

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF LOT 1, BLOCK 3, MILLENNIUM BUSINESS PARK ADDITION, BY CHANGING THE ZONING FROM LIGHT INDUSTRIAL “LI” TO PLANNED DEVELOPMENT “PD” NO. ___ FOR LIGHT INDUSTRIAL “LI”; ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, A ZONING EXHIBIT, A CONCEPTUAL LANDSCAPE PLAN, AND CONCEPTUAL BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending relating to the development and use of Lot 1, Block 3, Millennium Business Park Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 802, Plat Records, Collin County, Texas, and depicted in Exhibit “A,” attached hereto and incorporated herein by reference (“the Property”) by changing the zoning from Light Industrial “LI” to Planned Development “PD” No. ___ for Light Industrial “LI” subject to Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”), except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the use and development regulations of Light Industrial “LI” except as otherwise provided below.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”).
- C. PERMITTED USES:** In addition to all uses otherwise permitted within the Light Industrial “LI” zoning district, the Property may be developed and used for the following additional purposes:

- (1) Used Vehicle Sales;
- (2) Minor automotive repairs shall be permitted only within a building located on the Property, and shall be limited to include the following:
 - (a) paintless dent repair;
 - (b) minor repairs (e.g., bulb replacements, windshield wiper replacement, minor brake repairs);
 - (c) windshield replacement;
 - (d) wheel repairs;
 - (e) interior repairs; and
 - (f) other similar minor repairs needed to prepare a vehicle for re-sale; and
- (3) Cleaning and/or detailing of vehicles shall be permitted only within a building located on the Property.

D. VEHICLE DELIVERY AND STORAGE: Reclaimed or repossessed vehicles shall be driven individually to the Property; delivery of vehicles to the Property by a commercial vehicle hauler is prohibited. Overnight or extended term vehicle storage is limited to the interior portion of the building. Only vehicles owned by the owner of the Property, or to which the owner of the Property holds a lien in accordance with applicable provisions of the Texas Transportation Code, may be stored on the Property.

E. BUILDING ELEVATIONS: The building constructed on the Property shall be designed and constructed in general conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“Building Elevations”).

F. CONCEPTUAL LANDSCAPE PLAN: The landscaping improvements constructed on the Property shall be installed in general conformance with the Conceptual Landscape Plan attached hereto as Exhibit “D” and incorporated herein by reference (“Conceptual Landscape Plan”).

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 24th DAY OF AUGUST 2021.

APPROVED:

