



City of Lucas

Planning and Zoning Commission

May 13, 2021

7:00 PM

City Hall – Council Chambers and Video Conference
665 Country Club Road – Lucas, Texas

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, May 13, 2021 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

On March 16, 2020 Governor Abbott suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. In order to practice safe distancing, Lucas Planning and Zoning Commission meetings will be open to on-site visitors in a limited capacity of 15 audience members. Planning and Zoning Commission meetings will also be available through Zoom Webinar from your computer or smartphone. To join the meeting, please click this URL:

<https://zoom.us/j/92691972860?pwd=cWJxTnZGWW1hZDhDVlFNSXJwZFpTQT09> and enter your name and email address.

Join by phone: 1-346-248-7799

Webinar ID: 926 9197 2860

Passcode: 813188

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Public Hearing Agenda

1. Public hearing to consider the request by Tractor Supply for a Specific Use Permit to allow outside storage on a 5.56-acre section of a tract of land in the William Snider Survey, Abstract Number 821, Tract 16 situated in the City of Lucas, Collin County, Texas, located at 495 South Angel Parkway. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action on the specific use permit request

Regular Agenda

2. Consider approval of an application for a site plan, landscape plan, and elevations submitted by the property owner Bill Shipley on behalf of Tractor Supply for use as a commercial farm and garden retail center on a 5.56-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 573 Angel Parkway. **(Development Services Director Joe Hilbourn)**
3. Consider the request by Tom Goodwin on behalf of Trinity Tabernacle for a final plat located in the Ben Sparks Survey, ABS A0813, tract 17, being a 7.278-acre tract of land, located at 1130 West Lucas Road, Lucas, Texas 75002. **(Development Services Director Joe Hilbourn)**
4. Consider the request by Stephen DiNapoli for preliminary plat approval for a parcel of land, being 41.512 acres, part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, located at 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane. **(Development Services Director Joe Hilbourn)**
5. Consider approval of the minutes of the April 8, 2021 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
6. Consider the appointment of a Chairman of the Planning and Zoning Commission to serve for a term ending December 31, 2021 and appoint Vice Chairman if needed. **(Planning and Zoning Commission)**

Executive Session Agenda

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

7. Executive Session: An Executive Session is not scheduled for this meeting.
8. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 6:00 p.m. on May 6, 2021.

Stacy Henderson, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-912-1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Commission Request

May 13, 2021

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider the request by Tractor Supply for a specific use permit to allow outside storage on a 5.56-acre part of a tract of land in the William Snider Survey, Abstract Number 821, Tract 16 situated in the City of Lucas, Collin County, Texas, located at 495 South Angel Parkway.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action on the specific use permit request

Background Information

Tractor Supply is building a 21,930 square foot retail space with an area for outdoor storage. The site is currently zoned Commercial Business. According to Section 14.03.353 of the City of Lucas Code of Ordinances, businesses with outside storage and/or display of any type shall be allowed only upon the approval of a specific use permit. For Tractor Supply to have outside storage, they must receive a specific use permit granting this right.

Attachments/Supporting Documentation

- 1. Public notice
- 2. Photometric Plan
- 3. Elevations
- 4. Landscape plan
- 5. Site Plan

Budget/Financial Impact

NA

Recommendation

Staff recommends approving the specific use permit.



City of Lucas
Planning and Zoning Commission Request
May 13, 2021

Item No. 01

Motion

I make a motion to recommend to the City Council to approve/deny the request by Tractor Supply for a specific use permit to allow outside storage on a 5.56-acre section of a tract of land in the William Snider Survey, Abstract Number 821, Tract 16 situated in the City of Lucas, Collin County, Texas located at 495 South Angel Parkway.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning and Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, May 13, 2021 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application by Tractor Supply to allow outdoor storage located at the northeast quadrant of FM 2551 and West Lucas Road (north of Home Run Alley) more commonly known as 495 South Angel Parkway. The property is zoned Commercial and more particularly described as follows:

WHEREAS, **PENNINGTON PARTNERS, LLC**, is the owner of a 5.65-acre tract out of the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, being a part of a called 21.751-acre tract conveyed by Warranty Deed with Vendor's Lien of record in Document Number D20020606000809110 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a CIRS in the East line of a called 1.140-acre tract of land conveyed to O'Reilly Auto Enterprises, LLC by deed of record in Document Number 20171102001464850 of said Official Public Records, being the Northwest corner of Lot 1, Block A of Home Run Alley Addition, a subdivision of record in Document Number 20210309010000690 of the Plat Records of Collin County, Texas, and also being the Southwest corner hereof;

THENCE, N00°46'46"W, along the East line of said 1.140-acre tract, a distance of 86.99 feet to a 1/2" iron rod with plastic cap stamped "HUITT ZOLLARS" found at the Northeast corner of said 1.140-acre tract, also being the Southeast corner of Lot 1R, Block A of Lucas Plaza Addition, a subdivision of record in Document Number 20190124010000390 of said Plat Records;

THENCE, N00°54'46"W, along the East line of said Lot 1R, Block A of Lucas Plaza Addition, a distance of 186.01 feet to a 1/2" iron rod found at the Northeast corner of said Lot 1R, also being the Southeast corner of Lot 1, Block A of Donald Alan Addition, a subdivision of record in Document Number 20191016010004490 of said Plat Records;

THENCE, N00°44'37"W, along the East line of said Lot 1, Block A of Donald Alan Addition, a distance of 105.27 feet to a CIRS at the Northwest corner hereof;

THENCE, N89°20'40"E, over and across said 21.751-acre tract along the North line hereof, a distance of 646.97 feet to a CIRS in the West Right-of-Way line of Allison Lane, being the East line of said 21.751-acre tract, and also being the Northeast corner hereof;

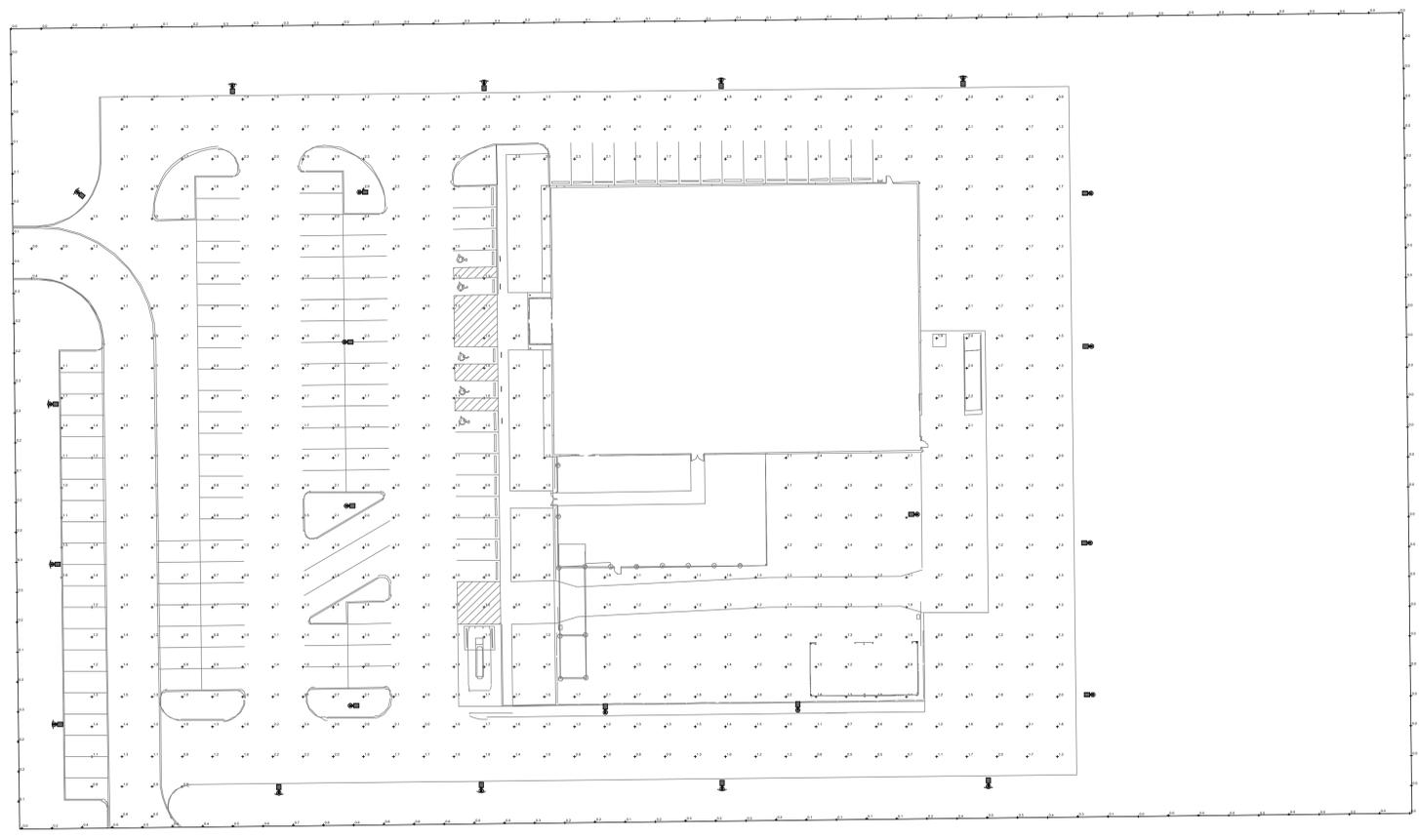
THENCE, S00°38'34"E, along the West Right-of-Way line of Allison Lane, also being the East line of said 21.751-acre tract a distance of 382.61 feet to a CIRS, being the Southeast corner hereof;

THENCE, S89°43'45"W, along the North line of said Home Run Alley Addition, a distance of 645.71 feet to the **POINT OF BEGINNING** and containing an area of 5.65 Acres, or (245,902 Square Feet) of land, more or less.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us and it will be presented at the hearing. If you have any questions about the above hearing, you may contact Joe Hilbourn at jhilbourn@lucastexas.us.

THIS DOCUMENT IS
PRELIMINARY
 IN NATURE AND IS NOT
 A FINAL, SIGNED AND
 SEALED DOCUMENT

CYNERGY ENGINEERING, PLLC
 REGISTRATION # F-2220
 MATTHEW RUTKOWSKI
 ENGINEER OF RECORD



1 **SITE PHOTOMETRIC PLAN** 

SCALE: 1/32"=1'-0"

STATISTICS				
DESCRIPTION	SYMBOL	AVG	MAX	MIN
PROPERTY LINE	+	0.2	0.7	0.0
PARKING LOT	+	1.4	2.9	0.4



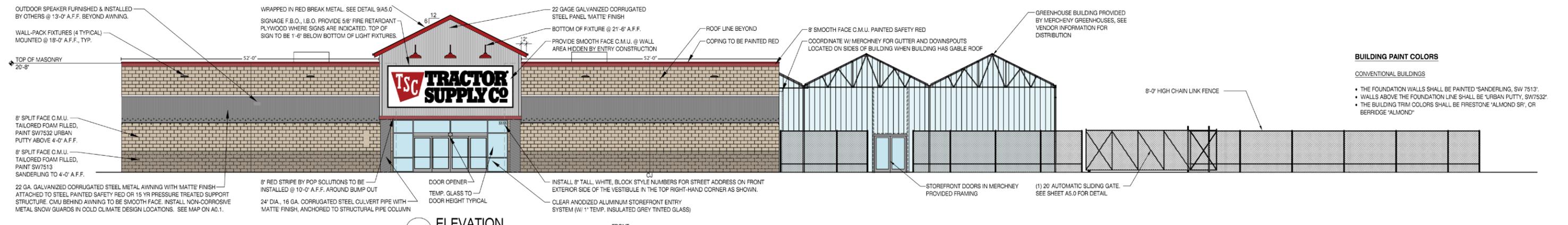
STIPULATION FOR REUSE

ISSUES / REVISIONS

ISSUE DATE:
 CHECKED BY: MJR
 DRAWN BY: JRM

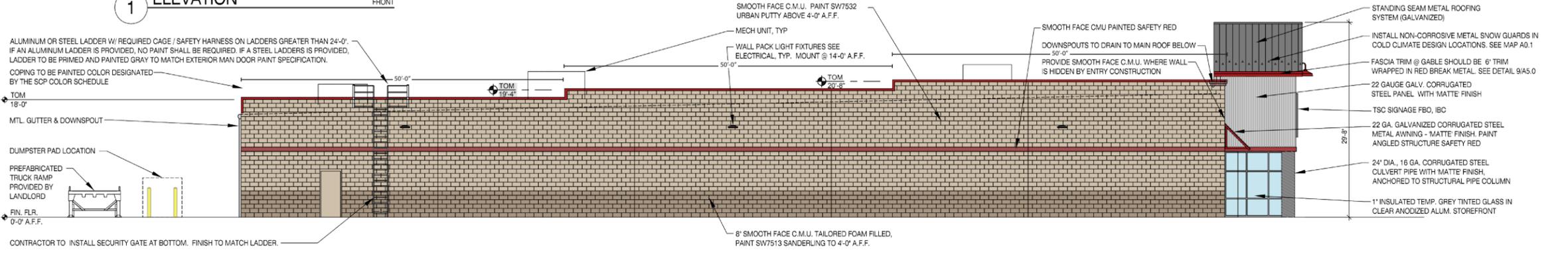
SHEET NAME:
 ELECTRICAL PHOTOMETRIC PLAN

