



**MURPHY PLANNING AND ZONING COMMISSION AGENDA
 REGULAR PLANNING AND ZONING COMMISSION MEETING
 OCTOBER 26, 2015 AT 6:00 PM, CITY HALL, COUNCIL CHAMBERS
 206 NORTH MURPHY ROAD
 MURPHY, TEXAS 75094**

NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on October 26, 2015 at Murphy City Hall for the purpose of considering the following items. The Planning and Zoning Commission of the City of Murphy, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

ROLL CALL & CERTIFICATION OF A QUORUM

Jon King
Chair

SEAT ALTERNATES AS NEEDED

Steve Levy
Vice Chair

PUBLIC COMMENTS

Camille Hooper
Secretary

INDIVIDUAL CONSIDERATION

John Johnson
Commissioner

Lloyd Jones
Commissioner

Greg Mersch
Commissioner

Don Reilly
Commissioner

Mahendra Parikh
Alternate

1. Hold a public hearing and consider and/or act on a zoning change to Planned Development (PD) District including a Concept Plan and other requirements on real property within the area bounded on the north by FM 544, on the east by McCreary Road, on the south by City boundary east of Travis Farm Park and then the southern boundary of Travis Farm Park, and on the west by eastern boundary of Travis Estates, then the northern boundary of Travis Estates to the eastern boundary of 639 Kinney Drive, then the eastern boundary of 639 Kinney Drive, then the southern boundary of 605 Kinney Drive, then the eastern boundary of Skyline Acres #4, then the eastern boundary of Timbers #6-2, then directly north across Oncor property to the eastern boundary of Timbers #104, then the eastern boundary of Timbers #104, then the southern boundary of Timbers #2, then the eastern boundary of Timbers #2.

Please postpone any discussion and/or action on the Southeast Corridor Study until the November 23 Planning & Zoning Commission meeting. This will allow the City Council to hold a Town Hall meeting on Tuesday, November 3rd to discuss the Southeast Corridor Study and consider possible action including lifting the moratorium, leaving the area as it is now and utilizing the information gathered for the Comprehensive Plan Update. Respectfully requested by Mayor Barna.

Kristen Roberts
Director of Community
Development

2. Consider and/or act on the minutes from the Joint September 28, 2015 Planning & Zoning Commission and City Council meeting.

Lori Knight
Administrative
Assistant

3. Consider and/ or act on the application Stacy McVey, Double Eagle Properties, LLC requesting approval of a site plan, landscape plan and building elevations for a single story retail center on property zoned PD (Planned Development) District No. 09-12-823 on property located at the southwest corner of FM 544 and Brand Road.

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4. Hold a public hearing and consider and/or act on the application of Homeyer Engineering, Inc. requesting an amendment to PD (Planned Development) District Ordinance No. 09-07-803 to amend the Permitted Uses to allow for a swim school on property located on Betsy Lane, west of Murphy Road.
5. Hold a public hearing and consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.
6. Consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.

ADJOURNMENT

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted October 23, 2015 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Lori Knight
Administrative Assistant

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at (972) 468-4011 or squinn@murphytx.org.

Issue

Hold a public hearing and consider and/or act on a zoning change to Planned Development (PD) District including a Concept Plan and other requirements on real property within the area bounded on the north by FM 544, on the east by McCreary Road, on the south by City boundary east of Travis Farm Park and then the southern boundary of Travis Farm Park, and on the west by eastern boundary of Travis Estates, then the northern boundary of Travis Estates to the eastern boundary of 639 Kinney Drive, then the eastern boundary of 639 Kinney Drive, then the southern boundary of 605 Kinney Drive, then the eastern boundary of Skyline Acres #4, then the eastern boundary of Timbers #6-2, then directly north across Oncor property to the eastern boundary of Timbers #104, then the eastern boundary of Timbers #104, then the southern boundary of Timbers #2, then the eastern boundary of Timbers #2.

Consideration

Please postpone any discussion and/or action on the Southeast Corridor Study until the November 23 Planning & Zoning Commission meeting. This will allow the City Council to hold a Town Hall meeting on Tuesday, November 3rd to discuss the Southeast Corridor Study and consider possible action including lifting the moratorium, leaving the area as it is now and utilizing the information gathered for the Comprehensive Plan Update. Respectfully requested by Mayor Barna.

Action Requested

No discussion and no action requested

**MURPHY PLANNING AND ZONING COMMISSION AND
MURPHY CITY COUNCIL MINUTES
SEPTEMBER 28, 2015, JOINT MEETING**

CALL TO ORDER

Mayor Barna called the meeting to order at 6:10 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM
PLANNING & ZONING COMMISSION and CITY COUNCIL**

Executive Administrative Assistant Kim McCranie certified a quorum with the following persons present:

City Council Members Present:

Mayor Eric Barna
Deputy Mayor Pro Tem Owais Siddiqui – Arrived at 6:55pm
Councilmember Ben St. Clair – Arrived at 6:43pm
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

Councilmembers Absent: Mayor Pro Tem Scott Bradley

Administrative Assistant Lori Knight certified a quorum with the following persons present:

Planning & Zoning Commissioners Present:

Chairman Jon King
Vice Chair Steve Levy
Secretary Camille Hooper
Commissioner John Johnson
Commissioner Don Reilly
Commissioner Greg Mersch

P&Z Commissioners Absent: Commissioner Lloyd Jones

City Staff Present:

Kristen Roberts, Director of Community & Economic Development
Lori C. Knight, Administrative Assistant
Kim McCranie, Executive Administrative Assistant

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on the adoption of an extension to the temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City.

Staff Discussion

Kristen Roberts, Director of Community and Economic Development, stated staff is requesting an extension of the temporary moratorium that has been in place since July 2015. The extension would allow City Council, Planning and Zoning Commission, Staff, consultants and residents to continue to work together on the Southeastern Study. She informed the Council of an error in the ordinance, Page

3 Section II, which reads January 5, 2015 and it should be January 5, 2016 and respectfully requested for the date change to be noted in a motion if the extension is approved.

PUBLIC HEARING OPENED AT 6:13 PM

The following persons addressed the City Council and the Planning & Zoning Commission:

1. Daniel Lucas– Opposed
2. Martha Gallion– Opposed
3. Keith Huyck – Opposed
4. Dennis Culliver – Opposed
5. Mike Goggins – Opposed
6. Craig LaDue – Opposed
7. Yolanda Luna – Opposed
8. Nick Burns – Opposed
9. Kris Mraz – In Favor
10. Ray Weyandt - Opposed
11. Cindy Bates – Opposed
12. Ray Cross – Opposed
13. Marjorie Maclanahan – Opposed
14. Chris Koleber - Opposed
15. Warren Gallion – Opposed
16. Darlene Carpenter – Opposed
17. Diane Waller – Opposed
18. Ryan Bets – In Favor

PUBLIC HEARING CLOSED AT 6:52 PM

P & Z COMMISSION ACTION

APPROVED

Commissioner Reilly moved to recommend City Council to extend the existing moratorium for the 90 days to January 5, 2016. Secretary Hooper seconded the motion. Motion passed 7-0.

COUNCIL ACTION

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to adopt Ordinance Number 15-09-1003 extending the temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City to an effective date of January 5, 2016. Councilmember Spraggins seconded the motion. Motion passed 6-0.

2. Discuss Southeast Study draft concept plan and initial draft planned development district conditions.

Kristen Roberts, Director of Community and Economic Development stated that this item does not require any action; it is for Council, Commission and public input. She said they will take the feedback received from this meeting and redefine and edit the plan. She reassured the public that no one will lose or be forced out of their homes.

Ms. Roberts gave a brief overview of the concept plan, reiterating that this is a first draft of a concept plan. She introduced the consultants.

Brandon Gonzalez of Freese & Nichols Inc. (FNI), gave an overview of the draft concept plan. He discussed the patio homes, walkable retail integrated with open space, preservation of Maxwell Creek in its current natural state, walking trails behind the retail area that will connect to FM 544 for North/South connectivity and tie into Timbers Nature Preserve. He discussed what the City owned tract on Kinney Drive could look like if it was developed at SF-20 with connection to the park. He discussed the residential zoning throughout the plan. He discussed the Ganis property being viewed as its own development since other property owners originally did not want to be part of that development. He said they took this into consideration and placed a preserve tree line buffer between the properties with increased setbacks. He discussed the thought process with opening S. Maxwell Creek Road at McCreary.

Council/Commission Discussion

The Council discussed concerns regarding private roads being included on the plan, S. Maxwell Creek connecting to McCreary Road, and medium density residential zoning. They requested the consultant to look into different options to address their concerns. The Council thanked FNI for their work on the concept plan. They stressed that this was a concept plan only at this stage and is being considered to help protect the residents regarding future development.

The Planning and Zoning Commission discussed concerns about reopening S. Maxwell Creek Road, whether or not economic viability was considered during planning. They requested clarification/correction in the south side information bubbles in regards to zoning and setbacks.

Martha Gallion, resident, stated that the residents of the Timbers were not consulted regarding the study. She expressed concerns with opening Oak Glen Drive. She stated that the original plat showed Oak Glen Drive to be a cul-de-sac. She also expressed concerns regarding a concept plan out there that future officials with no background information could be viewed as one that the citizens approved.

Keith Huyck, resident, expressed concerns regarding property value with medium density zoning next to low density zoning.

Celia Saunders, resident, expressed concerns about allowing high density zoning.

Warren Gallion, resident, asked why we are considering a vision plan when residents are happy with how things are currently.

The City Council explained that this concept/vision plan was instigated by developer interest in the Ganis property. Development is coming and the City wants and needs to be prepared.

ADJOURNMENT

With no other business before the Commission, Planning and Zoning Commission adjourned at 8:32 pm.
With no other business before the Council, City Council adjourned at 8:32 pm.

APPROVED BY:

Jon King, Chair

ATTEST:

Camille Hooper, Secretary

Issue

Consider and/ or act on the application Stacy McVey, Double Eagle Properties, LLC requesting approval of a site plan, landscape plan and building elevations for a single story retail center on property zoned PD (Planned Development) District No. 09-12-823 on property located at the southwest corner of FM 544 and Brand Road.

Summary

The applicant submitted a site plan, landscape plan and building elevations for approval that would allow for development of a single story multiple tenant retail center. The remaining retail space is being actively marketed.

Total square footage of the proposed building is approximately 11,000 square feet.

- The property is zoned PD 09-12-823.
- The proposed use is permitted in the Planned Development District

Considerations

Site Plan

The proposed site plan has been reviewed by staff and meets the requirements as set forth by the Planned Development District and the Code of Ordinances.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Planned Development District.

Landscape Plan

The proposed landscape and materials used have met requirement standards including landscape setbacks as detailed within the Planned Development District.

