

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, OCTOBER 2, 2017, 6:30 PM**

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

- 3. CITIZEN COMMENTS:** Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from “personal criticisms”.

In order to be recognized during the “Citizens Comments” **or** during a public hearing (applicants included), please complete a yellow “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

4. OTHER AGENDA ITEMS:

- A. SD#17-042: Preliminary Plat of Dove Chase Phase 2

5. PUBLIC HEARINGS:

- A. ZC#17-017: Public hearing for a change of zoning from 2F Two Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.316 acres being a portion of Block 31, Original Town of Mansfield, Tarrant Co., TX, located at 300 S. 2nd Ave.
- B. ZC#17-019: Public hearing for a request for a Specific Use Permit for Auto Repair Garage on approximately 1.629 acres known as Lot 8, Block 1 of Walnut Creek Village, Phase 2, Tarrant Co., TX, generally located at 1501 N. U.S. 287.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: Monday, October 16, 2017

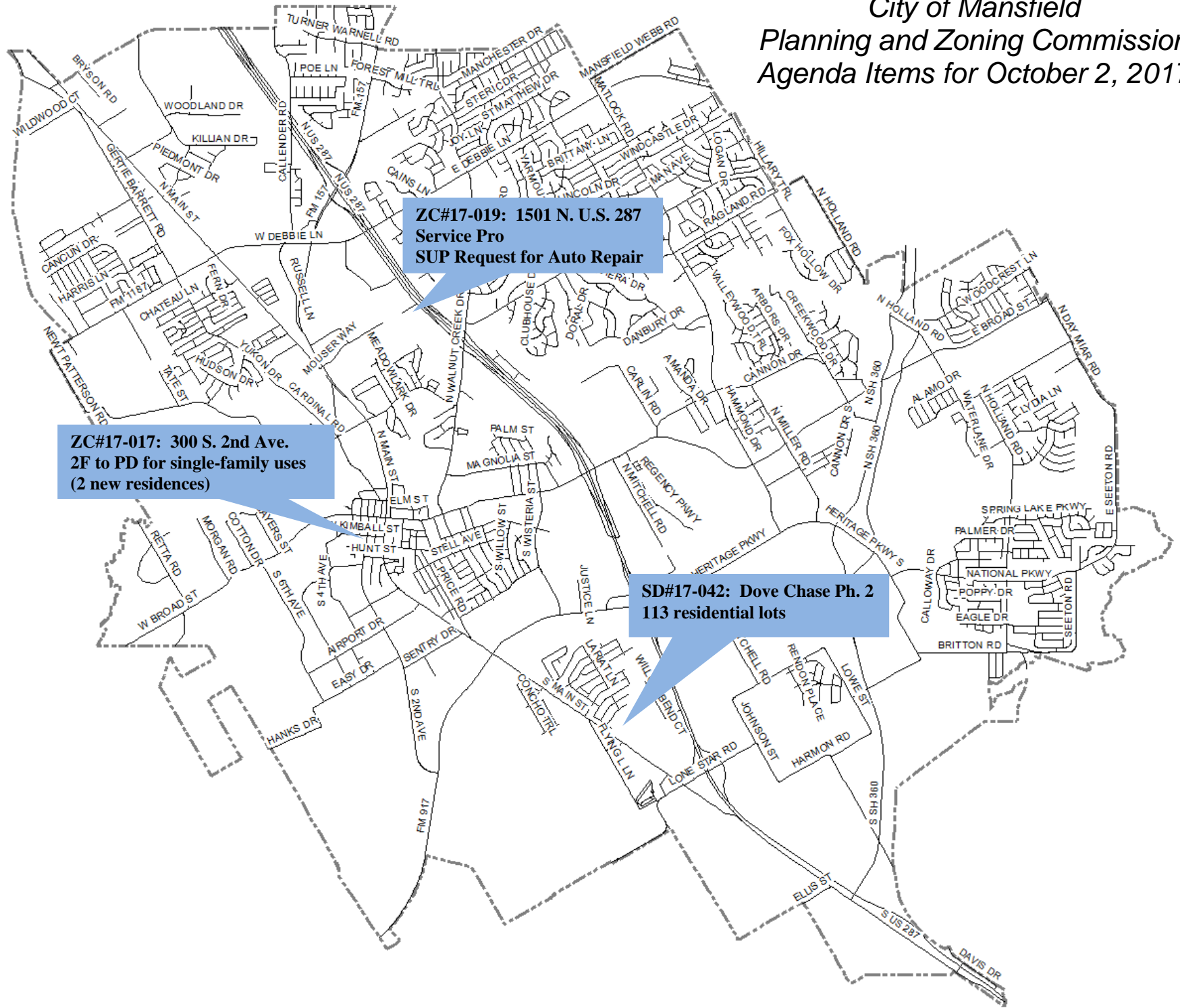
I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, September 28, 2017**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

*City of Mansfield
Planning and Zoning Commission
Agenda Items for October 2, 2017*



**PLANNING & ZONING COMMISSION MEETING
CITY OF MANSFIELD**

September 18, 2017

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Kent Knight	Commissioner
Gary Mills	Commissioner
Preston Horn	Commissioner

Absent:

None

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshall

Call to Order

Chairman Wilshire called the meeting to order at 6:30 p.m.

Minutes

Chairman Wilshire called for approval of the September 5, 2017, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 7 - Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn
Nays: 0
Abstain: 0

Citizen Comments

None

Consent Agenda

SD#17-026: Final Plat of Mill Valley

Commissioner Neuman made a motion to approve the plat. Commissioner Hudson seconded the motion, which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn
Nays: 0
Abstain: 0

Commission Announcements

Commissioner Horn stated that this is his last meeting and it has been his pleasure to serve. Chairman Wilshire, and all Commissioners thanked Commissioner Horn for his service.

Staff Announcements

Ms. Sudbury thanked Commissioner Horn for his service.

Adjournment

Commissioner Horn made a motion to adjourn the meeting. Commissioner Mills seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:32 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: October 2, 2017

Subject: SD#17-042: Preliminary Plat of Dove Chase Phase 2

GENERAL INFORMATION

Applicant:	First Texas Homes, owner/developer Bloomfield Homes, owner/developer Goodwin & Marshall Inc., engineer
Existing Zoning:	SF-7.5/18
Proposed Use:	Single-family residential
Size:	45.0925 acres
Total Number of Lots:	113
R.O.W. Dedication:	Internal residential streets
Compliance with Ordinances:	Variance requested

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a residential subdivision with 106 residential lots and 7 open space lots.

The applicant is seeking a variance to the minimum width of the corner lot. The Subdivision Control Ordinance requires that corner residential lots have a minimum width 15 feet greater than the adjacent lot. The applicant proposes corner lots that are 10 feet greater in width than the minimum lot width of 65 feet for lots in the SF-7.5/18 District.

Staff recommends approval with the requested variance.

Attachments:

Applicant's letter of request

August 31, 2017

Mr. Art Wright, Planner II
Planning and Zoning
City of Mansfield
1200 East Broad Street
Mansfield, Texas 76063

RE: Preliminary Plat of Dove Chase, Phase 2– Minimum Corner Lot Width

Mr. Wright:

Pursuant to the City of Mansfield's preliminary plat review comments concerning the above referenced project, Goodwin and Marshall, Inc. (G&M) would like to make a variance request concerning the minimum required lot width for the following lots.

- Lots 60, 69, 84, 88, 93, 97, 100 and 115, Block 5
- Lot 10, Block 7
- Lots 1, 8, 9 and 16, Block 9
- Lots 1 and 26, Block 10

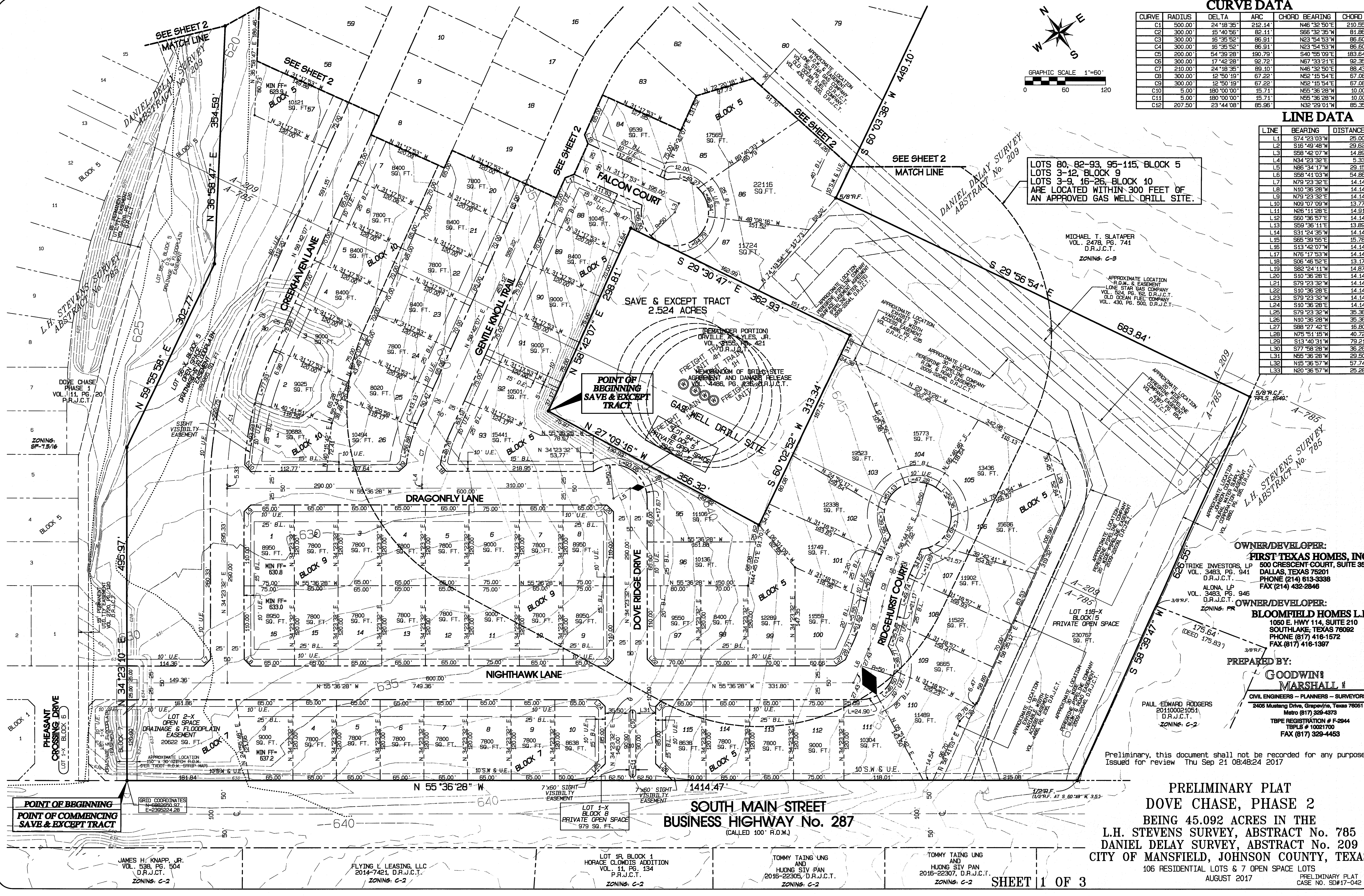
Based on the Subdivision Control Ordinance, the minimum lot width for corner lots is 15' greater than the lot adjacent to it. We would like to request a minimum lot width for corner lots of 10' greater than the typical 65' lot width, measured at the 25' building line.

Please accept this letter as our formal variance request of this requirement. I appreciate the staff's time and cooperation in reviewing this request and if you have any questions or need any additional information please do not hesitate to give me call.

Sincerely,
Goodwin and Marshall, Inc.



Brent Caldwell, P.E.



CURVE DATA					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	24°18'35"	212.14'	N46°32'50"E	210.55'
C2	300.00'	15°40'56"	82.11'	S66°32'35"W	81.86'
C3	300.00'	16°35'52"	86.91'	N23°54'53"W	86.60'
C4	300.00'	16°35'52"	86.91'	N23°54'53"W	86.60'
C5	200.00'	54°39'28"	190.79'	S40°55'09"E	183.64'
C6	300.00'	17°42'28"	92.72'	N67°33'21"E	92.35'
C7	210.00'	24°18'35"	89.10'	N46°32'50"E	88.43'
C8	300.00'	12°50'19"	67.22'	N52°15'54"E	67.08'
C9	300.00'	12°50'19"	67.22'	N52°15'54"E	67.08'
C10	5.00'	180°00'00"	15.71'	N55°36'28"W	10.00'
C11	5.00'	180°00'00"	15.71'	N55°36'28"W	10.00'
C12	207.50'	23°44'08"	85.95'	N32°29'01"W	85.35'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S74°23'03"W	25.00'
L2	S16°49'48"W	29.62'
L3	S58°42'07"W	14.89'
L4	N34°23'32"E	5.33'
L5	N86°34'17"W	29.15'
L6	S58°41'03"W	54.86'
L7	N79°23'32"E	14.14'
L8	N10°36'28"W	14.14'
L9	N79°23'32"E	14.14'
L10	N09°07'09"W	13.77'
L11	N26°11'28"E	14.91'
L12	S60°36'57"E	14.14'
L13	S59°36'11"E	13.89'
L14	S31°24'35"W	14.14'
L15	S65°39'55"E	15.78'
L16	S13°42'07"W	14.14'
L17	N76°17'53"W	14.14'
L18	S06°46'52"E	13.17'
L19	S82°24'11"W	14.67'
L20	S10°36'28"E	14.14'
L21	S70°23'32"W	14.14'
L22	S10°36'28"E	14.14'
L23	S70°23'32"W	14.14'
L24	S10°36'28"E	14.14'
L25	S79°23'32"W	35.36'
L26	N10°36'28"W	35.36'
L27	S88°27'42"E	15.80'
L28	N75°51'15"W	40.72'
L29	S13°40'31"W	79.21'
L30	S77°58'28"W	36.26'
L31	N55°36'28"W	29.50'
L32	N15°36'57"W	57.74'
L33	N20°36'57"W	25.28'

LOTS 80, 82-93, 95-115, BLOCK 5
LOTS 3-12, BLOCK 9
LOTS 3-9, 16-26, BLOCK 10
ARE LOCATED WITHIN 300 FEET OF
AN APPROVED GAS WELL DRILL SITE.