SHEET NUMBER:
ES-102

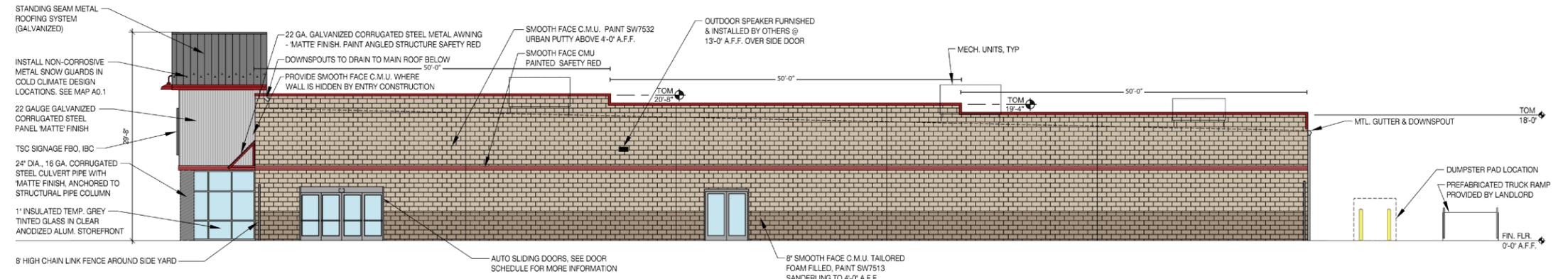


1 ELEVATION FRONT

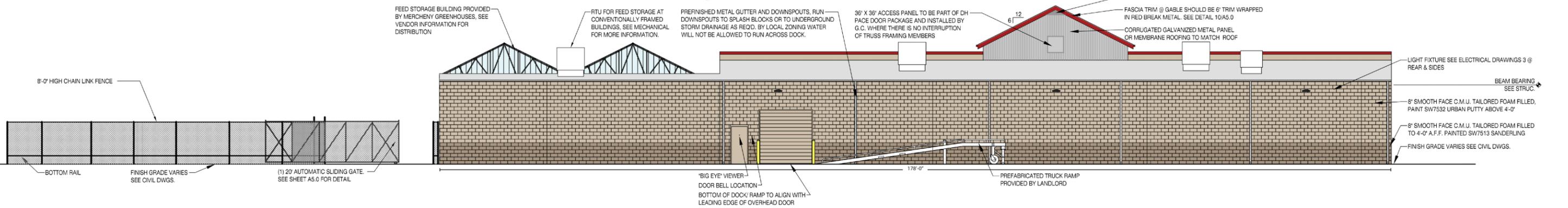
- BUILDING PAINT COLORS**
- CONVENTIONAL BUILDINGS
- THE FOUNDATION WALLS SHALL BE PAINTED 'SANDERLING, SW 7513'
 - WALLS ABOVE THE FOUNDATION LINE SHALL BE 'URBAN PUTTY, SW7532'
 - THE BUILDING TRIM COLORS SHALL BE FIRESTONE 'ALMOND SR', OR BERRIDGE 'ALMOND'



2 ELEVATION LEFT SIDE

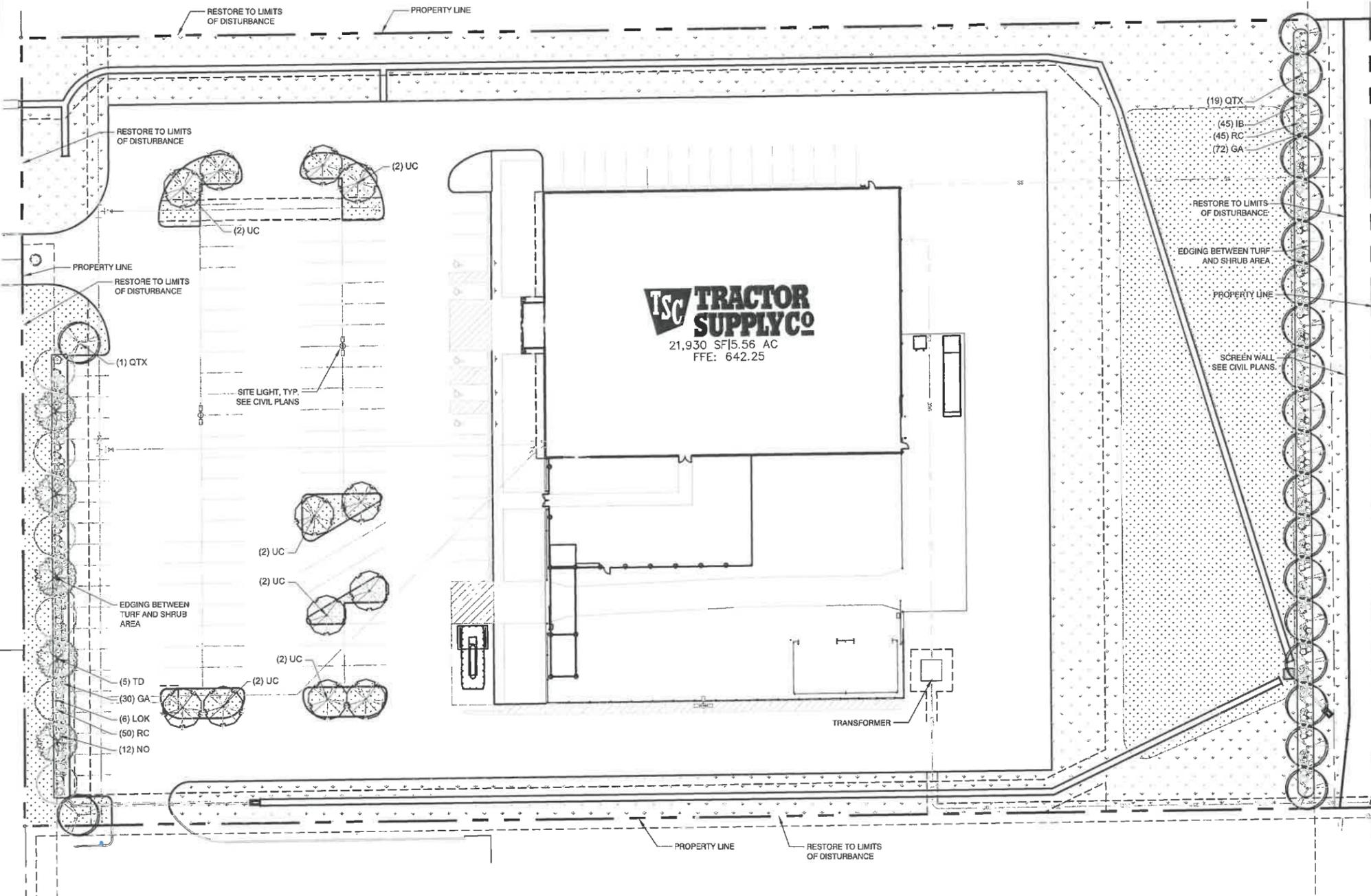


3 ELEVATION RIGHT SIDE



4B ELEVATION REAR

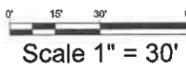
TRACTOR SUPPLY CO



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	SIZE
	LOK	6	Quercus virginiana Live Oak	3" Cal.	Cont. or B&B	10'-12'
	QTX	21	Quercus texana Texas Red Oak	3" Cal.	Cont. or B&B	10'-12'
	TD	5	Taxodium distichum Bald Cypress	3" Cal.	Cont. or B&B	10'-12'
	UC	12	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	10'-12'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	GA	102	Abelia grandiflora Glossy Abelia	5 gal	Per Plan	24" MIN
	IB	45	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	5 gal	Per Plan	18" Min.
	NO	12	Nerium oleander 'Petite Pink' Dwarf Oleander	5 gal	Per Plan	18" Min.
	RC	95	Rhaphiolepis indica 'Clara' Indian Hawthorn	5 gal	Per Plan	18" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	BG	48,290 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Hydromulch		
	CD	30,846 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Sod		

ALLISON LANE
48' R.O.W.



ROOT BARRIERS

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

MULCHES

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

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	242,217 SF
LANDSCAPE AREA REQUIRED:	38,332 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	92,676 SF (38.2% OF SITE AREA)
STREET TREES	
ALLISON LANE FRONTAGE LENGTH:	374.95 LF
STREET TREES REQUIRED:	19 TREES (1 PER 20 LF OF FRONTAGE)
STREET TREES PROVIDED:	19 TREES
SHRUBS REQUIRED:	150 SHRUBS (8 PER 20 LF OF FRONTAGE)
SHRUBS PROVIDED:	162 SHRUBS
PARKING SCREENING	
PARKING PERIMETER	N/A (NOT ADJACENT TO STREET)
TREES REQUIRED:	211 LF
TREES PROVIDED:	11 TREES (1 PER 20 LF OF FRONTAGE)
SHRUBS REQUIRED:	85 SHRUBS (8 PER 20 LF OF FRONTAGE)
SHRUBS PROVIDED:	92 SHRUBS
PARKING INTERIOR	
TOTAL SITE AREA:	65,387 SF
LANDSCAPE AREA REQUIRED:	5,229 SF (8% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	4,077 SF (XX.2% OF SITE AREA)
TREES REQUIRED:	12 TREES (1 TREE /10 SPACES; 120 SPACES)
TREES PROVIDED:	12 TREES
LOADING AREA SCREENING	PROVIDED

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

VICINITY MAP NOT TO SCALE



TRACTOR SUPPLY CO.
LOT 1, BLOCK A
LUCAS, TX

NO.	DATE	REVISION	BY

LANDSCAPE PLANTING

ZONING DESCRIPTION:	
C - COMMERCIAL	
OWNER:	
PENNINGTON PARTNERS, LLC 3445 SHENANDOAH ST. DALLAS, TX 75205 PH: 214.522.2252	
CONTACT NAME: BILL SHIPLEY	
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 301 S. COLEMAN ST. PROSPER, TX 75078 PH: 817.281.0572	
CONTACT NAME: MATT MOORE	
SURVEYOR:	
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009	
CONTACT NAME: TYLER RANK	
LEGAL DESCRIPTION:	
5.53 ACRES OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS	
CITY:	STATE:
LUCAS	TEXAS
COUNTY:	ABSTRACT NO.:
COLLIN	821
DESIGN:	EMS
DRAWN:	EMS
CHECKED:	EMS
DATE:	4/27/2021
SHEET	
LP-1	
File No. 2021-049	



PLOTTED BY: E54-30
 PLOT DATE: 4/27/2021 7:18 PM
 LOCATION: C:\USERS\E54-30\DROPBOX (EDG)\EDG - SHARED\2021\TRACTOR SUPPLY - LUCAS TX\TSC LUCAS 2021-04-28 LP.DWG
 LAST SAVED: 4/27/2021 7:17 PM

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF ALL PROJECTS COMPLETED OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY OTS, AND BE FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- B. SCOPE OF WORK**
- 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.
 - 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.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITH A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS. NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.**
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.**
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 6.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECS/EMENSUM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.**
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).**
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.**
- H. TREE STAKING AND GUYING**
- STAKES: 1/2" LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE. FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.**
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.**

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:**
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - 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.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
- B. FINISH GRADE:** IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE AMOUNT OF MULCH TO BE APPLIED TO MEET FINISH GRADE. AMENDMENTS TO BE ADDED BASED ON A SOIL TEST, PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- C. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.**

SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR PLANTS:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2' AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES OF THE HOLE PRIOR TO THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL SOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1-2" TREES: TWO STAKES PER TREE
 - 2-1/2"-4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

SHRUB, PERENNIAL AND GROUND COVER PLANTING

- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING

- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT BE INSTALLED. THE FINISH SURFACE OF THE WALKS AND CURBS, MULCH COVER WITHIN 12" OF WALKS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALK.

CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

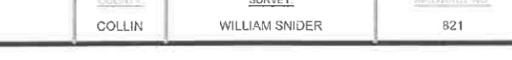
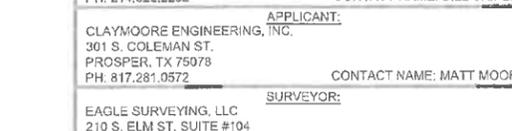
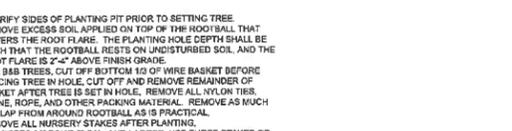
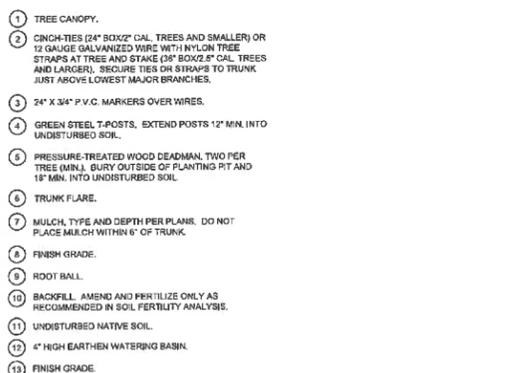
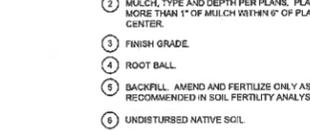
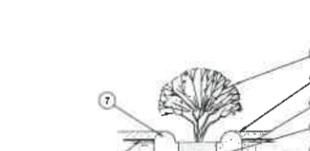
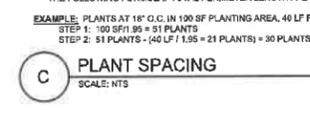
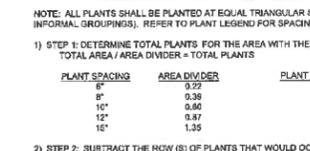
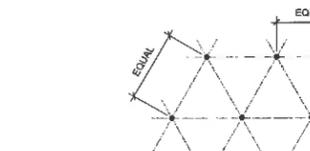
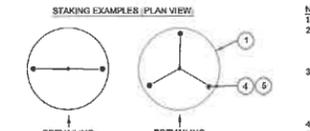
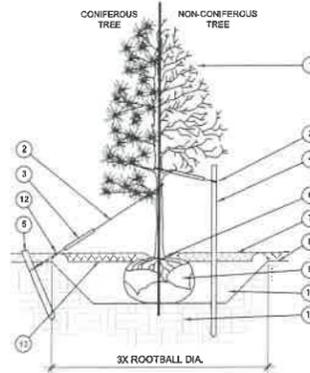
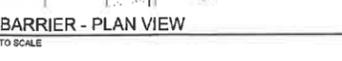
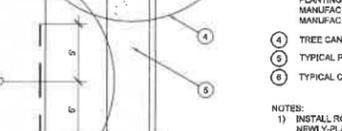
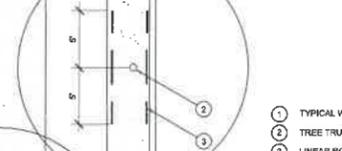
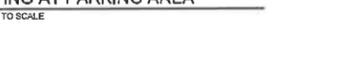
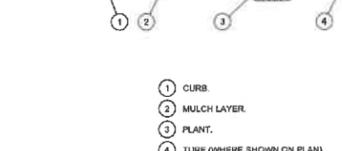
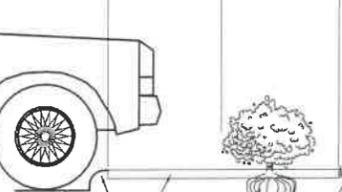
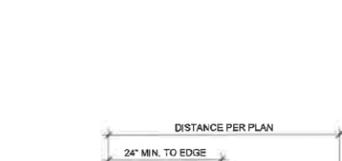
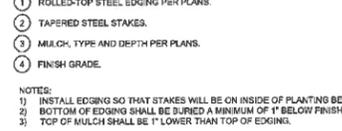
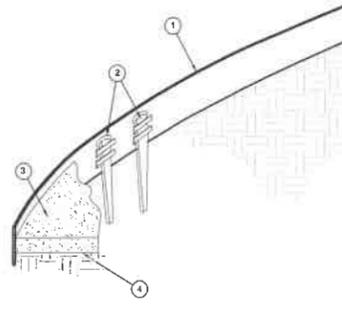
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- 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.