Additional Considerations for Notation

Prior to any signage installation, the sign plans for the building and on the site will be submitted to Customer Service, go through standard staff review to ensure compliance with the Sign Ordinance and Planned Development District and will be permitted separately after staff approval.

Staff Recommendation

Staff recommends approval of the site plan, landscape plan and building elevations as submitted.

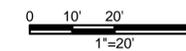
Attachments

Property location aerial
Site Plan
Building Elevations
Landscape Plan

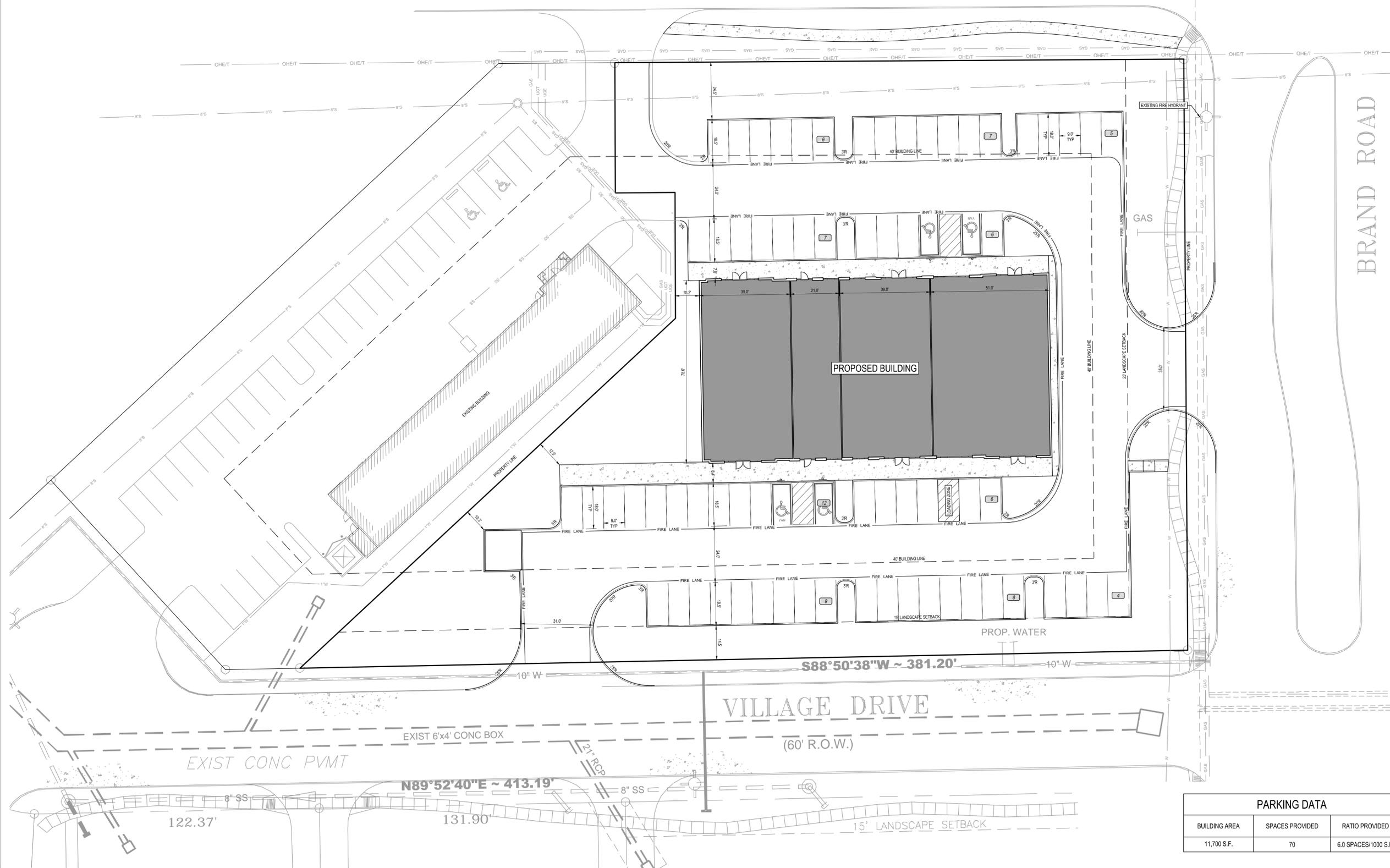




Know what's below.
Call before you dig.



WEST F. M. 544 (VARIABLE WIDTH R.O.W.)



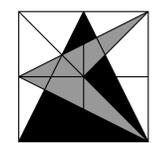
BRAND ROAD

VILLAGE DRIVE

PARKING DATA		
BUILDING AREA	SPACES PROVIDED	RATIO PROVIDED
11,700 S.F.	70	6.0 SPACES/1000 S.F.

COMMERCIAL DEVELOPMENT
WEST F.M. 544
MURPHY, TEXAS

SITE PLAN



CARNEY
ENGINEERING
COMPANY
4588 Hinton Dr.
Piano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

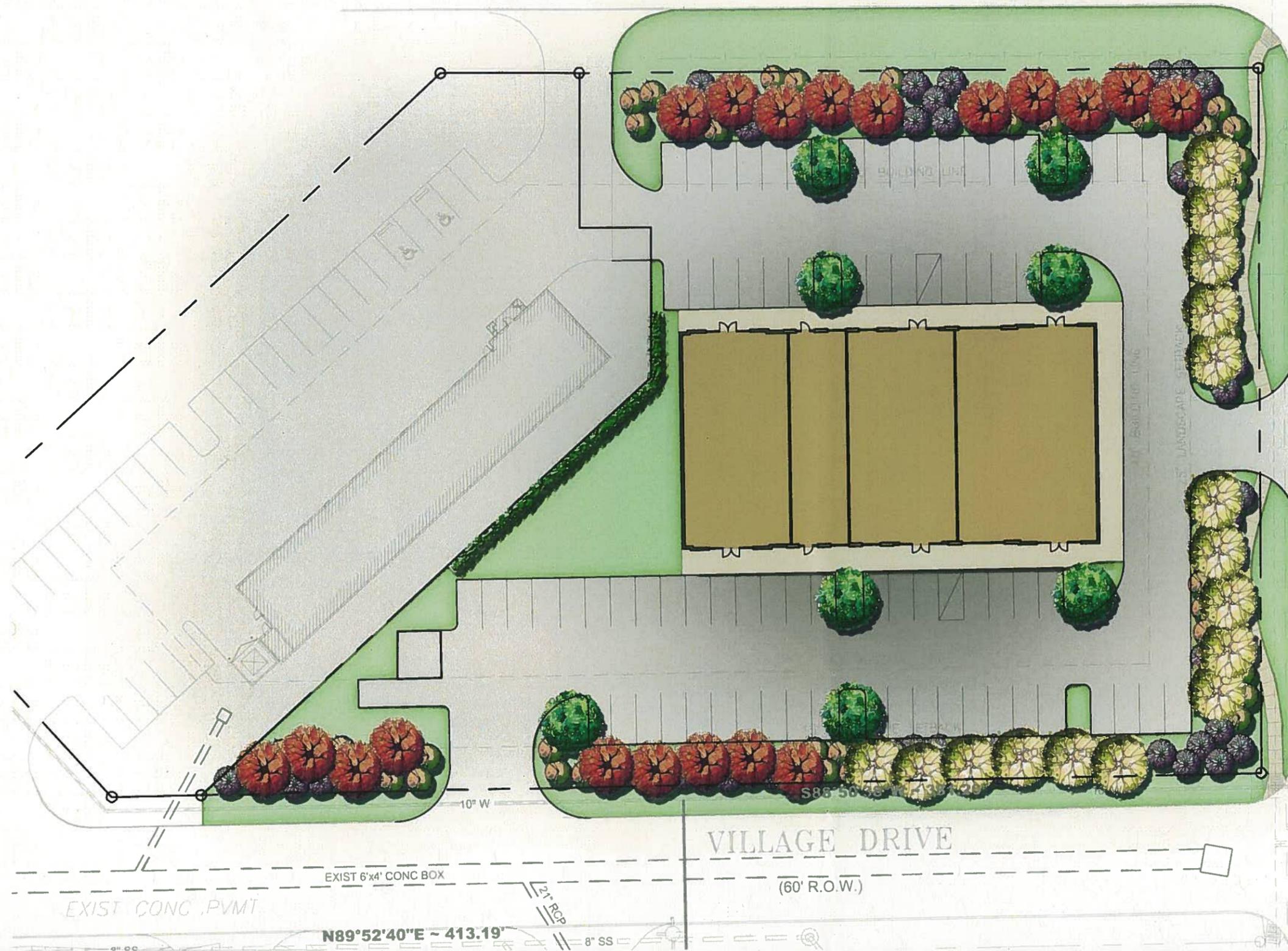
TBPE FIRM REGISTRATION NO. F-5033

DRAWN BY: TCP
CHECKED BY: JAH
START DATE: 7/13/15
SCALE: 1" = 20'
PROJECT NO.: 2016-077

SHEET
C1.0

P:\Users\jcarney\Documents\2016\077 Carney West F.M. 544\DWG\20160707 SITE PLAN.dwg Plotter: 10/20/15 11:10 AM Plot Scale: 1" = 20' Plot Size: 11x17

WEST F. M. 544
(VARIABLE WIDTH R.O.W.)

