URBAN DESIGN COMMISSION
MEETING
Thursday, July 16, 2020
Public Hearing: 10:00 A.M.
Work Session: Immediately following Public Hearing

Videoconference
https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e7a2f4c4eb29b8b5c01892e98d0579e6b
Event number/ Access code: 126 770 0279

Teleconference
(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 629 143 587

Viewing Only
Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: Watch Live Online

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: http://fortworthtexas.gov/boards/

To view the docket for this meeting visit: http://fortworthtexas.gov/calendar/boards/

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

**Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 20, 2020. To sign up, either contact Sevanne Steiner at Sevanne.Steiner@fortworthtexas.gov or 817-392-8012 or register through WebEx per the directions on the City’s website above.**

COMMISSIONERS

☐ Gannon Gries - Mayor Appointee
☐ Stephen McCune - District 6

☐ Jose Diaz - District 2
☐ Aaron Thesman - District 7

☐ Jesse Stamper - District 3
☐ Jie Melchiors - District 8

☐ Mike Ratterree - District 4
☐ Douglas Cooper - District 9

☐ Robert Horton - District 5
☐ Marta Ronzanich - Alternate

☐ Vacant - Alternate
I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF PREVIOUS MONTHS MEETING MINUTES

D. NEW CASES

UDC-2020-022 – JD Byrider
Council District: 3
Address: 8840 Camp Bowie West Boulevard
Owner/Agent: Amy Leska
Request: Approval of a creative monument sign

UDC-2020-023 – Rosedale Medical Building
Council District: 9
Address: 1650 W. Rosedale Street
Owner/Agent: Chelsi Davis
Request: Approval of monument signs

UDC-2020-024 – Hotel Drover
Council District: 2
Address: 200 Mule Alley
Owner/Agent: Commerce Construction
Request: Approval of signage

UDC-2020-025
UFC20-0142, FW I-35 Global Logistics Centre 1
Council District: 6
Address: West of I-35S, North of Rendon-Crowley Rd.
Owner/Applicant: BKHC Commercial, LLC
Agent: Belle Firma, Inc.
Request for Appeal: The applicant requests a waiver from Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site, and Section 6.302.E.6 in regard to minimum retained and planted canopy coverage of 20%.

UDC-2020-026
UFC20-0043, Meadowbrook Park
Council District: 5
Address: 8363 Meadowbrook Dr.
Owner/Applicant: ECM Development, LLC
Agent: Kendall Landscape Architecture
Request for Appeal: The applicant requests a waiver from Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

II. WORK SESSION

BRIEFING ON HEMPHILL FORM BASED DISTRICT

III. ADJOURNMENT
Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.

I, the undersigned, hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time: Friday, July 10, 2020 at 6:00 pm, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Lynn
City Secretary for the City of Fort Worth, Texas
I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF PREVIOUS MONTHS MEETING MINUTES

D. NEW CASES

UDC-2020-19 – Forest Park Residential
Council District: 9
Address: 3216 & 3220 Forest Park Boulevard
Owner/Agent: GSR Construction
Request: Approval of a driveway from a primary street

Laura Voltmann presented the staff report. No one else spoke during the public hearing.

<table>
<thead>
<tr>
<th>Motion by</th>
<th>Jesse Stamper</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motion to</td>
<td>Deny without prejudice</td>
</tr>
<tr>
<td>Seconded by</td>
<td>Aaron Thesman</td>
</tr>
<tr>
<td>Vote</td>
<td>5-0</td>
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</tbody>
</table>

UDC-2020-020 – Comet Cleaners
Council District: 3
Address: 6353 Camp Bowie Boulevard
Owner/Agent: Brad Roberson/Barnett Signs
Request: Approval of additional signage

Laura Voltmann presented the staff report. Brad Roberson (applicant) spoke on behalf of the property owner.

<table>
<thead>
<tr>
<th>Motion by</th>
<th>Jesse Stamper</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motion to</td>
<td>Approve additional signage with stipulation that all window signs are removed</td>
</tr>
<tr>
<td>Seconded by</td>
<td>Aaron Thesman</td>
</tr>
<tr>
<td>Vote</td>
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</tr>
</tbody>
</table>

UDC-2020-021 – 305 W. Daggett Avenue
Council District: 9
Address: 305 W. Daggett Avenue
Owner: 305 W. Daggett LLC/Elizabeth Means
Request: Waiver from transparency requirements

Laura Voltmann presented the staff report. Allison Docker (Near Southside, Inc.) spoke in support of the requested waiver.

<table>
<thead>
<tr>
<th>Motion by</th>
<th>Jesse Stamper</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motion to</td>
<td>Approve with stipulation that articulation is added below the clearstory windows on the first floor that mirrors the size of the other openings on that facade</td>
</tr>
<tr>
<td>Seconded by</td>
<td>Aaron Thesman</td>
</tr>
<tr>
<td>Vote</td>
<td>5-0</td>
</tr>
</tbody>
</table>

II. ADJOURNMENT

Executive Session
The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.
REQUEST Certificate of Appropriateness

APPLICANT/AGENT JD Byrider-DFW Texas Inc/Amy Leska

LOCATION 8840 Camp Bowie West Blvd

ZONING CB-WB

CERTIFICATE OF APPROPRIATENESS

The applicant requests a certificate of appropriateness for installation of signage.