LANDSCAPE MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - 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.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. 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.**



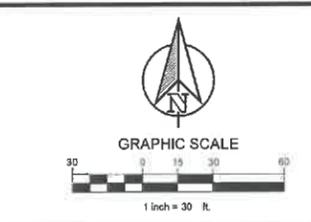
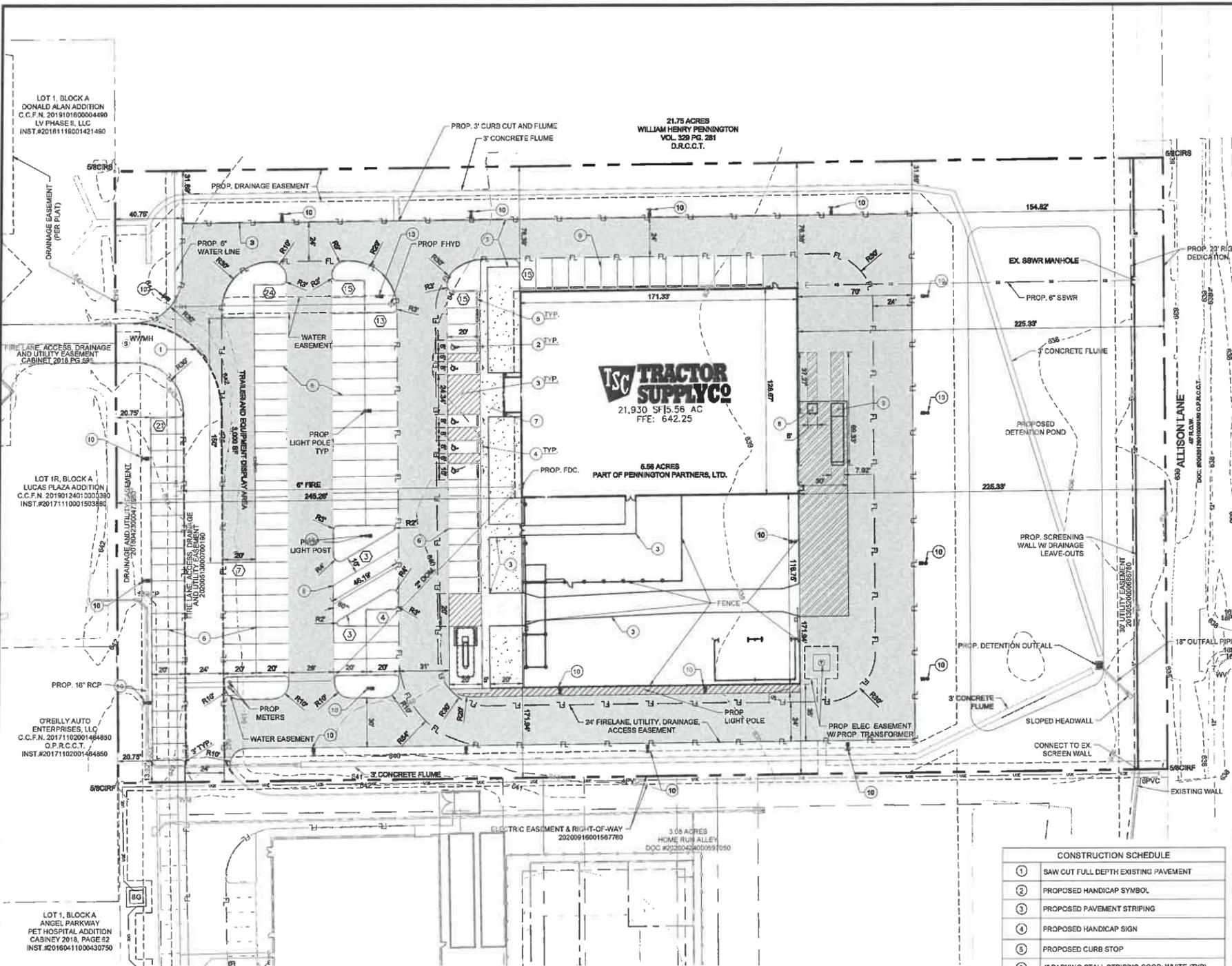
TEXAS REGISTRATION #14199
GLAY MOORE ENGINEERING
 100 CHEVY BROOKER RD., SUITE 111
 COLLEVILLE, TX 75821
 PHONE: 409.789.2919
 WWW.GLMENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT
 ERIC M. SHEPHERD
 STATE OF TEXAS
 4-28-2021

TRACTOR SUPPLY CO.
 LOT 1, BLOCK A
 LUCAS, TX

NO.	DATE	REVISION	BY

PLOTTED BY: CURTIS PETERS
 PLOT DATE: 5/4/2021 11:13 AM
 LOCATION: Z:\PROJECTS\2021-049 LUCAS TSC\CADD\SHEETS\SP-1 SITE PLANDWG
 LAST SAVED: 5/4/2021 11:11 AM



LEGEND

[Symbol]	STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	DUMPSTER AREA CONCRETE PAVEMENT
[Symbol]	SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FIRE LANE STRIPPING

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORES	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	(%)	(SQ FT)	(%)	(SQ FT)
PROPOSED LOT 1	C-COMMERCIAL	RETAIL	5.56	242,218	21,930	25'-0" MAX.	1	48% MAX	9.1%	500 SF MIN.	0.09	RETAIL (1 PER 200 SF)	110	120	5	5	148,827	61%	93,391	39%

CONSTRUCTION SCHEDULE

1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROPOSED HANDICAP SYMBOL
3	PROPOSED PAVEMENT STRIPING
4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
6	4" PARKING STALL STRIPING COOR: WHITE (TYP)
7	PROPOSED CONCRETE SIDEWALK
8	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
9	TRUCK DOCK/RAMP (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

ZONING DESCRIPTION:
C - COMMERCIAL

OWNER:
PENNINGTON PARTNERS, LLC
3445 SHENANDOAH ST.
DALLAS, TX 75205
PH: 214.522.2212
CONTACT NAME: BILL SHIPLEY

APPLICANT:
CLAYMOORE ENGINEERING, INC.
301 S. COLEMAN ST.
PROSPER, TX 75078
PH: 817.281.0572
CONTACT NAME: MATT MOORE

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #104
DENTON, TX 76201
PH: 840.222.3009
CONTACT NAME: TYLER RANK

LEGAL DESCRIPTION:
6.58 ACRES OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS.

CITY: LUCAS **STATE:** TEXAS

COUNTY: COLLIN **SUBDIV:** WILLIAM SNIDER **ABSTRACT NO.:** 821

CLAYMOORE ENGINEERING

TRACTOR SUPPLY CO.
LOT 1, BLOCK A TRACTOR SUPPLY ADDITION
LUCAS, TX

SITE PLAN

SP-1

DESIGN: CWP
 DRAWN: SD
 CHECKED: ASD
 DATE: 5/4/2021

SHEET
SP-1
 File No: 221-815



City of Lucas

Planning and Zoning Commission Request

May 13, 2021

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider approval of an application for a site plan, landscape plan, and elevations submitted by the property owner Bill Shipley on behalf of Tractor Supply for use as a commercial farm and garden retail center on a 5.56-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 573 Angel Parkway.

Background Information

Site Plan:

Tractor Supply is proposing 21,930 square feet of retail space. This usage does require a specific use permit. The site is currently zoned Commercial Business, and the use fits the area. Impervious cover shown is 61% (a maximum of 65% is permitted). Parking spaces required is 110 (120 are proposed). Site stormwater runoff detention is accounted for and shown, and all drainage is dedicated as a drainage easement for protection. The site does meet the City's lighting requirements and the photometric plan that was submitted.

Landscape Plan:

Total site area is 242,217 square feet and the building footprint is 21,930 square feet. Total landscape area provided is 92,676 square feet; 15% is required and 38.2% is proposed. Street trees required is 19 (19 are provided). Street shrubs required is 150 (162 are provided). Parking perimeter trees required is 11 (11 are provided). Parking perimeter shrubs required is 85 (92 are provided). Parking interior total site area is 65,367 square feet; landscape area required is 5,229 square feet (8%) and landscape area provided is 4,077 square feet (6.2%). Trees required is 12 (12 are provided).

Irrigation is required for all provided landscape elements; the irrigation plan provided is showing compliance.

Architectural Plan:

The proposed building height is 27 feet and 6 inches tall; maximum permitted is 35 feet tall. The proposed building has 100% masonry. The length of the building is just over 120 feet wide and meets the City's requirements for a change of direction in an elevation every 60 feet.

House Bill 2439 no longer permits cities to restrict building materials that are permitted by a model code. The building materials proposed comply with the requirements in the 2015 International Building Code.



City of Lucas

Planning and Zoning Commission Request

May 13, 2021

Item No. 02

Final plat:

The lot is 5.65 acres of land and provides for right of way as required for the proposed future Allison Lane. The plat provides easements for drainage, including detention, utility easements, and easements for fire lanes. The plat meets the City's requirements for a plat.

Attachments/Supporting Documentation

1. Civil plans, include the landscape plan, site plan, and final plat.
2. Elevations
3. Photometric Plan
4. Location map

Budget/Financial Impact

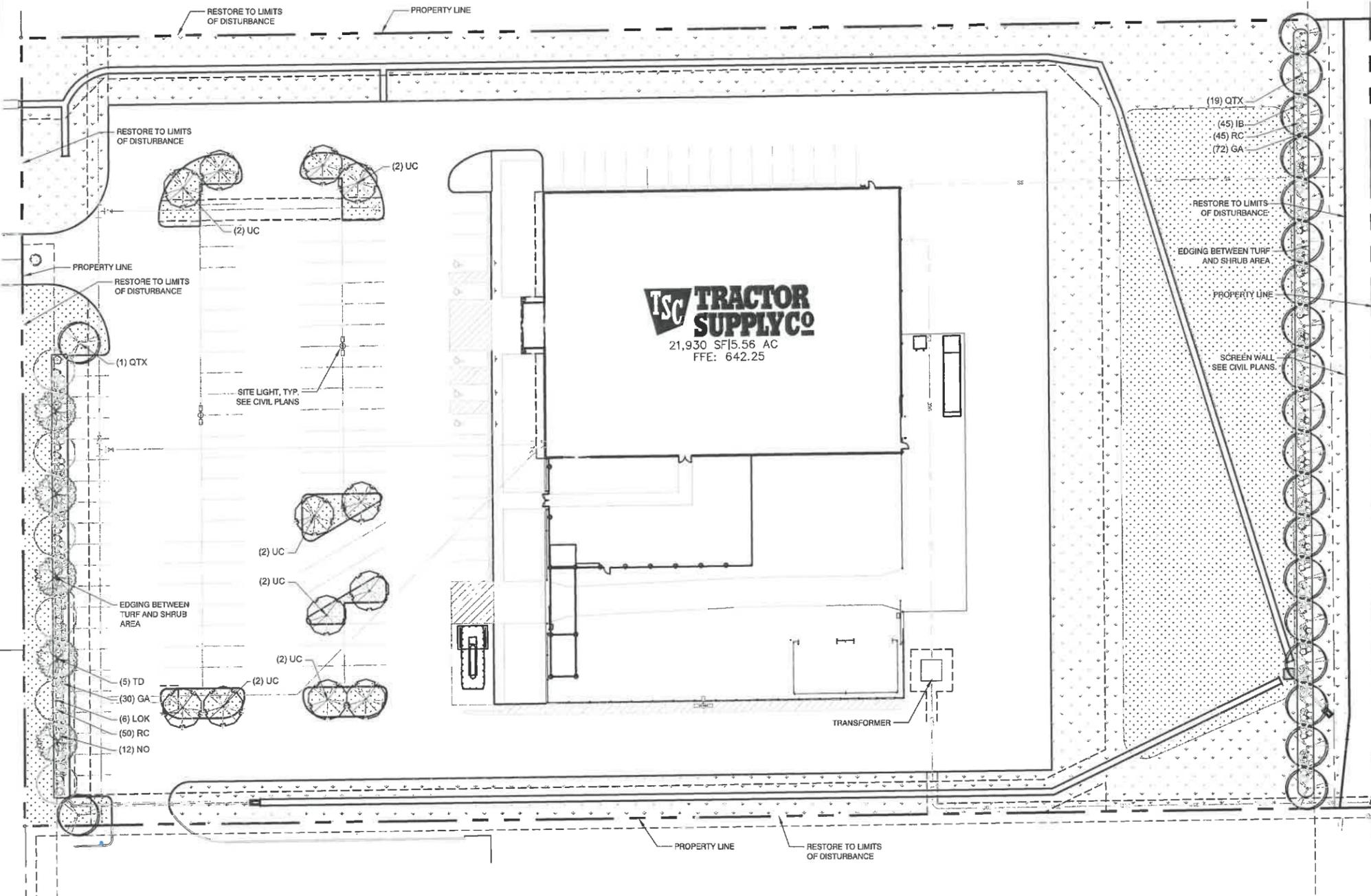
NA

Recommendation

Staff recommends approving the site plan.

Motion

I make a motion to recommend to the City Council to approve/deny the site plan, landscape plan, and elevations submitted by the property owner Bill Shipley on behalf of Tractor Supply for use as a commercial farm and garden retail center on a 5.56-acre tract of land located at 573 Angel Parkway.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	SIZE
	LOK	6	Quercus virginiana Live Oak	3" Cal.	Cont. or B&B	10'-12'
	QTX	21	Quercus texana Texas Red Oak	3" Cal.	Cont. or B&B	10'-12'
	TD	5	Taxodium distichum Bald Cypress	3" Cal.	Cont. or B&B	10'-12'
	UC	12	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	10'-12'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	GA	102	Abelia grandiflora Glossy Abelia	5 gal	Per Plan	24" MIN
	IB	45	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	5 gal	Per Plan	18" Min.
	NO	12	Nerium oleander 'Petite Pink' Dwarf Oleander	5 gal	Per Plan	18" Min.
	RC	95	Rhaphiolepis indica 'Clara' Indian Hawthorn	5 gal	Per Plan	18" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	BG	48,290 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Hydromulch		
	CD	30,846 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Sod		

ALLISON LANE
48' R.O.W.