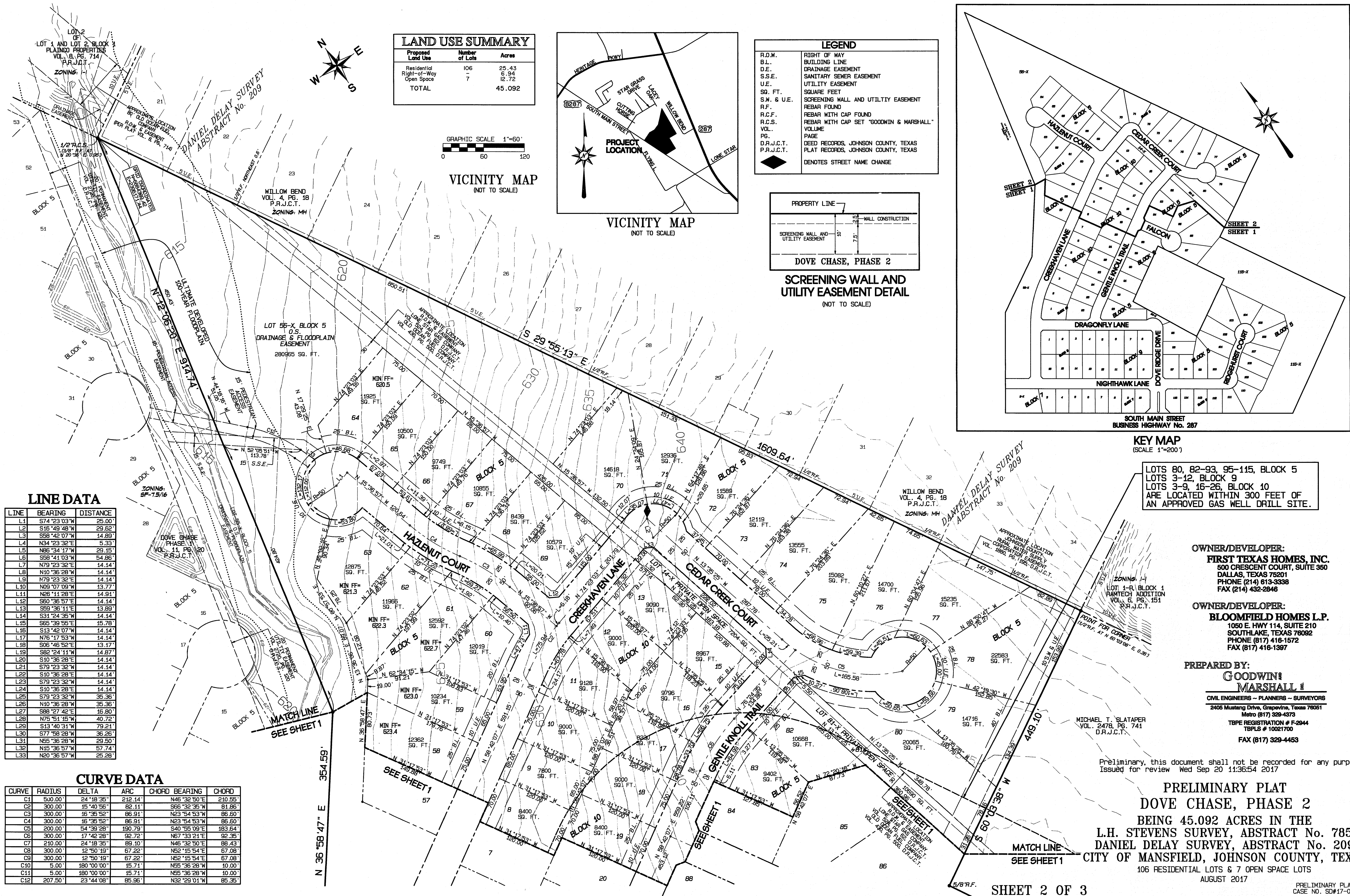
OWNER/DEVELOPER:
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE 350
DALLAS, TEXAS 75201
PHONE (214) 613-3338
FAX (214) 432-2846

OWNER/DEVELOPER:
BLOOMFIELD HOMES L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE (817) 416-1572
FAX (817) 416-1387

PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76061
Metro (817) 329-4373
TXPE REGISTRATION # F-2944
TXPLS # 100700
FAX (817) 329-4453

Preliminary, this document shall not be recorded for any purpose.
Issued for review Thu Sep 21 08:48:24 2017

PRELIMINARY PLAT
DOVE CHASE, PHASE 2
BEING 45.092 ACRES IN THE
L.H. STEVENS SURVEY, ABSTRACT No. 785
DANIEL DELAY SURVEY, ABSTRACT No. 209
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
106 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
AUGUST 2017
PRELIMINARY PLAT
CASE NO. SD#17-042



OWNER'S CERTIFICATE

STATE OF TEXAS;
COUNTY OF JOHNSON;

WHEREAS, BLOOMFIELD HOMES, L.P., a Texas limited partnership and FIRST TEXAS HOMES, INC., a Texas Corporation are the sole owners of a 45.092 ACRE tract of land situated in the L.H. Stevens Survey, Abstract No. 785 and the Daniel Delay Survey, Abstract No. 209, City of Mansfield, Johnson County, Texas, being a portion of Tract 1 and all of Tract 2 as described in Special Warranty Deed recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the northeasterly right-of-way line of South Main Street - Business Highway No. 287 (called 100' R.O.W.) at the most southerly corner of the final plat of Dove Chase, Phase 1, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 20, Plat Records, Johnson County, Texas, said point lying in the easterly line of said Tract 1;

THENCE departing the northeasterly line of said South Main Street, along the easterly line of said Dove Chase, Phase 1, as follows:

N 34°23'10" E, a distance of 495.97 feet to a 1/2" rebar capped set;

N 59°55'58" E, a distance of 302.77 feet to a 1/2" rebar capped set;

N 35°58'47" E, a distance of 354.59 feet to a 1/2" rebar capped set;

N 12°06'20" E, a distance of 914.74 feet to a 1/2" rebar capped set in the northeasterly line of said Tract 1, from which a 3/8" rebar found bears N 20°35' E, 0.95 feet;

THENCE S 29°55'13" E, along the northeasterly line of said Tract 1 and Tract 2 and the southwesterly line of Willow Bend, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 4, Page 18, Plat Records, Johnson County, Texas, a distance of 1609.64 feet to a point for corner, from which a 1/2" rebar found bears N 60°03'38" E, 0.36 feet;

THENCE S 60°03'38" W, along a reentrant line of said Tract 2 and the northwesterly line of a tract of land as described in deed to Michael I. Slataper, recorded in Volume 2478, Page 741, Deed Records, Johnson County, Texas, a distance of 449.10 feet (deeds 449.44 feet, 449.40 feet) to a 5/8" rebar found at a reentrant corner of said Tract 2 and the most westerly corner of said Slataper tract,

THENCE S 29°55'54" E, along a reentrant line of said Tract 2 and the southwesterly line of said Slataper tract, a distance of 683.84 feet (deeds 638.71 feet, 638.87 feet) to a 5/8" rebar capped RPLS 1540 found at an easterly corner of said Tract 2 and the most southerly corner of said Slataper tract;

THENCE S 58°39'47" W, along the southeasterly line of said Tract 2, at a distance of 341.70 feet passing a 3/8" rebar found at the most northerly corner of a tract of land as described in deed to Paul Edward Rodgers, recorded in Document No. 20100021051, Deed Records, Johnson County, Texas, continuing along the southeasterly line of said Tract 2 and the northerly line of said Rodgers tract, a total distance of 626.55 feet to a 1/2" rebar found in the northeasterly right-of-way line of said South Main Street at the most southerly corner of said Tract 2, from which a 1/2" rebar found bears S 60°19' W, 3.5 feet, and a 3/8" rebar found at the most southerly corner of said Rodgers tract bears S 55°38'04" E, 191.96 feet;

THENCE N 55°36'28" W, along the northeasterly right-of-way line of said South Main Street and the southwesterly line of said Tract 2 and Tract 1, a distance of 1414.47 feet to the POINT OF BEGINNING and containing 47.616 ACRES of land.

SAVE & EXCEPT FROM THE 47.616 ACRE TRACT DESCRIBED ABOVE, THAT CERTAIN 2.524 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING a tract of land situated in the L.H. Stevens Survey, Abstract No. 785 and the Daniel Delay Survey, Abstract No. 209, City of Mansfield, Johnson County, Texas, being a remainder portion of a tract of land as described in deed to Orville A. Lyles, Jr., et al., recorded in Volume 2155, Page 421, Deed Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the northeasterly right-of-way line of South Main Street - Business Highway No. 287 (called 100' R.O.W.) at the most southerly corner of the final plat of Dove Chase, Phase 1, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 20, Plat Records, Johnson County, Texas, said point lying in the southwesterly line of Tract 1 as described in Special Warranty Deed to Bloomfield Homes, L.P. and First Texas Homes, Inc., recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas;

THENCE N 83°09'42" E, departing the northeasterly line of said South Main Street, across said tract 1 and Tract 2 of said Bloomfield Homes, L.P. and First Texas Homes, Inc. described in said deed recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas, a distance of 834.44 feet to a 1/2" rebar capped set at the POINT OF BEGINNING of the herein described tract of land

THENCE as follows:

N 58°42'07" E, a distance of 298.81 feet to a 1/2" rebar capped set;

S 29°30'47" E, a distance of 362.93 feet to a 1/2" rebar capped set;

S 60°02'52" W, a distance of 313.34 feet to a 1/2" rebar capped set;

N 27°09'16" W, a distance of 356.32 feet to the POINT OF BEGINNING and containing 2.524 ACRES of land.

LEAVING A NET ACREAGE OF 45.092 ACRES OF LAND.

NOTES:

1. The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system. The Bearings and grid coordinates (Texas State Plane Coordinate System, North Central Zone, NAD83, US Survey Feet) shown hereon are referenced to City of Mansfield, Texas GPS Monuments Station Name TNP Mansfield "E" and Station Name TNP Mansfield "F."

2. All property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.

3. NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

4. A mandatory Homeowners Association will be responsible for the maintenance of the screening wall along S. Main Street, including the parkway between the screening wall and the street; the screening wall on Lots 76, 78, 80 and 85, Block 5, the open space lots; and the enhanced entryway features, including but not limited to, the median and monument sign, landscaping, any non-standard pavement, the enhanced masonry wall and signage.

5. No trees, shrubs, bushes, walls, fences or anything over 2' in height will be allowed within the visibility easements.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable of any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

Preliminary, this document shall not be recorded for any purpose.
Issued for review Wed Sep 20 10:04:02 2017

PREPARED BY:

GOODWIN &
MARSHALL &

CIVIL ENGINEERS -- PLANNERS -- SURVEYORS

2406 Mustang Drive, Grapevine, Texas 76051

Metro (817) 329-4373

TBPE REGISTRATION # F-2944

TBPLS # 10021700

FAX (817) 329-4453

OWNER/DEVELOPER:

FIRST TEXAS HOMES, INC.

500 CRESCENT COURT, SUITE 350

DALLAS, TEXAS 75201

PHONE (214) 613-3338

FAX (214) 432-2846

OWNER/DEVELOPER:

BLOOMFIELD HOMES L.P.

1050 E. HWY 114, SUITE 210

SOUTHLAKE, TEXAS 76092

PHONE (817) 416-1572

FAX (817) 416-1397

PRELIMINARY PLAT
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CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
106 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
AUGUST 2017

PRELIMINARY PLAT
CASE NO. SD#17-042

SHEET 3 OF 3

PLANNING AND ZONING COMMUNICATION

Agenda: October 2, 2017

Subject: ZC#17-017: Public hearing for a change of zoning from 2F Two Family Residential District to PD Planned Development District for single-family residential uses on approximately 0.316 acres being a portion of Block 31, Original Town of Mansfield, Tarrant Co., TX, located at 300 S. 2nd Ave.

GENERAL INFORMATION

Applicant:	First Choice Builder, Developer Avante Procurement LLC, Property Owner No. 10 Design Group, Architect
Size:	0.316 acres
Proposed Use:	Two (2) single-family residential homes
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North - Single-family residential; PD South - Single-family residential; PD East - Single-family residential; PD West - Vacant; PD

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.316 acres and is located on the south side of W. Kimball Street and the west side of S. 2nd Avenue. Earlier in 2017, the applicant demolished two single-family residential structures and plans to construct two new single-family residences on the property. One residence will front on Kimball Street and the other residence will front on Second Avenue. The applicant has proposed a minimum lot width of 60 feet, with the interior lot being approximately 60 feet wide and the corner lot being approximately 80 feet wide, both as measured at the Kimball Street frontage. The interior residence will include a porch and two-car attached garage facing Kimball Street and the corner residence will include a porch and two-car attached garage facing Second Avenue. The applicant will remove all the existing trees on the property except for one straddling the south property line. The applicant will also plant three new trees in the front of the corner residence (either in the front yard or corner side yard), two new trees in front of the interior residence, and one new tree in the rear yard of the interior residence.

The applicant is seeking to re-zone the property from 2F to PD to allow deviations from a number of regulations relating to lot area, lot coverage, lot dimensions, setbacks, fencing, and architectural requirements. The deviations are based on the zoning district SF-7.5/16. The requested deviations are a minimum lot area of 6,000 feet (from 7,500 feet), a maximum lot coverage of 50% (from 45%), a minimum lot width of 60 feet (from 65 feet), a minimum front yard setback of 15 feet (from 25 feet), a minimum side yard setback of 5 feet (from 5 & 10 feet),

a front yard decorative fence 3.5 – 4 feet in height that will be approximately 50% solid to keep animals in the yard (from 3 feet and 25% solid), and allowing a 6:12 roof pitch (from 8:12) and 65% non-masonry claddings (from the 80% masonry requirement). The applicant notes that the architectural deviations are “characteristic of cottage or craftsman-style architecture.”

The surrounding zoning in the neighborhood is a mix of SF 7.5/12, 2F, and PD, with some C-2 zoning closer to Main Street. Staff notes that this project is similar to previously-approved redevelopment projects in this part of downtown, including the Duplex PD at Kimball & 3rd (ZC#15-023) and the five new single-family residences on Alvarado Street between 1st & 2nd (ZC#14-012), as well as pending cases on 2nd Avenue and Kimball Street (ZC#17-011, ZC#17-012, ZC#17-015).

Staff recommends approval with the condition that the applicant provide a 10’ x 10’ right-of-way corner clip at the intersection of Kimball Street and 2nd Avenue on the Development Plan.