Kenneth M. Fulk, MAYOR

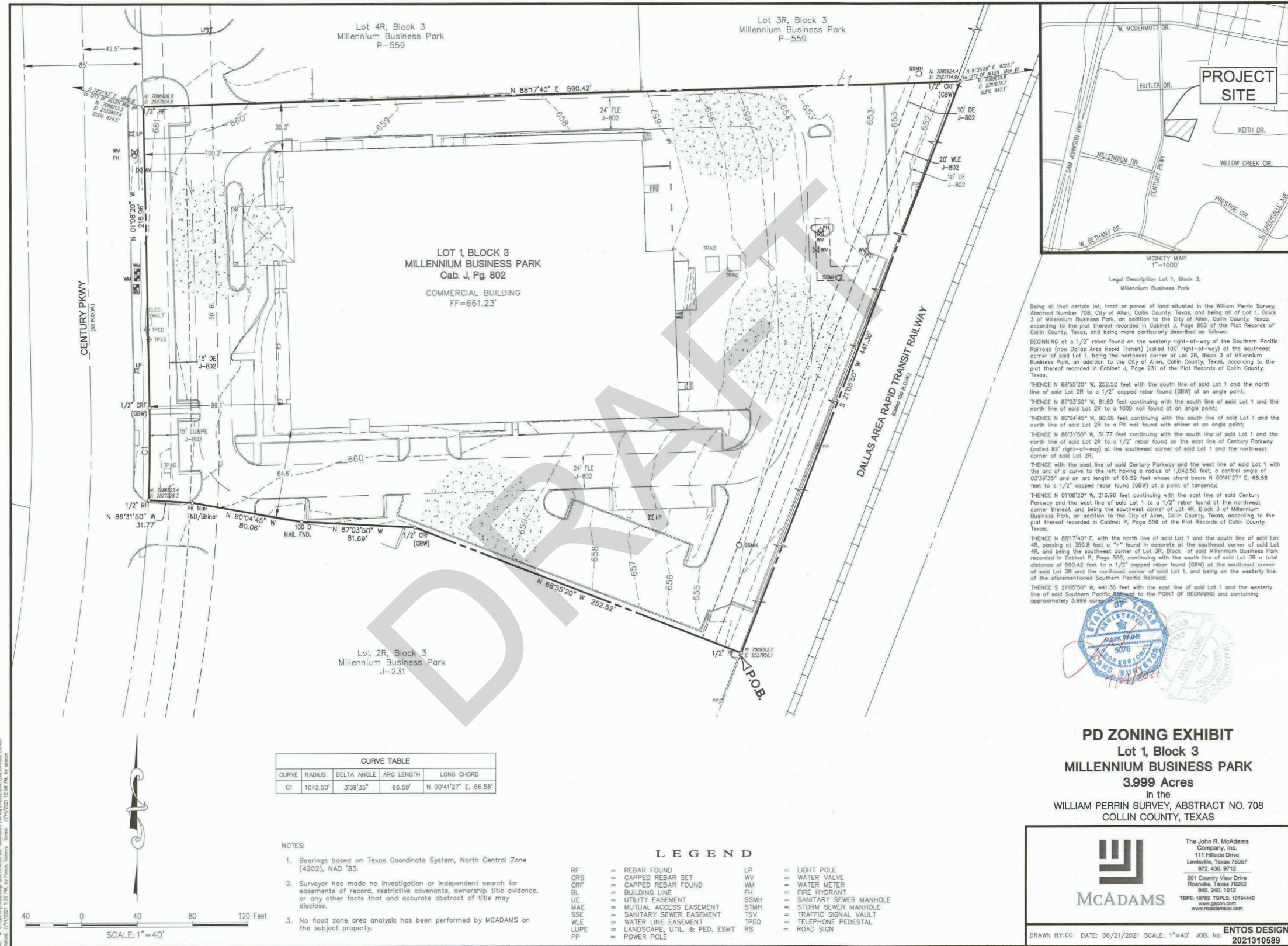
APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:7/29/2021:123728)

Shelley B. George, TRMC, City Secretary

DRAFT



Being all that certain lot, tract or parcel of land situated in the William Perrin Survey, Abstract Number 708, City of Allen, Collin County, Texas, and being all of Lot 1, Block 3 of Millennium Business Park, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 802 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the westerly right-of-way of the Southern Pacific Railroad (now Dallas Area Rapid Transit) (called 100' right-of-way) at the southeast corner of said Lot 1, being the northeast corner of Lot 2R, Block 3 of Millennium Business Park, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 231 of the Plat Records of Collin County, Texas;

THENCE N 88°55'20" W, 252.52 feet with the south line of said Lot 1 and the north line of said Lot 2R to a 1/2" capped rebar found (GBW) at an angle point;

THENCE N 87°03'50" W, 81.69 feet continuing with the south line of said Lot 1 and the north line of said Lot 2R to a 1000' nail found at an angle point;

THENCE N 80°04'45" W, 80.06 feet continuing with the south line of said Lot 1 and the north line of said Lot 2R to a PK nail found with shiner at an angle point;

THENCE N 86°31'50" W, 31.77 feet continuing with the south line of said Lot 1 and the north line of said Lot 2R to a 1/2" rebar found on the east line of Century Parkway (called 85' right-of-way) at the southwest corner of said Lot 1 and the northwest corner of said Lot 2R;

THENCE with the east line of said Century Parkway and the west line of said Lot 1 with the arc of a curve to the left having a radius of 1,042.50 feet, a central angle of 03°39'30" and an arc length of 66.59 feet whose chord bears N 00°41'27" E, 66.58 feet to a 1/2" capped rebar found (GBW) at a point of tangency;

THENCE N 01°08'20" W, 216.96 feet continuing with the east line of said Century Parkway and the west line of said Lot 1 to a 1/2" rebar found at the northwest corner thereof, and being the southwest corner of Lot 4R, Block 3 of Millennium Business Park, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 559 of the Plat Records of Collin County, Texas;

THENCE N 88°17'40" E, with the north line of said Lot 1 and the south line of said Lot 4R, passing at 359.8 feet a "s" found in concrete at the southeast corner of said Lot 4R, and being the southwest corner of Lot 3R, Block 3 of Millennium Business Park recorded in Cabinet P, Page 559, continuing with the south line of said Lot 3R a total distance of 590.42 feet to a 1/2" capped rebar found (GBW) at the southeast corner of said Lot 3R and the northeast corner of said Lot 1, and being on the westerly line of the aforementioned Southern Pacific Railroad;

THENCE S 17°05'50" W, 441.38 feet with the east line of said Lot 1 and the westerly line of said Southern Pacific Railroad to the POINT OF BEGINNING and containing approximately 3.999 acres.