ROOT BARRIERS

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

MULCHES

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

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	242,217 SF
LANDSCAPE AREA REQUIRED:	38,332 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	92,676 SF (38.2% OF SITE AREA)
STREET TREES	
ALLISON LANE FRONTAGE LENGTH:	374.95 LF
STREET TREES REQUIRED:	19 TREES (1 PER 20 LF OF FRONTAGE)
STREET TREES PROVIDED:	19 TREES
SHRUBS REQUIRED:	150 SHRUBS (8 PER 20 LF OF FRONTAGE)
SHRUBS PROVIDED:	162 SHRUBS
PARKING SCREENING	
PARKING PERIMETER	N/A (NOT ADJACENT TO STREET)
TREES REQUIRED:	211 LF
TREES PROVIDED:	11 TREES (1 PER 20 LF OF FRONTAGE)
SHRUBS REQUIRED:	85 SHRUBS (8 PER 20 LF OF FRONTAGE)
SHRUBS PROVIDED:	92 SHRUBS
PARKING INTERIOR	
TOTAL SITE AREA:	65,387 SF
LANDSCAPE AREA REQUIRED:	5,229 SF (8% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	4,077 SF (XX.2% OF SITE AREA)
TREES REQUIRED:	12 TREES (1 TREE /10 SPACES; 120 SPACES)
TREES PROVIDED:	12 TREES
LOADING AREA SCREENING	PROVIDED

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

VICINITY MAP NOT TO SCALE



ZONING DESCRIPTION:	
C - COMMERCIAL	
OWNER:	
PENNINGTON PARTNERS, LLC 3445 SHENANDOAH ST. DALLAS, TX 75205 PH: 214.522.2252	
CONTACT NAME: BILL SHIPLEY	
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 301 S. COLEMAN ST. PROSPER, TX 75078 PH: 817.281.0572	
CONTACT NAME: MATT MOORE	
SURVEYOR:	
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009	
CONTACT NAME: TYLER RANK	
LEGAL DESCRIPTION:	
5.53 ACRES OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, CITY OF LUCAS, COLLIER COUNTY, TEXAS	
CITY:	STATE:
LUCAS	TEXAS
COUNTY:	ABSTRACT NO.:
COLLIN	821
DESIGN:	EMS
DRAWN:	EMS
CHECKED:	EMS
DATE:	4/27/2021
SHEET	
LP-1	
File No. 2021-049	



TRACTOR SUPPLY CO.
LOT 1, BLOCK A
LUCAS, TX

NO.	DATE	REVISION	BY

LANDSCAPE PLANTING

PLOTTED BY: E54-30
 PLOT DATE: 4/27/2021 7:18 PM
 LOCATION: C:\USERS\E54-30\DROPBOX (EDG)\EDG - SHARED\2021\TRACTOR SUPPLY - LUCAS TX\TSC LUCAS 2021-04-28 LP.DWG
 LAST SAVED: 4/27/2021 7:17 PM



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF ALL PROJECTS COMPLETED OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY OTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- B. SCOPE OF WORK**
- 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.
 - 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.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITH A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS. NON-FOOT-BOUND, FREE FROM ENCIKLING AND/OR GIROULING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.**
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.**
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 6.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.**
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).**
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.**
- H. TREE STAKING AND GUYING**
- STAKES: 1/2" LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.**
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.**

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:**
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED NEEDS. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - 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.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE AMOUNT OF MULCH TO BE APPLIED TO MEET FINISH GRADE. AMENDMENTS TO BE ADDED BASED ON A SOIL TEST, PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.**

B. SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR PLANTS:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2' AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES OF THE HOLE PRIOR TO THE EXCAVATION OF THE HOLE.
- REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIROULING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEAR" ROOTS OUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL SOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE SET TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1-2" TREES: TWO STAKES PER TREE
 - 2-1/2"-4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING

- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SOODING

- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT BE INSTALLED. THE FINISH SURFACE OF THE WALKS AND CURBS, MULCH COVER WITHIN 12" OF WALKS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALK.

H. CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE

- 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.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- 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.

J. LANDSCAPE MAINTENANCE

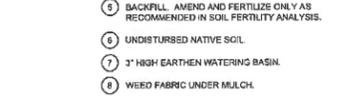
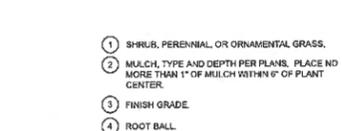
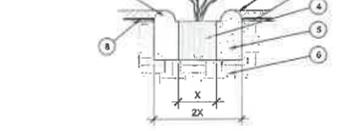
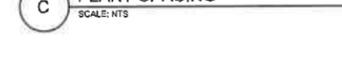
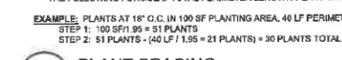
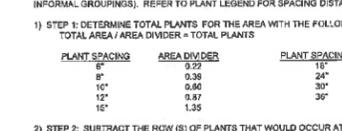
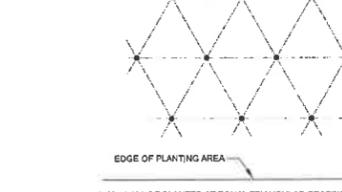
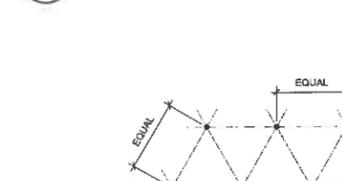
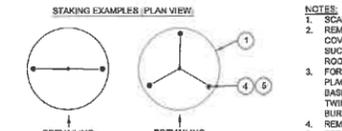
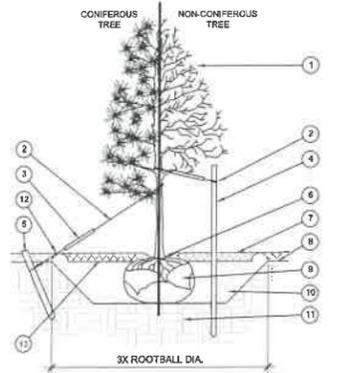
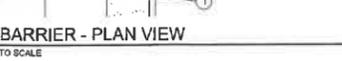
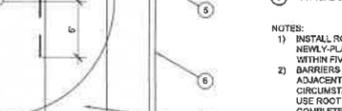
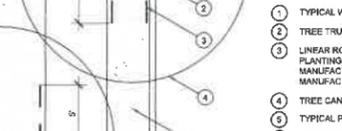
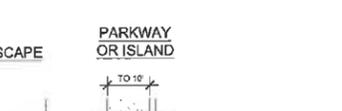
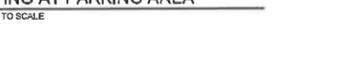
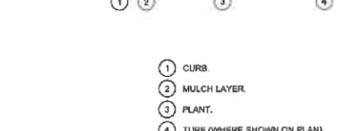
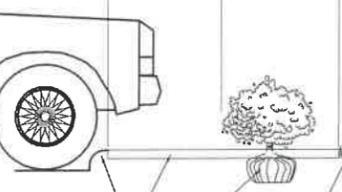
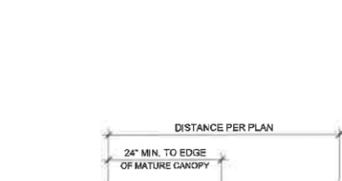
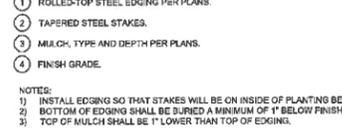
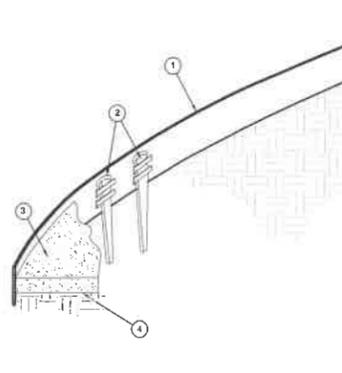
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - 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.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

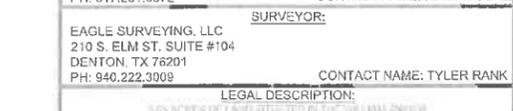
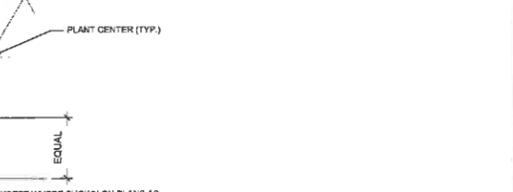
L. RECORD DRAWING

- 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.



- TREE CANOPY.
- CINCH-TIES (24" BOX" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (30" BOX" CAL. TREES AND LARGER). SECURE TIES DR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 - FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - FOR TREES 30" BOX" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKES SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



TEXAS REGISTRATION #14199
GLAY MOORE ENGINEERING
 100 CHEVY BROOKER RD. SUITE 111
 COLLEVILLE, TX 75821
 PHONE: 409.789.2939
 WWW.GLMENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT
 ERIC M. SHEPHERD
 STATE OF TEXAS
 4-28-2021

TRACTOR SUPPLY CO.
 LOT 1, BLOCK A
 LUCAS, TX

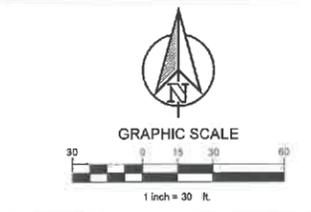
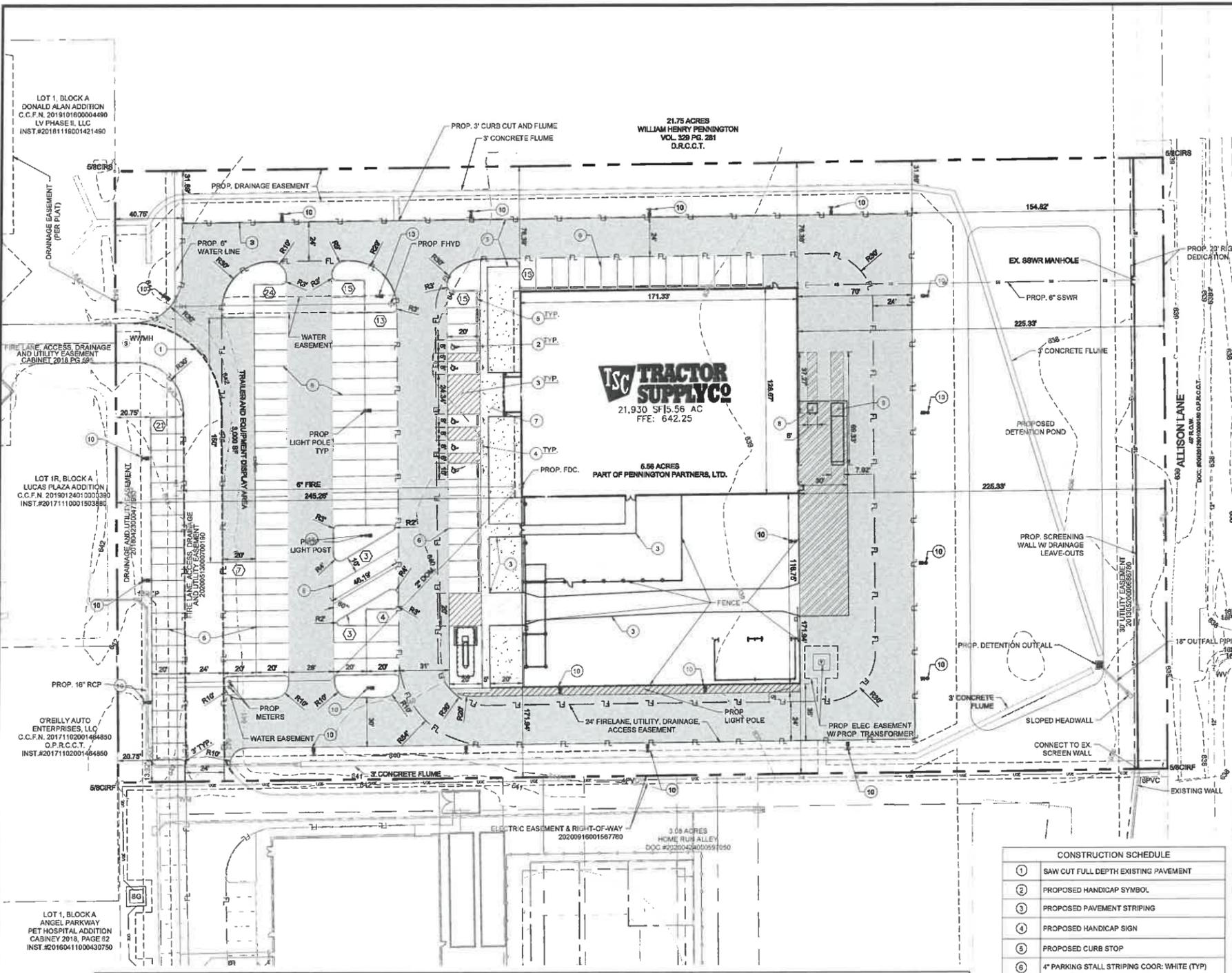
NO.	DATE	REVISION	BY

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy, Ste 600
 Addison, TX 75001
 www.EvrgreenDesignGroup.com

ZONING DESCRIPTION:
 C - COMMERCIAL

OWNER:
 PENNINGTON PARTNERS, LLC
 3445 SHENANDOAH ST.
 DALLAS, TX 75205
 PH: 214.522.225

PLOTTED BY: CURTIS PETERS
 PLOT DATE: 5/4/2021 11:13 AM
 LOCATION: Z:\PROJECTS\2021-049 LUCAS TSC\CADD\SHEETS\SP-1 SITE PLANDWG
 LAST SAVED: 5/4/2021 11:11 AM



LEGEND

[Symbol]	STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	DUMPSTER AREA CONCRETE PAVEMENT
[Symbol]	SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FIRE LANE STRIPPING

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORES	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
PROPOSED LOT 1	C-COMMERCIAL	RETAIL	5.56	242,218	21,930	25'-0" MAX.	1	48% MAX	9.1%	500 SF MIN.	0.09	RETAIL (1 PER 200 SF)	110	120	5	5	148,827	61%	93,391	39%

CONSTRUCTION SCHEDULE

1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROPOSED HANDICAP SYMBOL
3	PROPOSED PAVEMENT STRIPING
4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
6	4" PARKING STALL STRIPING COOR: WHITE (TYP)
7	PROPOSED CONCRETE SIDEWALK
8	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
9	TRUCK DOCK/RAMP (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

ZONING DESCRIPTION:
C - COMMERCIAL

OWNER:
PENNINGTON PARTNERS, LLC
3445 SHENANDOAH ST.
DALLAS, TX 75205
PH: 214.522.2212
CONTACT NAME: BILL SHIPLEY

APPLICANT:
CLAYMOORE ENGINEERING, INC.
301 S. COLEMAN ST.
PROSPER, TX 75078
PH: 817.281.0572
CONTACT NAME: MATT MOORE

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #104
DENTON, TX 76201
PH: 840.222.3009
CONTACT NAME: TYLER RANK

LEGAL DESCRIPTION:
6.58 ACRES OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS.

