33 have been moved to the east along Jobson Road. This relocation (actually just sliding the lots down) allowed for an open space buffer area at the entrance along the east side of Morning Fog. The open space area will be landscaped and provide a nice scenic entry from Jobson into the development.
- Common Area 1 has been reduced in size due to the movement of the above mentioned lots.
- Common area is still almost 90 feet wide and will be a nice landscape area. However, this size reduction allowed for the above mentioned open space to be added at the Morning Fog entry (Common Area 6).
- No roadway alignments or other lots have been changed.

As noted all other details of the plat remain consistent with the previous approval and consistent with the Homestead Concept Plan. Town staff has reviewed the plans and note that they adhere to the approved Concept Plan and zoning ordinance standards.

Site Details:

The property is zoned SF-3 PRO. The phase is located west of Jobson Rd and north of Hidden Lake Drive. This phase is 25.60 acres in size. The property would allow for the development of thirty-three (33) residential lots. Each lot measures approximately 20,000 square feet or larger in size. There are also six (6) common area tracts within this phase. Details of the proposed subdivision are noted below.

Site Data Table – Homestead Phase 6	
Acreage:	25.600 acres
Residential lots	33 lots
Dwelling Units per Acre	1.29
Open Space Lots	6
Open Space Acreage	4.17 acres
Open Space Electrical Esmt.	1.82 acres

% Open Space	16.29 %
--------------	---------

Zoning Ordinance Standards

Setbacks and Lot Size

Per the Concept Plan, most of the lots within this phase were planned to be between 18,000 to 34,000 square feet in area. The preliminary plat shows that most lots will be in the 20,000 square foot range. Setbacks and size requirements for lots that range in size from 14,000 to 34,999 square feet are as follows:

Lot width	100 feet
Lot depth	Greater than the width
Front yard setback	50 feet
Side yard setback	12 feet
Rear yard setback	30 feet

Landscaped Buffer Areas

While some landscape drawings have been submitted, a landscape plan is required for the landscape buffers and open space areas for each phase of the development. The landscape buffer area must meet the requirements of the 1993 Zoning Ordinance. A landscape plan would need to be reviewed and approved before any permits can be issued for grading, building, paving, or construction on the property.

Landscaped buffer areas are required to be covered with living grass or ground cover and shall be maintained by an automatic sprinkler system. The applicant would need to provide an irrigation plan for review and approval by the Building Official.

Street Lighting

Decorative lighting is required at all residential subdivision entries. Additional lighting is to be placed throughout the development. Light poles are to be fourteen (14) feet in height. Traffic information and street names shall be placed on the poles. Final location of street lighting fixtures will be verified and approved by Town staff.

Fire Hydrants

Fire Hydrants would need to be located in accordance with the regulations as provided for within the Zoning Ordinance and Subdivision Ordinance. The distance of a fire hydrant from the edge of pavement for a public street shall not exceed five (5) feet unless otherwise permitted by the Town Engineer. Fire hydrants must be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of five hundred (500) feet.

Architectural Details

Fencing will be provided along the lot perimeters. Given that fencing will be adjacent to open space, open fencing with openings that do not cover more than fifty (50) percent of the fence area shall be used.

Garages may not face the front of the lot. No front building elevation or plan for a single-family detached dwelling shall be repeated with a block face or within 1,000 feet along a street(s). All residential units shall consist of ninety (90) percent brick or stone, with exception given to doors and windows. All fireplace chimneys are to be 100 percent masonry. All dwelling units will have a minimum 2200 square feet of air conditioned space.

Sidewalks and Trails

Sidewalks have been provided as required by Ordinance throughout the development. A trail system will be provided within the landscaped buffer areas as well as through the larger open space area to the west within the project area.

Public Notice

Public notice was provided to the Town's Official Newspaper for publication on December 23rd, 2015. Letters were also sent to property owners' within 400' of the subject property. The total number of letters sent was forty-seven (47). As of the release of the staff memo, no responses had been received.

Fiscal Impact

As each phase of the development receives final development plat approval and prior to filing the final plat, the applicant will be required to provide the Town with a monetary contribution \$2,303 per lot. For this particular phase of the development, an estimated \$75,999 would need to be provided to the Town.