PD ZONING EXHIBIT
Lot 1, Block 3
MILLENNIUM BUSINESS PARK
3.999 Acres
in the
WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
COLLIN COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972-436-9712
201 Country View Drive
Roanoke, Texas 75282
940-242-1012
TDRP-18782 TRPLS-10194440
www.gacon.com
www.mcadamsco.com

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1042.50'	3°39'35"	66.59'	N 00°41'27" E, 66.58'

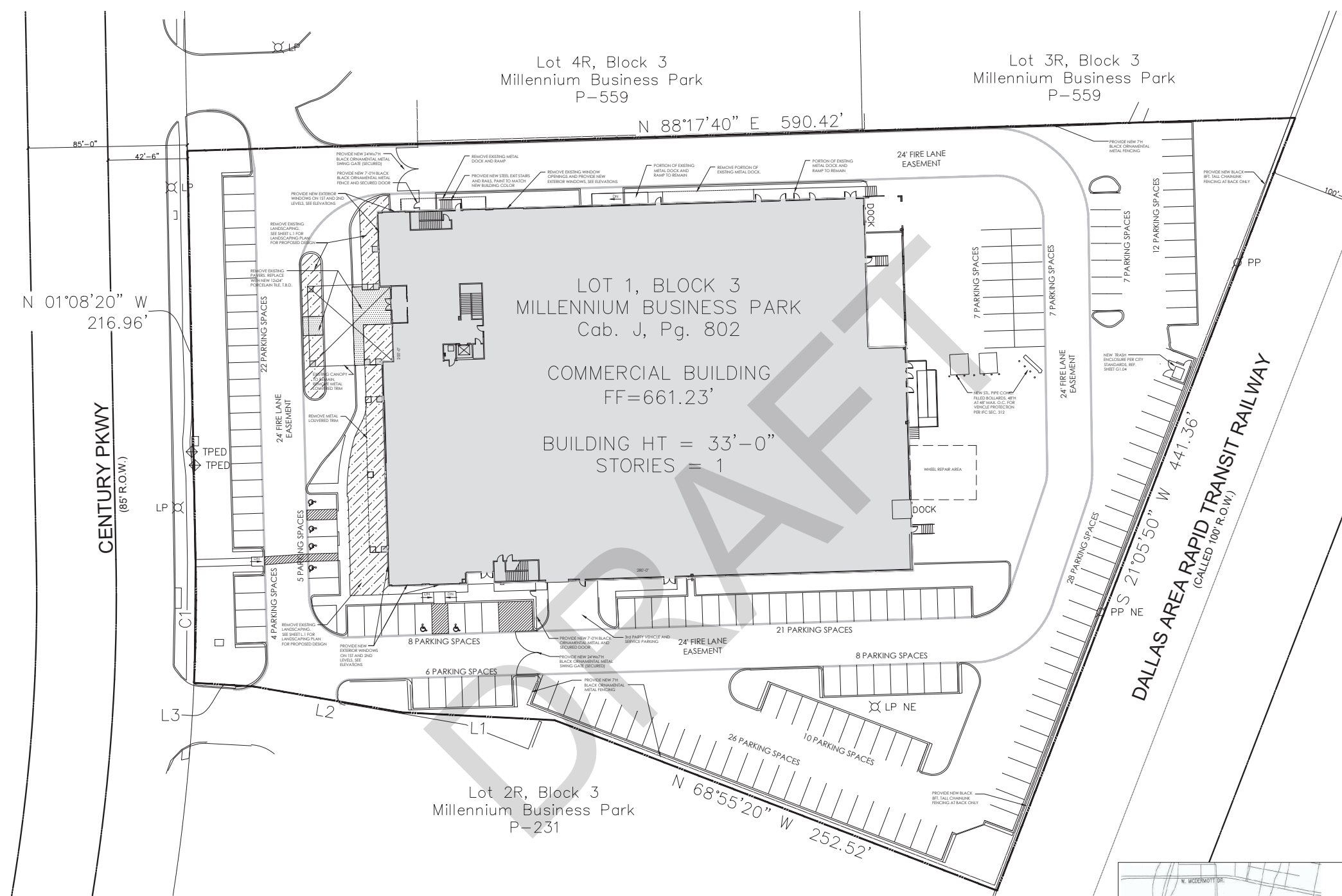
- NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
 - No flood zone area analysis has been performed by MCADAMS on the subject property.