Attachments:

Maps and Supporting Information

Exhibit A – Existing Conditions & Property Description

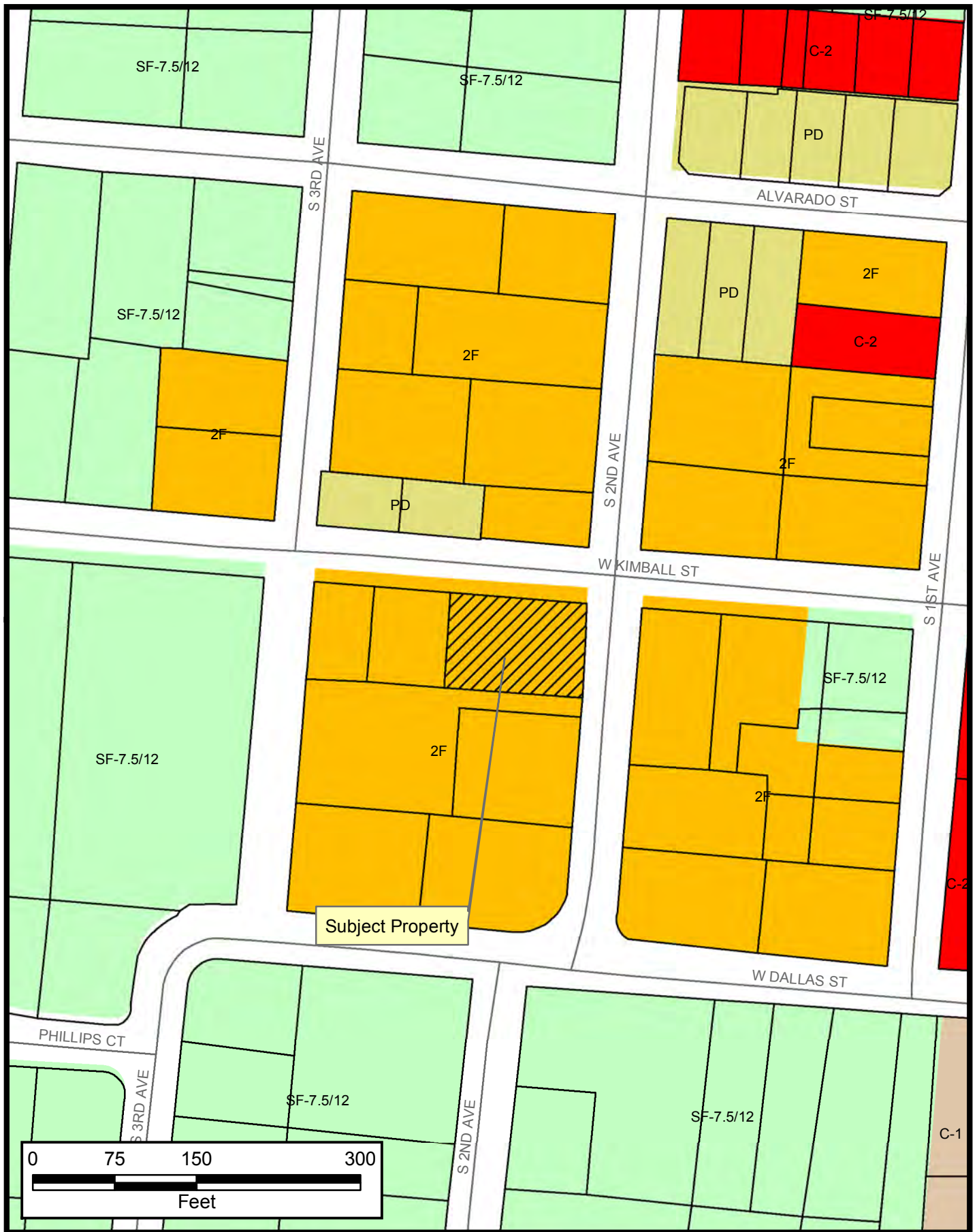
Exhibit B – Development Plan & Deviations from Base Zoning District



ZC#17-017

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

9/5/2017



ZC#17-017

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

9/6/2017

Property Owner Notification for ZC#17-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 26	WILSON, JEAN & ROBERT	1320 CLOVER HILL RD	MANSFIELD, TX	76063-2918
MANSFIELD, CITY OF	BLK 26	GIDLEY SHIRLEY SUPPLEMENTAL NE	5 VELVET CT	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 26	MUSSER, CHARLOTTE E	302 S 1ST AVE	MANSFIELD, TX	76063-1905
MANSFIELD, CITY OF	BLK 26	HERRERA, ADAN	305 S 2ND AVE	MANSFIELD, TX	76063-1910
MANSFIELD, CITY OF	BLK 26	RAMIREZ, BENITO	210 W DALLAS ST	MANSFIELD, TX	76063-1942
MANSFIELD, CITY OF	BLK 26	OWENS, JAMES C & CINDA	24 LAKEVIEW TERR	WEATHERFORD, TX	76087-7748
MANSFIELD, CITY OF	BLK 27	SOTO, ROSA & ANASTACIO	2520 K AVE STE 700-287	PLANO, TX	75074
MANSFIELD, CITY OF	BLK 27	HARRIS COOK PROPERTIES	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 27	PHILLIPS, EDDIE MCKAY-SWANSON, MARY E	200 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	WILLIAMS, DOROTHY JANINE	202 S 2ND AVE	MANSFIELD, TX	76063-1909
MANSFIELD, CITY OF	BLK 30	MARTIN MICHAEL T & ELIZABETH M	1510 IVERNESS	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	HARRIS COOK PROPERTIES	309 E BROAD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	HARRIS COOK PROPERTIES	309 E BROAD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	ALTAR HOLDINGS LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 30	ALTAR HOLDINGS LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	HARRIS COOK PROPERTIES	709 E ABRAM ST	ARLINGTON, TX	76010-1207
MANSFIELD, CITY OF	BLK 31	HARRIS COOK PROPERTIES	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 31	AVANTE PROCUREMENT LLC	3792 JOE WILSON RD	MIDLOTHIAN, TX	76065
MANSFIELD, CITY OF	BLK 31	HARRIS COOK PROPERTIES	309 E BROAD ST	MANSFIELD, TX	76063

Property Owner Notification for ZC#17-017

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 31	DONJUAN, CELESTINO & MARIA	304 W DALLAS ST	MANSFIELD, TX	76063-1979
MANSFIELD, CITY OF	BLK 31	JOHNSON, CHRISTOPHER	11713 COUNTY ROAD 528	MANSFIELD, TX	76063-7050
MANSFIELD, CITY OF	BLK 31	HARRIS COOK PROPERTIES	709 E ABRAM ST	ARLINGTON, TX	76010-1207
MANSFIELD, CITY OF	BLK 32	CATO, KEVIN S	403 W KIMBALL ST	MANSFIELD, TX	76063-1957
MANSFIELD, CITY OF	BLK 33	MEDVEDNIK, OLGA	582 BRANTLEY TERRACE WAY # 201	ALTAMONTE SPRINGS, FL	32714

EXHIBIT A for ZC#17-017

FIELD NOTES

**0.316 of an acre of land
A portion of Block 31
Original Town of Mansfield
Tarrant County
Texas**

All that certain lot, tract or parcel of land lying and being situated in the City of Mansfield, and being a portion of Block 31, Original Town of Mansfield according to the plat thereof filed of record in Volume 63, Page 53, Plat Records of Tarrant County, Texas, and being that same tract of land conveyed by Geneva B. Galloway, a widow, to Jesus L. Orona and wife Maria E. Orona according to the deed filed of record in Volume 12349, Page 1615, Official Public Records of Tarrant County, Texas, said tract is purported to be that same tract of land conveyed by Jesus L. Orona and wife Maria E. Orona to Avante Procurement, LLC, according to the deed filed of record as Instrument #D216266519 in the Official Public Records of Tarrant County, Texas, and being more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" (State Plane Coordinates, Texas North Central Zone, N: 6,889,966.25 feet, E: 2,386,002.23 feet, based upon the North American Datum of 1983) set in the south line of West Kimball Street, said point being the northeast corner of that certain tract of land conveyed to Harris Cook Properties by Gumaro A. Lavander according to the deed filed of record as Instrument #D215191806, Official Public Records of Tarrant County, Texas, for the northwest corner of this tract;

THENCE S 84°54'33" E, along the north line of said Orona tract and along the south line of said West Kimball Street a distance of 140.03 feet to a 1/2" iron rod with yellow plastic cap marked "GSW Surveyors" set at the intersection of the south line of said West Kimball Street and the west line of South Second Street, the northeast corner of said Orona tract, for the northeast corner of this tract;

THENCE S 04°00'38" W, along the west line of said South Second Street, and along the east line of said Orona tract, a distance of 97.33 feet to a 1/2" iron rod found with yellow plastic cap, the northeast corner of that certain tract of land conveyed to Timothy Dickey according to the deed filed of record in Volume 14903, Page 24, Official Public Records of Tarrant County, Texas, for the southeast corner of this tract;

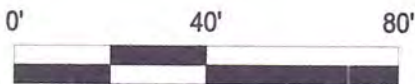
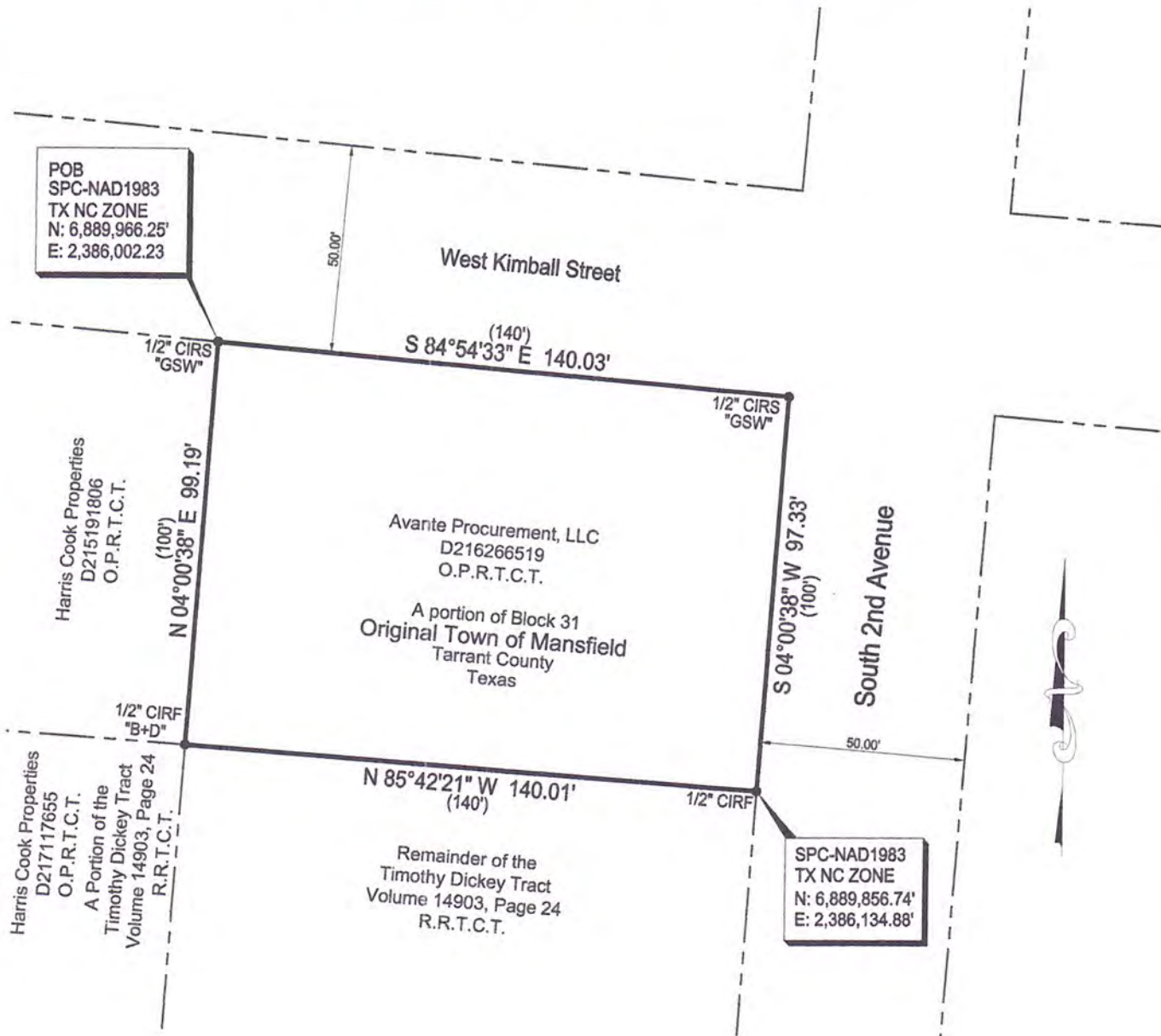
THENCE N 85°42'21" W, along the north line of said Dickey tract and along the south line of said Orona tract, a distance of 140.01 feet to a 1/2" iron rod with red plastic cap marked "B+D" found, the southeast corner of said Harris Cook Properties tract and the northeast corner of another tract of land conveyed to Harris Cook Properties by Timothy Dickey according to the deed filed of record as Instrument #D217117655, for the southwest corner of this tract;

THENCE N 04°00'38" E, along the east line of the Lavander to Harris Cook Properties tract and along the west line of said Orona tract, a distance of 99.19 feet to the place of beginning and containing 0.316 of an acre of land, more or less.



Great Southwestern Land Surveyors, LLC

1305 Brook Arbor Drive • Mansfield • Texas • 76063 • 817-822-3591



Graphic Scale in Feet
1"=40'

I hereby affirm that this plat represents a survey made on the ground on September 9, 2017, and that it substantially conforms to the Professional and Technical Standards of the Texas Board of Professional Land Surveying.

[Signature]

W. Michael Evans

Registered Professional Land Surveyor No. 4715

- Notes:
1. Unless otherwise shown hereon, bearings, grid distances, and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, the combined grid factor is 0.99982219413, and the angle of convergence is 00°44'20".
 2. Distances shown hereon that are not indicated to be "Grid" distances are Surface distances.
 3. This is a BOUNDARY SURVEY ONLY, and has been made without the benefit of a title commitment letter and the information that would have been contained therein. Therefore, the surveyor associated with the preparation of document is not liable for any muniments of title or easements that may be of record that may not be reflected herein.
 4. For a description of this tract, see the field notes attached hereto and, by this reference, made a part hereof.