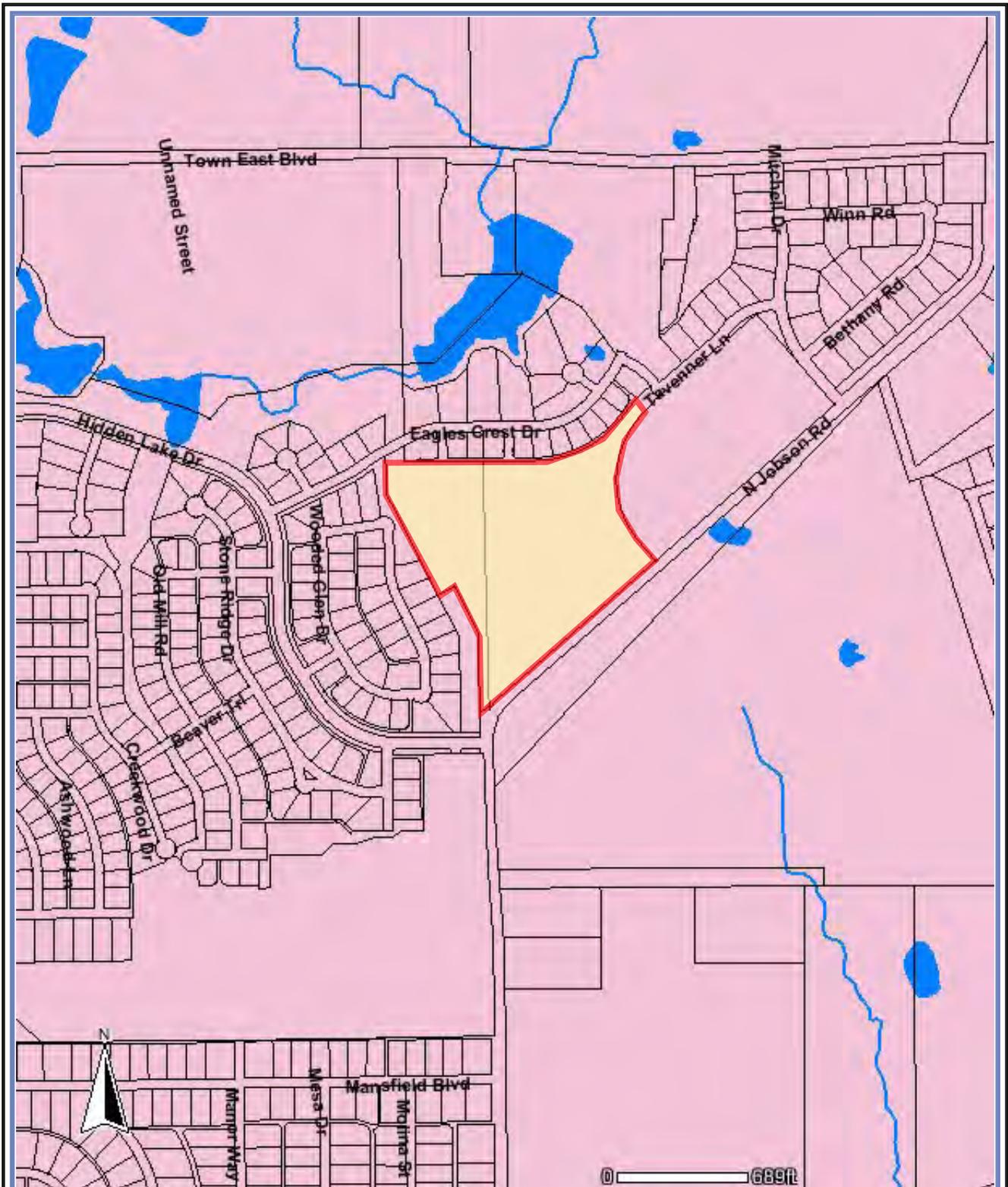
Staff Recommendation

Town staff has the following comments/recommendations for consideration:

1. The developer would need to address any comments and/or concerns that may be presented by the Public Works Director. Such concerns would need to be addressed and approved prior to construction on the subject property.
2. A Landscape Plan for the open space and landscape buffer areas must be provided for review and approval prior to the issuance of any permits for grading, paving, or building. Such plan shall meet the requirements of the Zoning Ordinance.
3. HOA documents have been submitted for the proposed development.