CITY: LUCAS **STATE:** TEXAS

COUNTY: COLLIN **SUBDIV:** WILLIAM SNIDER **ABSTRACT NO.:** 821

SITE PLAN

TRACTOR SUPPLY CO.
LOT 1, BLOCK A TRACTOR SUPPLY ADDITION
LUCAS, TX

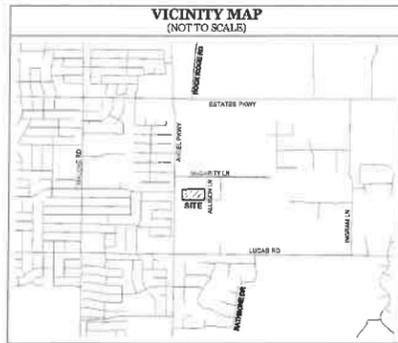
BY: _____
DATE: _____

SHEET
SP-1

File No: 221-815



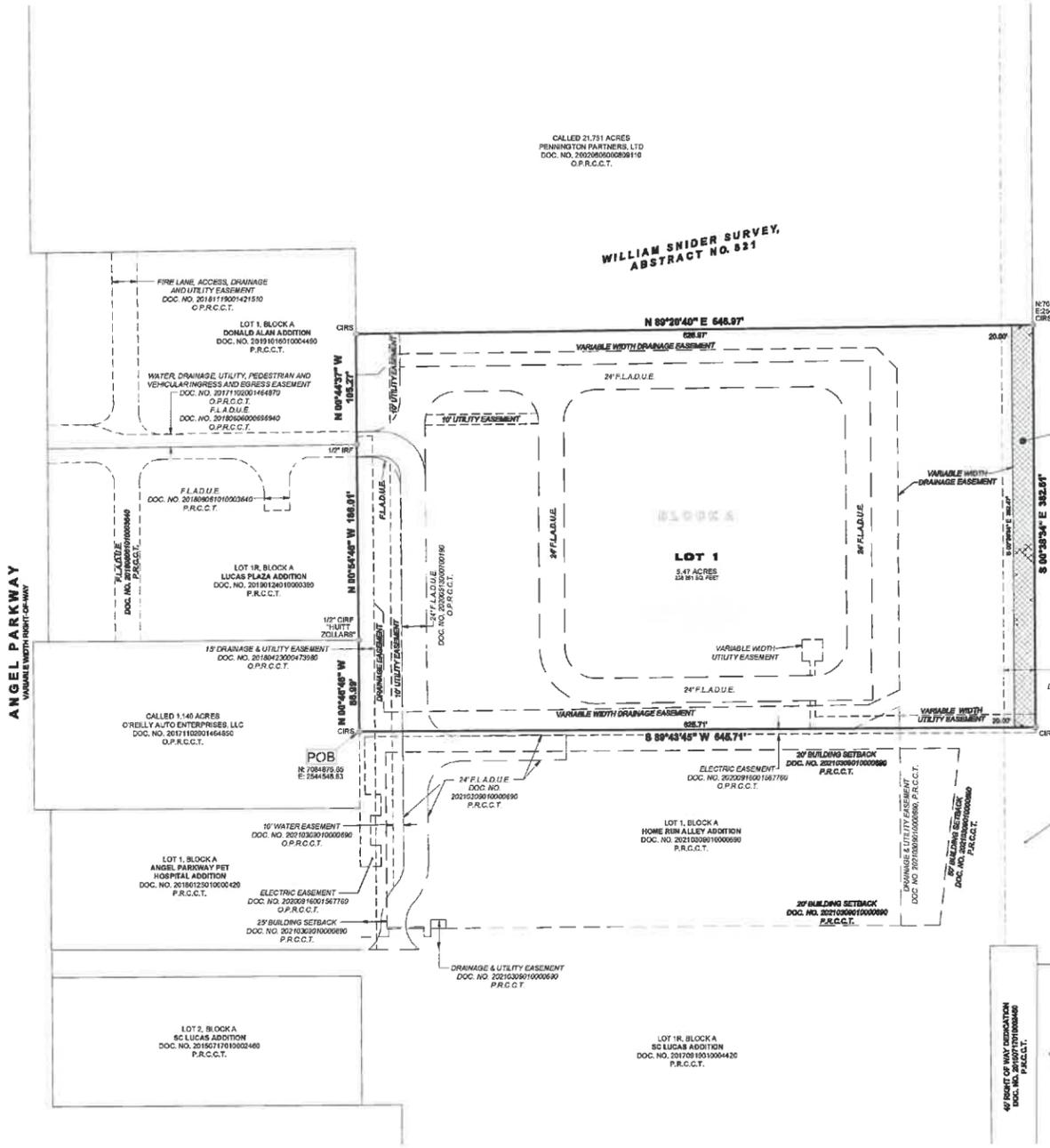
PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
PROSPER, TX 75078
OFFICE: 817.281.0572
FAX: 817.281.0573
P.O. # 125635, DALLAS, TX 75221



- GENERAL NOTES**
- The purpose of this plat is to create an official lot of record from a tract of land.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C04651.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

LOT SUMMARY TABLE	
GROSS	5.65 AC. 245,902 S.F.
R.O.W.	0.00 AC. 0 S.F.
NET	5.65 AC. 245,902 S.F.

- LEGEND**
- POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCING
 - CIRS = CAPPED IRON ROD SET
 - CIRF = CAPPED IRON ROD FOUND
 - DOC. NO. = DOCUMENT NUMBER
 - PLAT RECORDS = PLAT RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - F.L.A.D.U.E. = FIRE LANE ACCESS, DRAINAGE & UTILITY EASEMENT



- LOT 1 FOX GLEN ADDITION DOC. NO. 2012012601000160 P.R.C.C.T.
- LOT 2 FOX GLEN ADDITION DOC. NO. 2012012601000160 P.R.C.C.T.
- LOT 3 FOX GLEN ADDITION DOC. NO. 2012012601000160 P.R.C.C.T.
- LOT 4 FOX GLEN ADDITION DOC. NO. 2012012601000160 P.R.C.C.T.
- LOT 5 FOX GLEN ADDITION DOC. NO. 2012012601000160 P.R.C.C.T.
- LOT 1, BLOCK A DONALD ALAN ADDITION DOC. NO. 2019101601000449 P.R.C.C.T.
- LOT 1R, BLOCK A LUCAS PLAZA ADDITION DOC. NO. 2019012401000389 P.R.C.C.T.
- LOT 1, BLOCK A ANGEL PARKWAY FET HOSPITAL ADDITION DOC. NO. 2016012501000420 P.R.C.C.T.
- LOT 1R, BLOCK A HOME RIBBALLEY ADDITION DOC. NO. 2021030901000099 P.R.C.C.T.
- LOT 2, BLOCK A SC LUCAS ADDITION DOC. NO. 2016012501000449 P.R.C.C.T.
- LOT 1R, BLOCK A SC LUCAS ADDITION DOC. NO. 2017091001000442 P.R.C.C.T.
- ASAD AHMADI & ANITA AHMADI VOLUME 4481, PAGE 2441 O.P.R.C.C.T.
- TEXAS RANGERS RANCH, LLC DOC. NO. 20200113000144770 O.P.R.C.C.T.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, PENNINGTON PARTNERS, LLC, is the owner of a 5.65 acre tract out of the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, being a part of a called 21.751 acre tract conveyed by Warranty Deed with Vendor's Lien of record in Document Number D202020606000809110 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a CIRS in the East line of a called 1.140 acre tract of land conveyed to O'Reilly Auto Enterprises, LLC by deed of record in Document Number 2017110201464850 of said Official Public Records, being the Northeast corner of Lot 1, Block A of Home Run Alley Addition, a subdivision of record in Document Number 2019012401000389 of the Plat Records of Collin County, Texas, and also being the Southwest corner hereof;

THENCE, N00°46'45"W, along the East line of said 1.140 acre tract, a distance of 88.99 feet to a 1/2" iron rod with plastic cap stamped "HUITT ZOLLARS" found at the Northeast corner of Lot 1R, Block A of Lucas Plaza Addition, a subdivision of record in Document Number 2019012401000389 of said Plat Records;

THENCE, N00°54'48"W, along the East line of said Lot 1R, Block A of Lucas Plaza Addition, a distance of 186.01 feet to a 1/2" iron rod found at the Northeast corner of said Lot 1R, also being the Southeast corner of Lot 1, Block A of Donald Alan Addition, a subdivision of record in Document Number 2019012401000389 of said Plat Records;

THENCE, N00°44'37"W, along the East line of said Lot 1, Block A of Donald Alan Addition, a distance of 105.27 feet to a CIRS at the Northwest corner hereof;

THENCE, N89°20'40"E, over and across said 21.751 acre tract along the North line hereof, a distance of 646.97 feet to a CIRS in the West Right-of-Way line of Allison Lane, being the East line of said 21.751 acre tract, and also being the Northeast corner hereof;

THENCE, S00°38'34"E, along the West Right-of-Way line of Allison Lane, also being the East line of said 21.751 acre tract a distance of 392.61 feet to a CIRS, being the Southeast corner hereof;

THENCE, S89°43'45"W, along the North line of said Home Run Alley Addition, a distance of 645.71 feet to the POINT OF BEGINNING and containing an area of 5.65 Acres, or (245,902 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PENNINGTON PARTNERS, LLC, does hereby adopt this plat, designating herein described property as TRACTOR SUPPLY ADDITION, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, paths, walkways, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance, or efficiency of its respective system of the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: PENNINGTON PARTNERS, LLC

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lucas, Collin County, Texas.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

P&Z CERTIFICATE OF APPROVAL

APPROVED by the City of Lucas Planning and Zoning Commission on this _____ day of _____, 2021.

Planning and Zoning Chairman _____

ATTEST: _____

City Secretary _____

CERTIFICATE OF APPROVAL

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinance and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works _____ Date _____

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinance, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning & Community Development _____ Date _____

**FINAL PLAT
TRACTOR SUPPLY
ADDITION
LOT 1, BLOCK A**

BEING 5.65 ACRES OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT No. 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS ZONING: C (COMMERCIAL)

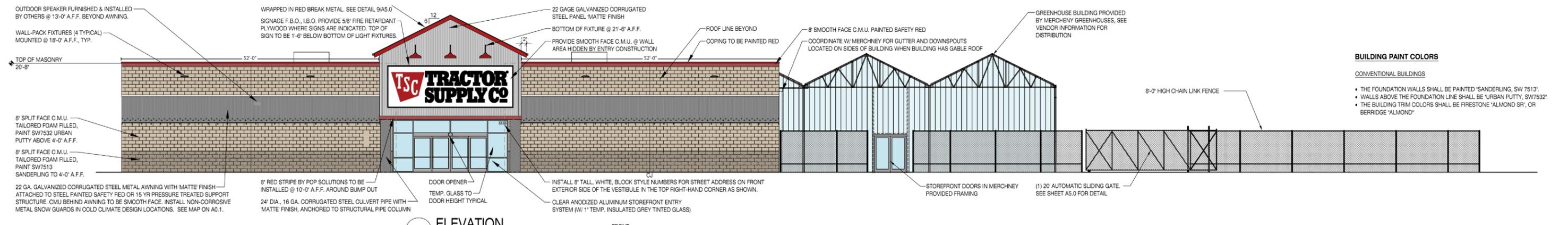
Project: 2104.028
Date: 04/12/2021
Drafter: CHM/TAR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

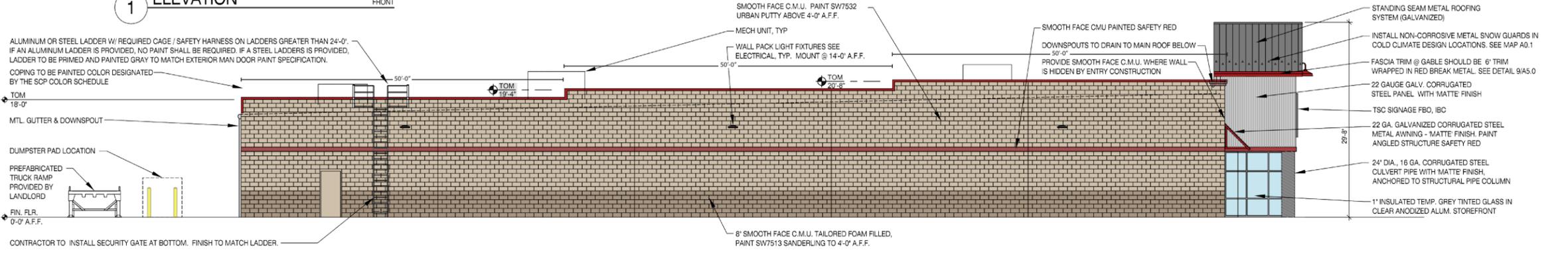
ENGINEER
Claymore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER
Pennington Partners, LLC
3445 Shenandoah St.
Dallas, TX 75225-2219

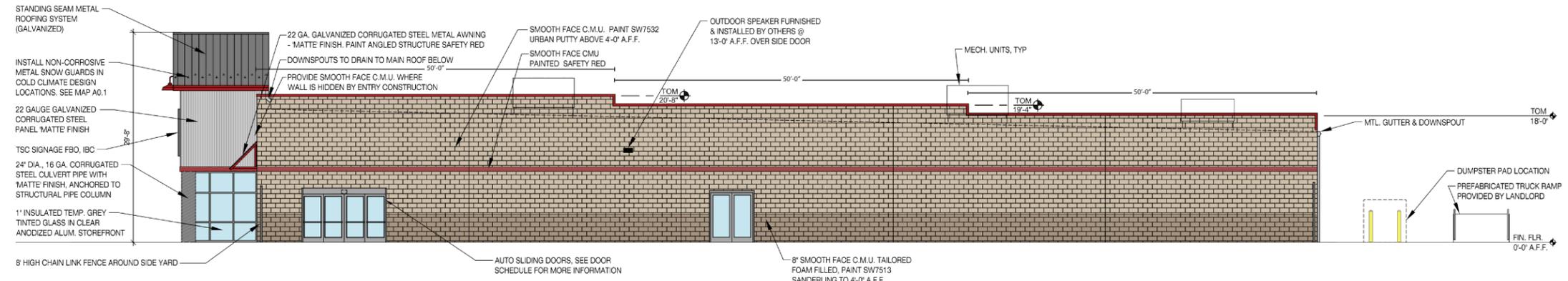


- BUILDING PAINT COLORS**
- CONVENTIONAL BUILDINGS
- THE FOUNDATION WALLS SHALL BE PAINTED 'SANDERLING, SW 7513'
 - WALLS ABOVE THE FOUNDATION LINE SHALL BE 'URBAN PUTTY, SW7532'
 - THE BUILDING TRIM COLORS SHALL BE FIRESTONE 'ALMOND SR', OR BERRIDGE 'ALMOND'