Applicable regulations:
Unique Sign Applications. An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Unique Sign Plans” by the Planning and Development Director and are subject to approval of the UDC. In evaluating a Unique Sign Plan, the UDC shall consider the extent to which the application meets the following:
- 9.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 9.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
- 9.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; or
- 9.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

FINDINGS/RECOMMENDATIONS

The applicant proposes installation of a creative monument sign. In October 2019, the property owner applied for a creative monument sign. The UDC heard testimony from staff and the applicant and advised that the applicant try to incorporate some elements of traditional automobile dealership signage (see supplemental images below).

The applicant proposes replacement of an existing pole sign with a sign that does not conform to any existing sign types. The surrounding area is dominated by pole signs. While the sign does not meet the strict application of the creative sign language, it is consistent with the pattern and placement of signs in the area. Other signs in the area have added neon at the Commission’s request, reminiscent of the
traditional types of signage found along auto oriented corridors like Camp Bowie West. The revised request from the applicant has incorporated some neon elements. These sparse accents approach meeting the intent of the code to revitalize Camp Bowie Boulevard to be an attractive, vibrant commercial corridor in the community. The addition of neon or other elements to the proposed sign would further meet the intent of returning Camp Bowie Boulevard as an outstanding corridor in the City of Fort Worth.

Staff recommends the following motion:

1. That the Certificate of Appropriateness request be approved with the stipulation that the applicant explore adding additional neon to help identify the name of the company and accent the triangular arrow below the main sign.
Supplemental Information

Current Sign (indicated with arrow) and context of large signs

Current Sign Proposal – Note Orange Neon Accents
Traditional Auto Sales Signage Examples
REQUEST Certificate of Appropriateness

APPLICANT/AGENT Chelsi Davis

LOCATION 1650 W. Rosedale Street

ZONING NS-T5

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness for installation of monument signs per the Near Southside District Standards & Guidelines.

APPLICABLE NEAR SOUTHSIDE DESIGN PRINCIPLES, STANDARDS, & GUIDELINES

Monument Sign Standards — Monument signs are freestanding and located adjacent to sidewalks. Such signs are typically used for buildings that are separated from adjacent streets by substantial setbacks and more suburban-style site layouts.

Monument signs are not allowed without a waiver from the UDC. The UDC may grant a waiver for a monument sign, provided that the sign meets all of the requirements below:

- Maximum total area: 60 square feet per sign face
- Maximum height: 8 feet including base.
- Maximum letter height: Building/development name or logo: 8 inches. All others: 4 inches
- Locations are limited to landscaped areas, with a minimum setback from the public rights-of-way of five (5) feet.
- Backgrounds shall be opaque with a non-reflective material.
- A monument sign shall be set onto a base or frame, presenting a solid, attractive, and well-proportioned appearance that compliments the building design and materials.
- External lighting fixtures shall be designed to complement the appearance of the sign or internal lighting that only illuminates text and logos.
A sign erected on the top of a retaining wall is considered a monument sign. The height of the wall shall be included in the overall height calculation. In this case, the five (5) foot minimum setback is not required.

A sign affixed to the face of a retaining wall or seat wall that is an integral part of a plaza or streetscape design may utilize the sign area allocated to wall signs. In this case, the five (5) foot minimum setback is not required.

**FINDINGS/RECOMMENDATIONS**

The applicant proposes installation of monument signs. The site is located mid-block on Rosedale Street between 8th Avenue and 9th Avenue.

The site layout consists of a two story medical building that lines the block. The proposed monument signs would be located on both 9th Avenue and Rosedale Street. One proposed sign location is along the building frontage where it is sited approximately 40’ behind the travel lanes on the W. Rosedale St. This particular sign location will be obscured when the accessible parking is occupied.

Other requested signage on site is a monument sign located on the side of the property along 9th Avenue. This location is not suburban in nature. An attached wall sign could provide adequate wayfinding. However, the provision of the address on the monument sign is helpful given that the address is from the adjacent street.

The sign location does meet some of the considerations for monument signs. It is located on a street with a considerable setback from the building in a setting that is considerably more suburban than typical urban buildings in the district. However, the existing attached signage provides adequate visibility in conformance with the standards.

Staff recommends the following motion:

1. That the Certificate of Appropriateness request to install monument signs per the Near Southside Standards and Guidelines be denied.
Supplemental Information

Provisional signs and locations

<table>
<thead>
<tr>
<th>CLIENT</th>
<th>Lincoln Harris</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>1650 W. Rosedale</td>
</tr>
<tr>
<td>SALES REP</td>
<td>Kevin Gonzalez</td>
</tr>
<tr>
<td>DATE</td>
<td>04/27/2020</td>
</tr>
</tbody>
</table>

DESCRIPTION

60"H x 120"W aluminum monument with decorative Skins on one side. Text on both sides will be routed Out of aluminum and pushed through white acrylic. Monument will sit on a concrete slab.

ESTIMATE / INVOICE # 9678
<table>
<thead>
<tr>
<th>CLIENT</th>
<th>Location</th>
<th>Description</th>
<th>Estimate/Invoice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lincoln Harris</td>
<td>1650 W. Rosedale</td>
<td>100&quot; x 60&quot; aluminum monument signs, routed aluminum text with white acrylic backing inside. Led lit. Includes a concrete base.</td>
<td>9678</td>
</tr>
<tr>
<td>Kevin Gonzalez</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Date: 04/27/2020
REQUEST Certificate of Appropriateness

APPLICANT/AGENT Stockyards Station Hotel II, LLC

LOCATION 200 Mule Alley Drive

ZONING SY-TMC-68

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form-Based Code District Standards & Guidelines and the Zoning Ordinance for the following scope of work:

1. Installation of a projecting sign; and
2. Installation of two roof signs;

Background Information

On June 23, 2020 Design Review staff administratively approved signs D and C in the sign package because they were consistent with the standards for wall signs in the Stockyards Form-Based Code and Design Guidelines (Section 7.4.13 – Wall Signs).