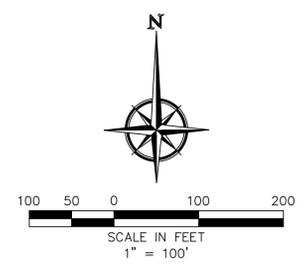
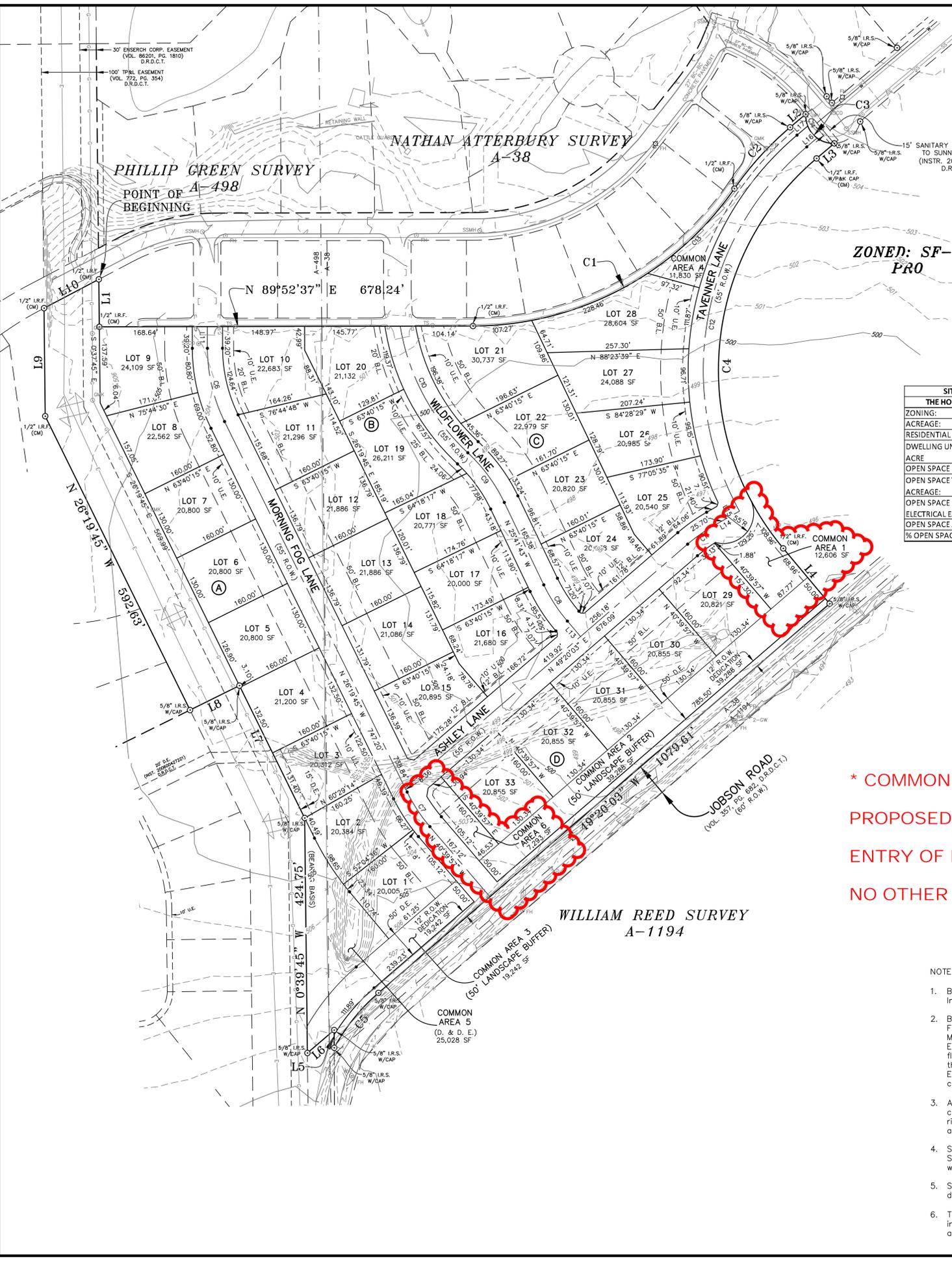
Attachments