- LEGEND**
- RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - MAE = MUTUAL ACCESS EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - LUPE = LANDSCAPE, UTIL. & PED. ESMT
 - PP = POWER POLE
 - LP = LIGHT POLE
 - WV = WATER VALVE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - SSMH = SANITARY SEWER MANHOLE
 - SSMH = STORM SEWER MANHOLE
 - TSV = TRAFFIC SIGNAL VAULT
 - TPED = TELEPHONE PEDESTAL
 - RS = ROAD SIGN

DRAWN BY: CC DATE: 06/21/2021 SCALE: 1"=40' JOB. No. **ENTOS DESIGN**
2021310589

File: W:\Projects\2021\20210601\20210601_05_Survey\20210601_05_Survey.dwg (3/21/2021 12:38 PM, by perrin)

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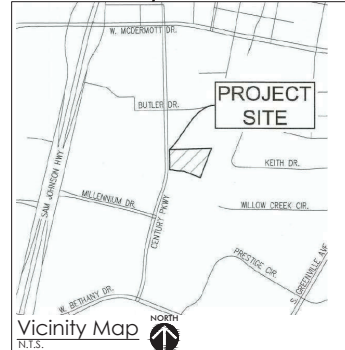
PREPARED BY: RT
CHECKED BY: RT

SITE DATA TABLE							
ADDRESS	BUILDING FLOOR AREA (SF)	CURRENT ZONING	PROPOSED ZONING	PRIMARY STATE CODE	PROPERTY ID # / GEOGRAPHIC ID	LEGAL DESCRIPTION	SUBDIVISION
415 CENTURY PARKWAY	65,850	LIGHT INDUSTRIAL	PD FOR LIGHT INDUSTRIAL	F2 (INDUSTRIAL - REAL)	2023682 / R-3148-003-0010-1	MILLENNIUM BUSINESS PARK, BLK 3, LOT 1	S3148
PROPOSED USE: OFFICE SHOWROOM/ WAREHOUSE	INTERIOR VEHICLE SALES, AS ANCILLARY USE						
TOTAL SITE AREA	4 ACRES (174,240 SQ. FT)						

LANDSCAPING DATA TABLE	
TOTAL AREA OF SITE	4 ACRES
FLOOR AREA RATIO	0.32
REQUIRED LANDSCAPE AREA OF TOTAL SITE (MINIMUM)	17,424 SQ. FT. (10%)
ACTUAL LANDSCAPED AREA OF TOTAL SITE	22,586 SQ. FT. (13%)

PARKING SUMMARY			
USE	BUILDING FLOOR AREA (SF)	PARKING RATIO	REQUIRED PARKING
OFFICE	38,790	300	130
WAREHOUSE	27,060	2000	14
TOTAL	65,850	-	144
PARKING PROVIDED	-	-	171

01 Concept Plan SCALE: 1" = 20'



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PD AMENDMENT CONCEPT PLAN
LOT 1, ZONE 3
MILLENNIUM BUSINESS PARK
3.999 ACRES
as per
WILLIAM FERRIN SURVEY, ABSTRACT No. 708
CITY OF ALLEN, COSSIN COUNTY
JULY 14, 2021

Credit Union of Texas
415 Century Pkwy
Allen, Texas 75013

Project ID: 18-1096-L005
Sheet Title
Concept Plan
PD/PD Amendment
Zoning Exhibit
Sheet Number
G1.01

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Approved: _____ Date: _____

PD AMENDMENT CONCEPT PLAN
LOT 1, ZONE 3
MILLENNIUM BUSINESS PARK
3.999 ACRES
in the
WILLIAM FERREN SURVEY - ABSTRACT No. 708
CITY OF ALLEN, COULIN COUNTY
JULY 14, 2021