APPLICABLE STOCKYARDS FBC DESIGN STANDARDS & GUIDELINES

SECTION 7.4.10 – Projecting Sign

A. Area of individual sign (max): 36 SF
B. Height (Max): 6’

SECTION 9.3.5 – Code Modifications

3. Encourage creativity, architectural diversity, and exceptional design.

APPLICABLE SIGN STANDARDS – ZONING ORDINANCE
SECTION 6.408 – REGULATIONS GOVERNING ON-PREMISE ATTACHED SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.

(e) Signs may be installed upon the roof subject to the following conditions:
   (1) The area of the sign shall not exceed 10% of the area of the closest wall of the building above which the sign is placed;
   (2) The sign shall not exceed four feet above the roof or top of the parapet wall at the roof, whichever is higher; and
   (3) All roof signs placed upon a building or buildings upon one platted lot shall be similar in size, shape, area and design.

FINDINGS/RECOMMENDATIONS

The applicant is requesting to install one (1) projecting sign and two (2) roof signs.

Projecting Sign

The proposed projecting sign is 70 SF, which exceeds the max square footage allowed for projecting signs by 24 SF. The projecting sign is 17’6” in height, which exceeds the max height for projecting signs by 11’6”.

A key item to consider in relation to any type of sign is scale and its relationship to the building. In this instance, the proposed projecting sign is considered appropriate for a building that is six (6) stories tall and over roughly 272’ in length. The scale of the sign is compatible with the massing of the structure is of an exceptional design.

Roof Signs

The applicant is proposing two roof signs. The Stockyards Form-Based Code and Design Guidelines do not provide standards for roof signs. As such, the roof signs will be analyzed using sign standards from section 6.408 of the Zoning ordinance.

Rooftop sign A.1 is 5’ in height, which exceeds the maximum height allowed (4’). This increase in height is considered negligible, as the proposed sign is compatible in scale with the building below.

Rooftop sign A.2 is somewhat larger, measuring 9’ 9” in height. There are several mitigating factors to consider when assessing the scale of the sign:

1. The width of the building and roofline;
2. The massing and size of the building;
3. Where the sign will be visible from.

The width of Hotel Drover’s roof line will mitigate the size of the sign, as it will only appear to inhabit 20% of the roof. The massing and roofline of Hotel Drover will mitigate the size of the sign since it is a large, six (6) story building. Lastly, the Sign A.2 is oriented west, towards Marine Creek and N. Main Street. Sign A.2 will be primarily visible from N. Main Street, which reduces the visual impact of the increased height.
Summary

Section 9.3.5 of the Stockyards Form-Based Code and Design Guidelines provides guidance for code modifications and waiver request. Guiding Principle #3 states that any code modification should “encourage creativity, architectural diversity, and exceptional design.” All three signs meet and exceed this guiding principle. They are of an exceptional design, complement the new Hotel Drover, and are compatible with traditional sign elements found throughout the Stockyards.

Given the foregoing, Staff therefore recommends the following motion:

1. That request for a waiver from the Stockyards Form-Based Code and Design Guidelines for the size and height of the projecting sign be approved; and

2. That request for waivers from Section 6.408 of the Zoning Ordinance for the height of two roof signs be approved.
Supplemental Information

Fig. 1 – Showing location of signs on the building (note – signs D and C have been administratively approved).
Fig. 2 – Looking down Mule Alley towards hotel Drover. Sign A.1 will be visible from Mule Alley.

Fig. 3 – Looking east from N. Main Street towards Hotel Drover. Sign A.2 will be visible from this location, but its size will be mitigated by the distance between the hotel and N. Main Street.
HOTEL DROVER
EXTERIOR SIGNAGE
MARCH 16, 2020
GENERAL RSM DESIGN SIGNAGE SPECIFICATIONS
REVISED JUNE 26, 2018

These general specifications addressing signage and graphic elements within the attached package are intended for the signage fabricator, and are a supplement and subsequent to the general project specifications provided by the Owner, developer, or architect of record. The sign fabricator is responsible for obtaining and complying with the referenced general project specifications in addition to these signage specifications.

This document has been assembled by RSM Design with the expectation that the sign fabricator will meet the following quality and performance requirements. The acceptance of these drawings by the sign fabricator constitutes agreement to comply with the following conditions. The Owner will hold the sign fabricator to these requirements as part of their contract obligations.

I. INDEMNITY

These signage drawings are for design purposes only and are not intended to be used for construction. Anyone who uses these designs for construction does so at their own risk. Owner, and Owner’s agents, servants and employees who use these designs ("Indemnitees") agree to indemnify and hold RSM Design, its officers, directors, agents, servants and employees ("Indemnitees") harmless from any and all claims, liability, cost, losses, damages, recovery and expenses (including attorney's fees, court costs and expert witness fees) incurred by Indemnitee arising from any claims involving these designs or any other work done by Indemnitee.

The following package represents the signage and graphics scope as understood by RSM Design throughout the design process and at the time of issuance. RSM Design cannot be held responsible for alterations, changes, value engineering, and other modifications made to the signage scope and fabrication methods without the inclusion of end consent of RSM Design prior to fabrication and installation.

With the acceptance of this package by the Owner, developer, and/or architect of record, all of the designs represented in this package have been reviewed (and approved unless RSM Design is notified otherwise) by the architects of record and the client for original design intent, placement, appropriateness, and functionality.