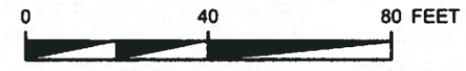


BRAND ROAD

VILLAGE DRIVE

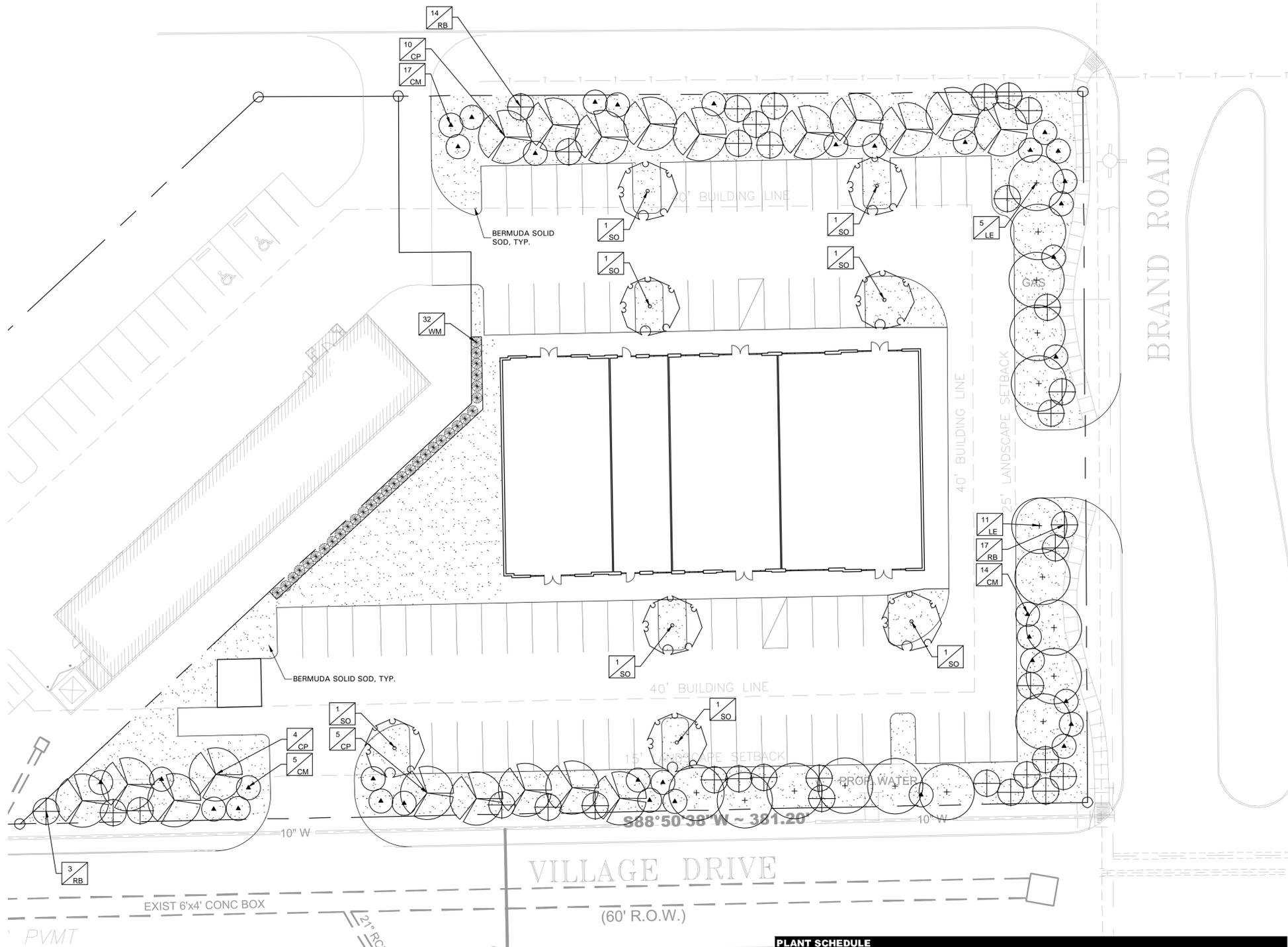


GRAPHIC SCALE



Scale 1"=40' - 0"

WEST F. M. 544 (VARIABLE WIDTH R.O.W.)



GENERAL LAWN NOTES

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

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

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

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

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

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

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

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

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.0 D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

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HYDROMULCH:
SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS for Murphy, Texas MINIMUM SITE REQUIREMENTS

- At least 20% of the lot shall be pervious.
- A minimum 25' landscaped street buffer shall be provided adjacent to any right-of-way Type B or larger for the first 250' from the beginning of the street corner radius. Beyond the first 250', a 15' buffer is acceptable.
- A minimum 15' buffer shall be required along any street frontage for any development.
- Two large shade trees and 4 small ornamental trees shall be required for every 50 l.f. of street buffer frontage.

lot = 1.58 acres / 68,825 s.f.
Village Drive = 380 l.f.
Brand Road = 252 l.f.
West FM 544 = 244 l.f.

REQUIRED	PROVIDED
13,765 s.f. (20%)	22,526 s.f. (32.7%)
25' buffer / 15' buffer	25' buffer / 15' buffer
15 shade trees	15 trees, 3" cal.
30 ornamental trees	30 ornamental trees
10 shade trees	10 trees, 3" cal.
20 ornamental trees	20 ornamental trees
10 shade trees	10 trees, 3" cal.
20 ornamental trees	20 ornamental trees

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 3". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHALL BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE WITH WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOVING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:
STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING.

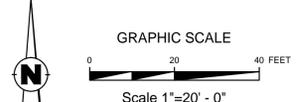
RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1 1/2" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 50 LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
19	CP	Fruitless Chinese Pistache - Mal	<i>Pistachia chinensis 'Keith Davey'</i>	3" cal.	12' ht., 4' spread
16	LE	'Bosque' Lacebark Elm	<i>Ulmus parvifolia 'UPMTF'</i>	3" cal.	12' ht., 4' spread
8	SO	Shumard Oak	<i>Quercus shumardii</i>	5" cal.	15' ht., 6' spread
ORNAMENTAL TREES					
36	CM	Crepe Myrtle 'Arapaho'	<i>Lagerstromia 'Arapaho'</i>	30 gal.	8' ht. 3' spread, matching
34	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
32	WM	Wax Myrtle	<i>Myrica pusilla</i>	7 gal.	full, 30" sprd, 40" c.c.
GROUND COVER/VINES/GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

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



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MURPHY RETAIL DEVELOPMENT

FM 544 AND BRAND ROAD
MURPHY, TEXAS

Project Number: 1575

PROGRESS SET - FOR REVIEW ONLY
ISSUED
9.16.15

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NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.
They were prepared by:
Amanda W. Richardson
TX Registered Landscape Architect
#2754

Drawn By: AWR
Checked By: AWR

Issue Date: 9.16.15

Revisions

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L1.01

SECTION 32 9300 - LANDSCAPE
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC) PRIOR TO THE START OF ANY WORK.
- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

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

1.4 REFERENCES

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

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

2. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

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

1.7 SEQUENCING

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

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

- A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
- B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
- D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
- G. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 90 DAYS AFTER FINAL ACCEPTANCE.
- B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.
- C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
- D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- H. RESET SETTLED PLANTS

3. REAPPLY MULCH TO BARE AND THIN AREAS.

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

1.10 QUALITY ASSURANCE

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

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

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

FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE.

- K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
- L. PRE-EMERGENT HERBICIDES - ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.
- M. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
- N. 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.
- O. SOD - PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

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

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

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

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

OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

- K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
- L. PRE-EMERGENT HERBICIDES - ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- B. SOIL TESTING
- C. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
- D. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- E. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- F. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOILS REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- G. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 12 INCH DEPTH.
- H. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.
- I. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNERS REPRESENTATIVES APPROVAL PRIOR TO PROCEEDING.
- J. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

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

3.3 PLANTING

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

PLANTS FOR BEST APPEARANCE.

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

3.4 STEEL EDGING

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

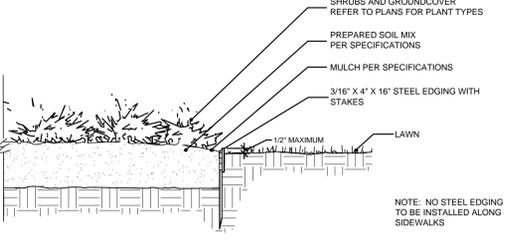
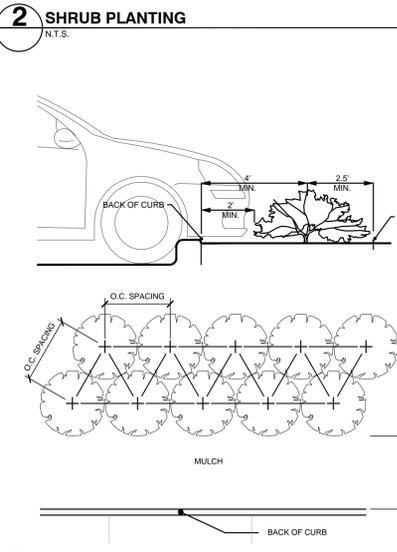
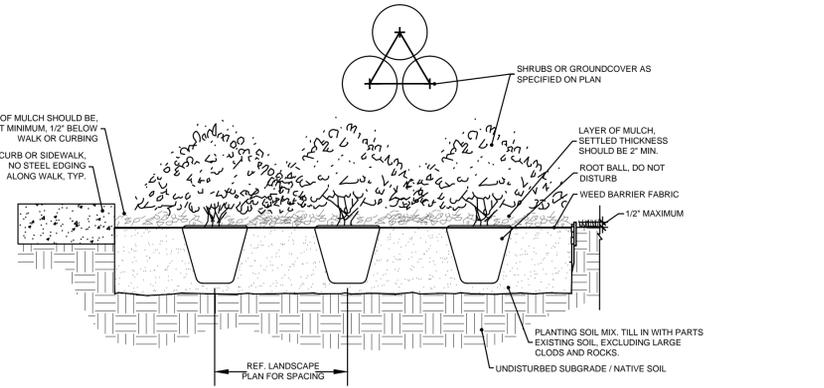
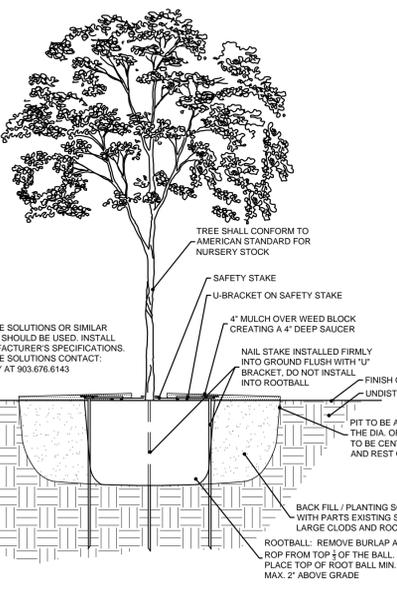
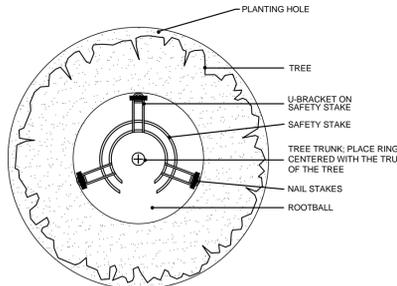
3.5 CLEANUP

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

3.6 ACCEPTANCE

- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
- B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- C. WHENEVER THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
- D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING
N.T.S.