LEGEND:

CIRF	= Capped Iron Rod Found
CIRS	= Capped Iron Rod Set
IRF	= Iron Rod Found
	= Water Meter
	= Power Pole
	= Satellite TV Antenna
	= Down Guy
	= Overhead Electric Line
	= Overhead Telephone Line
	= 6' Wooden Privacy Fence
	= 4' Chain Link Fence
(XXX)	= Record Data

BOUNDARY SURVEY
0.316 of an acre of land

and being a portion of

BLOCK 31

Original Town of Mansfield

Tarrant County

Texas

according to the plat filed of record in Volume 63, Page 53,
Plat Records of Tarrant County, Texas

Firm Registration No. 10163400

PLANNED DEVELOPMENT REGULATIONS

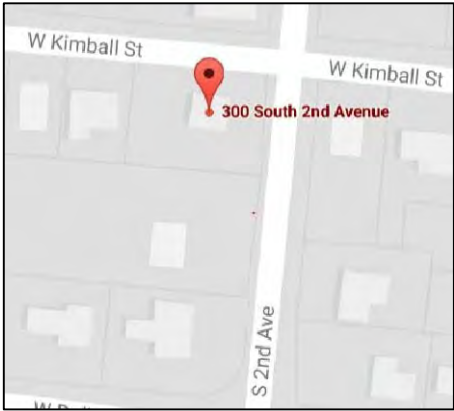
Land Use - Single family detached houses
Minimum Lot Width - 60 ft
Minimum Lot Depth - 100 ft
Minimum Front Setback - 15 ft
Minimum Rear Setback - 15 ft
Minimum Side Setback, Interior - 5 ft
Minimum Side Setback, Exterior - 20 ft
Minimum Floor Area - 2,000 sf
Minimum Off-Street Parking - 2 spaces per house
Maximum Height - 2 stories plus attic
Maximum Lot Coverage - 50%

ARCHITECTURAL STANDARDS

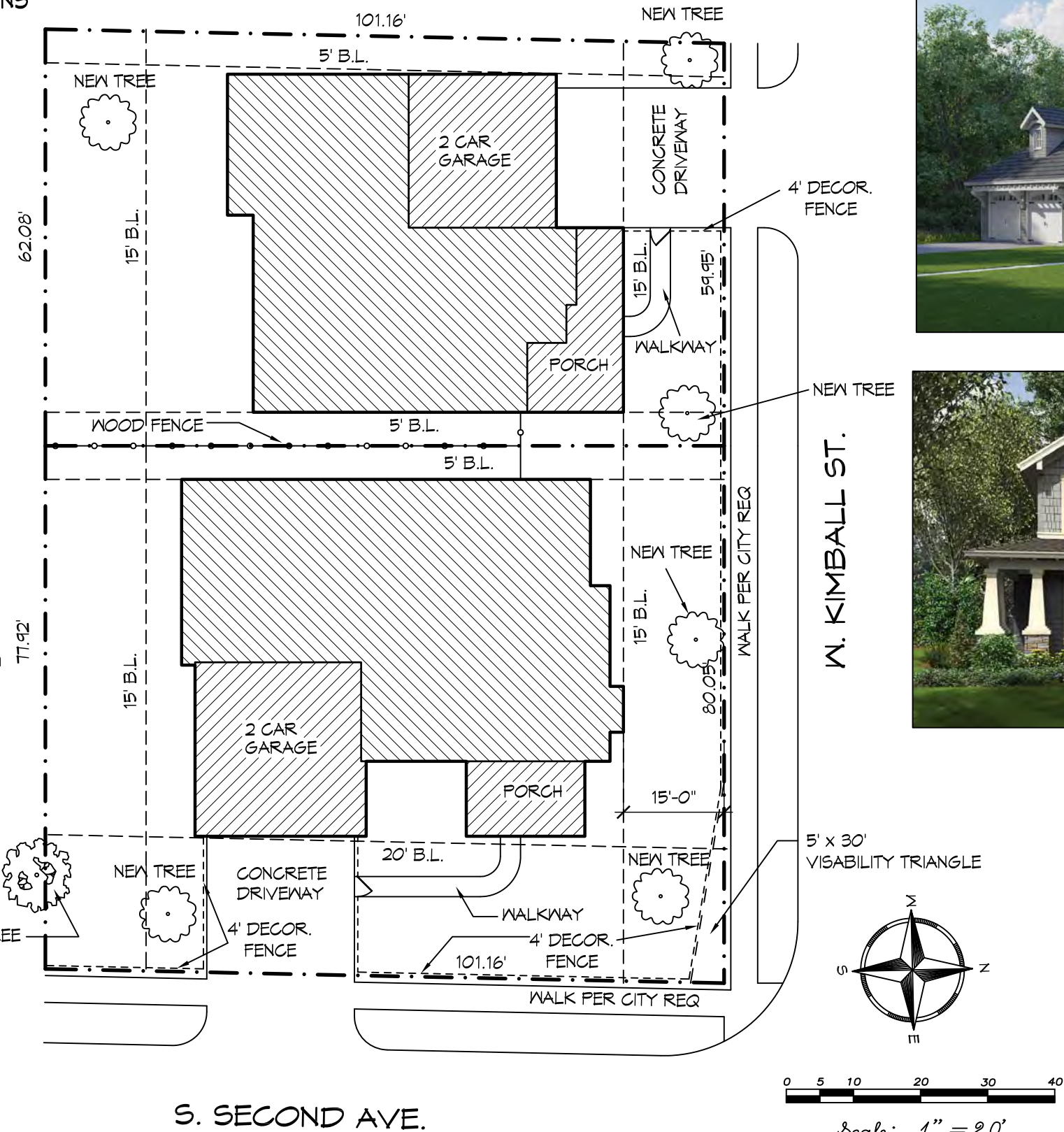
The front elevation design must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6"x6" columns.
Windows seen from the street are required to be wood, look like wood, or be wood with vinyl or aluminum cladding.
Roof shingles must be three dimensional architectural shingles. Metal roof is limited to not more than 20% of the total roof area.
Minimum roof pitch to be 6:12.
Facade cladding must be at least 65% wood or cementation fiber materials.
Any chimney on the exterior wall must be 100% brick or stone
Craftsman style details like exposed rafter tails and corbels are encouraged.
The exterior elevations of the new houses must vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

LANDSCAPING STANDARDS

Three trees per lot with a minimum caliper size of 3.5 inches and at least two of the trees between the lot line and front building elevation.
At least 50% of the foundation facing the street must be planted with shrubbery or flower beds.
Lawns and landscaping must be irrigated with an irrigation system.



VICINITY MAP



S. SECOND AVE.

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

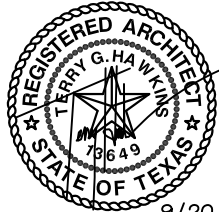
OWNER: JACQUELINE HUGHES
FIRST CHOICE BUILDERS
3792 JOE WILSON RD.
MIDLOTHIAN, TX 76065
817-999-8001



PROPOSED CONCEPT ELEVATIONS



PROPOSED VINYL DECORATIVE FENCE



9/20/17

172312

300 S. 2ND AVE.

ZC #17-017

300 S. 2ND AVE.
LOT ---- BLOCK 31
ORIG. TOWN OF MANSFIELD
MANSFIELD, TX
TARRANT COUNTY

DATE: 7-20-17 PD1
8-1-17 PD2
8-8-17 PD3
8-31-17 ZBA
9-20-17 ZBA2

GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT NET AREAS (INCL. GARAGES) TO BE 6' F.I.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20' HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
6. PLUMBING WALLS AT TOILETS TO BE 2x6 STUDS.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 3-1/2" STUD).
8. PROVIDE 110V. WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT MDN. & DOOR LOCATIONS.

SHEET Title:

DEVELOPEMENT
PLAN
EXHIBIT B

No. 10
DESIGN
GROUP
219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1324 METRO 817.477.3853 FAX
ARCHITECTS

© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET No.:

1 of 2

EXHIBIT B for ZC#17-017

DEVIATIONS FROM BASED ZONING DISTRICT

Subject Property: 0.33 acres being Lot C, Block 31, Original Town of Mansfield, 300 S 2nd Ave

Proposed Use: Single family detached houses

Based Zoning District: SF-7.5/16

Section	Requirement	Provided
4500B	Min. Lot Area 7,500 sf	6,000 sf
4500B	Max. Lot Coverage 45%	50%
4500B	Min. Lot Width 65 ft	60 ft
4500B	Min. Lot Depth 110 ft	100 ft
4500B	Min. Front Yard 25 ft	15 ft
4500B	Min. Side Yard 5 & 10 ft	5 ft
4600C	Min. Masonry 80%	65% non-masonry claddings, which is characteristic of cottage or craftsman style architecture
4600D.8	Min. 8:12 roof pitch	6:12 which is characteristic of cottage or craftsman style architecture
7300Z.1.a	Provide 3 trees with at least 2 in front yard	3 trees with at least 1 in front yard
7302A.2.a	Decorative fence in front yard greater than 36" in height shall not be more than 25% solid	Decorative fence will be approx. 50% solid in order to keep animals in the yard.

PLANNING AND ZONING COMMUNICATION

Agenda: October 2, 2017

Subject: ZC#17-019: Public hearing for a request for a Specific Use Permit for Auto Repair Garage on approximately 1.629 acres known as Lot 8, Block 1 of Walnut Creek Village, Phase 2, Tarrant Co., TX, generally located at 1501 N. U.S. 287.

GENERAL INFORMATION

Applicant:	Service Pro, Developer MA Engineering and Construction, Engineer
Size:	1.629 acres
Proposed Use:	Auto Repair Garage
Existing Land Use:	Vacant
Surrounding Land Use & Zoning:	North – Urgent care center; C-2 East – U.S. Highway 287 South & West – Self storage facility; C-2
Thoroughfare Plan Specification:	U.S. Highway 287 – Freeway Mouser Way – Major Collector

COMMENTS AND CONSIDERATIONS

The subject property consists of approximately 1.629 acres and is located at the southwest corner of U.S. Highway 287 and Mouser Way. The property is currently vacant.

The applicant is requesting a Specific Use Permit (SUP) permit in order to build and operate an auto repair garage in the C-2 zoning district. The applicant has detailed the services they will provide at the facility, which include oil filter and change, tune-up maintenance, parts and system repairs, and system and fluid flushes. The development will include an 8,178 sq. ft. building, the majority of which will be dedicated to the service garage, with a main customer service entrance and small shop office facing U.S. 287 and 10 service bays with garage doors facing the rear of the property. The front and side elevations will be approximately 50% concrete masonry units (CMU), 36-38% stone, and 11-15% stucco, with the entire rear of the building slated to be 100% CMU.

The property will be serviced by an access driveway that goes around the entire building, with the main entrance on Mouser Way. The portion of the driveway from Mouser Way to the south property line will be dedicated as a common access easement to provide access and connectivity to the commercial properties to the south. 13 parking spaces will be located in front of the building along 287, and two accessible parking spaces will be provided immediately north of the building. The accessible parking spaces will be connected to the front entrance of the building via a ramp and sidewalk, while the other parking spaces will be connected to the front entrance of the building by a crosswalk across the main access drive. An additional 13 parking spaces

will be located in the rear of the property and will be used for vehicles awaiting repair; these spaces will be screened from view by the building itself as well as existing landscaping that the applicant will be preserving.

The site is currently heavily wooded, with approximately 114 trees, 75 of which the applicant plans to preserve. In addition to the trees the applicant will be preserving, they have provided landscape plans showing the addition of 10 shade trees, 10 ornamental trees, and 221 shrubs. The applicant has also indicated that they will meet or exceed the requirements for landscape buffers, street screening, and parking lot landscaping.

The applicant has also provided renderings of the proposed signage, including a monument sign and has indicated they will be in compliance with C-2 regulations for properties located along the 287 freeway. In addition, the applicant proposes a trash enclosure at the southwest corner of the property in the rear that will be in compliance with the City's zoning regulations.

The development will be buffered by an existing self-storage facility on two sides and roadways on the other two sides. It will provide for connectivity to adjacent properties and feature high quality architectural materials and landscaping in keeping with the City's standards.

Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Metes & Bounds Description

Exhibit B – Site Plan

Exhibit C – Elevations

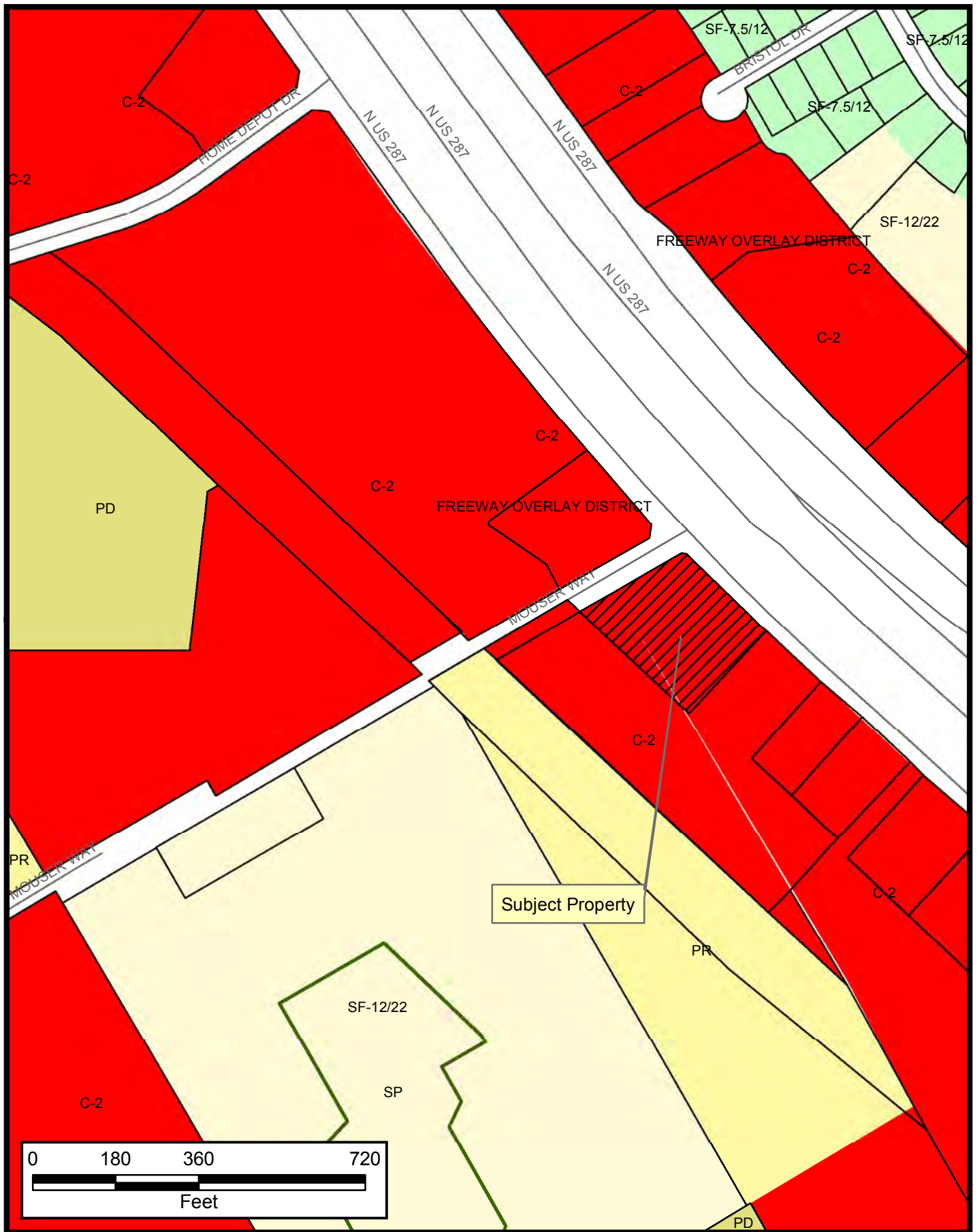
Exhibit D – Landscape Plan



ZC#17-019

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

9/6/2017



Property Owner Notification for ZC#17-019

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD POINTE ADDN	BLK 1	IREIT MANSFIELD POINTE LLC	PO BOX 3666	OAK BROOK, IL	60522
MANSFIELD POINTE ADDN	BLK 1	PI PROPERTIES LLC	PO BOX 3318	SHERMAN, TX	75091
WADDELL, F B SURVEY	A 1658	TARRANT COUNTY WATER DISTRICT	PO BOX 4508	FORT WORTH, TX	76164-0508
WALNUT CREEK VILLAGE ADDITION	BLK 1	CUBESMART LP	PO BOX 320099	ALEXANDRIA, VA	22320
WALNUT CREEK VILLAGE ADDITION	BLK 1	MANSFIELD TARRANT INVEST ETAL	3 HACIENDA DR	TIBURON, CA	94920-1134
WALNUT CREEK VILLAGE ADDITION	BLK 1	CUBESMART LP	PO BOX 320099	ALEXANDRIA, VA	22320
WALNUT CREEK VILLAGE ADDITION	BLK 1	MANSFIELD TC LP	10210 N CENTRAL EXPRESSWAY STE 300	DALLAS, TX	75231