All location plans and location elevations represented in this package may not be representative of the existing conditions. The sign fabricator is responsible for verifying all existing conditions (dimensions, backings, accessibility, electrical accessibility, other conditions) prior to fabrication and installation.

II. CONFLICTS / CONTRADICTIONS WITH DRAWINGS OR EXISTING CONDITIONS

The contractor shall recognize and bring to RSM Design any conflicts or contradictions either in regards to these drawings or existing conditions or as they relate to other disciplines or contractors. All conflicts shall be described in writing and the sign fabricator is to provide alternative solutions to resolve the conflict. All conflicts are to be resolved and any changes approved by RSMDesign and client prior to sign fabrication.

ROLES AND RESPONSIBILITIES

RSM Design’s role on this project is for the design intent and aesthetic look of each sign and in coordination with the overall project design team. The sign fabricator is responsible for all structural, mechanical, fabrication, details of the signs (ventling, waterproofing, safety, etc.), Engineering of the signs construction coordination, and installation of all signs. The sign fabricator is responsible for meeting all local and national codes, ordinances, and laws associated with these designs and their construction documentation.

Sign fabricator to inform owner, developer, general contractor, and RSM Design that the sign package has been submitted to the local governing municipality or city for review and plan check, and any variances have been approved for the signs.

GENERAL NOTES

1. It is the sign fabricator’s responsibility to properly install signs as noted and dispose of them legally.

2. Patch and repair any damage to wall surfaces and surrounding finished floor, at or adjacent to sign, caused by removal of existing sign.

3. Remove Legal, Warrant, Code Required or ADA signs when replacement sign is to be installed and temporary sign(s) to be provided as needed for safety measures.

4. Advise RSM Design of any existing signs not accounted for in RSM Design’s sign package.

5. Sign fabricator to verify all locations and conditions prior to fabrication and notify RSM Design of any changes or conflicts within the design package.

6. Sign fabricator to have signed approval on all final sign messaging and locations with client or general contractor prior to fabrication. RSM Design to be notified of any changes or comments.

7. Renderings in RSM Design’s package are illustrative and conceptual in nature; measured, dimensioned drawings, and messages in this document govern.

8. All exterior signs to have appropriate water proofing and weep holes to discharge any internal moisture. Signs must contain internal light baffles to shield any light leakage coming from weep holes or seams.

9. Sign fabricator’s drawings to be boxed off of their original documentation and drawings, and are not to be "copies" or re-formatting of RSM Design’s original design drawings.

10. Sign fabricator is responsible for securing and paying for all permits, insurances, inspections and tests required by governmental agencies.

11. Sign fabricator is responsible for verifying and ensuring compliance with all ADA, OSHA, Fire Department, environmental regulations and all other applicable governing code requirements.

12. RSM to provide typical design ONLY for evacuation maps, it is the responsibility of the sign fabricator to verify and design all remaining maps required prior to submitting to the fire authority for approval.

13. RSM to provide typical design ONLY for directory maps, it is the responsibility of the sign fabricator to verify and design all remaining maps required prior to submitting to the client and RSM for approval.

14. All mock-ups to be produced and submitted in a timely manner to allow ample time for review and changes (if needed) to meet all fabrication and installation schedules.

II. PERFORMANCE INFORMATION NON-DISCLOSURE AGREEMENT

All designs, arrangements, and plans indicated or presented by these drawings are owned by and are the property of RSM Design and the project Owner. and were created, evolved, and developed for use on and in connection with the specified project ONLY. These designs and drawings cannot be used on any other project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any persons, firms, or corporations for any purpose whatever without the written permission of Redwood Schultz Mark Design Inc. and the Owner. Any and all inquiries in this regard by outside parties should be referred to RSM Design. It is required that all original artwork furnished by RSM Design be returned upon completion of this project.

For the purpose of this package and these specifications, the term "Contractor" shall mean sign fabricator or sign contractor and the term "sign" shall refer to any fabrication, object, or article of graphics or furniture described in these drawings and/or specifications. The acceptance of these drawings by contracted general contractors, vendors, bidders, sign fabricators, or sub-contractors and their agents constitutes agreement to all of the following conditions outlined in these specifications.

III. DESIGN INTENT AND SHOP DRAWINGS

A. Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs. It shall be the responsibility of the contractor to perform the complete structural design of the signs and to incorporate the reasonable safety factors necessary to protect the Owner, general contractor, and RSM Design against public liability. Sign fabricator also be responsible for the detailing and inclusion of all necessary water proofing, proper ventilation devices, and internal lighting specifications in their shop drawings.

SPECIFICATIONS
1 OF 6

DRAWING FOR DESIGN INTENT ONLY. NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.
B. Fabrication and installation design. Unless otherwise directed by Owner, design to withstand severe public abuse, souvenir theft or vandalism, but not less than equivalent of resisting simple hand implements and tools (screwdrivers, knives, coins, keys, and similar items), and actual physical force for approximately 10 minutes. All fabricated signs shall also be built to withstand normal maintenance operations used by employees/staff.