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

4 STEEL EDGING DETAIL
N.T.S.



MURPHY RETAIL
DEVELOPMENT
FM 544 AND BRAND ROAD
MURPHY, TEXAS

Project Number: 1575

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They were prepared by:
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Drawn By: AWR
Checked By: AWR

Issue Date: 9.16.15

Revisions

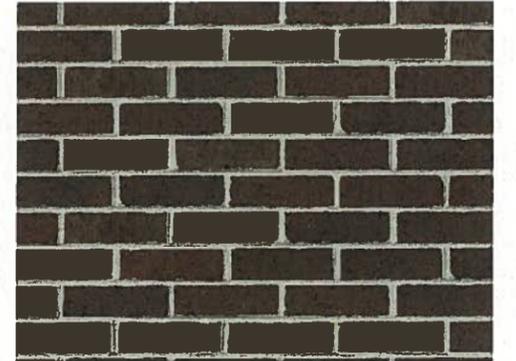
Sheet Title:
LANDSCAPE
SPECS &
DETAILS

Sheet Number:

L1.02



Preliminary Perspective



Brick:
Acme Mocha Ironspot



Smooth Stone:
Coronado Limestone



Rough Stone:
Coronado Getty Stone

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GREENLIGHT

REAL ESTATE DEVELOPMENT, DESIGN AND ACQUISITION

544 and Brand Road | Murphy, Texas

August 12, 2015

Architect
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Richardson, Texas 75080
214.810.4535

**Planning and Zoning Commission Meeting
October 26, 2015**

Issue

Hold a public hearing and consider and/or act on the application of Homeyer Engineering, Inc. requesting an amendment to PD (Planned Development) District Ordinance No. 09-07-803 to amend the Permitted Uses to allow for a swim school on property located on Betsy Lane, southwest of Murphy Road.

Background

- In 2006, the City Council adopted Ordinance No. 06-12-709, which amended the Permitted Uses in the Planned Development District for this site to include Automotive Gasoline or Motor Fuel Service Station.
- In 2008, the City Council adopted Ordinance No. 08-08-756 which amended the Permitted Uses for this site to include Mini-Warehouse/Self Storage.
- In 2009, the City Council adopted Ordinance No. 09-07-803 which amended the Permitted Uses for this site to include School, K through 12 (Private) (SUP).

Considerations

1. The applicant is requesting an amendment to the PD (Planned Development) District to allow, by right, Swim School use on the list of Permitted Uses.
2. Permitted Uses in this Planned Development District would be amended to include ***Swim School***:
 - a. Automotive Gasoline or Motor Fuel Service Station.
 - b. Bank
 - c. Offices (Health Services)
 - d. Offices (Legal Services)
 - e. Offices (Professional)
 - f. Real Estate Offices
 - g. School, K through 12 (Private) (SUP)
 - h. Swim School***
3. A public hearing notification for this proposed zoning change was published in the newspaper as well as notification mailed to the property owners included in the required 200 feet notification radius. At the time of packet preparation, no responses had been received.

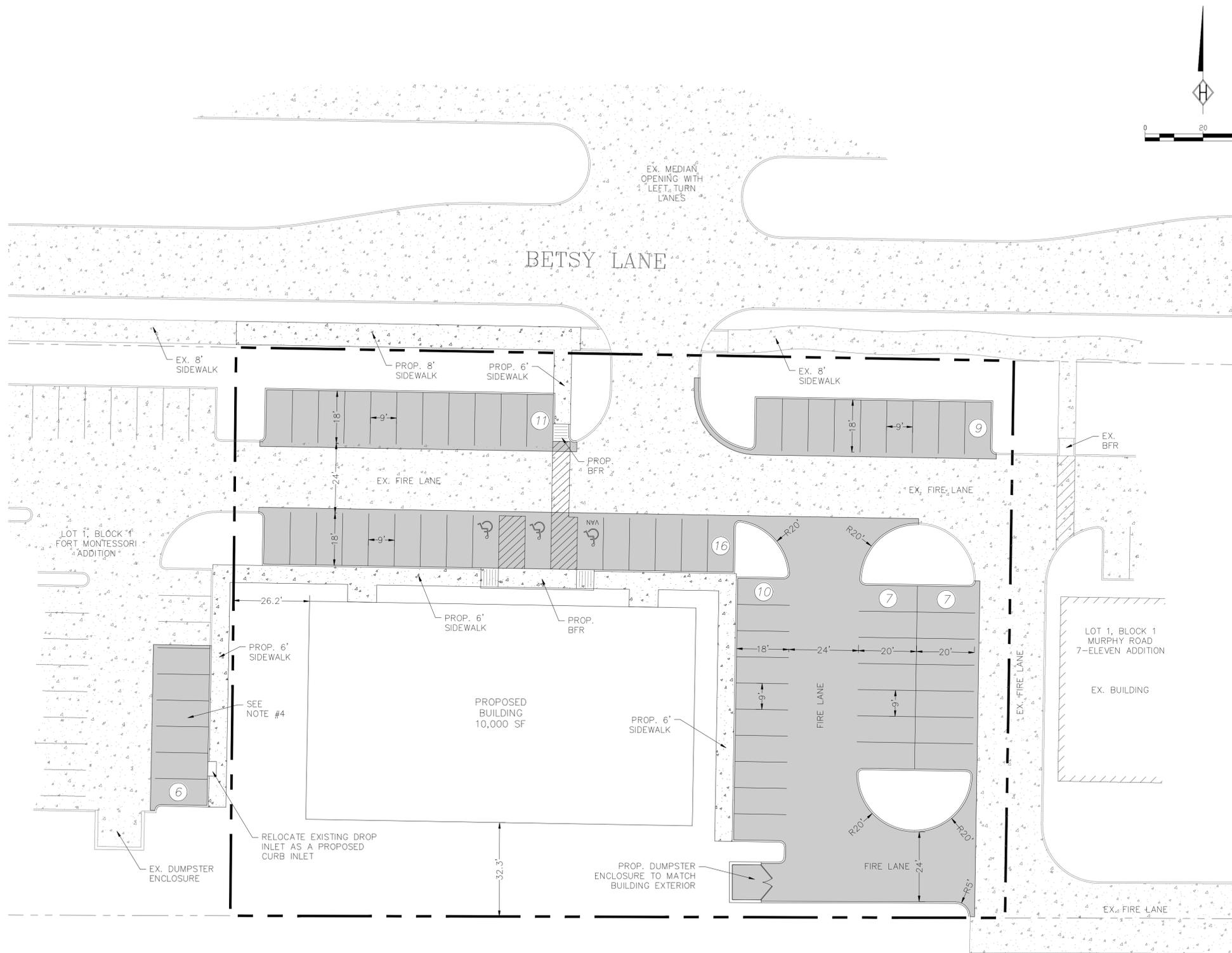
Staff Recommendation

Staff recommends approval of the PD (Planned Development) District amendment that would allow for a Swim School use.

Attachments

Proposed Concept Plan
Location Map
Proposed amended Planned Development District Conditions

P:\cad_dwg\heli15-181_murphy_sch\school\concept_plan\sheet15-181_concept_101025.dwg Sunday, October 19, 2015 2:16:57 PM



SITE INFORMATION

PROPOSED BUILDING: 10,000 SF
 PROPOSED OFFICE: 5,200 SF
 5,200 SF @ 1 SPACE/300 SF = 18 SPACES
 PROPOSED POOL: 2,400 SF
 2,400 SF @ 1 SPACE/100 SF = 24 SPACES
 PROPOSED MARTIAL ARTS/DANCE STUDIO: 2,400 SF
 2,400 SF @ 1 SPACE/100 SF = 24 SPACES
 PARKING REQUIRED: 66 SPACES
 PARKING PROVIDED ON-SITE: 60 SPACES
 PARKING PROVIDED OFF-SITE: 6 SPACES
 HANDICAP PARKING REQUIRED: 3 SPACES
 HANDICAP PARKING PROVIDED: 3 SPACES

- NOTES:**
1. THIS CONCEPT PLAN IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
 2. THIS PROPERTY WILL REQUIRE CITY OF MURPHY APPROVAL PRIOR TO SITE DEVELOPMENT.
 3. NO FIELD WORK WAS CONDUCTED FOR THE PREPARATION OF THIS LAYOUT. PUBLIC RECORDS WERE OBTAINED FROM VARIOUS PUBLIC SOURCES TO DETERMINE EXISTING CONDITIONS.
 4. A SHARED PARKING AND CROSS ACCESS AGREEMENT WILL BE PROVIDED TO ALLOW THE SWIM SCHOOL TO USE THE SIX (6) PROPOSED PARKING SPACES ON THE ADJACENT MONTESSORI SCHOOL PROPERTY.

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 10/19/2015

HOMEYER ENGINEERING, INC.
 ENGINEERING REGISTRATION NO. F-8440
 T.B.P.E. FIRM REGISTRATION NO. F-8440
 P.O. BOX 284527 • LEWISVILLE, TEXAS 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



**MURPHY SWIM SCHOOL
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS**

CONCEPT PLAN

**DRAWN: SRH
 DATE: 09/17/15
 HEI #: 15-181**

**SHEET NO:
 C1**



West Betsy Lane, west of North Murphy Road
Proposed amended PLANNED DEVELOPMENT CONDITIONS
only recommended change is highlighted

- I. **Statement of Purpose:** The purpose and intent of this Planned Development District is to permit the development of retail uses and to amend certain development conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 06-12-708, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the R (Retail) District set forth in Article III, Division 14 of the City of Murphy Code of Ordinances (Ordinance No. 06-12-708), as amended, are included by reference, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Permitted Uses: All uses of the R (Retail) District shall be permitted. In addition, the following uses shall be permitted.
 - 1. Automotive Gasoline or Motor Fuel Service Station.
 - 2. Bank
 - 3. Offices (Health Services)
 - 4. Offices (Legal Services)
 - 5. Offices (Professional)
 - 6. Real Estate Offices
 - 7. School, K through 12 (Private) (SUP)
 - 8. **Swim School**
 - B. Minimum Exterior Construction Standards, Building Materials and Design
 - 1. There shall be a compatible architectural framework in which individual building sites and/or tenant character may be expressed. All buildings shall be finished on all sides in a compatible architectural concept and shall not detract from adjacent property.
 - 2. Building materials shall be of permanent, lasting quality and shall be of masonry construction. Masonry construction shall be construed to mean that form of construction composed of brick or stone (or combination of these materials) laid up unit by unit and set in mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:
 - a. Hard fired brick (kiln fired clay or slate material; severe weather grade; minimum thickness of three inches when applied as a veneer; shall not include unfired or underfired clay, sand or shale brick; may include concrete brick if it conforms to the same ASTM standards, and to the above stated additional standards, as hard fired clay brick).

cut on Murphy Road shall be allowed in addition to the one shown on the "7-11"
site plan.

Issue

Hold a public hearing and consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's on property zoned PD (Planned Development) District No. 09-12-823 located on the southeast corner of FM 544 and Brand Road.

Summary

The applicant is proposing to build a Schlotzsky's on the subject property. Schlotzsky's will be the anchor tenant on the east end of the building and the remaining retail spaces are being actively marketed. The property is currently zoned PD (Planned Development) District No. 09-12-823 for Retail and Office Uses.

Considerations

1. The PD (Planned Development) District No. 09-12-823 allows for a Restaurant (Drive-in) by SUP (Specific Use Permit).
2. A public hearing notification for this proposed zoning change was published in the newspaper as well as notification being mailed to the property owners included in the required 200 feet notification radius. One response was received at the time of this packet.