- Location Map
- Preliminary Plat: The Homestead Phase 6
- Applicant letter of intent



Dallas Central Appraisal District
www.dallascad.org

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



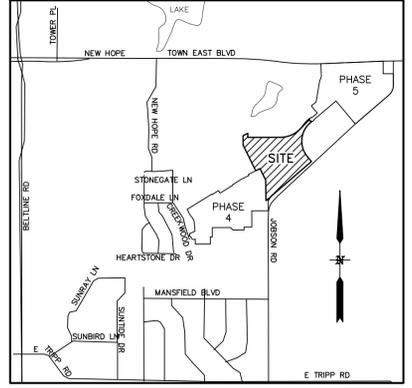
LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
(CM)	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
D.R.D.C.T.	DEEDS RECORDS DALLAS COUNTY TEXAS
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D. & D. E.	DRAINAGE & DETENTION EASEMENT
---	PROPERTY LINE
---	ABSTRACT LINE
---	EASEMENT LINE
①	INDICATES BLOCK DESIGNATION

LOT SIZE TABLE	
LOT #	SIZE (SF)
1	20,005
2	20,384
3	20,312
4	21,200
5	20,800
6	20,800
7	20,800
8	22,562
9	24,109
10	22,683
11	21,296
12	21,886
13	21,886
14	21,086
15	20,895
16	21,680
17	20,000
18	20,771
19	26,211
20	21,132
21	30,737
22	22,979
23	20,820
24	20,878
25	20,540
26	20,985
27	24,088
28	28,604
29	20,855
30	20,855
31	20,855
32	20,855
33	21,449

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	05°59'30"	580.00'	301.88'	556.68'	N 62°22'52" E	535.55'
C2	01°45'54"	575.00'	75.69'	150.52'	S 42°23'04" W	150.09'
C3	09°54'00"	50.00'	55.27'	83.54'	S 44°24'09" E	74.16'
C4	09°00'00"	500.00'	500.00'	785.40'	S 4°54'59" W	707.11'
C5	02°04'33"	355.00'	64.86'	128.31'	S 38°58'46" E	127.61'
C6	02°6'12"22"	300.00'	69.83'	137.21'	S 1°13'34" E	136.02'
C7	01°42'01"3"	300.00'	37.73'	75.07'	S 33°29'51" E	74.87'
C8	01°45'54"	300.00'	39.42'	78.39'	S 33°10'50" E	78.16'
C9	02°12'58"	300.00'	56.77'	112.22'	N 36°24'42" W	111.57'
C10	03°51'54"	400.00'	137.20'	264.35'	S 28°11'44" E	259.56'
C11	01°12'28"	300.00'	29.44'	58.68'	S 54°56'17" W	58.59'
C12	07°48'40"	527.50'	433.38'	725.58'	S 10°30'39" W	669.72'
C13	02°14'33"	580.00'	111.83'	220.94'	N 45°47'54" E	219.61'
C14	02°52'19"	50.00'	11.31'	22.24'	S 9°16'48" E	22.06'

SITE DATA TABLE	
THE HOMESTEAD - PHASE 6	
ZONING:	SF-3 (PRO)
ACREAGE:	25.600 ACRES
RESIDENTIAL LOTS:	33 LOTS
DWELLING UNITS PER ACRE:	1.29
OPEN SPACE LOTS:	6
OPEN SPACE TOTAL:	20,820 SF
ACREAGE:	4.17 ACRES
ELECTRICAL ESMT:	1.82 ACRES
OPEN SPACE ACREAGE:	4.17 ACRES
% OPEN SPACE:	16.29%

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 0°37'45" E	85.84'
L2	N 49°48'27" E	37.14'
L3	S 49°54'59" W	42.31'
L4	S 40°05'09" E	130.96'
L5	N 0°11'34" W	32.08'
L6	S 49°32'26" W	63.90'
L7	N 26°19'45" W	267.00'
L8	S 63°46'05" W	100.00'
L9	N 0°37'45" W	195.16'
L10	N 62°18'41" E	112.29'
L11	N 0°07'23" W	39.20'
L12	N 40°39'57" W	167.12'
L13	N 40°39'57" W	36.81'
L14	N 60°32'31" E	52.97'
L15	S 29°27'29" E	11.21'
L16	N 49°54'59" E	24.43'



* COMMON AREA 1 REVISED TO INCLUDE PROPOSED COMMON AREA 6 AT THE ENTRY OF PHASE 6 (FOR ENTRY LANDSCAPING). NO OTHER CHANGES TO LOTS OR ROADWAYS.