C. Electrical Design: Contractor shall specify all internal and external electrical and internal lighting components to be used to illuminate sign elements. Major, large scale elements may require the involvement of a licensed lighting designer at the sole cost of the Owner. Final coordination of fixture type, lamping, quantity and locations to take place between Contractor, general contractor, and Owner, as well as selected lighting designer for suitability in attaining desired appearance and/or effect.

   a) Actual installation of lighting fixtures not contained within the sign element(s) must be performed by a licensed electrical contractor or equivalent for the location of the project.

   b) Sign connection to existing electrical power on site, if more than (8) feet from sign element(s), must be performed by a licensed electrical contractor. Sign fabricator to coordinate necessary electrical requirements and locations with the general contractor.

   c) When requested by the Owner and RSM Design, lighting mock-up(s) shall be provided using the specified fixtures or lamps, either in shop review, or on-site evaluation, to determine the effectiveness of the desired lighting scheme and to the approval of the Owner.

   d) If required, sign fabricator to submit calculations signed by a registered professional lighting engineer in the area or country of the project to Owner for review.

   e) Sign fabricator to submit certification of conformance to UL (or in the area or country of the project) requirements for sign construction.

D. Resulting working drawings, shop drawings, and contract documents including permit documents are the sole responsibility of the Contractor in every respect. Contractor is responsible for obtaining all permits in the area, local municipality, or country of the project’s location.

E. RSM Design will review the submitted shop drawings only for conformance with general design intent, and will in no way be responsible or liable for any results of construction from approved working drawings, material selection, shop drawings, contract documents or any other agreements other than agreement with the Owner authorizing these documents.

F. Sign fabricator to submit shop drawings for review and approval obtained by RSM Design and Owner prior to any fabrication begins. Should fabrication that has begun and might need to be changed prior to obtaining approval of shop drawings, sign fabricator to assume all costs associated with the changes.

G. Sign fabricator to make corrections to and resubmit any shop drawings not approved.

IV. QUALITY ASSURANCE

A. Quality of Workmanship.

The Contractor shall be responsible for the quality and delivery of all materials and workmanship required for the execution of the contract including the materials and workmanship of any firms or individuals who act as his or her subcontractors. It is desired that the Contractor for work of this type shall have in-house, broad knowledge, diverse shop and field experience, flexibility, coordinating ability, skilled craftsmen, and physical labor as necessary as well as facilities to produce quality products. Contractor shall be responsible for providing subcontractors with complete and up-to-date drawings, specifications, graphic schedule and other information issued by RSM Design.

B. Performance.

The contractor shall base his or her proposal on the performance of all services, including all items of labor, material and equipment required for the complete fabrication and installation of the specified work (and those specifications) within the time frame agreed to by Contractor, Owner, and RSM Design.

C. Dimensions.

Written dimensions on the drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown by these drawings as they relate to actual material sizes, existing construction and related site conditions. If there are discrepancies with dimensions or materials, it is the responsibility of the Contractor to bring it to RSM Design's attention before fabrication for any clarifications deemed necessary.

D. Sign Package Graphics Schedule.

Copy, quantities and references shown on the Included Graphics Schedule page shall take precedence over drawings. Specification shall take precedence over the large-scale details. The large-scale details shall take precedence over the smaller-scale drawings. If there are discrepancies it is the responsibility of the Contractor to bring it to RSM Design's attention before fabrication for any clarifications deemed necessary.

E. Execution.

In the case of discrepancies, in quantities, dimensions, message, or any other related elements Contractor is to notify RSM Design before proceeding further in any operation. In order to resolve the issues in question. It is required that the Contractor not attempt to resolve the discrepancies without consulting RSM Design.

F. Contractor Recommendations.

The Contractor shall carefully study the detailed drawings for the various signs and make specific recommendations and changes if those changes will improve the quality of the sign. Such recommendations and changes shall be approved in writing by RSM Design or their technical representative prior to presentation of shop drawings or fabrication of any samples of signs. The Contractor is responsible for including industry standard details in their shop drawings, whether indicated in RSM Design's design drawings or not. Items such as proper venting (mechanical or natural), water proofing, foundations details, weep holes, access panels, etc. It is the Contractor's responsibility in the production of the shop drawings for construction to accommodate for all necessary local code required conditions and sign detailing that will promote the long life and ease of maintenance of the signs.

G. Artwork.

Mak based generated electronic artwork as required by the Contractor for signs, symbols, and custom designed graphic components (i.e. logos, logo types, arrows, or patterns) will be provided in latest version of Adobe Illustrator (otherwise specified) at a scaled percentage of the final size. A high resolution appropriate art or graphic scan will be provided when necessary for non-vector based graphics. All required copy message layouts and text for project signage system is the responsibility of the sign Contractor. All enlarging and reducing in the responsibility of the sign Contractor. Contractor shall submit an itemized list of all required artwork at time of bid prior to generating shop drawings. Note: Any artwork required beyond electronic computer artwork noted above (i.e. additional custom copy layouts, formatting for other platforms or file types, AutoCAD files, service bureau output, or copying to other media, etc.) will be billed to the Contractor on a time and materials basis by RSM Design. RSM Design cannot provide copies of licensed fonts. It is the responsibility of the sign fabricator to purchase all needed project fonts.

H. UL (or similar) Compliance.

Complete Underwriters Compliance (for the United States) or approved recognized testing agency (for other countries), compliance, as required, is the responsibility of the Contractor. Contractor shall provide lighting fixtures and electrical components that meet all UL (or similar) testing lab requirements for safety, operation, construction and are UL-labeled and listed.

J. Lighting.

All lighting fixtures/sources shall emit a color balanced, consistent and uniform light void of hot or cold spots.

K. Electrical Hardware.

All transformers/power supplies and electrical hardware shall be concealed, non-evidential and non-visible to pedestrian and vehicular traffic. Provide disconnect switch as required by local or international governing agencies. Confirm with Owner and general contractor the necessity or desirability of light sensor switches, day-night circuit connections, local restrictions on night time area lighting, or other conditions that could affect the use and operation of any sign illumination.