EXHIBIT "A"

BEING a 1.629 acres of land situated in the F. B. WADDELL SURVEY, ABSTRACT NO. 1658, in the City of Mansfield, Tarrant County, Texas, being all of Lot 8, Block 1, Walnut Creek Village, Phase 2, an addition in the City of Mansfield Texas, according to the plat thereof recorded in Document Number D209176372, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic caps stamped "5596" set for the common corner of said Lot 8, Block 1, and Lot 9, Block 1, of Walnut Creek Village Addition, an addition in the City of Mansfield Texas, according to the plat thereof recorded in Cabinet A, Slide 8197, Plat Records, Tarrant County, Texas, and being in the southerly right-of-way line of U.S. Highway 287 (a variable width public right-of-way);

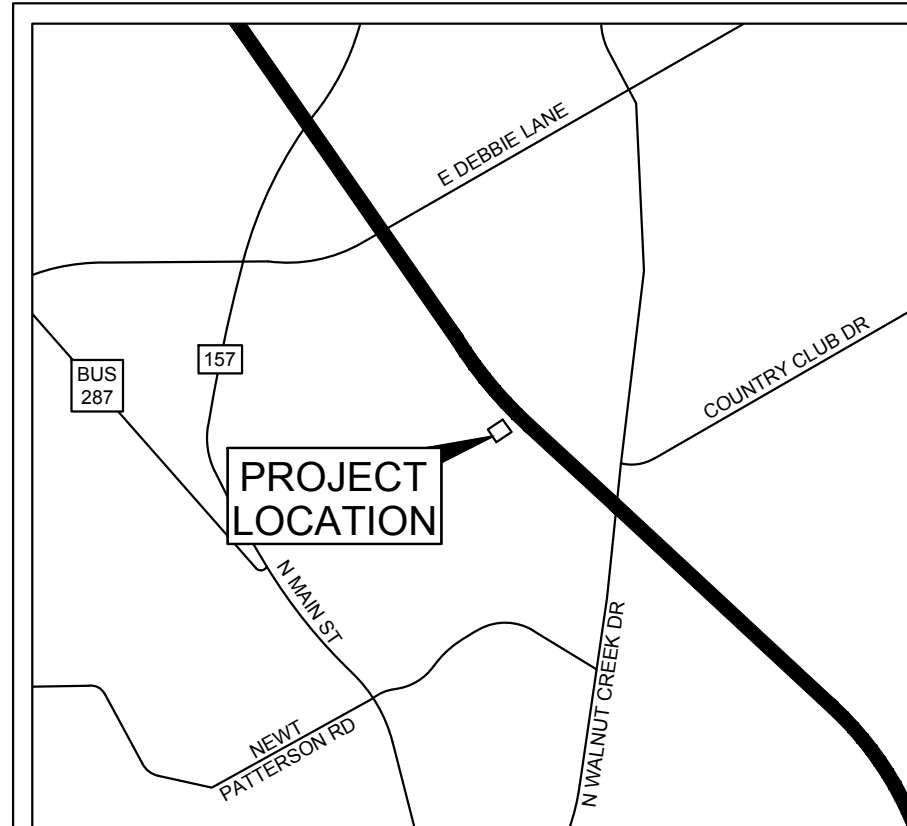
THENCE S 43°20'42" W, along the common line of said Lot 8, Block 1, and said Lot 9, Block 1, a distance of 244.65 feet to a 1/2 inch iron rod with plastic cap stamped "5596" set for the common corner of said Lot 8, Block, 1, and said Lot 9, Block 1;

THENCE N 46°39'18" W, along the common line of said Lot 8, Block 1, and said Lot 9, Block 1, a distance of 327.21 feet to a 1/2 inch iron rod with plastic cap found for the common corner of said Lot 8, Block 1, and said Lot 9, Block 1, and being in the southeasterly right-of-way line of Mouser Way (a 70.00 foot wide public right-of-way);

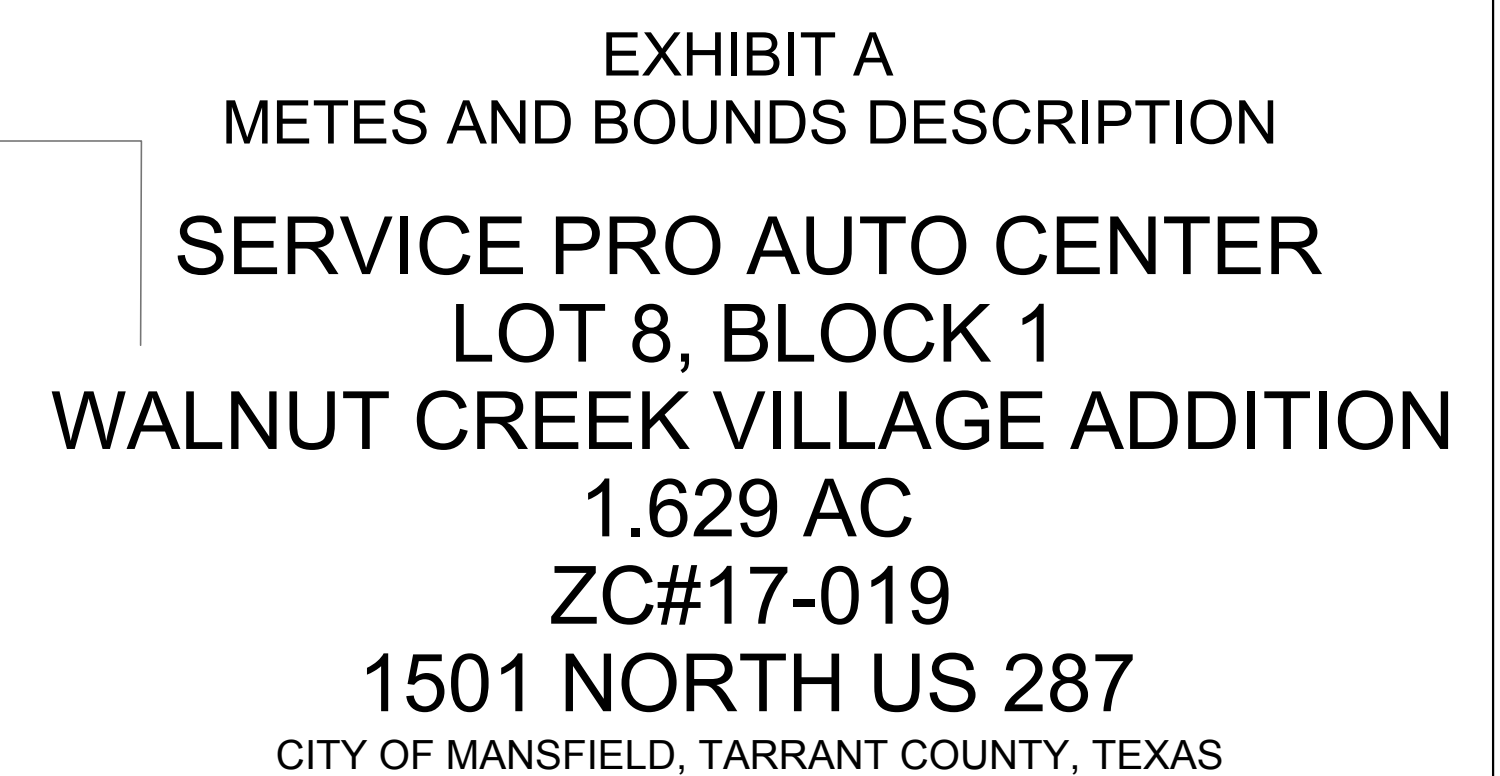
THENCE N 60°35'11" E, along the northwesterly line of said Lot 8, Block 1, and the southeasterly right-of-way line of said Mouser Way, a distance of 236.98 feet to a 1/2 inch iron rod with plastic cap stamped "5596" set for the southwesterly corner clip intersection of said Mouser Way and said U.S. Highway 287;

THENCE S 81°57'30" E, along the said corner clip intersection of said Mouser Way and said U.S. Highway 287, a distance of 39.62 feet to a 1/2 inch iron rod with plastic cap found for the northerly northeast corner clip intersection of said Mouser Way and said U.S. Highway 287, and being in a curve to the left having a radius of 5944.58 feet, and a delta angle of 02°09'56";

THENCE along the northly line of said Lot 8, Block 1, and the southerly right-of-way line of said U. S. Highway 287, an arc distance of 224.69 feet, a chord bearing and distance of S 45°29'12" E, 224.68 feet to the **POINT OF BEGINNING** and containing 70,950 square feet or 1.629 acres of land more or less.

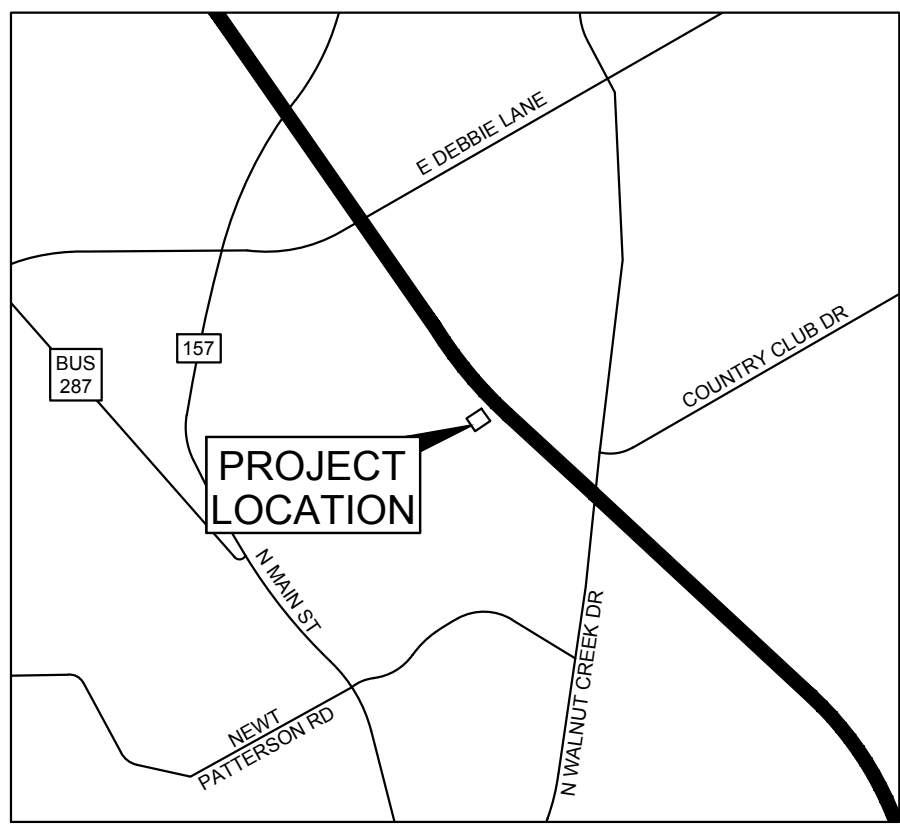


	PROPERTY BOUNDARY LINE
	EXISTING WATER LINE
	EXISTING OVER HEAD ELECTRIC
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED STORM SEWER
	SILT FENCE



ENGINEER:
MA ENGINEERING AND CONSTRUCTION
201 E. OAK STREET
SUITE #203
MANSFIELD, TEXAS 76063
PHONE (817) 563-6900
FAX (817) 796-1042
EMAIL EDWARD@MAENGINEERING.NET

PREPARED ON 09/20/17



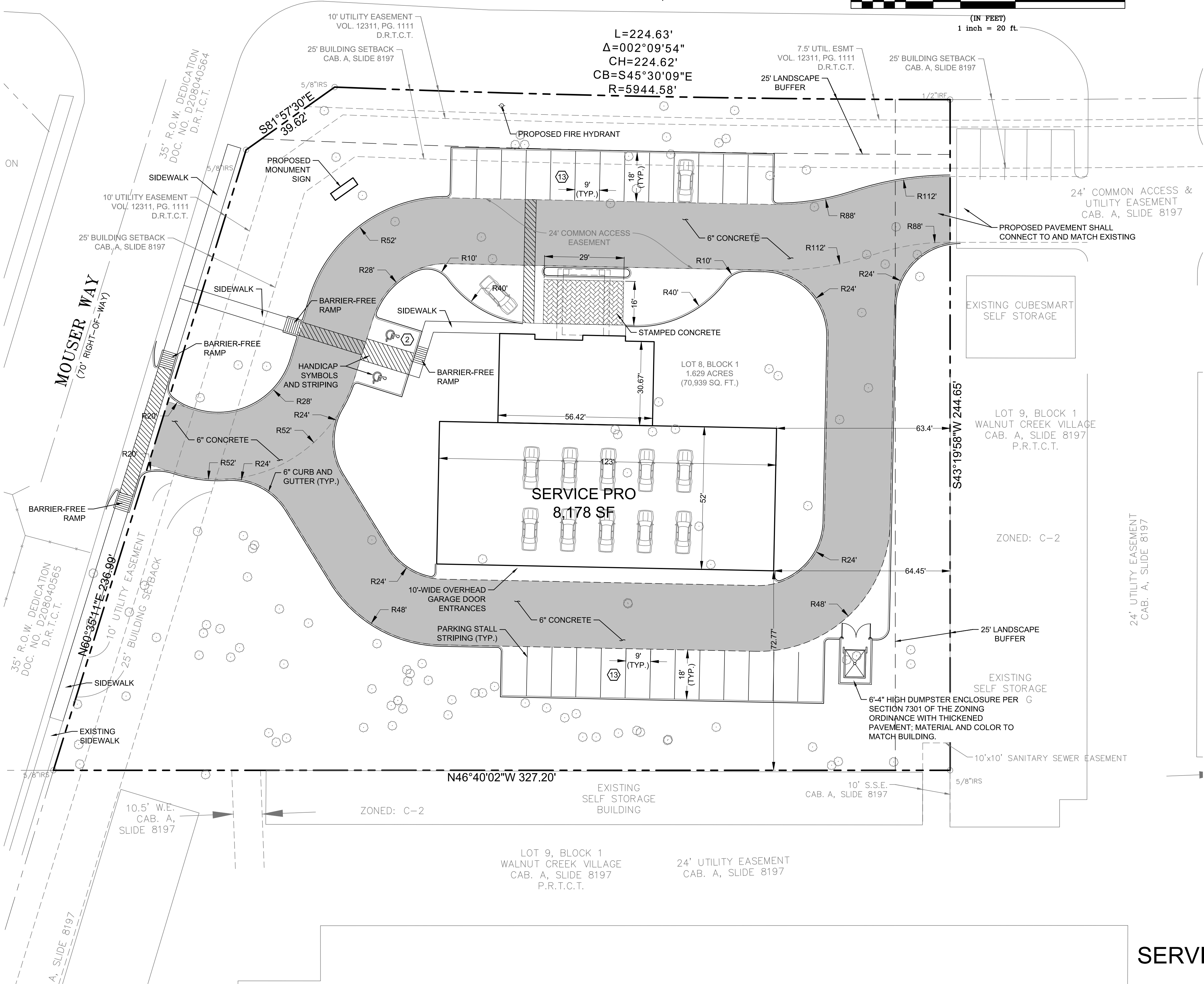
VICINITY MAP
N.T.S.