- NOTES:
- Basis of Bearing being N 00°39'45" W for an east line of plat recorded in Instrument 200600427221, D.R.D.C.T.
 - By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area per Flood Insurance Rate Map, Map Number 48113C380K and Map Number 48113C390K, dated July 7, 2014, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
 - A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - Selling a portion of this addition by metes and bounds is a violation of the Town Subdivision Ordinance and state platting statutes and is subject to fines and withholdings of utilities and building certificates.
 - Sidewalks adjacent to open space and hike & bike trail to be constructed by developer. All other sidewalks to be constructed by home builders.
 - The point of beginning bears approximately S 74°19'34" W, 1246.1' from the intersection of the John Denton Survey, A-397, the William Reed Survey, A-1194 and the Nathan Atterbury Survey, A-38.

DEVELOPER
WYNNE JACKSON, INC.
 600 N. PEARL ST., STE L.B. 149
 DALLAS, TX 75219
 (214) 880-8620
 FAX (214) 880-8709
 CONTACT: CHRISTOPHER JACKSON

OWNER
SUNNYVALE DEVELOPMENT LTD
 3811 TURTLE CREEK BLVD., SUITE 340
 DALLAS, TX 75219
 (214) 528-3183
 CONTACT: TAV LUPTON, III

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
 488 ARROYO COURT
 SUNNYVALE, TX 75182
 (214) 532-0636
 FAX (972) 412-4875
 EMAIL: rcmysurveying@gmail.com
 FIRM NO. 10192300 JOB NO. 214

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
THE HOMESTEAD PHASE 6

LOTS 1-9, BLOCK A; LOTS 10-20, BLOCK B; LOTS 21-28, BLOCK C; LOTS 29-33, BLOCK D; & COMMON AREA 1-5

33 RESIDENTIAL LOTS
 6 COMMON AREA TRACTS
 ZONED: SF-3 PRO
 25.600 ACRES

SITUATED IN THE
 NATHAN ATTERBURY SURVEY, A-38
 & PHILLIP GREEN SURVEY, A-498
 TOWN OF SUNNYVALE,
 DALLAS COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLYE, TX 75098
 (972) 941-8400 FAX (972) 941-8401

OWNER'S CERTIFICATE & DEDICATION

WHEREAS, WYNNE JACKSON, INC. BEING THE OWNER of a 25.600 acre tract of land situated in the Nathan Atterbury Survey, Abstract No. 38 and the Philip Green Survey, Abstract No. 498, Town of Sunnyvale, Dallas County, Texas, and being part of Tract I (78.63 acres) and part of Tract II (289.752 acres) described in a deed to Sunnyvale Development, Ltd., as recorded in Volume 92163, Page 3018, Deed Records, Dallas County, Texas, said 25.600 tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of Lot 1, Block I, The Homestead, Phase 2C, an addition to the Town of Sunnyvale, as recorded in Volume 2004209, Page 229 of said Deed Records;

THENCE Southerly and Easterly, with the southerly boundary lines of said Phase 2C, the following courses:

South 00 degrees 37 minutes 45 seconds East, a distance of 85.84 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1;

North 89 degrees 52 minutes 37 seconds East, a distance of 678.24 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 580.00 feet whose chord bears North 62 degrees 22 minutes 52 seconds East, a distance of 535.55 feet;

Northeasterly, with said curve to the left through a delta angle of 54 degrees 59 minutes 30 seconds, an arc distance of 556.68 feet to a 1/2-inch iron rod found for the beginning of a reverse curve to the right having a radius of 575.00 feet whose chord bears North 42 degrees 23 minutes 04 seconds East, a distance of 150.09 feet;