L. Labeling.

There shall be no visible labels, manufacturer’s or otherwise, code permitting, on the completed signs. If labels are required, intended location along with an explanation of the requirements must be submitted for review to RSM Design and the Owner, prior to application and/or installation. No visible sign fabricator company labels or stickers are permitted.

M. Stock.

All material, hardware, electrical components, finishes, etc. used to fabricate any and all sign components shall be “NEW” (not previously used or operated in any other application) and from the most recent original manufacturer’s production run/supply and appropriately matched to the service conditions required of the site.

DRAWING FOR DESIGN INTENT ONLY. NOT INTENDED FOR CONSTRUCTION. ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

SPECIFICATIONS

2 OF 6
V. SUBMITTAL
A. Shop Drawings.
The Contractor shall submit a digital 11"x17" PDF file of detailed shop drawings to client and RSM Design for review prior to the start of any fabrication. In general, Shop Drawings should include all things that are pertinent to the appearance of the sign and the functionality/structural integrity of the sign and its attachments. To that end they should include but are not limited to:

1. Material callouts
2. Paint & finish callouts
3. Material fabrication notes
4. Identity all welds, mechanical fasteners, mounting techniques
5. Sections through all internally illuminated elements
6. Sections through all sign elements showing internal structure
7. Details of all mounting points
8. Specifications for all illumination & color temperature used for lighting
9. Location of any access panels
10. Location and detailing of any necessary cut-off electrical switches
11. Indication of all weep holes with internal light baffles
12. Engineering documents for any large scale signage structural members
13. Final layout of all copy
14. Beam locations
15. Fastener types (tamper proof), visible or hidden
16. Blocking requirements
17. Verifying
18. Joint details
19. Electrical requirements
20. Lighting details with spec sheets
21. Foundation details

Without these details, RSM Design does not have the ability to thoroughly review and understand the fabrication methods, level of quality or the fabricators level of understanding of RSM Design's Intentions. The GC/Architect also needs this information to coordinate their work including power requirements, blocking, attachments, etc. and connection to support structure or mounting surface, whether shown or discussed in RSM Design's drawings or not. Shop drawings and shop drawings reviewed by RSM Design with such preplanning as to cause no delay in the work. The Contractor shall make all corrections required by RSM Design and resubmit for final review. Shop drawings for all signs must be approved by RSM Design and the General Contractor or Owner before the start of fabrication.

B. Conflicts/Contradictions w/ Drawings or Conditions.
The contractor should recognize and bring to RSM any conflicts or contradictions either in regards to the drawings or as the drawings relate to other disciplines or contractors. All conflicts should be described in writing and the Contractor is to provide alternative solutions to resolve the conflict. All conflicts are to be resolved and any changes approved by RSM Design and Owner prior to sign fabrication.

C. Product Data.
The Contractor shall submit manufacturer's technical data and installation instructions for each type of sign and/or fixture required as well as provide in the completed, installed sign unit. Identification of all materials used, by manufacturer's descriptive literature, control number, name, color code, number, batch and formula when available shall be provided by the Contractor. All materials used and specified are the responsibility of the Contractor. Any materials indicated or specified in RSM Design's drawings must be approved by the Contractor for availability, warranty, appropriateness, compatibility with other materials, etc. If Contractor has any concerns about any materials suggested or specified by RSM Design in their design intent drawings, Contractor to inform RSM Design in writing prior to fabrication or take on full responsibility for use of specified material.

D. Specific Samples and Mock-ups.
Fabricator shall submit 3 (three) set of sample and/or prototypes of each material, paint and vinyl cut out listed on this sheet, minimum size 8"x8"x8" in size. All paint spray outs must be on aluminum. Samples must be submitted to RSM in a time frame allowable for review of material, color and aesthetic compatibility to any existing adjacent materials. RSM will review the samples and send one set back to the fabricator, one set to the client team and keep one set as control samples throughout the fabrication process. If a color or material is not approved, the fabricator must re-submit a new sample until it is approved by the team prior to fabrication. It is strongly encouraged that all color and material samples be submitted to RSM Design when shop drawings are submitted for review. Compliance with all other requirements is the exclusive responsibility of the Contractor. All project mock-ups per mock-up schedule or additional request by RSM or client need to be approved prior to fabrication of all final signs. When specified, furnish full-size samples of sign materials. Contractor to resubmit all samples and mock-ups as requested until all RSM Design, general contractor, and Owner specifications are met and approved. All project mock-ups need to be approved prior to fabrication of all final signs.

E. Structure.
Installation, engineered internal structure, engineered mounting assemblies and engineered foundations are by Contractor and are to adhere to design intent of RSM Design, if specified. Contractor to coordinate and provide architect with drawings indicating placement and structural requirements for architectural backing. Contractor shall submit two (2) sets of prints and one digital set of comprehensive engineering drawings to RSM Design incorporating an adequate foundation and/or mounting structure for all sign components to meet all load and wind requirements and give site conditions. The Contractor shall, at his or her expense, submit to general contractor for distribution and review, calculations, sealed by certified engineers registered in the state or country of final installation, for all structural members including foundations.

F. Custom Fabricated Items.
The Contractor is to submit shop drawings of all custom fabricated items and specifications on all standard pre-manufactured items.

G. Electrical Requirements.
The Contractor shall provide, within 30 days of the award of contract, the specific electrical requirements to the Owner and/or general contractor.

H. Light Service.
The Contractor shall provide the general contractor or Owner with complete lighting or LED replacement information, brand, type, wattage, color, etc., for all lighted components. This information shall be in a digital format and shall indicate at least one local area (site) supplier.