Staff Recommendation

Staff recommends approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.

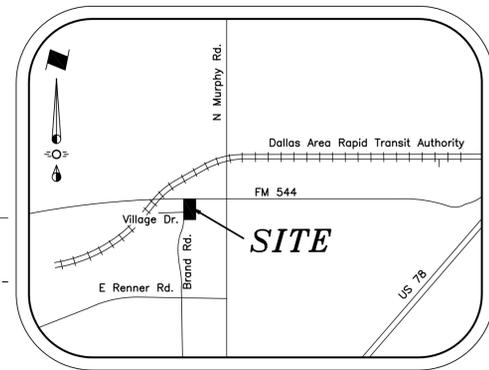
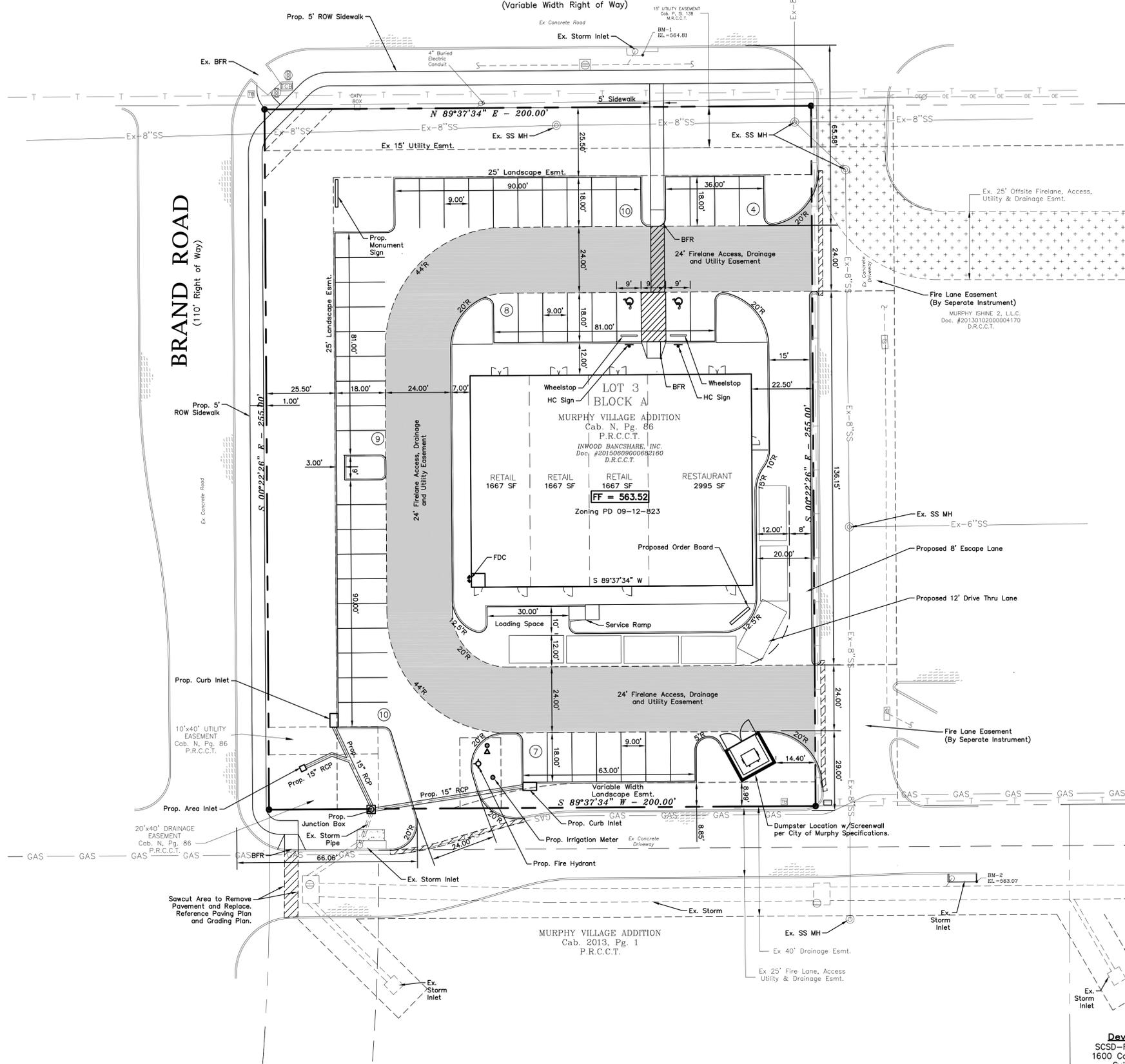
Attachments

Location Map
Proposed Site Plan for SUP consideration only
Reply form

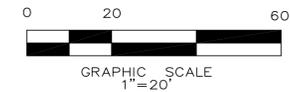


F.M. ROAD 544

(Variable Width Right of Way)



VICINITY MAP
NTS



LEGEND

- Fire Lane
- Ex. Offsite Firelane
- Ex. Concrete
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Handicap Parking Sign

BENCHMARK:

BM-1 = "X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544.
Elev. = 564.81

BM-2 = "X" on southeast corner of concrete curb inlet close to the southeast property corner.
Elev. = 563.07

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 9-17-2015	1 SP, U, P	10-7-2015
2		
3		
4		
5		
6		

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 20'

Developer
SCSD-Finnell, LTD
1600 Corporate Ct.
Suite 150
Irving, Texas 75038
Phone: (972) 241-2165
Contact: Gary Albert

Owner
Inwood Bancshares, Inc.
7621 Inwood Road
Dallas, TX 75209
Phone: (469) 742-0678
Fax: (469) 228-0551
Contact: Dennis Lorch

Architect:
Matt King Architect
1212 Cabernet Drive
Allen, TX 75002
Phone: (469) 742-0678
Contact: Matt King

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

SUP EXHIBIT
ALBERT RETAIL - MURPHY
MURPHY VILLAGE ADDITION
Albert Restaurant Group, LLC
City of Murphy, Texas

Sheet No.
SUP
Project No.
15085

ALBERT RETAIL - MURPHY

Reply Form

Planning & Zoning Commission
206 North Murphy Road
Murphy, Texas 75094



This letter is regarding the request for an approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823 on property located on FM 544 between Brand Road and Murphy Road.

I am **IN FAVOR** of the request of a SUP (Specific Use Permit) to allow for a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823.

I am **OPPOSED** to the request of a SUP (Specific Use Permit) to allow for a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823.

This item will be heard at the Planning & Zoning Commission on **Monday, October 26, 2015 at 6:00 p.m.** and by City Council on **Tuesday, November 17, 2015 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

2001 Court McDermott JV
William CRAVEN
Name (Please Print)

[Signature]
Signature

3838 Oak Lawn #146
Dallas TX 75219
Address

10/20/15
Date

Issue

Consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.

Summary

The applicant submitted a site plan, building elevation plans, landscape plans and construction plat for approval that would allow for development of a Schlotzsky's and retail space.

- Total square footage of the proposed building is approximately 8,000 square feet
 - o 2,925 square foot proposed for restaurant
 - o 5,000 square feet proposed for retail
- The property is zoned PD 09-12-823.

Considerations

Site Plan

The proposed site plan has been reviewed by staff and meets the requirements as set forth by the Planned Development District and the Code of Ordinances with the exception of the parking space requirement. The applicant is requesting a variance to the required number of parking spaces.

- Required parking spaces = 55
- Requested parking spaces = 48

Staff is requesting favorable consideration of this parking space variance request. Being a corner lot adjacent to streets that require a large landscape setback, staff feels the parking provided will be adequate with the currently identified and potential future users while still meeting the landscaping requirements.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Planned Development District.

Landscape Plan

The proposed landscape and materials used have met requirement standards including landscape setbacks as detailed within the Planned Development District.

Construction Plat

The construction plat meets requirements pending the completion of comments currently being addressed by the applicant specific to the engineering documents (see notations below).

Additional Considerations for Notation

Prior to any signage installation, the sign plans for the building and on the site will be submitted to Customer Service, go through standard staff review to ensure compliance with the Sign Ordinance and will be permitted separately after staff approval.

Engineering and Public Works comments are being addressed specific to the Engineering Plans for this development and will be completed prior to construction plans submittal.

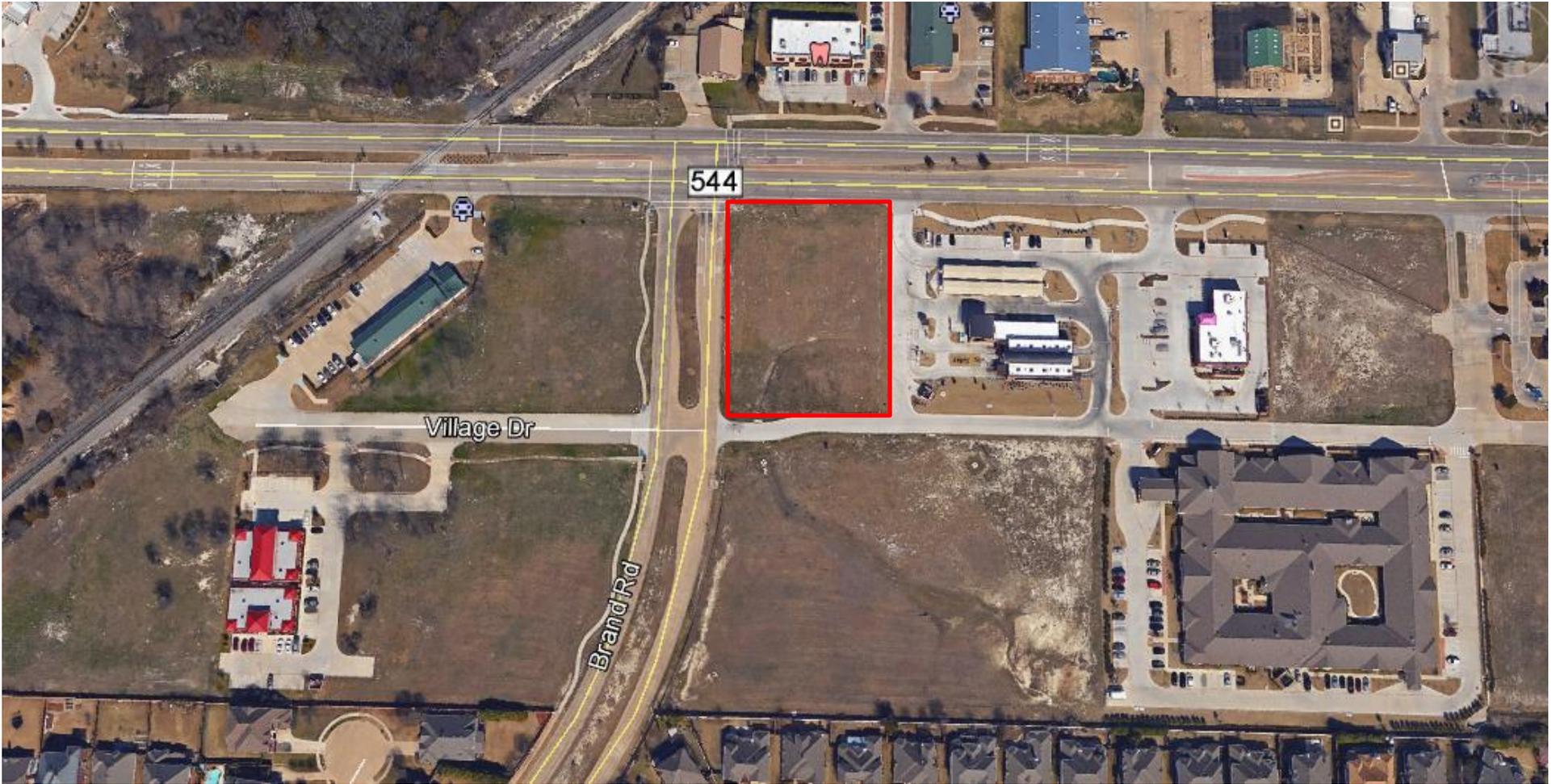
Prior to building permit issuance, a finalized cross access easement agreement must be on file following attorney approval.