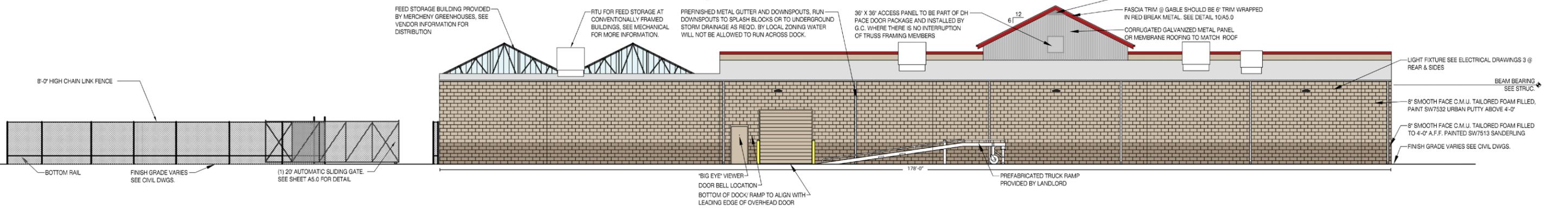
1 ELEVATION FRONT



2 ELEVATION LEFT SIDE



3 ELEVATION RIGHT SIDE

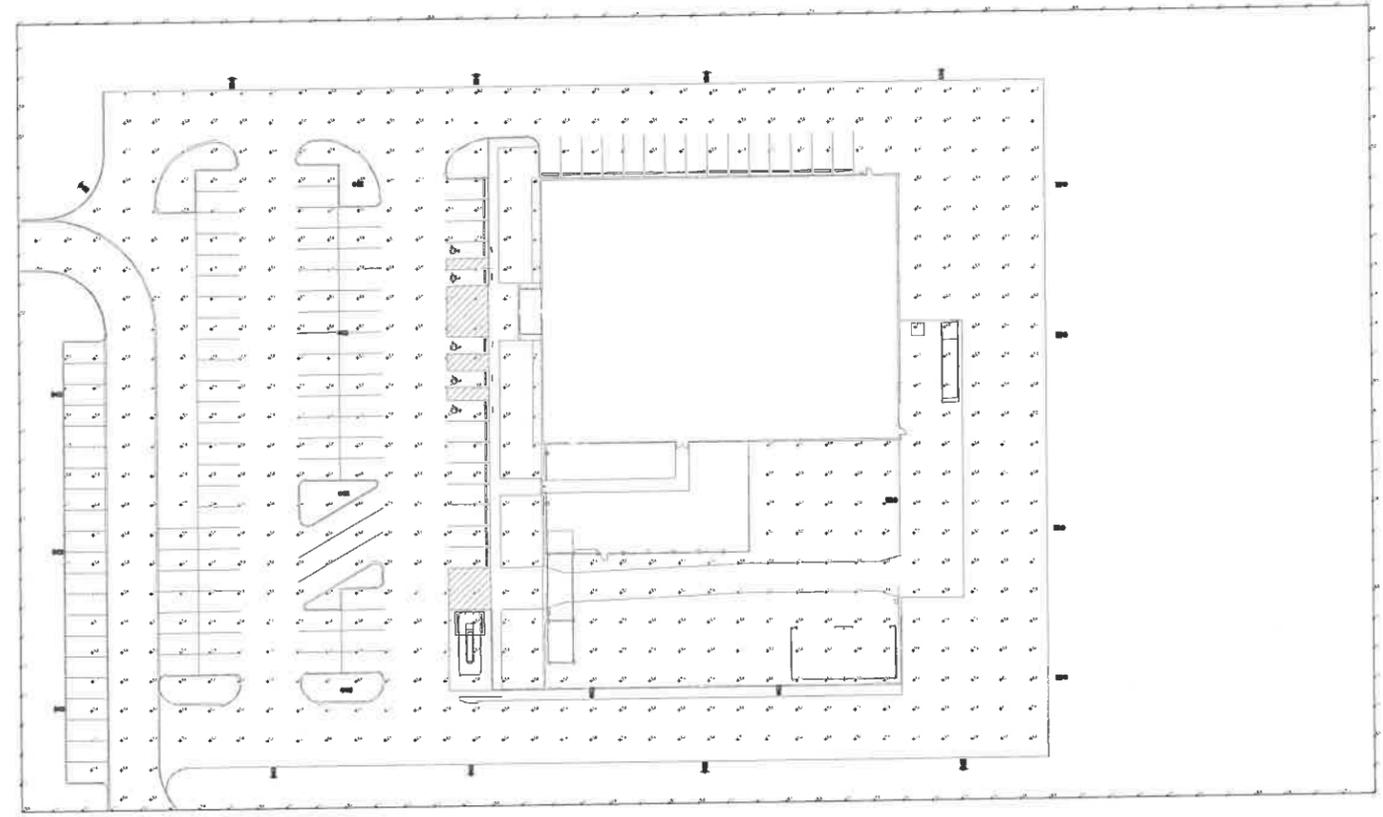


4B ELEVATION REAR

TRACTOR SUPPLY CO

THIS DOCUMENT IS
PRELIMINARY
 IN NATURE AND IS NOT
 A FINAL, SIGNED AND
 SEALED DOCUMENT

CYNERGY ENGINEERING, PLLC
 REGISTRATION # F-2220
 MATTHEW RUTKOWSKI
 ENGINEER OF RECORD



1 SITE PHOTOMETRIC PLAN 
 SCALE: 1/32"=1'-0"

STATISTICS				
DESCRIPTION	SYMBOL	AVG	MAX	MIN
PROPERTY LINE	+	0.2	0.7	0.0
PARKING LOT	+	1.4	2.9	0.4



STIPULATION FOR REUSE

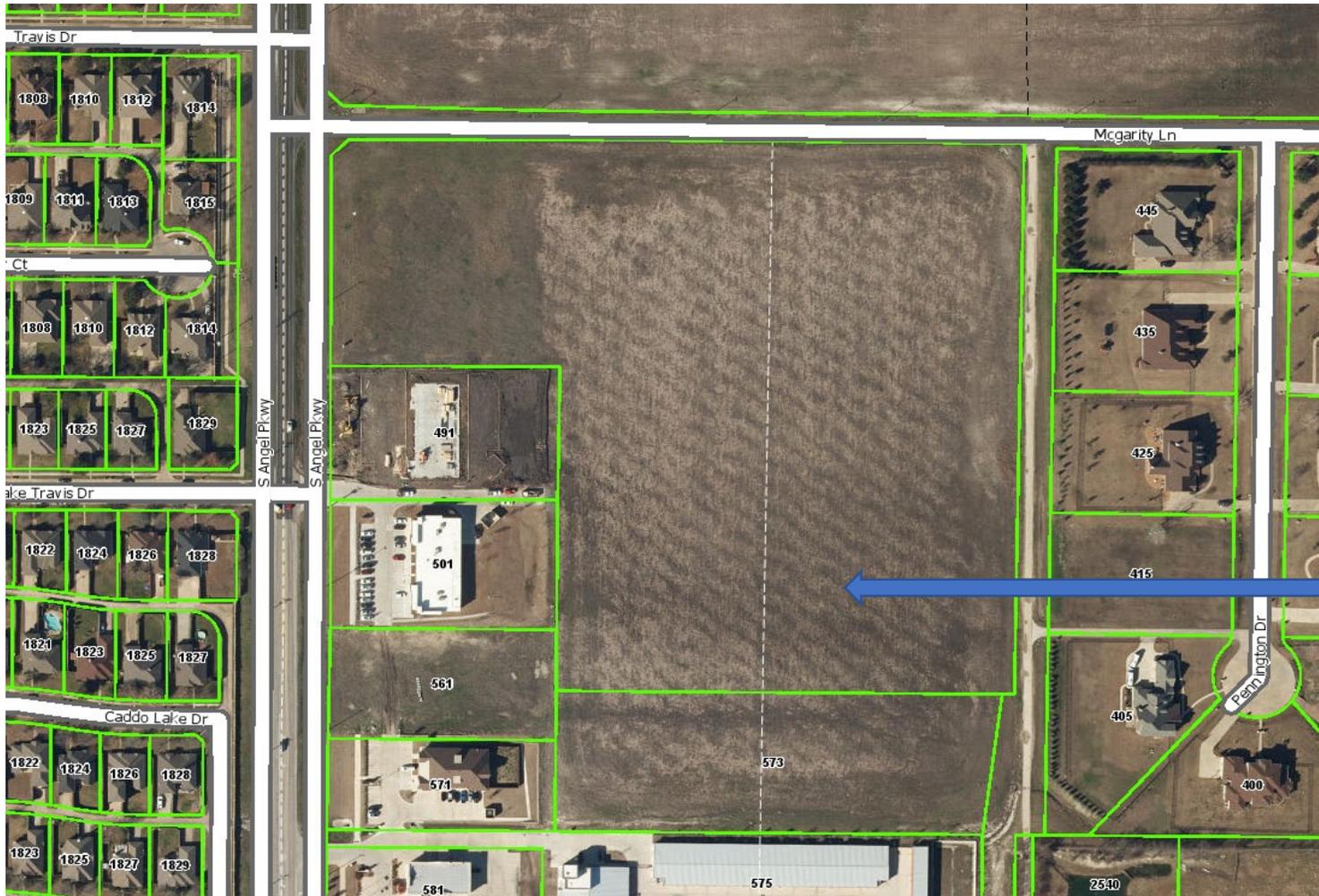
ISSUE / REVISION

ISSUE DATE:
 CHECKED BY: MJR
 DRAWN BY: JRM

SHEETNAME
 ELECTRICAL PHOTOMETRIC PLAN

Project: 140275 - 10A - 11 - 14
 11/15/2014 10:00:00 AM
 C:\Users\jrm\Documents\140275\10A\11\14\11-14-14.dwg

Location map Tractor Supply



Tractor Supply



City of Lucas

Planning and Zoning Agenda Request

May 13, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Tom Goodwin on behalf of Trinity Tabernacle for final plat approval of the property located in the Ben Sparks Survey, ABS A0813, tract 17, being a 7.278-acres located at 1130 West Lucas Road.

Background Information

This parcel of land is currently zoned AO and the site is currently being used for religious services through Trinity Tabernacle Church. The purpose of the plat is to dedicate easements for drainage, utilities, fire lanes, and right of way.

Attachments/Supporting Documentation

1. Final plat
2. Location Map

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the final plat.

Motion

I make a motion to approve/deny the final plat for Trinity Tabernacle located at 1130 West Lucas Road in the Ben Sparks Survey, ABS A0813, tract 17 containing 7.278-acres.



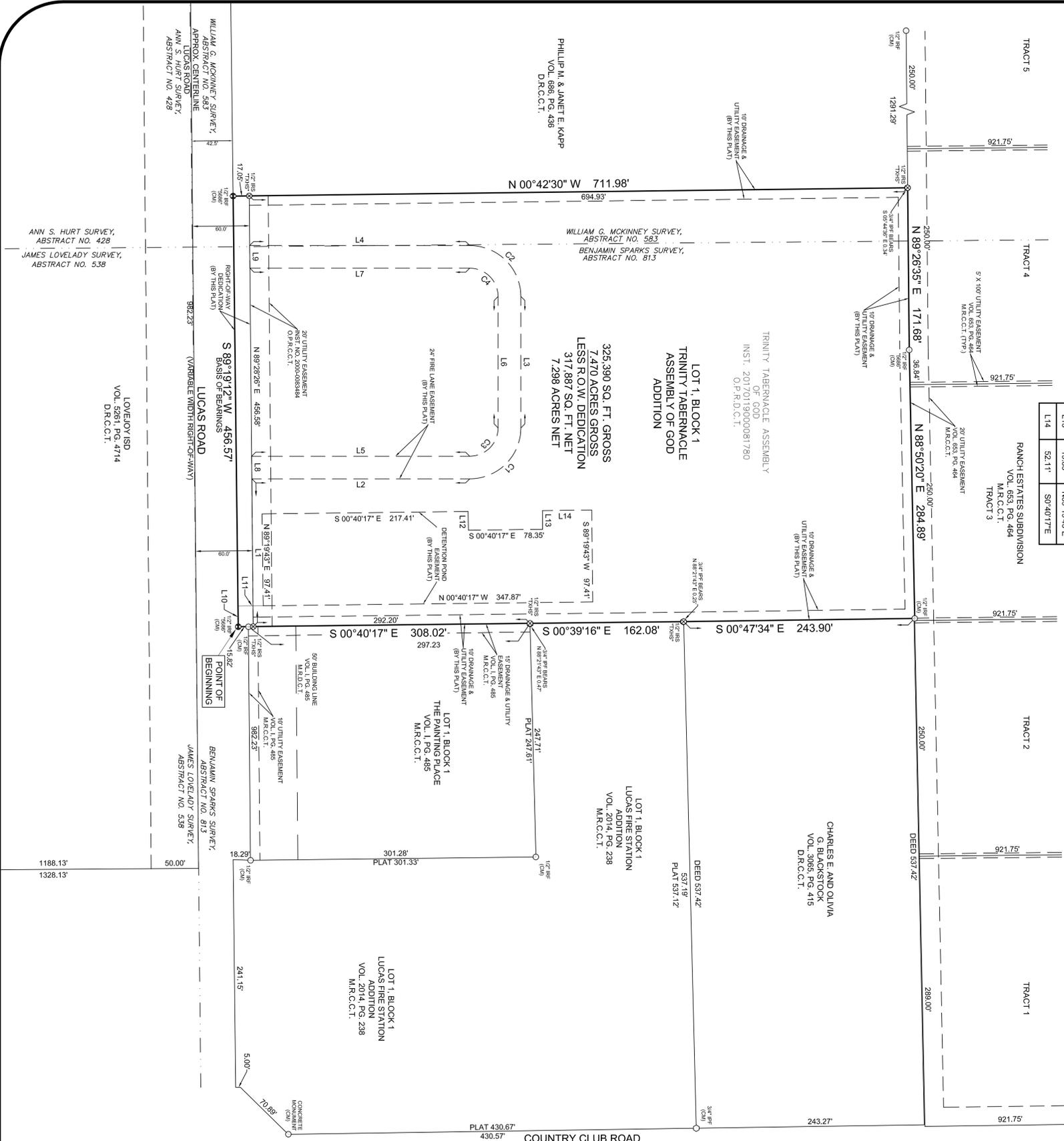
VICINITY MAP - NOT TO SCALE

EASEMENT LINE TABLE				EASEMENT CURVE TABLE			
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD
L1	156.61'	S89°28'26"W	C1	84.82'	54.00'	90°00'00"	N45°00'00"W 76.37'
L2	229.92'	N0°00'00"E	C2	84.82'	54.00'	90°00'00"	S45°00'00"W 76.37'
L3	139.31'	N89°00'00"W	C3	47.12'	30.00'	90°00'00"	N45°00'00"W 42.43'
L4	232.19'	S0°00'00"E	C4	47.12'	30.00'	90°00'00"	S45°00'00"W 42.43'
L5	230.14'	N0°00'00"E					
L6	139.31'	N89°00'00"W					
L7	231.97'	S0°00'00"E					
L8	24.00'	S89°28'26"W					
L9	24.00'	S89°19'12"W					
L10	21.93'	S89°19'12"W					
L11	26.84'	N0°40'48"W					
L12	19.83'	S89°19'43"W					
L13	19.83'	N89°19'43"E					
L14	52.11'	S0°40'17"E					

LEGEND

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL. NO. VOLUME PAGE
 S.O.T. SURVEY OR TITLE
 I.R.F. IRON ROD FOUND
 I.R.S. IRON ROD SET THMS*
 R.O.W. RIGHT-OF-WAY
 C.M. CONTROLLING MONUMENT

GENERAL NOTES:
 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
 2) ACCORDING TO THE F.I.R.M., PANEL NO. 488504065, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARDOUS AREA SHOWN.