LEGEND

---	PROPERTY BOUNDARY LINE
EX - W	EXISTING WATER LINE
EX - OHE	EXISTING OVER HEAD ELECTRIC
EX - SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
GAS	PROPOSED GAS LINE
---	PROPOSED STORM SEWER
SF	SILT FENCE
---	PROPOSED 6" CURB
---	DRAINAGE AREA BASIN
---	PROPOSED LANDSCAPE EDGE
---	PROPOSED BUILDING SETBACK

NOTE:

- ALL PROPOSED PAVING IS CONCRETE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED.
- NO PART OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FIRM MAP NO. 48439C0460K, TARRANT COUNTY, EFFECTIVE DATE SEPTEMBER 25, 2009.
- ALL SIGNAGE ON THE PROPERTY SHALL COMPLY WITH THE C-2 ZONING REQUIREMENTS



SITE DATA

ACREAGE (GROSS)	1.629 ACRES (70,939 SF)
ZONING	C-2
PROPOSED USE	AUTO REPAIR GARAGE
PARKING	
REQUIRED (1:500)	18 SPACES
PROVIDED	28 SPACES
H.C. PROVIDED	2 SPACES
LOT COVERAGE	11.5%
F.A.R.	8.7:1
BUILDING HEIGHT	25'
BUILDING FLOOR AREA	8,178 SF

BUILDING SETBACK	
REQUIRED	
FRONT	25'
SIDES	0'
BACK	0'
PROVIDED	
FRONT	25'
SIDES	87.39'
BACK	64.29'

Proposed use of site in Mansfield, Texas
Zoning Case - ZC#17-019

Site: Approximately 70,939 square foot tract of land located at
1501 North US 287

Use: Light Automotive Mechanical Service and Repair

Example services provided:

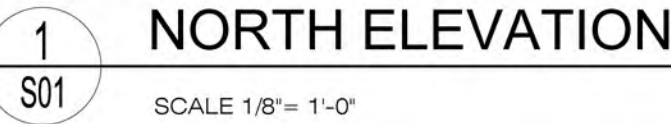
- Oil Filter and Change
- Synthetic Oil and Filter Change
- Wiper Blade Replacement
- Battery Inspection and Replacement
- Alternator / starter Replacements
- Air Filter Replacement
- Cabin Filter Replacement
- Headlight /brake light Bulb Replacement
- 4-Wheel Alignment
- Shocks and/ or Struts Repairs
- Axle / CV Joint Repair
- Front or Rear Brake Service & Replacement
- Electrical System Diagnostics and Repair
- Computer System Repair
- Heating and Ventilation
- Preventive Maintenance
- Steering and Suspension
- Fuel Injection Testing, Diagnostics and Repair
- Tune-Up Maintenance
- Clutch Repair
- Air Conditioning Service & Repairs
- Radiator Repair/Replacement
- Brake System Flush
- Power Steering Flush & Replacements
- Cooling System Service

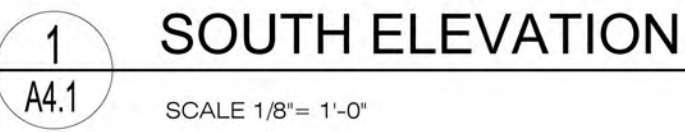
ENGINEER:
MA ENGINEERING AND CONSTRUCTION
201 E. OAK STREET
SUITE #203
MANSFIELD, TEXAS 76063
PHONE (817) 563-6900
FAX (817) 796-1042
EMAIL EDWARD@MAENGINEERING.NET

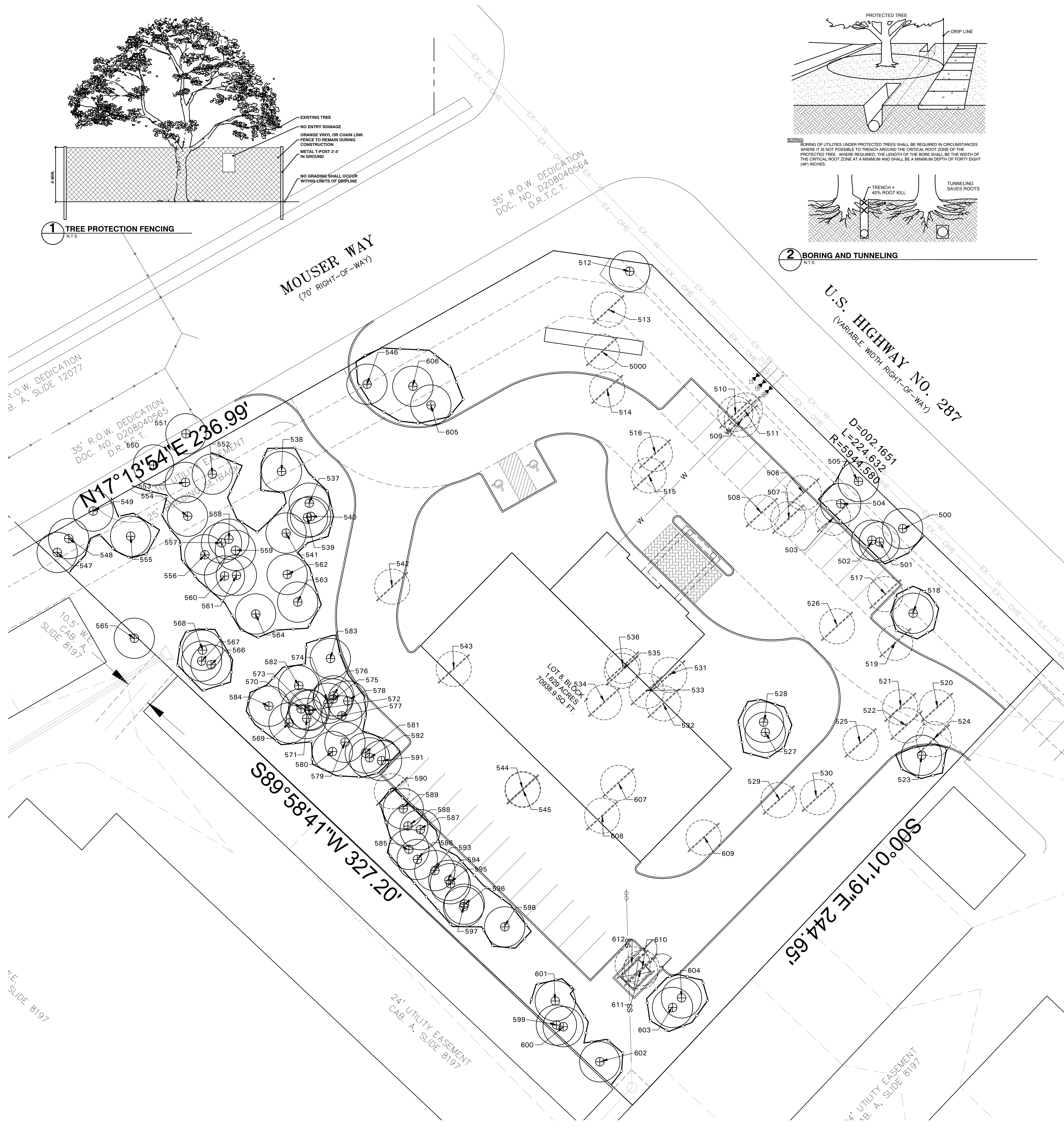
EXHIBIT B
SITE PLAN FOR SUP

SERVICE PRO AUTO CENTER
LOT 8, BLOCK 1
WALNUT CREEK VILLAGE ADDITION
1.629 AC
ZC#17-019
1501 NORTH US 287
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

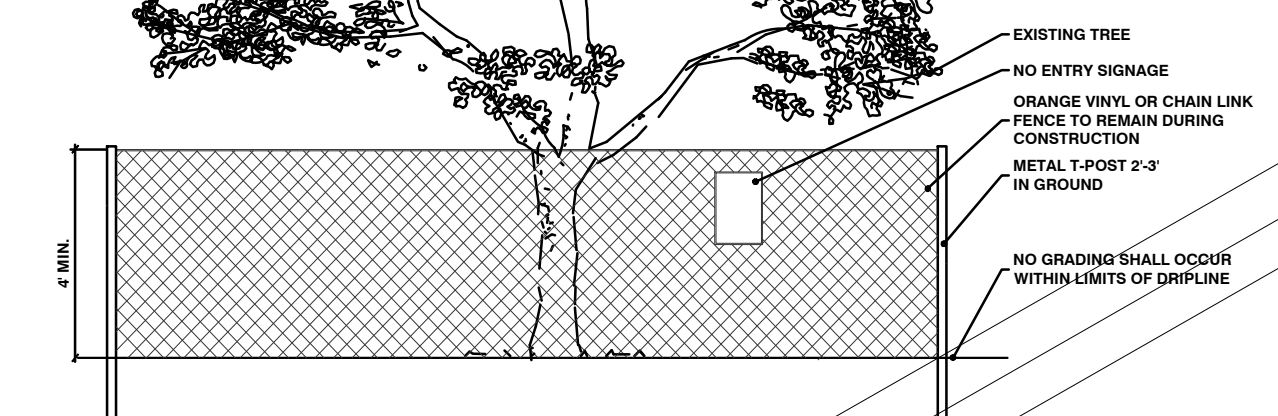
PREPARED ON 09/20/17

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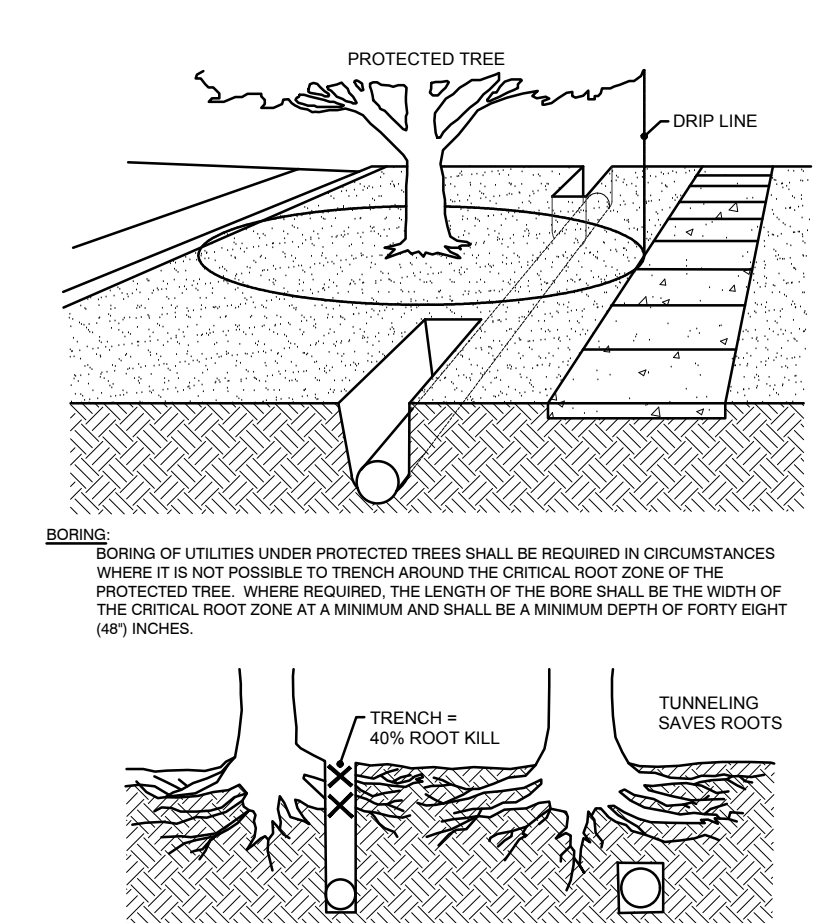
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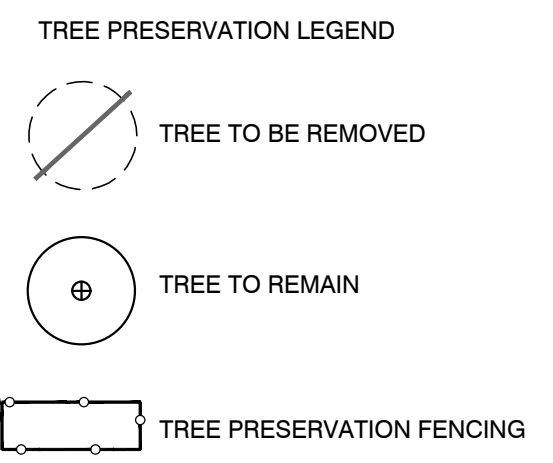
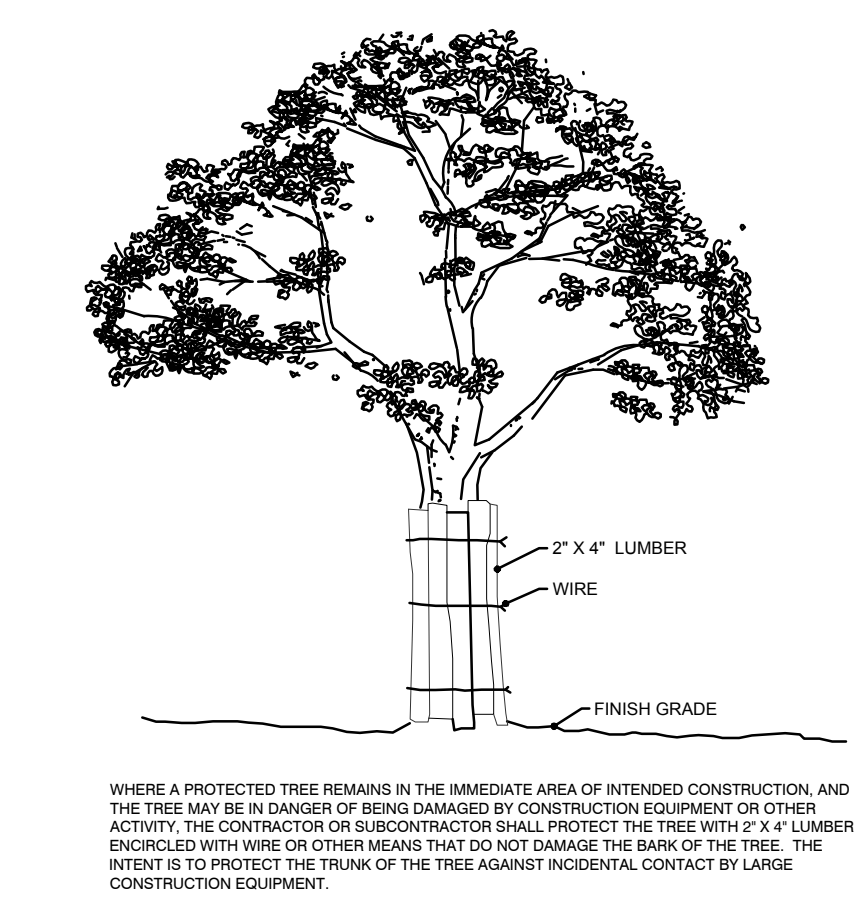
1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