SUP Review Comments 1 07/14/2021
For SUP Review #1 06/05/2021
No. issued Date

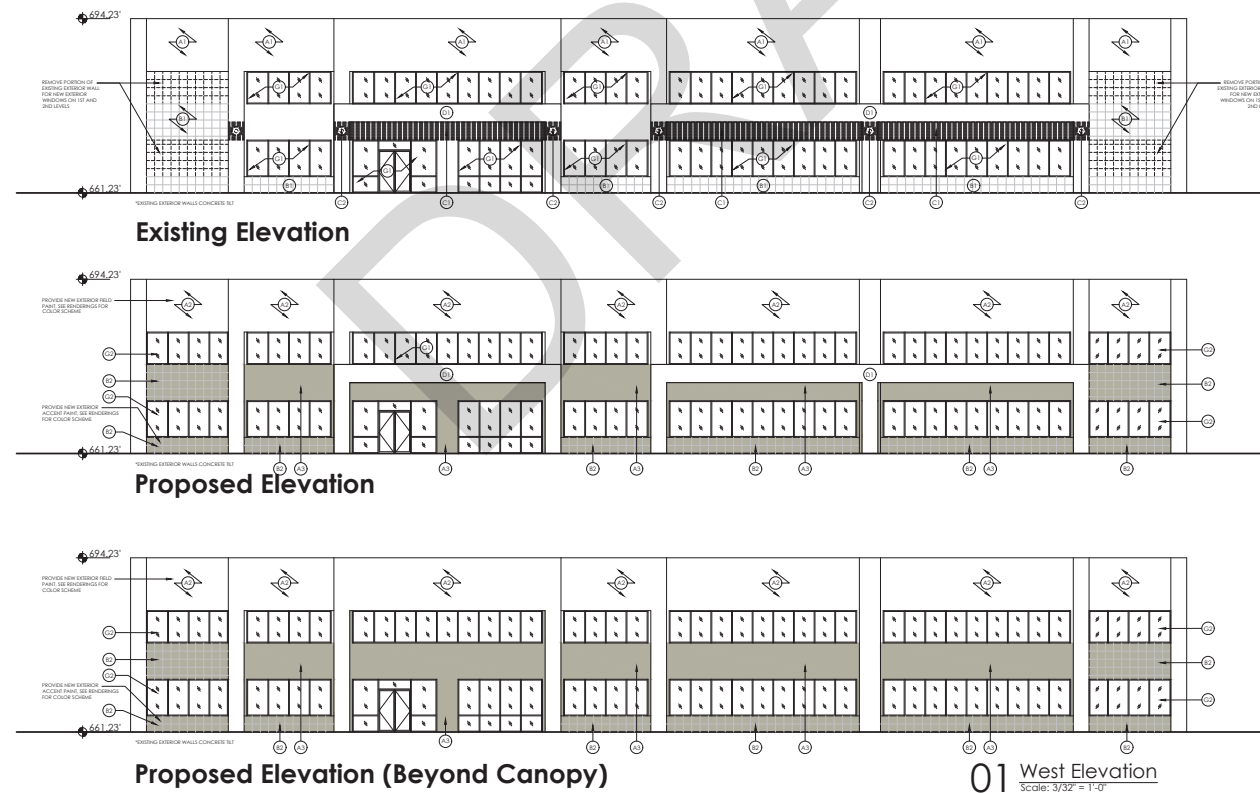
Credit Union
of Texas
415 Century Pkwy
Allen, Texas 75013

Project ID: 18-1096-1005

Sheet Title
Exterior Elevations

Sheet Number

G1.02



BUILDING ELEVATION FINISH KEY LEGEND

- ⊙ EXISTING CONCRETE TILT WALL: WHITE PAINT.
- ⊙ EXISTING CONCRETE TILT WALL: NEW FIELD PAINT.
- ⊙ EXISTING CONCRETE TILT WALL: NEW ACCENT PAINT.
- ⊙ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: GRAY ACCENT PAINT.
- ⊙ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: NEW ACCENT PAINT.
- ⊙ EXISTING TUBULAR METAL SUNSCREEN: WHITE.
- ⊙ EXISTING TUBULAR METAL ACCENT MEDALLION: WHITE.
- ⊙ EXISTING CONCRETE COLUMN AND LINTEL ASSEMBLY: PAINT TO MATCH WALL.
- ⊙ EXISTING CHAIN-LINK SCREEN.
- ⊙ EXISTING HOLLOW METAL DOOR: PAINT.
- ⊙ EXISTING SECTIONAL OVERHEAD DOOR: PAINT.
- ⊙ EXISTING ALUMINUM FRAMED FENESTRATION.
- ⊙ NEW ALUMINUM FRAMED FENESTRATION.