Northeasterly, with said curve to the right through a delta angle of 14 degrees 59 minutes 54 seconds, an arc distance of 150.52 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner at the end of said curve;

North 49 degrees 48 minutes 21 seconds East, a distance of 37.04 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner in the southerly boundary line of, a 50 ft. cul-de-sac, Tavenner Lane, as shown on The Homestead, Phase 5 A, an addition to the Town of Sunnyvale, as recorded in Instrument 201500107711 of said Plat Records, said corner being the beginning of a non-tangent curve to the left having a radius of 50.00 feet whose chord bears South 44 degrees 24 minutes 09 seconds East, a distance of 74.16 feet;

THENCE Southeasterly, with said cul-de-sac and said curve to the left, through a delta angle of 95 degrees 44 minutes 00 seconds, an arc distance of 83.54 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner the end of said curve in the northerly boundary line of a 16,000 acre tract of land described in a deed to Sunnyvale Independent School district as recorded in Volume 99202, Page 2839 of said Deed Records;

THENCE Southwesterly, with the boundary of said 16.000 acre tract, the following courses:

South 49 degrees 54 minutes 59 seconds West, a distance of 42.31 feet to a 1/2-inch iron rod with "P&K" cap found for the beginning of a tangent curve to the left having a radius of 500.00 feet whose chord bears South 04 degrees 54 minutes 59 seconds West, a distance of 707.11 feet;

Southwesterly, with said curve to the left, through a delta angle of 90 degrees 00 minutes 00 seconds, an arc distance of 785.40 feet to a 1/2-inch iron rod found for the end of said curve;

South 40 degrees 05 minutes 09 seconds East, a distance of 130.96 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner in the northwest right-of-way line of Jobson Road, a 60 ft. right-of-way;

THENCE South 49 degrees 20 minutes 03 seconds West, with the northwest right-of-way line of said Jobson Road, a distance of 1079.61 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the beginning of a tangent curve to the left having a radius of 355.00 feet whose chord bears South 38 degrees 58 minutes 46 seconds West, a distance of 127.61 feet;

THENCE Southwesterly, with the northwest right-of-way line of said Jobson Road and said curve to the left through a delta angle of 20 degrees 42 minutes 33 seconds, an arc distance of 128.31 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the end of said curve in the easterly boundary line of The Homestead, Phase 4, an addition to the Town of Sunnyvale, as recorded in Instrument 200600427221 of said Deed Records;

THENCE Northerly, with the easterly boundary lines of said Phase 4, the following courses:

North 00 degrees 11 minutes 34 seconds West, a distance of 32.08 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 49 degrees 32 minutes 26 seconds West, a distance of 63.90 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

North 00 degrees 39 minutes 45 seconds West, a distance of 424.75 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

North 26 degrees 19 minutes 45 seconds West, a distance of 267.00 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northeast corner of said Phase 4;

THENCE South 63 degrees 46 minutes 05 seconds West, with the north boundary line of said Phase 4, a distance of 100.00 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the westerly southeast corner of said Phase 2C;

THENCE Northerly and Easterly, with the easterly and southerly boundary lines of said Phase 2C, the following courses:

North 26 degrees 19 minutes 45 seconds West, a distance of 592.63 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 37 minutes 45 seconds West, a distance of 195.16 feet to a 1/2-inch iron rod found for corner;

North 62 degrees 18 minutes 41 seconds East, a distance of 112.29 feet to the POINT OF BEGINNING AND CONTAINING 1,115,149 square feet or 25.600 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYNNE JACKSON, INC. acting by and through its duly authorized officers does hereby adopt this plat, designating the herein above described property as THE HOMESTEAD, PHASE 6, an addition to the Town of Sunnyvale, Dallas County, Texas, and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Sunnyvale shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Owner hereby grants and conveys to the Town of Sunnyvale and the general public use forever an access easement for ingress, egress, park and recreation use in, on and under all Open Space shown hereon. Owner hereby grants and conveys to the Town of Sunnyvale and the general public a drainage easement in, on and under all Open Space shown hereon. The Town of Sunnyvale shall have the right but not the obligation to maintain drainage facilities, public trails and landscaped areas within all said easements.