3 BARK PROTECTION
N.T.S.



EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
5000	12	MESQUITE	TO BE REMOVED	
5001	12	OAK	TO REMAIN	
501	32	OAK	TO REMAIN	
502	14	OAK	TO REMAIN	
503	12	OAK	TO REMAIN	
504	14	OAK	TO REMAIN	
505	14	OAK	TO REMAIN	
506	36	OAK	TO BE REMOVED	IN PARKING AREA
507	8	OAK	TO BE REMOVED	IN PARKING AREA
508	24	OAK	TO BE REMOVED	IN PARKING AREA
509	8	OAK	TO BE REMOVED	IN NEW UTILITIES
510	8	OAK	TO BE REMOVED	IN NEW UTILITIES
511	10	MESQUITE	TO BE REMOVED	IN NEW UTILITIES
512	10	MESQUITE	TO REMAIN	
513	12	MESQUITE	TO BE REMOVED	
514	8	HACKBERRY	TO BE REMOVED	IN PARKING AREA
515	36	OAK	TO BE REMOVED	IN PARKING AREA
516	12	CEDAR	TO BE REMOVED	IN PARKING AREA
517	24	OAK	TO BE REMOVED	IN PARKING AREA
518	36	OAK	TO BE REMOVED	IN PARKING AREA
519	12	MESQUITE	TO BE REMOVED	IN PARKING AREA
520	8	HACKBERRY	TO BE REMOVED	IN PARKING AREA
521	14	MESQUITE	TO BE REMOVED	IN PARKING AREA
522	14	MESQUITE	TO BE REMOVED	IN PARKING AREA
523	16	OAK	TO REMAIN	
524	10	OAK	TO BE REMOVED	IN PARKING AREA
525	22	MESQUITE	TO BE REMOVED	IN PARKING AREA
526	24	OAK	TO BE REMOVED	IN PARKING AREA
527	8	MESQUITE	TO REMAIN	
528	8	MESQUITE	TO REMAIN	
529	15	ELM	TO BE REMOVED	IN PARKING AREA
530	15	ELM	TO BE REMOVED	IN PARKING AREA
531	15	MESQUITE	TO BE REMOVED	IN BUILDING FOOTPRINT
532	13	ELM	TO BE REMOVED	IN BUILDING FOOTPRINT
533	14	ELM	TO BE REMOVED	IN BUILDING FOOTPRINT
534	16	ELM	TO BE REMOVED	IN BUILDING FOOTPRINT
535	12	ELM	TO BE REMOVED	IN BUILDING FOOTPRINT
536	6	ELM	TO BE REMOVED	IN BUILDING FOOTPRINT
537	22	OAK	TO REMAIN	
538	36	OAK	TO REMAIN	
539	24	OAK	TO REMAIN	
540	14	OAK	TO REMAIN	
541	12	OAK	TO REMAIN	
542	12	OAK	TO BE REMOVED	IN PARKING AREA
543	12	OAK	TO BE REMOVED	IN BUILDING FOOTPRINT
544	8	OAK	TO BE REMOVED	IN PARKING AREA
545	10	OAK	TO BE REMOVED	IN PARKING AREA
546	36	ELM	TO REMAIN	
547	8	OAK	TO REMAIN	
548	15	OAK	TO REMAIN	
549	15	OAK	TO REMAIN	
550	9	OAK	TO REMAIN	NOT ON PROPERTY
551	14	OAK	TO REMAIN	NOT ON PROPERTY

TREE MITIGATION SHALL BE PERFORMED AT 1" TO 1" OF PROTECTED TREES REMOVED.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:

THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED, WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:

PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSES THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
552	26	OAK	TO REMAIN	
553	10	OAK	TO REMAIN	
554	12	OAK	TO REMAIN	
555	24	OAK	TO REMAIN	
556	24	OAK	TO REMAIN	
557	7	ELM	TO REMAIN	
558	10	OAK	TO REMAIN	
559	18	OAK	TO REMAIN	
560	14	OAK	TO REMAIN	
561	10	CEDAR	TO REMAIN	
562	18	OAK	TO REMAIN	
563	13	ELM	TO REMAIN	
564	13	ELM	TO REMAIN	
565	13	ELM	TO REMAIN	NOT ON PROPERTY
566	10	ELM	TO REMAIN	
567	10	ELM	TO REMAIN	
568	14	ELM	TO REMAIN	
569	8	ELM	TO REMAIN	
570	8	ELM	TO REMAIN	
571	6	OAK	TO REMAIN	
572	9	ELM	TO REMAIN	
573	18	OAK	TO REMAIN	
574	16	OAK	TO REMAIN	
575	8	ELM	TO REMAIN	
576	18	ELM	TO REMAIN	
577	18	ELM	TO REMAIN	
578	18	ELM	TO REMAIN	
579	18	ELM	TO REMAIN	
580	18	ELM	TO REMAIN	
581	18	ELM	TO REMAIN	
582	18	ELM	TO REMAIN	
583	10	OAK	TO REMAIN	
584	10	ELM	TO REMAIN	
585	16	ELM	TO REMAIN	
586	7	OAK	TO REMAIN	
587	28	ELM	TO REMAIN	
588	12	ELM	TO REMAIN	
589	9	ELM	TO REMAIN	
590	18	OAK	TO BE REMOVED	IN PARKING AREA
591	14	OAK	TO REMAIN	
592	14	OAK	TO REMAIN	
593	32	OAK	TO REMAIN	
594	14	ELM	TO REMAIN	
595	7	ELM	TO REMAIN	
596	10	ELM	TO REMAIN	
597	8	ELM	TO REMAIN	
598	24	OAK	TO REMAIN	
599	6	ELM	TO REMAIN	
600	10	ELM	TO REMAIN	
601	10	ELM	TO REMAIN	
602	9	ELM	TO REMAIN	
603	9	OAK	TO REMAIN	
604	30	MESQUITE	TO REMAIN	
605	24	OAK	TO REMAIN	
606	50	OAK	TO REMAIN	
607	9	MESQUITE	TO BE REMOVED	IN BUILDING FOOTPRINT
608	11	MESQUITE	TO BE REMOVED	IN BUILDING FOOTPRINT
609	13	OAK	TO BE REMOVED	
610	13	OAK	TO BE REMOVED	IN BUILDING FOOTPRINT
611	13	OAK	TO BE REMOVED	IN BUILDING FOOTPRINT
612	13	MESQUITE	TO BE REMOVED	IN BUILDING FOOTPRINT
TOTAL ON SITE				1693
TOTAL TO BE REMOVED				576
TOTAL MITIGATION REQUIRED				37

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SERVICE PRO

US 287 HIGHWAY
MANSFIELD, TEXAS

Project Number: 17101

Drawn By: AWR
Checked By: AWR

Issue Date: 9.1.17

Revisions

Sheet Title:
TREE
PRESERVATION
PLAN

Sheet Number:

L1.01

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GENERAL LERNN NOTES

EROSION CONTROL AND SOIL PREPARATION:

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER FINAL PLANS. ALL CONTOURS SHOULD BE MAINTAINED TO DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF ANY WEEDS ARE OBSERVED.

SOD AND SOD:

SOD SHALL BE PLACED ALONG ALL IMPROVED EDGES, AT A MINIMUM OF 12" TO 18" DEPTH. SOD SHALL COVER WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND FORN SPECIES OF PALM TREES OF 3/4" (+1/4") EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. 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.
- B. 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.
- C. 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
- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

- E. PLANTING OF TREES, SHRUBS AND GRASSES
- A. SEEDING
- B. BED PREPARATION AND FERTILIZATION
- C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- D. WORK GUARANTEE

1.4 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
- B. TEXAS STATE DEPARTMENT OF AGRICULTURE
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOD SOIL SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
- C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A

HEALTHY, VIGOROUS CONDITION.

- D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.
- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
- F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
- H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
- I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNS/SOD SOIL.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

- A. 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.
- B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
- D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
- B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
- B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.
- C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
- D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- H. RESET SETTLED PLANTS

1. REAPPLY MULCH TO BARE AND THIN AREAS.

- J. SHOULD SEEDED 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 GRASS AT NO ADDITIONAL COST TO THE OWNER.
- K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE. SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.
- B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO WARRANTY IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
- F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
- G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHED, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
- H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM EN CIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS S-HAPROOTS).
- I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY

REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

- J. 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
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
- M. 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
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL
- O. 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.
- P. 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.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH - DOUBLE SHREDED, HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
- B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
- C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

- D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPROVING TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
- E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.
- F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.
- G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
- H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

- J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER
- K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
- L. 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 MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- B. SOIL TESTING:
- A. BEFORE FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
- B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- C. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- D. 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.
- E. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.
- F. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.
- G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
- B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.
- C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
- C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

- E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
- G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
- H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
- I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
- J. DO NOT WRAP TREES.
- K. DO NOT OVER PRUNE.
- L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

- A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION
- B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
- C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
- D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
- E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
- F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

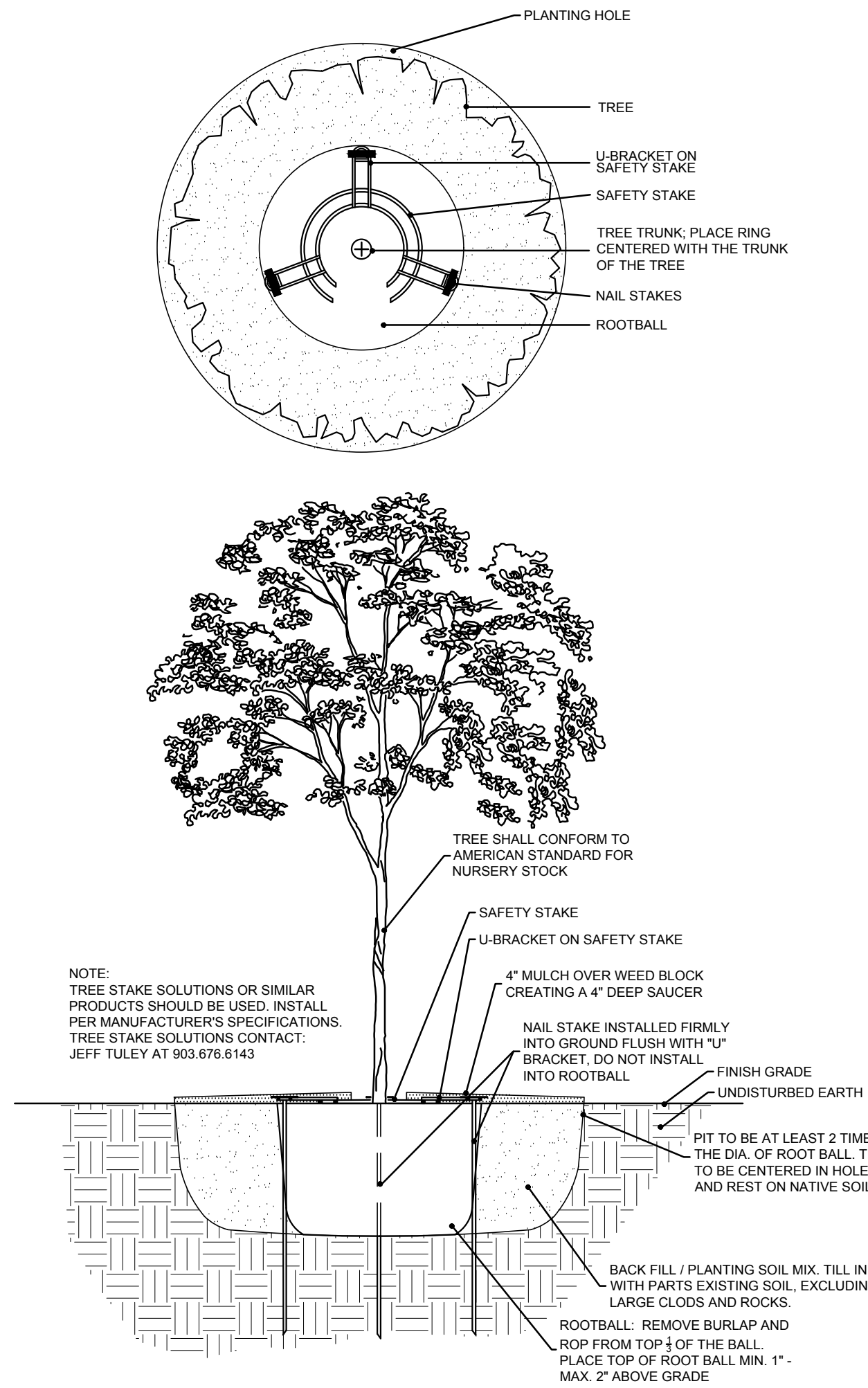
3.5 CLEANUP

- A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
- C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
- D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

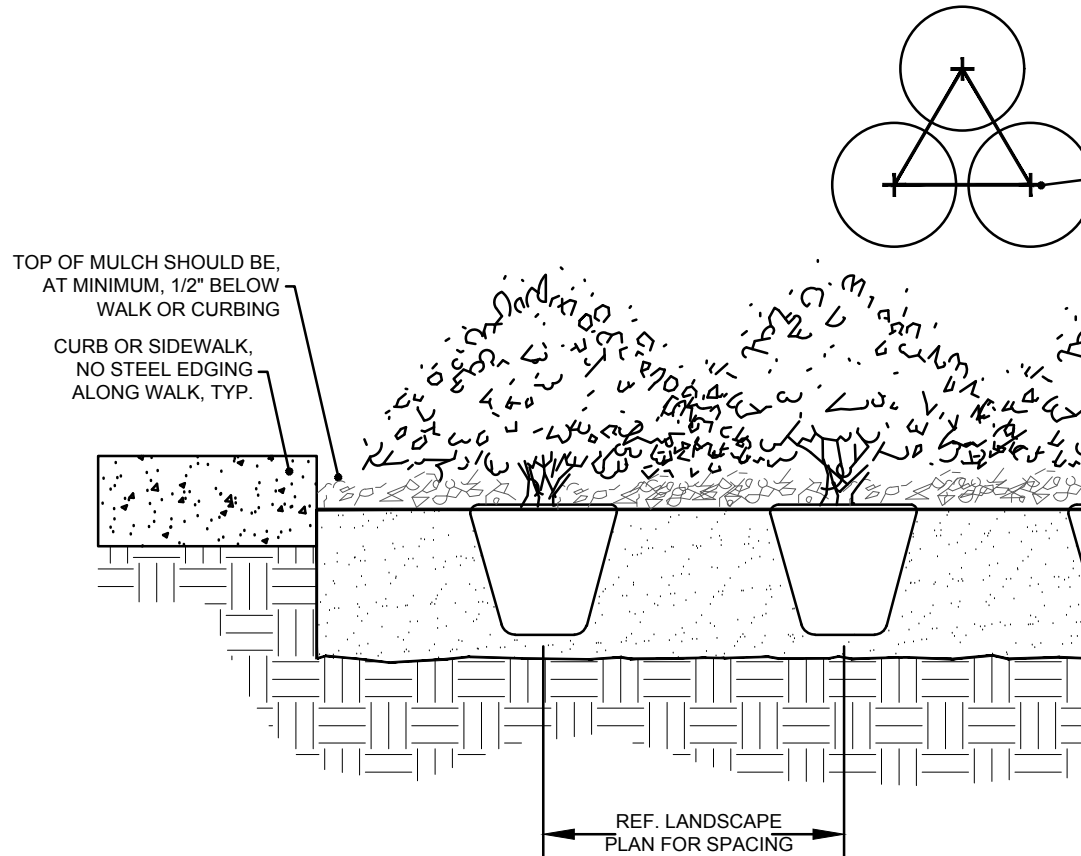
3.6 ACCEPTANCE

- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
- B. 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.
- C. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
- D. 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.