MATERIAL CALCULATIONS (WEST ELEVATION)			
KEY NOTE	MATERIAL	AREA (SF)	%
⊙	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	3,672	54%
⊙	MASONRY - TEXTURED/ PAINTED GRID PATTERN CONCRETE TILT WALL	636	9%
⊙	MASONRY - TEXTURED/ PAINTED CONCRETE COLUMN AND LINTEL ASSEMBLY	2,536	37%
	TOTALS	6,844	100%



PREPARED BY: RT CHECKED BY: RT

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Existing Elevation

Proposed Elevation

Existing Elevation

Proposed Elevation

Existing Elevation

Proposed Elevation

03 North Elevation
Scale: 3/32" = 1'-0"

02 East Elevation
Scale: 3/32" = 1'-0"

01 South Elevation
Scale: 3/32" = 1'-0"

MATERIAL CALCULATIONS (NORTH ELEVATION)

KEY NOTE	MATERIAL	AREA (SF)	%
Ⓞ	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	8,392	97%
Ⓟ	MASONRY - TEXTURED/ PAINTED GRID PATTERN CONCRETE TILT WALL	242	3%
TOTALS		8,634	100%

MATERIAL CALCULATIONS (EAST ELEVATION)

KEY NOTE	MATERIAL	AREA (SF)	%
Ⓞ	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	5,954	100%
TOTALS		5,954	100%

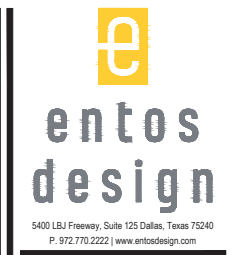
BUILDING ELEVATION FINISH KEY LEGEND

- Ⓞ EXISTING CONCRETE TILT WALL: WHITE PAINT.
- Ⓟ EXISTING CONCRETE TILT WALL: NEW FIELD PAINT.
- Ⓠ EXISTING CONCRETE TILT WALL: NEW ACCENT PAINT.
- Ⓡ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: GRAY ACCENT PAINT.
- Ⓢ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: NEW ACCENT PAINT.
- Ⓣ EXISTING TUBULAR METAL SUNSCREEN: WHITE.
- Ⓤ EXISTING TUBULAR METAL ACCENT MEDALLION: WHITE.
- Ⓥ EXISTING CONCRETE COLUMN AND LINTEL ASSEMBLY: PAINT TO MATCH WALL.
- Ⓦ EXISTING CHAIN-LINK SCREEN.
- Ⓧ EXISTING HOLLOW METAL DOOR: PAINT.
- Ⓨ EXISTING SECTIONAL OVERHEAD DOOR: PAINT.
- Ⓩ EXISTING ALUMINUM FRAMED FENESTRATION.
- ⓐ NEW ALUMINUM FRAMED FENESTRATION.

MATERIAL CALCULATIONS (SOUTH ELEVATION)

KEY NOTE	MATERIAL	AREA (SF)	%
Ⓞ	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	8,118	94%
Ⓟ	MASONRY - TEXTURED/ PAINTED GRID PATTERN CONCRETE TILT WALL	539	6%
TOTALS		8,657	100%