Staff Recommendation

Staff recommends approval of the site plan, landscape plan, building elevations, and construction plat as submitted with the considerations as noted in this agenda item.

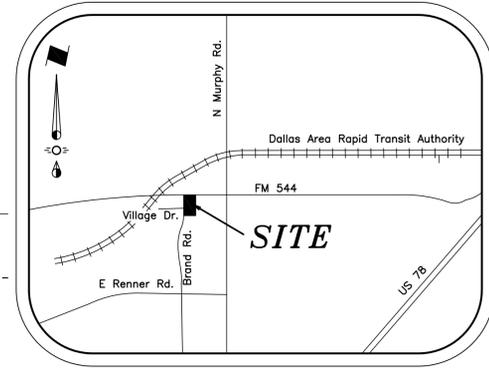
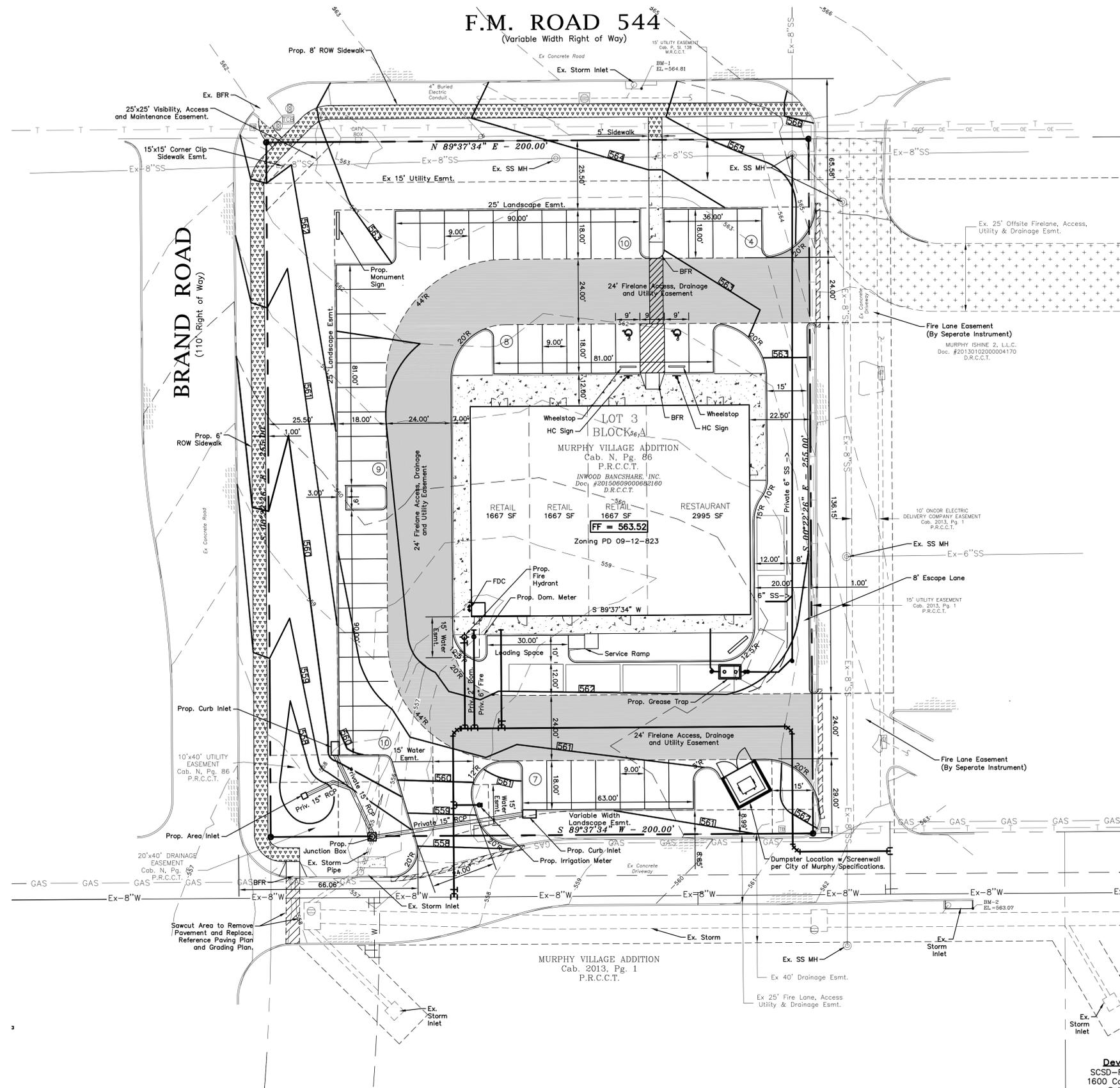
Attachments

Property location aerial
Site Plan
Building Elevations
Landscape Plan
Construction Plat
Example of newly developed Schlotzky's in McKinney

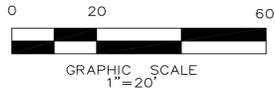


F.M. ROAD 544

(Variable Width Right of Way)



VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk (Private)
- Proposed Sidewalk (Public ROW)
- Ex. Offsite Firelane
- Ex. Concrete
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Handicap Parking Sign

GENERAL NOTES

1. All materials and construction shall be in accordance with the City of Murphy, Texas Standard Paving Specifications.
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
5. All curb radii are 3' unless noted otherwise.
6. All parking spaces are 9' x 18', unless noted otherwise.

SYNOPSIS

Zoning	PD 09-12-823
Proposed Use	Retail, Restaurant
Lot Area	1.171 AC. (51,008 s.f.)
Building Rest.	2,925 sf
Building Retail	5,000 sf
	7,925 sf
Floor Area Ratio:	0.15:1
Lot Coverage	15.5%
Building Height	Max. 35'
Parking Required :	Restaurant (2925/100) = 30 Spaces
	Retail (5000/200) = 25 Spaces
Parking Provided :	48 Spaces
HC Parking Required	1 Spaces
HC Parking Provided	2 Spaces
Legal Description	Lot 3, Block A Murphy Village Addition

Developer
SCSD-Finnell, LTD
1600 Corporate Ct.
Suite 150
Irving, Texas 75038
Phone: (972) 241-2165
Contact: Gary Albert

Owner
Inwood Bancshares, Inc.
7621 Inwood Road
Dallas, TX 75209
Phone: (469) 742-0678
Fax: (469) 228-0551
Contact: Dennis Lorch

Architect:
Matt King Architect
1212 Cabernet Drive
Allen, TX 75002
Phone: (469) 742-0678
Contact: Matt King

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

BENCHMARK:
BM-1 = "X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544.
Elev. = 564.81
BM-2 = "X" on southeast corner of concrete curb inlet close to the southeast property corner.
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Issue Dates:	Revisions:	Date:
1 9-17-2015	1 SP, U, P	10-7-2015
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 20'

SITE PLAN
ALBERT RETAIL - MURPHY
MURPHY VILLAGE ADDITION
Albert Restaurant Group, LLC
City of Murphy, Texas

Sheet No.
SP
Project No.
15085

ALBERT RETAIL - MURPHY



Matthew King
Architect

Phone: 469-742-0678
matking@mkingarchitect.com

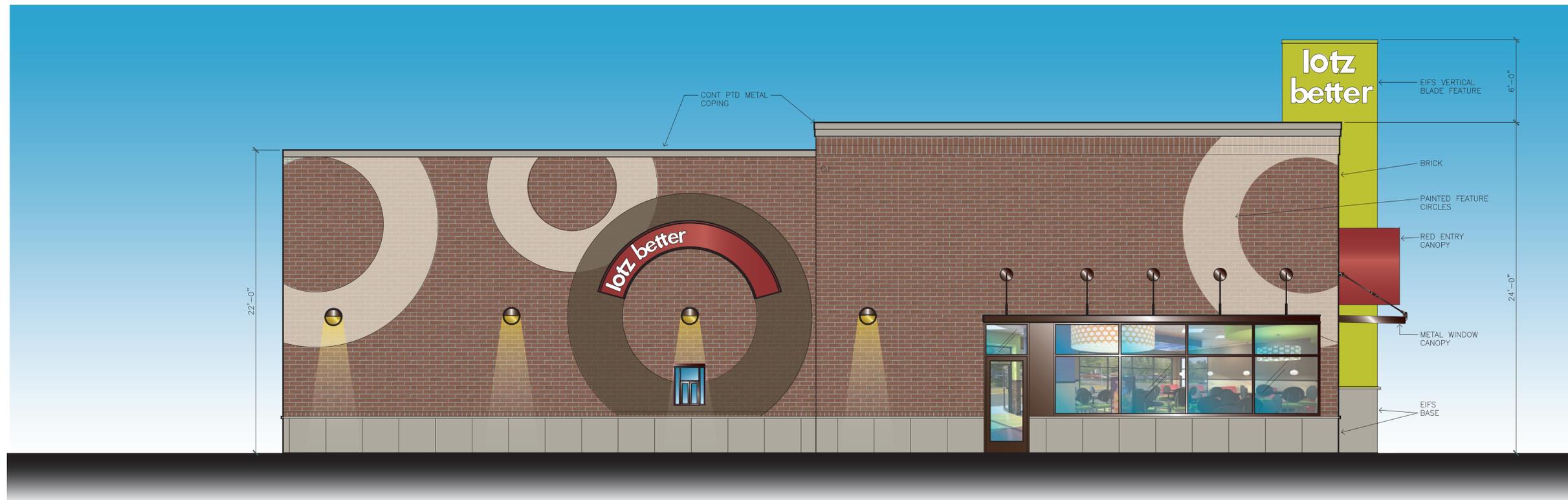
©Matthew King Architect

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. FOR INTERIM REVIEW ONLY.
MATTHEW P. KING
ARCHITECT
TX REGISTRATION NO. 17957