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN
 BEING a tract of land, situated in the William G. McKinney Survey Abstract No. 583 and the Benjamin Sparks Survey, Abstract, No. 813, in the City of Lucas, Collin County, Texas, and being a tract of land conveyed to Trinity Tabernacle Assembly of God by General Warranty Deed, recorded in Instrument No. 20141300031280, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2 inch iron rod with cap stamped "5686" found lying on the northerly right-of-way line of Lucas Road (variable right-of-way) and being the southeasterly corner of said Trinity Tabernacle Assembly of God tract;
 THENCE South 89 degrees 19 minutes 12 seconds West, along the southerly line of said Trinity Tabernacle Assembly of God tract, common with the northerly right-of-way line of said Lucas Road, a distance of 465.57 feet to a 1/2 inch iron rod with cap stamped "5686" found for the southeasterly corner of a tract of land conveyed to Phillip M. & Janet E. Kapp by Warranty Deed (with Vendor's Lien), recorded in Volume 686, Page 436, Deed Records, Collin County, Texas;
 THENCE North 00 degrees 42 minutes 30 seconds West, along the westerly line of said Trinity Tabernacle Assembly of God tract, common with the westerly line of a tract of land conveyed to Charles E. and Olivia G. Blackstock by Special Warranty Deed, recorded in Volume 3065, Page 415, Deed Records, Collin County, Texas, a distance of 243.90 feet to a 1/2 inch iron rod with cap stamped "TRHS" set for corner from which a 3/4 inch iron rod found bears South 05 degrees 44 minutes 36 seconds East, a distance of 0.34 feet, and also being southerly line of Tract 4, Ranch Estates Subdivision, an addition to the City of Lucas, Collin County, Texas, according to the map recorded in Volume 653, Page 464, Map Records, Collin County, Texas;
 THENCE North 88 degrees 50 minutes 20 seconds East, continuing along a northerly line of said Tabernacle Assembly of God tract, common with the southerly line of said Tract 4, passing at 36.84 feet the southeasterly corner of Tract 5 of said Ranch Estates Subdivision and continuing a total distance of 284.89 feet to a 1/2 inch iron rod found for corner;
 THENCE South 00 degrees 47 minutes 34 seconds East, along an easterly line of said Trinity Tabernacle Assembly of God tract, common with the westerly line of a tract of land conveyed to Charles E. and Olivia G. Blackstock by Special Warranty Deed, recorded in Volume 3065, Page 415, Deed Records, Collin County, Texas, a distance of 243.90 feet to a 1/2 inch iron rod with cap stamped "TRHS" set for corner from which a 3/4 inch iron rod found bears North 88 degrees 21 minutes 43 seconds East, a distance of 0.25 feet, and also being the northwesterly corner Lot 1, Block 1, Lucas Fire Station Addition, an addition to the City of Lucas, Collin County, Texas, according to the Map thereof recorded in Volume 2014, Page 238, Map Records, Collin County, Texas;
 THENCE South 00 degrees 39 minutes 16 seconds East, along the easterly line of said Trinity Tabernacle Assembly of God tract, common with the westerly line of said Lot 1, Block 1, a distance of 162.08 feet to a 1/2 inch iron rod with cap stamped "TRHS" set for corner from which a 3/4 inch iron rod found bears North 88 degrees 21 minutes 43 seconds East, a distance of 0.24 feet, and also being the northerly corner of Lot 1, Block 1, The Printing Place, an addition to the City of Lucas, Collin County, Texas, according to the Map thereof recorded in Volume 1, Page 485, Map Records, Collin County, Texas;
 THENCE South 00 degrees 40 minutes 17 seconds East, along an easterly line of said Trinity Tabernacle Assembly of God tract, common with the westerly line of said Lot 1, Block 1, passing at 297.24 feet a 1/2 inch iron rod found for corner and continuing a total 308.02 feet to the POINT OF BEGINNING and containing 325,390 square feet or 7,470 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT I, WE, Trinity Tabernacle Assembly of God, does hereby adopt this plat, designating the herein described property as **TRINITY TABERNAACLE ASSEMBLY OF GOD ADDITION**, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alley, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown in this plat for the mutual use and accommodation of garage collection spaces and all public utilities desiring to using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements of growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.
 Trinity Tabernacle Assembly of God Of Lucas
 Tom Goodwin, Trustee

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Tom Goodwin known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

NOTARY SIGNATURE

WITNESS MY HAND THIS _____ DAY OF _____, 2021.
 Trinity Tabernacle Assembly of God Of Lucas
 Dana Smith, Trustee

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Dana Smith known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

NOTARY SIGNATURE

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Phillip M. & Janet E. Kapp known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

NOTARY SIGNATURE

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared William G. McKinney known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Planning and Community of the City of Lucas, Texas in accordance with the Lucas Development Code, review & Approval Procedure.

Director of Planning and Community Development _____ Date _____

ATTTEST:

Signature _____ Date _____
 Print Name & Title _____ Date _____

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Lucas Development Code and with engineering construction standards and process adopted by the City of Lucas, Texas as to which this approval is required.

Director of Public Works _____ Date _____

FINAL PLAT
 TRINITY TABERNAACLE ASSEMBLY
 OF

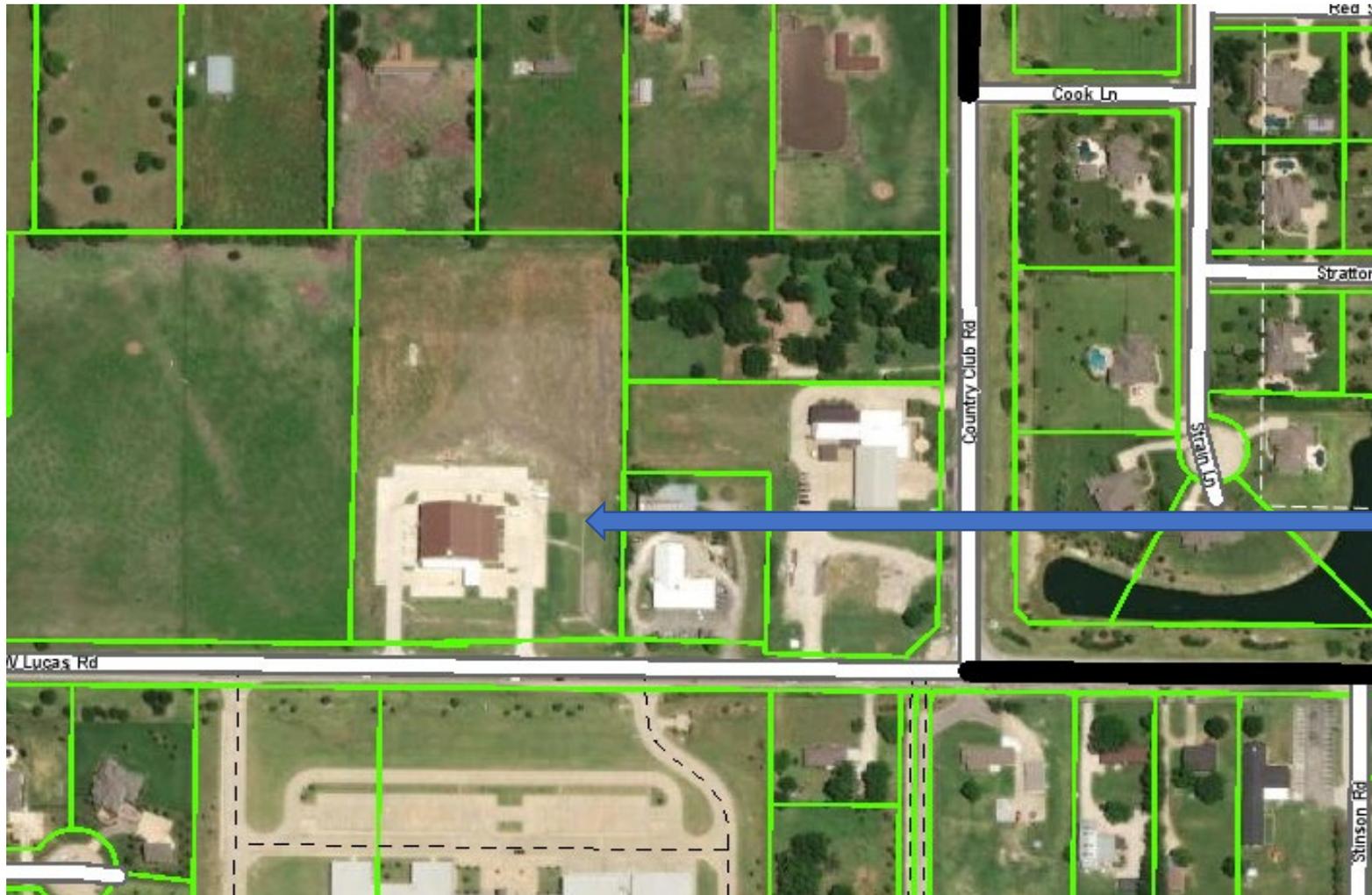
GOD ADDITION
 LOT 1, BLOCK 1
 7.278 NET ACRES

BEING ALL OF TRINITY TABERNAACLE ASSEMBLY
 OF GOD TRACT OF LAND
 WILLIAM G. MCKINNEY SURVEY, ABSTRACT NO. 583
 CITY OF LUCAS, COLLIN COUNTY, TEXAS
 ZONING - AO (AGRICULTURE)

TEXAS HERITAGE SURVEYING, LLC
 SURVEYOR
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300



Location map Trinity Tabernacle



Trinity Tabernacle



City of Lucas

Planning and Zoning Agenda Request

May 13, 2021

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Stephen DiNapoli for preliminary plat approval for a parcel of land, being 41.512 acres, part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, located at 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane.

Background Information

This parcel of land is currently zoned R-2, containing 41.512 acres and proposes thirteen new residential lots. The proposed subdivision exceeds 600 feet in length and exceeds ten lots requiring a second point of egress. If the Planning and Zoning Commission would prefer, instead of a second point of access, a 60-foot turn radius on the cul-de-sac, split entrance, and a looped water main could be requested in accordance with the City's Code of Ordinances.

The City's Code of Ordinances, Section 10.03.123 Streets and Drainage states:

- (5) Where streets within the proposed subdivision are dictated by lot design to be cul-de-sacs, such cul-de-sac streets shall be provided with a permanent cul-de-sac having a minimum right-of-way radius of sixty feet (60') and shall not exceed six hundred feet (600') in length except in circumstances dictated by topography and existing development. Future streets that may offer a second point of access shall not be considered when measuring the length of cul-de-sac until the street is actually constructed. In situations where cul-de-sacs exceed the prescribed length by more than five percent (5%), a combination of the following based on the number of lots and dwelling units will be considered as a mitigating measure:
 - (A) A secondary emergency entrance/exit;
 - (B) Widening of the street and enlarging the cul-de-sac turnaround;
 - (C) Addition of fire hydrants; and
 - (D) Looped water system.
- (6) A secondary point of access, meeting the fire code, will be required for any subdivision, or any part of a subdivision, to prevent more than 10 lots from having only one point of access or emergency access. The secondary point of access shall not be routed through existing subdivisions.



City of Lucas

Planning and Zoning Agenda Request

May 13, 2021

Attachments/Supporting Documentation

1. Preliminary plat
2. Location Map

Budget/Financial Impact

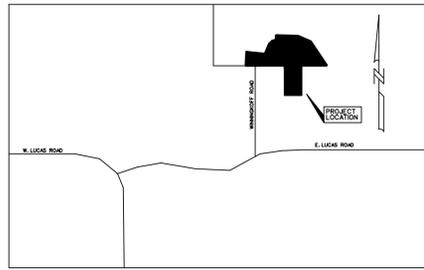
NA

Recommendation

Staff recommends approval of the preliminary plat.

Motion

I make a motion to approve/deny the preliminary plat of a parcel of land being 41.512 acres of land part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, located at 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane.



VICINITY MAP
Scale: NTS

0 50 100 200
SCALE: 1" = 100'