Owner hereby grants the Town of Sunnyvale the irrevocable option which option is coupled with an interest, runs with the land and which option shall expire twenty (20) years from the date of this plat, to receive by dedication in fee simple for park recreation and drainage purposes all Open Space shown hereon, landscaped buffers and trail improvements associated therewith at no cost to the Town of Sunnyvale. This option may be exercised by notice from the Town to Owner or its successors or assigns. The easement, rights, and privileges granted by this conveyance are exclusive, and Owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property. Water main and wastewater easement shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Sunnyvale, Texas.

WITNESS, my hand at Richardson, Texas, this the ____day of _____, 2015.

FOR: WYNNE JACKSON, INC.

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ of Wynne Jackson, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed as the act and deed of Homestead Partners, LTD, and in the capacity therein stated.

Given under my hand and seal of office this ____day of _____, 2015.

Notary Public in and for Dallas County, Texas
My commission expires: _____

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS on this the ____day of _____, 2015.

Chairman, Planning and Zoning Commission

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS on this the ____day of _____, 2015.

Mayor

ATTEST:

Town Secretary

SURVEYOR'S CERTIFICATE

That I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Sunnyvale, Texas.

GIVEN UNDER MY SEAL OF OFFICE THIS ____ DAY OF _____, 2015.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary plat is released on SEPTEMBER 22, 2015 for review by the Town of Sunnyvale and other parties for comments and progression to a preliminary plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2015.

Notary Public in and for Dallas County, Texas
My commission expires: _____

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY
THE HOMESTEAD
PHASE 6

LOTS 1-9, BLOCK A; LOTS 10-20, BLOCK B;
LOTS 21-28, BLOCK C; LOTS 29-33, BLOCK D;
& COMMON AREA 1-5

33 RESIDENTIAL LOTS
6 COMMON AREA TRACTS
ZONED: SF-3 PRO

25.600 ACRES

SITUATED IN THE

NATHAN ATTERBURY SURVEY, A-38
& PHILLIP GREEN SURVEY, A-498
TOWN OF SUNNYVALE,
DALLAS COUNTY, TEXAS

DEVELOPER
WYNNE JACKSON, INC.
600 N. PEARL ST., STE L.B. 149
DALLAS, TX 75201
(214) 880-8620
FAX (214) 880-8709
CONTACT: CHRISTOPHER JACKSON

OWNER
SUNNYVALE DEVELOPMENT LTD
3811 TURTLE CREEK BLVD., SUITE 340
DALLAS, TX 75219
(214) 528-3183
CONTACT: TAV LUPTON, III

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 214

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

December 23, 2015

Mr. Rashad Jackson, AICP
Director of Development Services
Town of Sunnyvale
127 N. Collins Road
Sunnyvale, Texas 75182

**RE: Resubmittal - Preliminary Plat
The Homestead, Phase 6
Sunnyvale, Texas**

Dear Mr. Jackson:

On October 26, 2015, the Town of Sunnyvale Town Council approved the Preliminary Plat for The Homestead Phase 6 as submitted by Mr. Christopher Jackson with Wynne | Jackson. Since this date, Mr. Jackson has determined that a few minor changes to the Preliminary Plat would increase the overall quality of the development. In the past couple of weeks, I have discussed the changes with you, and we determined that a resubmittal for Planning & Zoning and Town Council would be appropriate.

Below is a list of the changes that have been made since the previous approval on October 26.

- Lots 29 through 33 have been moved to the east along Jobson Road. This relocation (actually just sliding the lots down) allowed for an open space buffer area at the entrance along the east side of Morning Fog. The open space area will be landscaped and provide a nice scenic entry from Jobson into the development.
- Common Area 1 has been reduced in size due to the movement of the above mentioned lots. Common area is still almost 90 feet wide and will be a nice landscape area. However, this size reduction allowed for the above mentioned open space to be added at the Morning Fog entry (Common Area 6).
- No roadway alignments or other lots have been changed.

We have resubmitted the civil plans for review by the Town Engineer, addressing all previous comments from the Town. We will revise the plans to match this plat and resubmit for review by the Engineer. If you have any questions or would like to discuss this further, please do not hesitate to contact me at 972-941-8410 or by email at chris@ecdip.com

Thank you,



Chris Seely, P.E.
Project Manager