September 17, 2015



01 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



02 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

Owner:
SCSD-Finnell, LTD
309 Highland Court
Double Oak, Tx 75077

Project:
Multi Tenant Building
Hwy 544 & Brand Rd
Suites 100-110-120-130
Murphy, Texas 75094

Scale: as noted
Issue For:
Exterior Submittal: 9-17-15

A2
Exterior Elev's
Sheet Number



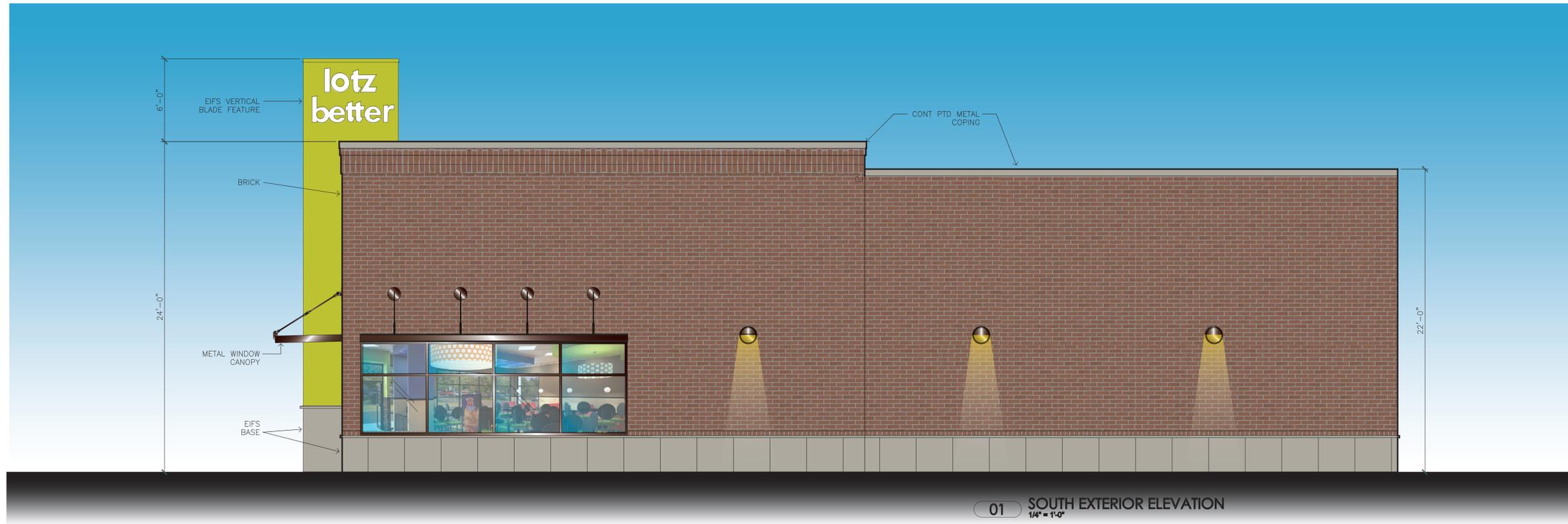
Matthew King
Architect

Phone: 469-742-0678
matking@mkingarchitect.com

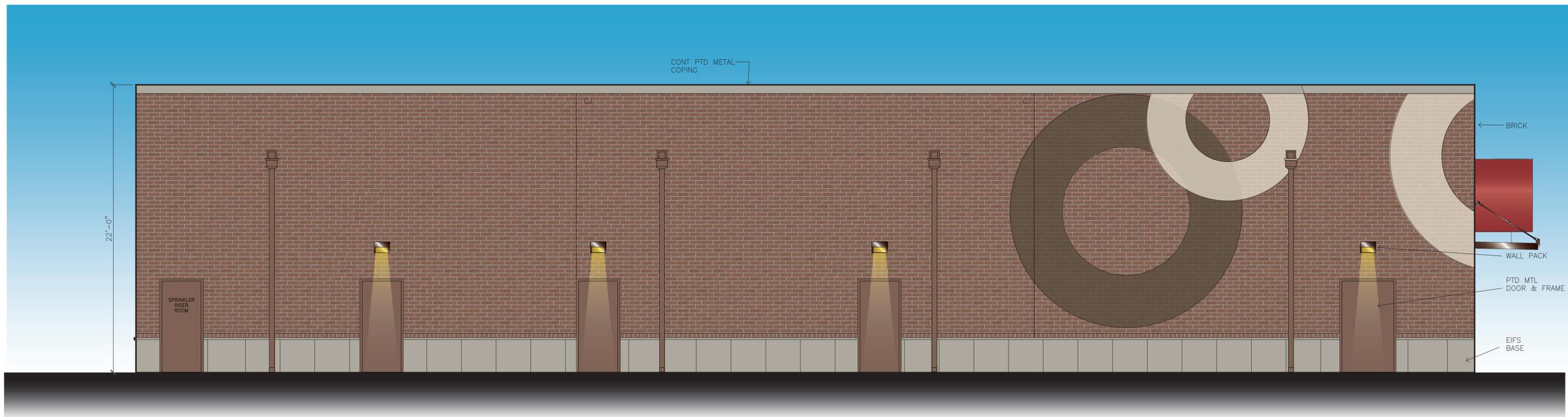
©Matthew King Architect

PRELIMINARY NOT
FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.
FOR INTERIM REVIEW ONLY.
MATTHEW P. KING
ARCHITECT
TX REGISTRATION
NO. 17957

September 17, 2015



01 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



02 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

Owner:
SCSD-Finnell, LTD
309 Highland Court
Double Oak, Tx 75077

Project:
**Multi Tenant Building
Hwy 544 & Brand Rd**
Suites 100-110-120-130
Murphy, Texas 75094

Scale: as noted
Issue For:
Exterior Submittal: 9-17-15

A2.1
Exterior Elev's
Sheet Number



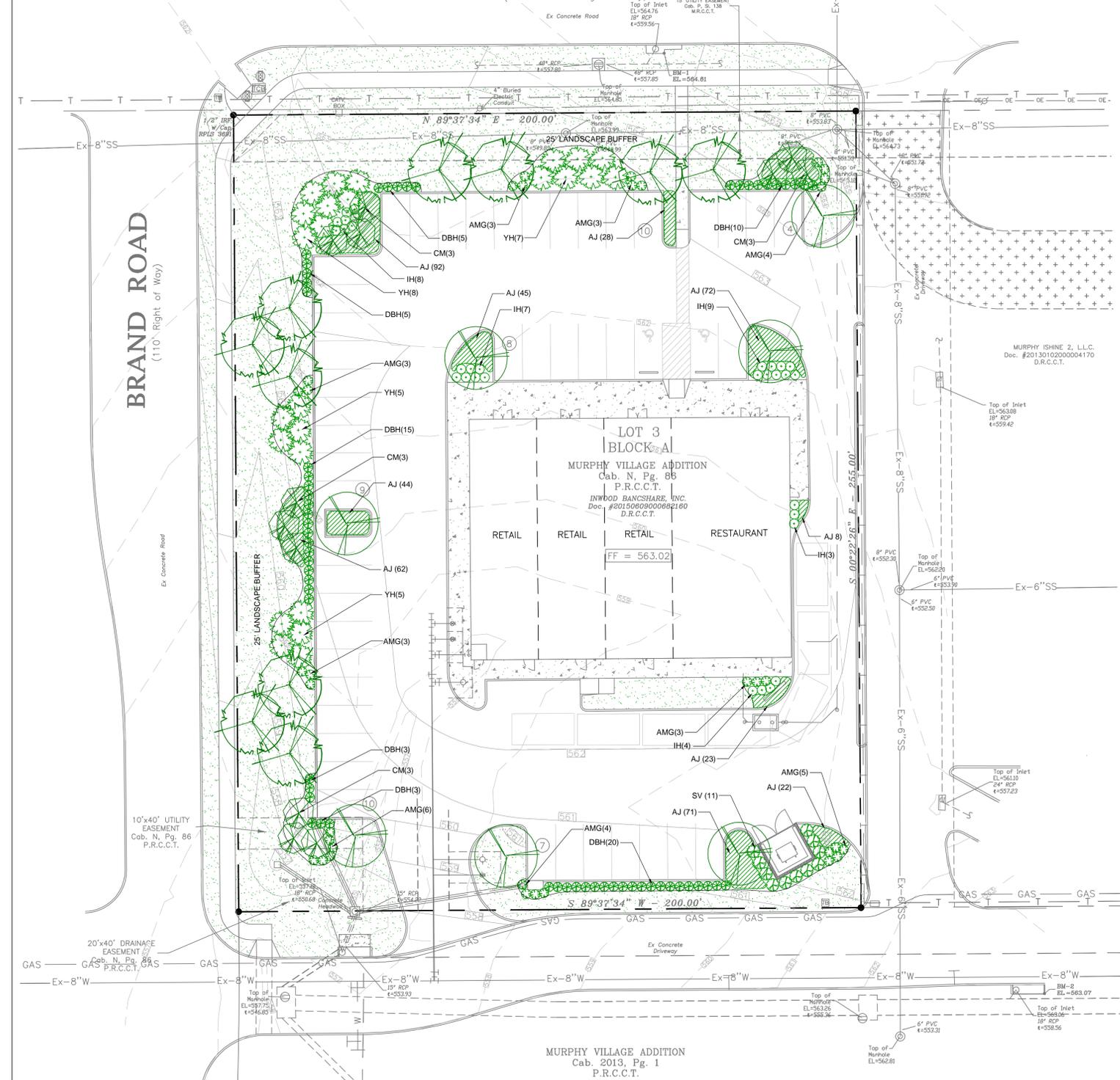
WILLIAMS DESIGN GROUP
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 1017489 498441 E. Williams Design Group
 P. 409.498.4411 E. Williams Design Group



LANDSCAPE PLAN
 PROJECT TITLE:
ALBERT RETAIL - MURPHY
MURPHY, TEXAS

REVISION DESCRIPTION
 REV. DATE
 DATE:
 9-10-2015
 LANDSCAPE PLAN
 SHEET NO:
L1.01

F.M. ROAD 544
 (Variable Width Right of Way)



LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping	Min. 20%	Street Frontage Trees (FM 544)	
Site Area	51,000 s.f.	Length of Street Frontage	200'
Proposed Landscape Area	14,477 s.f.	# of Large Trees Required	4
Percentage of Site to be in Living Landscape	28.38%	# of Om. Trees Required	16
		# of Large Trees Provided	4
		# of Om. Trees Provided	16

Street Frontage Trees (Brand Road)		Number of Site Parking Spaces	48
Length of Street Frontage	255'	Parking Lot Landscaped Area Required = 48 x 32 s.f.	1,536 s.f.
# of Large Trees Required	6	Parking Lot Landscaped Area Provided	2,107 s.f.
# of Om. Trees Required	20		
# of Large Trees Provided	6		
# of Om. Trees Provided	20		

PROPOSED TREES

Symbol	Key	Name	Size	Spacing
	LE	Elm, Bosque Lacebark <i>Ulmus parvifolia</i>	3" Cal.	As Scaled
	SRO	Oak, Shumard Red <i>Quercus shumardii</i>	3" Cal.	As Scaled
	CM	Crape Myrtle, Arapaho <i>Lagerstroemia indica 'Arapaho'</i>	1 1/2" Cal.	As Scaled
	YH	Holly, Yaupon <i>Ilex vomitoria</i>	1 1/2" Cal.	As Scaled

PROPOSED PLANTS

Symbol	Key	Name	Size	Spacing
	IH	Indian Hawthorn, Georgia Petite <i>Rhodaphysalis x delacourii</i>	3 Gal./ 2' Ht.	36"
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burfordii'</i>	3 Gal./ 2' Ht.	36"
	SV	Viburnum, Sweet <i>Viburnum Ordoratisissium</i>	5 Gal./ 4' Ht.	48"
	AMG	Grass, Adagio Maiden <i>Miscanthus sinensis 'Adagio'</i>	3 Gal.	36"
	AJ	Jasmine, Asian <i>Trachelospermum asiaticum</i>	4" Cont.	18"

Common Bermuda Solid Sod or Hydrosprigs -16,245 s.f. +/-

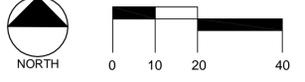
Irrigation Affidavit
 All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

Maintenance Notes
 The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within 90 days. Trees with a trunk diameter in excess of six inches measured four feet above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three inches measured four feet above the ground on a caliper-inch for caliper-inch basis (e.g., for a six-inch tree, two three-inch replacement trees shall be required). A time extension may be granted by the city manager or his designee, if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or his agent.

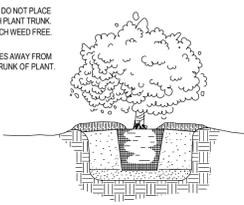
It shall be the duty of any person or persons owning or occupying real property bordering on any street to prune trees next to the street in such manner that they will not obstruct or shade the streetlights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, or obstruct the view from any street or alley intersection (see visibility requirements in division 5 of this article). The minimum clearance of any portion of a tree overhanging public street right-of-way shall be 14 feet, and overhanging a public sidewalk shall be eight feet.

Failure to maintain any landscape area in compliance with this section is considered a violation of this division and may be subject to penalties.

GRAPHIC SCALE: 1" = 20'

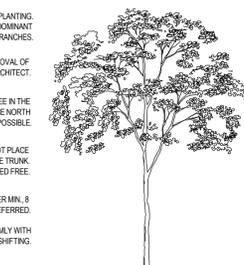


REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.
 PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.
 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.
 MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



SHRUB PLANTING DETAIL
 NOT TO SCALE

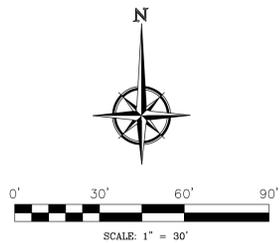
DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.
 STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE.
 MULCH RING TO BE 6 INCH DIAMETER MIN. 8 INCH DIAMETER PREFERRED.
 TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE TO PREVENT SHIFTING.



TREE PLANTING DETAIL
 NOT TO SCALE

Notes
 No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.
 All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be included in Contractor's proposal.
 The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.
 All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.
 The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ANSNS).
 Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.
 All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.
 Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weed or thin soil.
 Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.
 After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.
 Amendments shall be added to each planting pit and bed area.
 All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.
 After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.
 All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.
 Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.
 All plantings shall be "watered in" by flooding the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.

CALL BEFORE YOU DIG: 811



GENERAL NOTES

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The bearings shown hereon are referenced to N 00°22'26" W along the East Right-of-way of Brand Road and the West line of the Subject Tract according to the plat thereof recorded in Cabinet N, Page 86, Plat Records, Collin County, Texas.
- Benchmark BM-1="X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544. Elev. = 564.81
- 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.
- Field data for this project was originally collected on 08-19-2015.
- No structures of any type shall be placed within the 5' Firelane Easement.

Fire Lanes

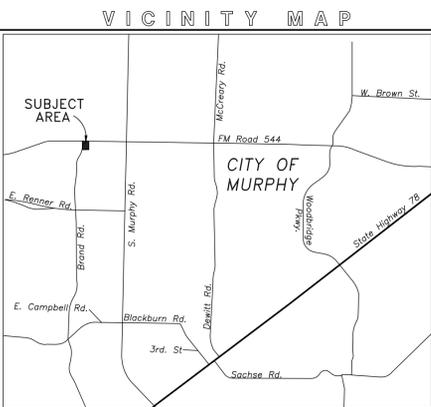
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Access Easements

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0415J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates Subject Tract lies within "FLOOD ZONE X" (a non-shaded area) and this area is designated as outside the 0.2% Annual Chance of Flood.



LEGEND

- ⊗ WATER VALVE
- ⊙ STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- ⊕ POWER POLE
- ☐ TELEPHONE BOX
- ⊕ TRAFFIC SIGNAL LIGHT
- ☐ TRAFFIC CONTROL BOX

CMP = CORRUGATED METAL PIPE
 IRS = IRON ROD SET WITH CAP STAMPED "RPLS 4701"
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 CM = CONTROLLING MONUMENT

--- BOUNDARY LINE
 - - - - - ADJOINER BOUNDARY LINE
 --- SANITARY SEWER LINE (Various Sizes)
 --- STORM SEWER LINE (Various Sizes)

LINE	BEARING	DISTANCE
L1	N 00°22'26" W	255.00
L2	S 00°22'26" E	10.46
L3	N 89°37'34" E	200.00
L4	S 01°06'53" E	15.00
L5	S 89°30'21" W	5.98
L6	S 00°22'26" E	15.00
L7	S 00°22'26" E	27.19
L8	N 89°37'34" E	9.81
L9	S 00°22'26" E	15.00
L10	S 89°37'34" W	8.90

CURVE ID	BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	60°42'18"	20.00	21.19	S 59°16'25" W	20.21		
C2	90°03'00"	44.00	66.12	S 44°37'54" W	62.23		
C3	89°59'29"	44.00	69.11	S 45°22'11" E	62.22		
C4	61°17'32"	20.00	21.40	S 59°47'09" E	20.59		
C5	89°59'29"	20.00	31.41	N 45°22'11" W	28.28		
C6	90°00'00"	20.00	31.42	N 44°37'34" E	28.28		
C7	17°10'23"	20.16	6.04	N 09°00'08" W	6.02		
C8	21°57'00"	44.53	17.06	S 62°39'04" E	16.96		
C9	53°57'10"	20.02	18.85	S 56°03'59" E	18.16		

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat

RECOMMENDED BY: Planning and Zoning Commission
City of Murphy, Texas

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Murphy, Texas

Signature of Mayor _____ Date Approval _____

ATTEST:

City Secretary _____

Date _____

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, INWOOD BANCSHARE, INC. is the owner of that certain tract of land situated in the City of Murphy, in the J. Maxwell Survey, Abstract No. 580 of Collin County, Texas and being all of Lot 3, Block A of MURPHY VILLAGE ADDITION, an addition to the City of Murphy, according to the plat thereof, recorded in Cabinet N, Page 86, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to Inwood Bancshare, Inc., recorded in Document No. 20150609000682160, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3691", found at the intersection of the east right-of-way line of Brand Road (110' wide R.O.W.) and the south right-of-way line of F.M. Highway 544 (variable width R.O.W.) for the northwest corner of said Lot 3, Block A;

THENCE: North 89 deg. 37 min. 34 sec. East, along the common line of said Lot 3, Block A and F.M. Highway 544, a distance of 200.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot 3, Block A and same being the northwest corner of Lot 2R, Block A of Murphy Village Addition, an addition to the City of Murphy, according to the Replat thereof, recorded in Cabinet 2013, Page 1, P.R.C.C.T.;

THENCE: South 00 deg. 22 min. 26 sec. East, departing from said F.M. Highway 544, along the common line of said Lots 3 and 2R, Block A, a distance of 255.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Lot 2R, Block A and same being the southwest corner of said Lot 2R, Block A and said point also being on the north line of Lot 5, Block A of the above described Murphy Village Addition recorded in Cabinet 13, Page 1, P.R.C.C.T.;

THENCE: South 89 deg. 37 min. 34 sec. West, along the common line of said Lots 3 and 5, Block A, a distance of 200.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Lot 3, Block A and the northwest corner of said Lot 5, Block A and same being on the east right-of-way line of the above mentioned Brand Road;

THENCE: North 00 deg. 22 min. 26 sec. West, along the common line of said Lot 3, Block A and Brand Road, a distance of 255.00 feet to the point of beginning and containing 51,000 square feet or 1.171 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That _____ acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MURPHY LANDING ADDITION, an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Murphy. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Murphy's use thereof. The City of Murphy and public utility entities 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 endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Murphy and public utility entities shall at all times have the full right of ingress and egress to or from the irrelative easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2015.

Authorized Signature of Owner _____

Printed Name & Title _____

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 _____ Owner 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 purpose and considerations therein expressed.

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

Notary Public in and for State of Texas _____

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Denton, Texas.

DATED this the _____ day of _____, 2015.

Lawrence H. Ringley
State of Texas, No. 4701

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 Lawrence Ringley, Registered Professional Surveyor, 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 purpose and considerations therein expressed.

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

Notary Public in and for State of Texas _____

My Commission Expires On: _____

CONSTRUCTION PLAT

LOT 3, BLOCK A
MURPHY VILLAGE ADDITION
Called 1.171 Acres
situated in the
J. Maxwell Survey, Abstract No. 580
City of Murphy
Collin County, Texas

PROPERTY ADDRESS

An address for the Subject Tract is currently un-assigned by the City of Murphy, Texas.

RINGLEY & ASSOCIATES, INC.
 SURVEYING • MAPPING • PLANNING
 Texas Firm Registration No. 10061300
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	09/17/15	1"=30'	15087	15087-CP.dwg	2 of 1



Schlitzsky's
Diner

Schlitzsky's
Diner

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