PREPARED BY: RT
CHECKED BY: RT



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Approved: _____ Date: _____

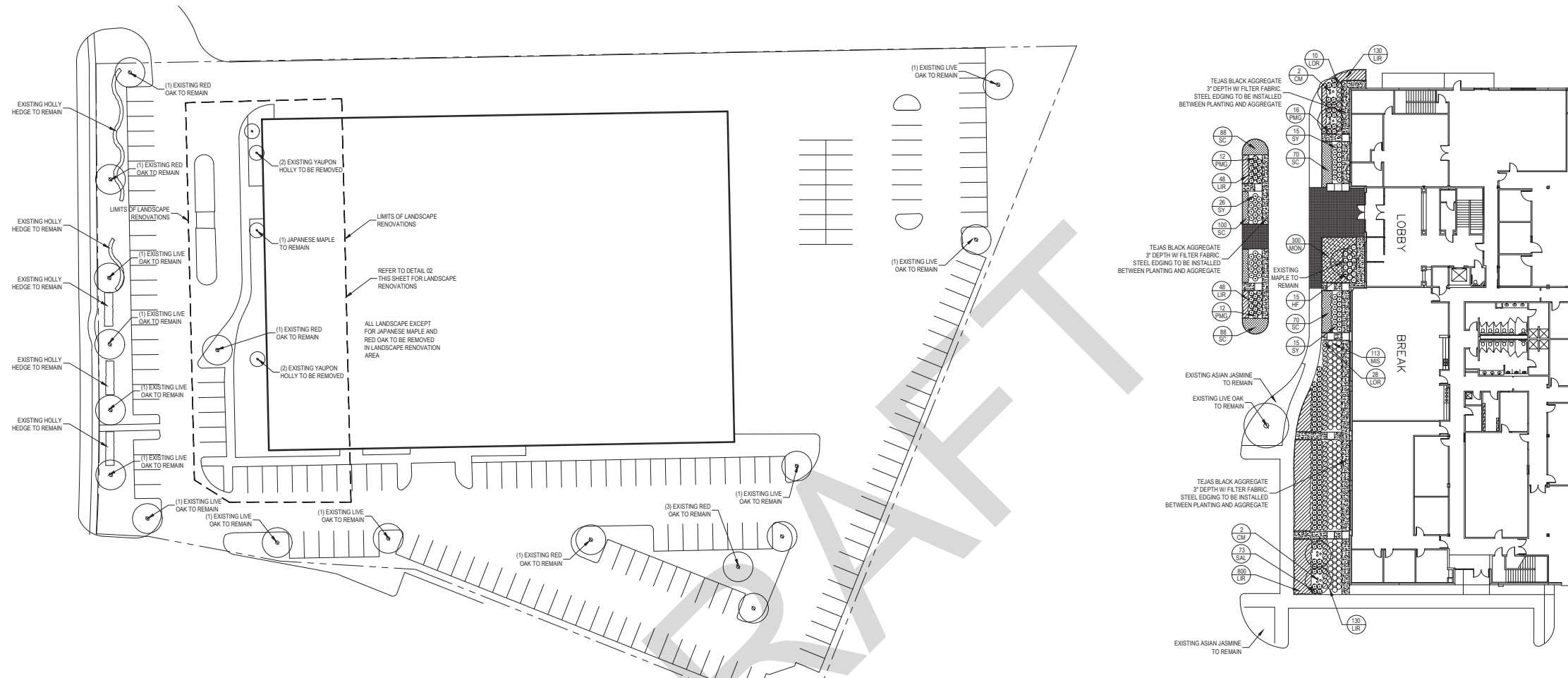
PD AMENDMENT CONCEPT PLAN
LOT 1, ZONE 3
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3.999 ACRES
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WILLIAM FERREN SURVEY, ABSTRACT NO. 708
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SUP Review Comments 1	07/14/2021
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Credit Union of Texas

415 Century Pkwy
Allen, Texas 75013

Project ID: 18-1096-L005
Sheet Title
Exterior Elevations
Sheet Number
G1.03



01 OVERALL SITE PLAN
SCALE 1"=30'-0"

02 LANDSCAPE PLAN
SCALE 1"=20'-0"

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDDED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	4	Crepe Myrtle Dallas Red	<i>Lagerstroemia indica Dallas Red</i>	3" cal.	container, 8' H., 3 or 5 trunks, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
HF	15	Holly Fern	<i>Cyrtium latatum</i>	3 gal.	container grown, 20" spread
LOR	38	Loropetalum Ruby	<i>Loropetalum chinensis Ruby</i>	3 gal.	container, 20" height, 24" spread
MIS	113	Adagio Maiden Grass	<i>Miscanthus sinensis Adagio</i>	3 gal.	container full, well rooted
PMG	40	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gal.	container full, well rooted
SAL	73	Salvia Greggii	<i>Salvia Greggii</i>	3 gal.	container full, well rooted
SY	56	Softleaf Yucca	<i>Yucca recurvifolia</i>	3 gal.	container grown, 20" H., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1156	Liriope	<i>Liriope muscari</i>	4" pots	container full, well rooted, 10" o.c.
MON	300	Mondo Grass	<i>Ophiopogon japonicus</i>	4" pots	container full, well rooted, 10" o.c.
SC	416	Seasonal Color 1419 Bermudagrass	<i>Cynodon dactylon 1419</i>		selection by owner, 12" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPING DATA TABLE	
TOTAL AREA OF SITE	4 ACRES
FLOOR AREA RATIO	0.32
REQUIRED LANDSCAPE AREA OF TOTAL SITE (MINIMUM)	17,424 SQ. FT. (10%)
ACTUAL LANDSCAPED AREA OF TOTAL SITE	22,586 SQ. FT. (13%)