LOT 3, BLOCK A
ROLLING HILLS ESTATES
VOL. H, PG. 10

UNITED STATES
OF AMERICA

1090 WINNINGKOFF, LLC.
DOC. NO. 20200608000847300

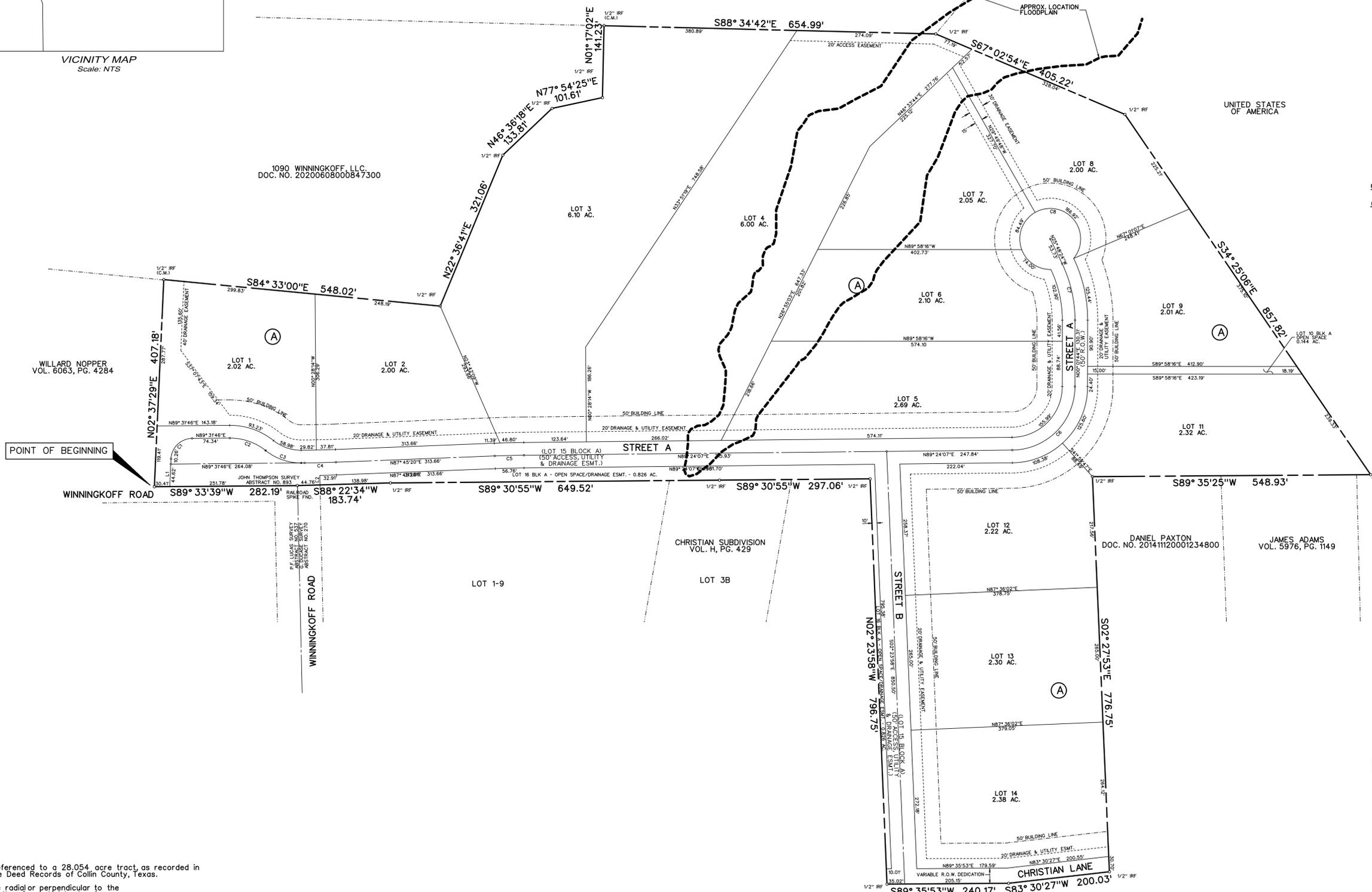
WILLARD NOPPER
VOL. 6063, PG. 4284

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	86°56'10"	42.00'	63.73'	57.79'	N46°03'41"E
2.	39°01'43"	112.00'	76.29'	74.83'	S70°57'22"E
3.	39°01'43"	112.00'	75.92'	74.48'	N70°51'11"E
4.	01°46'26"	2000.00'	61.92'	61.92'	N89°38'33"E
5.	01°38'48"	2000.00'	57.48'	57.47'	N88°34'44"E
6.	89°22'23"	125.00'	194.98'	175.81'	N44°42'56"E
7.	25°50'58"	295.00'	114.98'	114.01'	N123°53'20"W
8.	49°14'56"	60.00'	325.42'	50.00'	N64°11'41"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 02°35'36" E	54.88'
2.	N 01°18'48" W	18.71'



- NOTES**
- Bearing are referenced to a 28,054 acre tract, as recorded in Doc. No., in the Deed Records of Collin County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
 - Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots.

FINAL PLAT
BARRATT LAKES ESTATES
LOTS 1-16 BLOCK A
OUT OF THE
JOHN THOMPSON SURVEY ABSTRACT NO. 893
G. DUCASE SURVEY, ABSTRACT NO. 270
IN THE
CITY OF LUCAS
COLLIN COUNTY, TEXAS
OWNER
BARRATT LAKES ESTATES, LLC.
PO BOX 863264
PLANO, TEXAS 75086
PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APRIL 2021 SCALE: 1"=100'

TOTAL LOTS 13
TOTAL ACRES 41.512

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BARRATT LAKES ESTATES, LLC., is the owner of the above-described project and does hereby adopt this plat designating the herein described property as BARRATT LAKES ESTATES, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys platted hereon.

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

EXECUTED this the _____ day of _____, 2021.

Stephen Dinapoli
President

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared STEPHEN DINAPOLI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas

Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works

Date

The Development Services Director of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Development Services Director

Date

LEGAL DESCRIPTION

WHEREAS, BARRATT LAKES ESTATES, LLC., is the owner of a tract of land situated in the John Thompson Survey, Abstract No. 893 and G. Ducase Survey, Abstract No. 270, being all of a 14.985 acre tract and a 14.088 acre tract, as described in Doc. No. 202101400088080 in the Deed Records of Collin County, Texas, and a 4.417 acre tract, as described in 20210107000041130 in said Deed Records and a 8.0 acre tract, as described in Doc. No. in said Deed Records in being more particularly described as follows:

BEGINNING, at a PK nailset at the southwest corner of said 4.417 acre tract being in Winningkoff Road (Variable R.O.W.):

THENCE, North 02° 37' 29" East, along the west line of said 4.417 acre tract, for a distance of 407.18 feet, to a 1/2 inch iron rod found at the northwest corner of said 4.417 acre tract;

THENCE, South 84° 33' 00" East, along the north line of said 4.417 acre tract, for a distance of 548.02 feet, to a 1/2 inch iron rod found at the northeast corner of said 4.417 acre tract and being in the west line of said 14.088 acre tract;

THENCE, North 22° 36' 41" East, along the west line of said 14.088 acre tract, for a distance of 321.06 feet, to a 1/2 inch iron rod found;

THENCE, North 46° 36' 18" East, continuing along said west line, for a distance of 133.81 feet, to a 1/2 inch iron rod found;

THENCE, North 77° 54' 25" East, continuing along said west line, for a distance of 101.61 feet, to a 1/2 inch iron rod found;

TEHNCE, North 01° 17' 02" East, continuing along said west line, for a distance of 141.23 feet, to a 1/2 inch iron rod found at the northwest corner of said 14.088 acre tract;

THENCE, South 88° 34' 42" East, along the north line of said 14.088 acre tract, for a distance of 654.99 feet, to a 1/2 inch iron rod found at the northeast corner of said 14.088 acre tract and the northwest corner of said 14.985 acre tract;

THENCE, South 67° 02' 54" East, along the north line of said 14.985 acre tract, for a distance of 405.22 feet, to a 1/2 inch iron rod found;

THENCE, South 34° 25' 06" East, continuing along said north line, for a distance of 857.82 feet, to the most easterly corner of said 14.985 acre tract, to a 1/2 inch iron rod found;

THENCE, South 89° 35' 25" West, along the south line of said 14.985 acre tract, for a distance of 548.93 feet, to a 1/2 inch iron rod found at the northeast corner of said 8.0 acre tract;

THENCE, South 02° 27' 53" East, departing said south line and with the east line of said 8.0 acre tract, for a distance of 776.75 feet, to a 1/2 inch iron rod found at the southeast corner of said 8.0 acre tract;

THENCE, South 83° 30' 27" West, along the south line of said 8.0 acre tract, for a distance of 200.03 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 35' 53" West, continuing along said south line, for a distance of 240.17 feet, to a 1/2 inch iron rod found at the southwest corner of said 8.0 acre tract;

THENCE, North 02° 23' 58" West, along the west line of said 8.0 acre tract, for a distance of 796.75 feet, to a 1/2 inch iron rod found at the northwest corner of said 8.0 acre tract being in south line of said 14.985 acre tract;

THENCE, South 89° 30' 55" West, along the south line of said 14.985 acre tract, for a distance of 297.06 feet, at the southwest corner of said 14.985 acre tract and being the southeast corner of said 14.088 acre tract;

THENCE, South 89° 30' 55" West, along the south line of said 14.088 acre tract, for a distance of 649.52 feet, to a 1/2 inch iron rod found;

THENCE, South 88° 22' 34" West, continuing along said south line, for a distance of 183.74 feet, to a Railroad spike found at the southwest corner of said 14.088 acre tract and being the southeast corner of said 4.417 acre tract;

THENCE, South 89° 33' 39" West, along the south line of said 4.417 acre tract, for a distance of 282.19 feet, to the POINT OF BEGINNING and containing 41.512 acres of land.

SURVEYOR'S CERTIFICATE

I, WARREN L. CORWIN, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Lucas, Texas.

Registered Professional Land Surveyor
Registration No. 4621
Date:

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

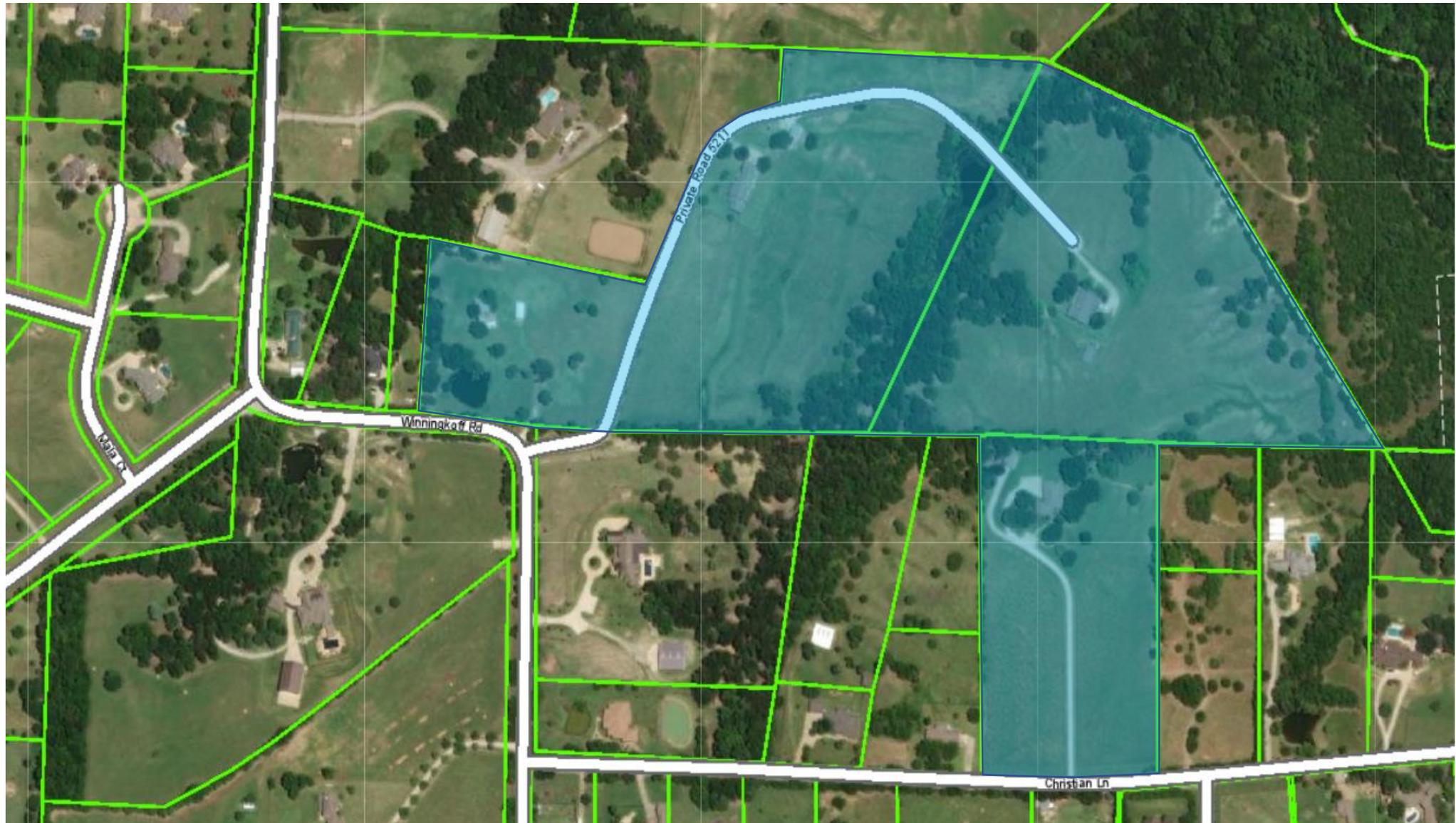
Given under my hand and seal of office, this _____ day of _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
BARRATT LAKES ESTATES
LOTS 1-16 BLOCK A
OUT OF THE
JOHN THOMPSON SURVEY ABSTRACT NO. 893
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ALLEN, TEXAS 75013
972-396-1200
APRIL 2021

Barratt Lake Estates

Location Map





City of Lucas Planning & Zoning Agenda Request May 13, 2021

Item No. 05

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the April 8, 2021 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. April 8, 2021 Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the April 8, 2021 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission

Regular Meeting
City Hall Council Chambers
and Video Conference Only

April 8, 2021
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Chairman Keer called the meeting to order at 7:00 pm. It was determined that a quorum was present, and the Pledge of Allegiance was recited.

Chairman Keer announced that Alternate Member Adam Sussman would be serving as a voting member.

Commissioners Present:

Chairman David Keer
Vice Chairman Peggy Rusterholtz
Commissioner Tommy Tolson
Commissioner Dusty Kuykendall
Alternate Commissioner Adam Sussman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson

City Council Liaison:

Mayor Jim Olk

Commissioners Absent:

Commissioner Joe Williams
Alternate Commissioner James Foster

Regular Agenda

- 1. Consider approval of the minutes of the March 11, 2021 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Vice Chairman Rusterholtz seconded by Commissioner Kuykendall to approve the minutes of the March 11, 2021 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

2. **Consider the request by Colin Helffrich on behalf of Carl Williams for preliminary plat approval for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.**

Development Services Director Joe Hilbourn gave a presentation on the preliminary plat noting that it met all City requirements.

MOTION: A motion was made by Vice Chairman Rusterholtz seconded by Commissioner Tolson to approve the preliminary plat for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane. The motion passed unanimously by a 5 to 0 vote.

3. **Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for final plat approval of a parcel of land being 13.961 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8A within the City of Lucas ETJ.**

Development Services Director Joe Hilbourn gave a presentation on the final plat noting it met all City requirements.

MOTION: A motion was made by Alternate Commissioner Sussman seconded by Chairman Keer to approve the final plat for a parcel of land being 13.961 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8A within the City of Lucas ETJ. The motion passed unanimously by a 5 to 0 vote.

4. **Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for a final plat approval of a parcel of land being 33.643 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 7B-1, within the City of Lucas ETJ.**

Development Services Director Joe Hilbourn gave a presentation on the final plat noting it met all City requirements.

MOTION: A motion was made by Chairman Keer seconded by Commissioner Kuykendall to approve the final plat for a parcel of land being 33.643 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 7B-1, within the City of Lucas ETJ. The motion passed unanimously by a 5 to 0 vote.

Executive Session Agenda

5. **Executive Session.**

An Executive Session was not held at this meeting.

6. Adjournment.

MOTION: A motion was made Commissioner Tolson seconded by Vice Chairman Rusterholtz to adjourn the meeting at 7:14 pm. The motion passed unanimously by a 5 to 0 vote.

David Keer, Chairman

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Commission Request

May 13, 2021

Item No. 06

Requester: Planning and Zoning Commission

Agenda Item Request

Consider the appointment of a Chairman of the Planning and Zoning Commission to serve for a term ending December 31, 2021 and appoint Vice Chairman if needed.

Background Information

Chairman David Keer has been elected to the City Council and therefore a vacancy has been created for the position of Chairman. Commissioner Rusterholtz currently serves as Vice Chairman.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to appoint _____ as Chairman of the Planning and Zoning Commission for a period of approximately one (1) year with a term ending December 31, 2021.

If Needed:

I make a motion to appoint _____ as Vice Chairman of the Planning and Zoning Commission for a period of approximately one (1) year with a term ending December 31, 2021.