J. Special Conditions.
The Contractor shall provide RSM Design and the Owner with specifications and recommendations to provide a magnetic force field around all signs that will protect the signs from all damage. Please email RSM Design upon receipt of and acknowledgment of this "Special Condition" so that RSM Design can remove it from the final bid / award package. Thank you.

K. Maintenance.
The Contractor shall provide the Owner with complete finish/component care instructions as specified by the manufacturer for on-going sign cleaning and maintenance. Three (3) sets are to be submitted. Contractor to provide Owner with one (1) gallon or one (1) liter (unopened and clearly marked) of each paint color finish used on the project.

L. Copy / Text / Messaging Layouts.
The Contractor shall provide RSM Design full size or half size black and white prints on bond paper of message/layouts required for all signs prior to fabrication. Layouts must be submitted to RSM Design in a time frame allowable for review and approval without delay to the project. RSM Design is not responsible for correct adherence to code, copy information or location of signs. City, County, State, or Country sign requirements supersede information shown in the RSM Design sign designs.

VI. FINISHES
A. Colors and Surface Textures.
All colors shall match exactly the color and finish specifications provided by RSM Design. Exercise care to assure that finished surfaces are unblemished in the completed work. For exposed signage, materials with applied colors or other characteristics related to appearance, Contractor shall provide color matches indicated, or if not indicated, as selected and reviewed by RSM Design.

B. Surface Preparation.
All surfaces shall be thoroughly cleaned and free from dust, dirt, rust, scale, oil, greasy materials or residue from cleaning. Except as indicated or directed otherwise, finish all surfaces smooth. All coatings shall be applied in strict accordance with the manufacturer's recommendations. All paint products shall conform to local codes. All finished pieces shall present a uniform opaque color appearance unless specifically indicated otherwise by RSM Design.
C. Painted Finish.
   1. Ferrous Surfaces
      Using Matthews paint products (or similar quality), finish with 1 coat 74-734 & 74-735 Metal Pretreat @ 25 mils DFT, 1 coat Matthews Acrylic Polyurethane 1 mil DFT (min). Observe designer's specification regarding specularity (matt to glossy). If Matthews paints are not available, Contractor to use similar and submit to RSM Design for approval prior to fabrication.
   2. Aluminum
      Using Matthews paint products finish (or similar quality), with 1 coat 74-734 / 74-735 Metal Pretreat @ 25 mils DFT or 1 coat 74793 Spray Bond @ 15 to 26 mils DFT and 1 coat Matthews Acrylic Polyurethane 1 mil DFT (min). Matthews paints are not available, Contractor to use similar and submit to RSM Design for approval prior to fabrication.
   3. Bright Metals
      Match finish (polished, satin, brushed, etc.) detailed on drawing. If specified, coat with a non-yellowing polyurethane clear coat.
   4. Plastic Surfaces
      All plastic to be paint finished according to paint manufacturer's specifications.

D. Application.
   All applications of color coatings are to be equal and of consistent cover with no "streaking", "spotting", "gradation" or other variations within and from each similar application.

E. Ultra-VariePading Protection.
   Contractor shall utilize materials, coatings and processes to minimize as much as possible any noticeable fading of pigmented coatings.

F. Neon Returns.
   All exposed neon returns and double back are to be opaque with a top coat to match the field area immediately behind that neon unless otherwise specified.

VII. MATERIALS
   A. Acrylic / Color Translucent Sheet
      Where sheet material is indicated as a "color" provide color translucent sheet of density required to produce uniform brightness without halo-like effect. Material provided shall be appropriately matched to the intended permanent field conditions.
   B. Acrylic / Transparent Sheet
      Where sheet material is indicated as "clear" provide colorless sheet in glass finish, with light transmittance of 92% where tested in accordance with the requirements of ASTM D-1103 (or similar local or country standards).

C. Aluminum Sheet.
   Provide aluminum sheet (Not less than .125 of alloy and temper recommended by the aluminum producer or finisher for the type of use and finish indicated and with no less than the strength and durability properties specified in ASTM B-619 for 5005-H13 (or similar local or country standards).

D. Aluminum Extrusion.
   Provide aluminum extension of alloy and temper recommended by the aluminum producer or finisher for the type of use and finish indicated and with no less than the strength and durability properties specified is ASTM B-221 for 6063-T5 (or similar local or country standards).

E. Structural Steel.
   Contractor to coordinate with Architect of Record all internal structural steel support as required, to meet the requirements of the permanent installation. Contractor to provide architect of record and general contractor with drawings indicating placement.

F. Fasteners.
   Unless otherwise indicated, provide concealed fasteners fabricated from metals that are non-corrosive to either the signage materials or the mounting surface. Where screw-heads are necessarily visible, they shall be indicated on all shop drawings, be a flush mounted "Allen-head" or tamper proof, and be "painted-out" to match the adjacent surface.

G. Vinyl Machine-Cut Copy.
   Vinyl machine-cut copy shall be of 3M Scotchlite brand film or other quality product with proven identical performance specifications and warranty conditions. Any vinyl other than 3M must be submitted to RSM Design for review and approval prior to fabrication.

H. Paint.
   Paint shall be manufacturer's highest grade for best ultraviolet light resistance, weatherability and overall longevity of finish and color. Paint shall have a written warranty against premature fading and be approved by RSM Design prior to construction. Prior to close-out, Contractor shall turn over to Owner (3) copies of complete paint schedule indicating colors used on each sign type.