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



CREDIT UNION OF TEXAS
415 CENTURY PARKWAY
ALLEN, TEXAS

ISSUE:
FOR APPROVAL 06.25.2021

DATE:
06.25.2021

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980, Edition by American National Standards Institute, Inc. (Z90.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Harris Third, 1915 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant material.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Series at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, catclaw, subscale, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open. Then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8" batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lean areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead material as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the option of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habits, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (BBB) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

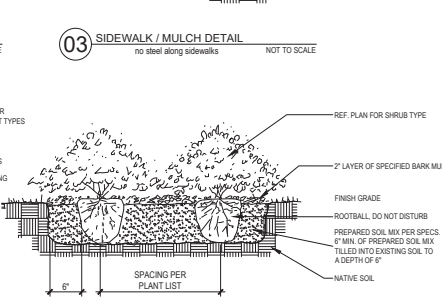
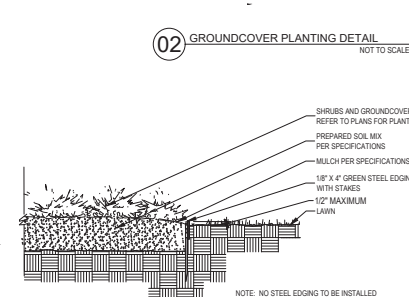
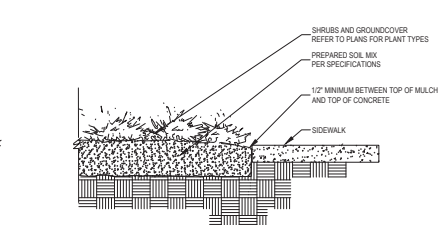
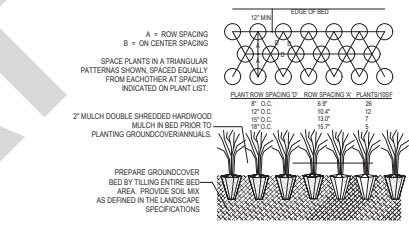
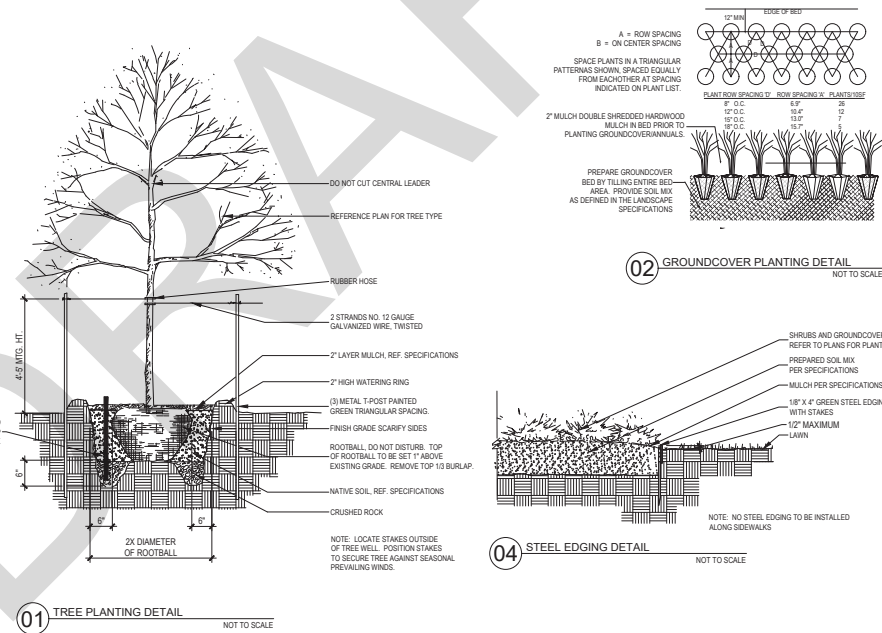
A. Delivery.

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or dislocation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plants, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Lotted plant heights are from tops of root balls to normal tops of plants. Plant spread refers to normal outer width of the plant, not to that outer leaf tip. Plants will be individually approved by the Architect and his decisions as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as bidding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, chlorotic discolorations, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthiness, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor, and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree whose trunk in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Maximum six (6") inches above ball.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.



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