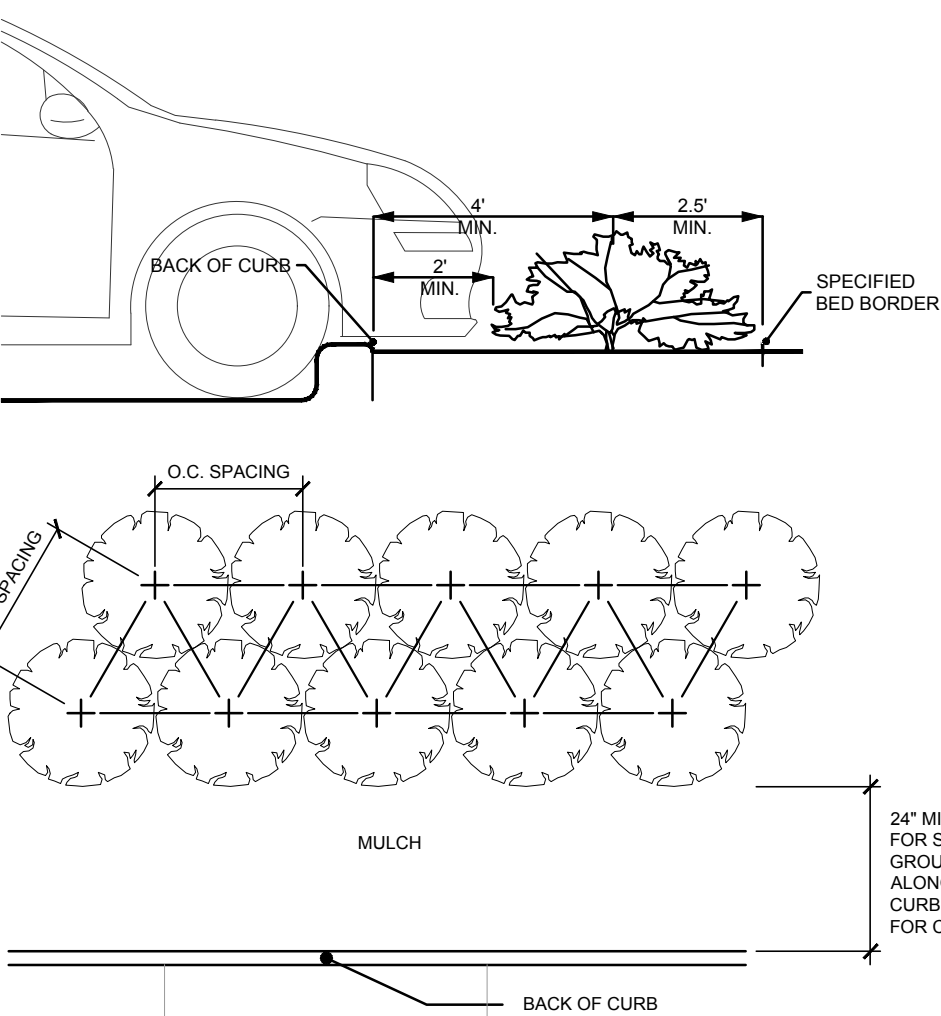
END OF SECTION



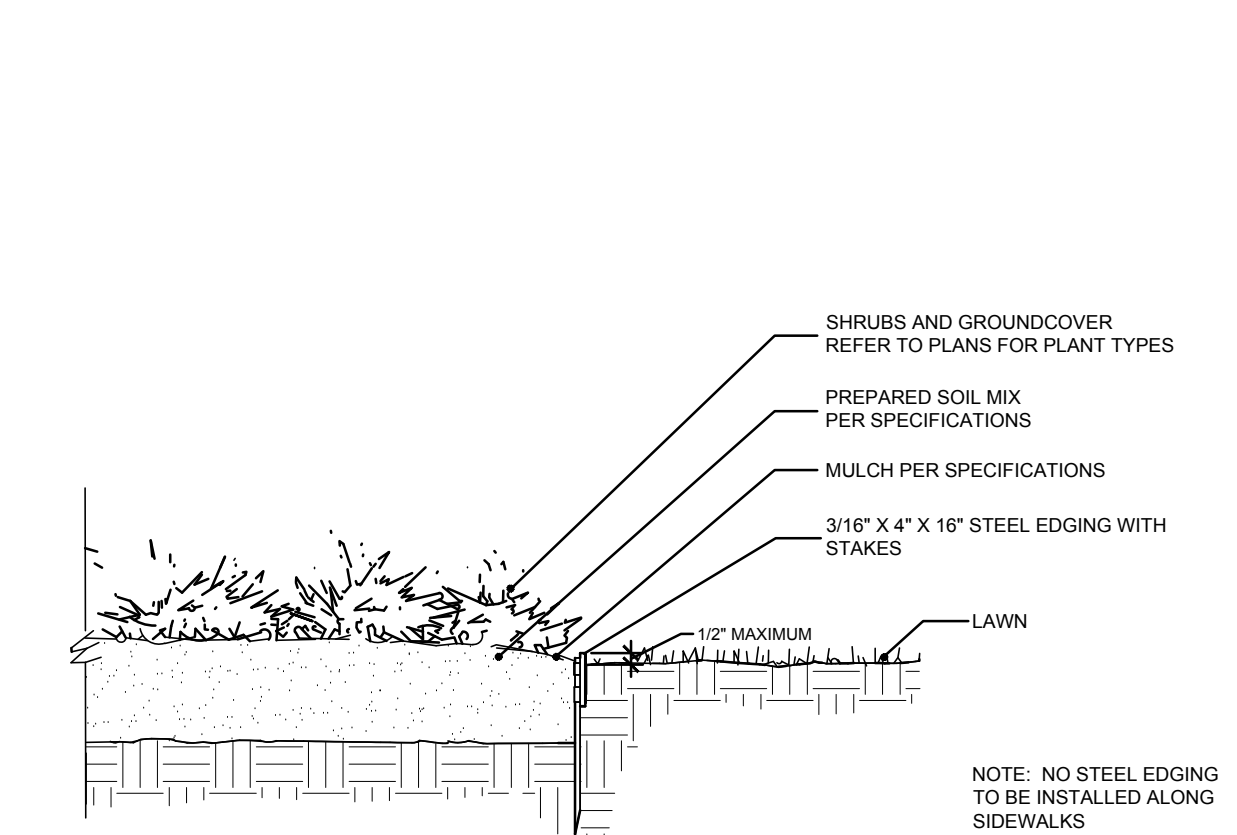
1 TREE PLANTING
N.T.S.



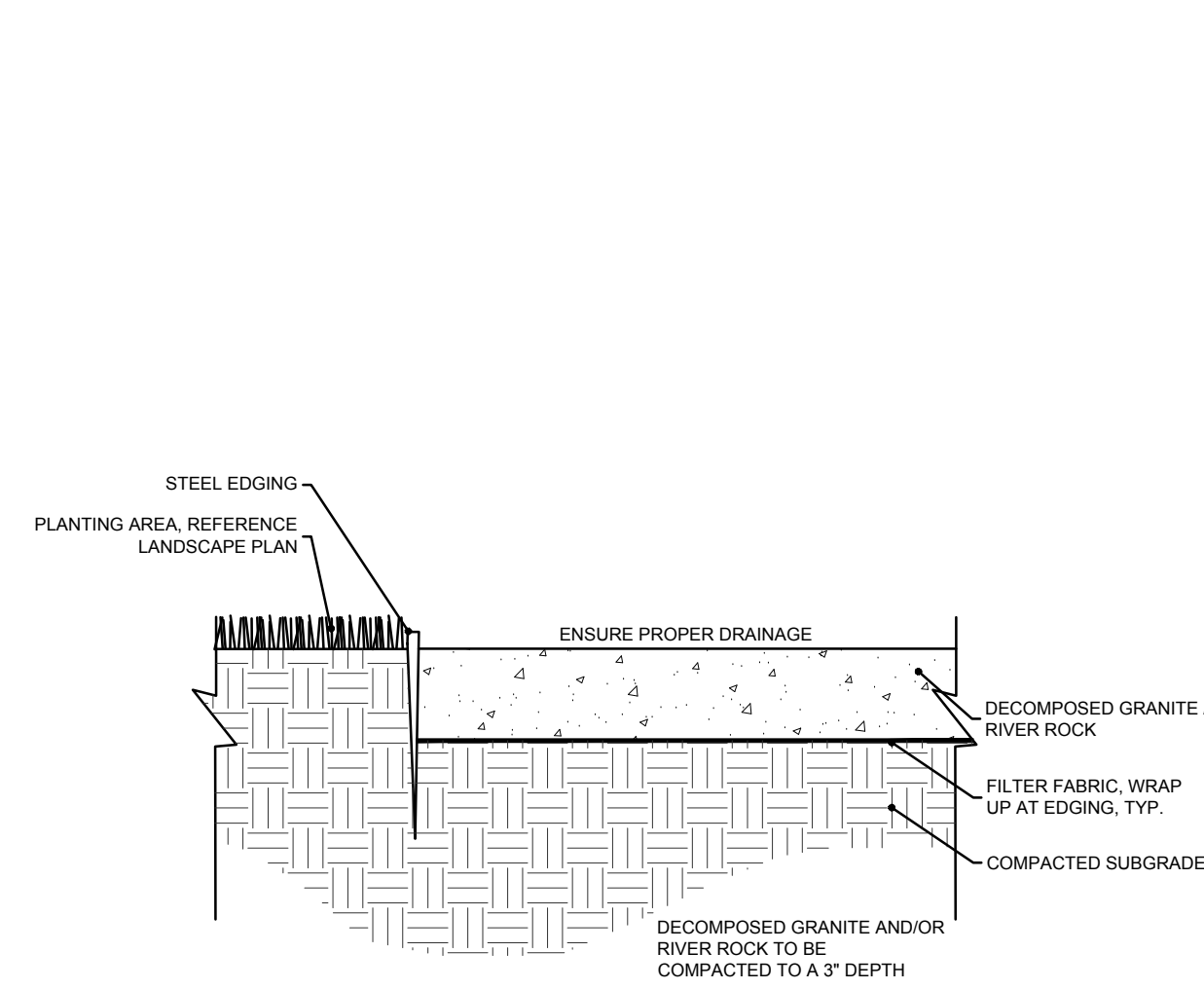
2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.



5 DECOMPOSED GRANITE / RIVER ROCK
N.T.S.

Summary of City Council Actions

September 25, 2017

Third and Final Reading on an Ordinance approving a zoning change from C-2, Community Business District and PR, Pre-Development District to PD, Planned Development District for Single-Family, Multi-Family and Retail on approximately 46 acres out of the Cresanto Vela Abstract 851 and H. Stephen Abstract 785 Additions, Johnson County, Texas, generally located north of Lone Star Road, East of Main Street and West of SH 287, Trike Investors (ZC#17-009)

Approved 5 – 2 (Cook and Moore)

Public Hearing Continuation and Second Reading on an Ordinance approving a zoning change from 2F, Two-Family Residential to PD, Planned Development District for Single-Family Residential Uses on Lot 4, Block 30, Original Town of Mansfield, located at 204 S. Second Avenue; Mansfield Custom Homes (ZC#17-011)

Approved 6-0-1 (Cook abstained)

Public Hearing Continuation and Second Reading on an Ordinance approving a zoning change from 2F, Two-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Lot G, Block 27, Original Town of Mansfield, located at 207 S. Second Avenue; Mansfield Custom Homes (ZC#17-012)

Approved 6-0-1 (Cook abstained)

Third and Final Reading on an Ordinance approving a zoning change from PD, Planned Development District to PD for Grocery Store, Office and Retail, on approximately 11.01 acres, generally located at 3000 E. Broad Street, 1,075 feet east of Miller Road and south of E. Broad Street, OSK Investments, LP (ZC#17-006)

Tabled

Public Hearing and First Reading on proposed amendments of Section 7200.B of the Zoning Ordinance related to the Parking of Vehicles such as Boats, Motor Homes, Recreational Vehicles, Campers, Trailers and Other Vehicles on properties with a Single-Family Dwelling, Two-Family Dwelling or Townhouse, and to provide an exemption to such parking restrictions applicable to certain vehicles in existence before March 2006; (OA#16-002)

Approved 7 – 0 with conditions

Public Hearing and First Reading on an Ordinance Amending Sections 7100, 7100.C.2, 7100.D.2 “Temporary Signs Table”, and 7100.K of the Zoning Ordinance Revising Certain Sign Definitions, Revising the Regulations for Promotional Signage Displays as to Quantity and Placement of Such Signs, and Revising the Regulations for Real Estate Signs; (OA#17-004)

Approved 7 – 0 with conditions

Public Hearing and First Reading on an Ordinance approving a Specific Use Permit for Liquid Waste Processing on approximately 2.498 acres known as Lot 2R1, Block 2 of Mansfield Industrial Park, generally located at 525 S. 6th Avenue; SouthWaste Disposal; (ZC#17-013)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a zoning change from C-2, Community Business District and PR, Pre-Development District to SF-7.5/18 Single-Family Residential District on approximately 30.09 acres, generally located on the west side of S. Main Street, approximately 1,086 feet south of SM 917 on property located at 1200 S. Main Street; Crystal Lake Development, LLC (ZC#17-014)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a zoning change from 2F, Two-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on approximately 0.505 acres known as Lots 11 & 12 and a portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, TX, generally located at 305 & 307 W. Kimball Street and 304 S. Second Avenue, Mansfield Custom Homes (ZC#17-015)

Approved 6 – 0 – 1 (Cook abstained) change to 6/12 roof pitch

Public Hearing and First Reading on an Ordinance approving a zoning change from C-2, Community Business District to PD, Planned Development District for commercial uses with additional use for campground or recreational vehicle park on approximately 15.115 acres known as Lot 1-R, Block 1 of Eaton Estates Campground, generally located at 1961 Lone Star Road; Texas RV Ranch (ZC#17-016)

Approved 5 – 2 (Hoffman and Cook)