I. Engineering and Wind Loads.
   Signs should be detailed and engineered by selected sign Contractor to withstand severe wind loads in potential hurricane or wind storm conditions; engineering should comply with local sign and building code requirements and calculations and drawing shall be submitted with shop drawings for review.

VIII. FABRICATION
   Intent of Specifications: It is intended that all finished work be of highest quality to pass eye-level examination and scrutiny by RSM Design and the Owner.
   Contractor to be responsible for all signage engineering; as such Contractor is to assume responsibility for coordinating with the various team members (including general contractor, lead architect of record, landscape architect, and RSM Design) all final locations of sign types, as well as necessary footings and foundations and blocking as may be necessary within walls.
   Contractor is responsible for coordinating with general contractor all electrical power requirements and connections to all applicable sign locations.

A. Copy Application.
   All sign copy shall be crisp, sharp, clean, and free from "ticks," discontinuous curves, line waviness, and similar type of imperfections.

   1. Sign copy to comply with the requirements indicated for size, proportion, style, spacing, content, position, material, finish and color of letters, numbers, symbols and other graphic devices.

   2. All letter forms shall be aligned as to maintain a baseline parallel to the sign format, with margins and layout as indicated on design drawings and approved shop drawings.

   3. Silk-screening copy: Finish sheen of copy to match sheen of copy panel background (gloss, semi-gloss, or sheen between). Edges of letters shall be straight and corners sharp. Surfaces of letters shall be uniform in color, finish and free from pinholes and other imperfections.

   4. Routed copy: Letter forms with nicked, ragged, larger than 1/8" diameter rounded (positive or negative) corners, and similar disfigurements will not be acceptable. Letters, Graphics and Logos that require corners to be sharp and true should be Water Jet or Lasered cut. Letter forms shall be aligned as to maintain a base line parallel to the sign format, with margins and layout as indicated on RSM Design's design drawings and approved shop drawings.

   Vertical strokes shall be plumb. Mechanicallyfasten center of letters to acrylic plastic as required.

B. Illumination.
   Illuminate units in the manner indicated using the manufacturer's standard lighting components including fixtures, transformers, insulators and other components. Make provision for servicing and for concealed connection to the building system. Coordinate the electrical components of signs with those of the power supply provided.

C. Signage / Cabinet.
   1. Details shown on the drawing shall be followed for exterior appearance only. Structural design shall utilize utilizing, self supportive framing. Fabricated, exposed faces and graphic devices to size and style indicated and indicated free from oiling, warping, distortion or any irregularities or inconsistencies. Include internal bracing for stability and attachment of mounting accessories as required. Show location of lifting hooks as required.

   2. Contractor may change interior construction shown on these details to conform with their shop production and industry standards. However, these changes must be submitted as part of the shop drawings and be reviewed by RSM Design prior to fabrication.

   3. Construct all work to eliminate burns, cutting edges and sharp corners.

   4. Qualifications: Welding must be performed by operators who are currently qualified by tests as prescribed in AWS D11, D11, or D13 (or similar), as applicable, and/or certified by a recognized building or code authority. Submit qualifying data and certification to Developer for approval. Welding must conform to the acceptable requirement of AWS D11, D11, and D13 and MPS-11-0099 (or similar in country of project).
5. Parts indicated to be turned must be accurately machined worked from solid stock to dimensions indicated or on approved shop drawings. Finished surfaces to be polished smooth unless otherwise indicated or directed by Developer, free of any visible pits, voids, or similar defects.

6. Make all signs tight fitting, between parts and sections, and with adjacent surfaces. Unless indicated otherwise, non-welded joints between various portions of signs must be weatherproof (for exterior signs) and have tight, haunline-type appearance, without gaps (varying or otherwise). Provide sufficient fastenings to preclude looseness, racking, or similar movement.

7. Conform with manufacturer's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar materials.

8. Isolate dissimilar materials. Exercise particular care to isolate non ferrous metals from ferrous metals, including fasteners.

9. Metal thickness: Provide metal thicknesses most appropriate for fabrication conditions. These must all be called out in the shop drawings. RSM Design to be advised of any changes to specified dimensions.

10. It is the responsibility of the contractor to schedule reviews of signs in production with Owner for approval. Review meetings to be scheduled at the convenience of the Owner.

11. All non-painted exposed metal to be stainless steel unless otherwise specified.

12. Signs to be assembled and mounted so as to provide reasonable ease of access and replacement of all components, ie: use conforming, accessible, but not visible fasteners where possible.

13. Should any substitutions of materials be suggested by the Contractor from what is specified in the design drawings, RSM Design and the Owner must be notified prior to and approved prior to fabrication.

14. Contractor responsible for the integration of all proper sign ventilation (natural or mechanical) to prevent overheating and condensation build up, and these details should be shown on the shop drawings and approved prior to fabrication.

D. Fastenings.

4. All fasteners shall be resistant to oxidation or other corrosive action completely through their cross sections.

5. Work shall be secured with fasteners of the same metal, color and finish as the components they secure where they are exposed to view.

E. Neon.

All exposed neon or used shall be installed in such a manner as to minimize double backs, exposed wires, etc. All exposed neon shall appear as a continuous line of light with no irregularities from section to section. Contractor shall coordinate with RSM Design to select exact color of neon, boots, double backs and pass-through prior to fabrication. Contractor is responsible for referencing and following local code constraints.

F. LED Lighting.

LED modules, systems or fixtures to be GE Lighting System “Tetra” or approved equal. Color temperature to match adjacent architectural lighting, otherwise specified. Final color temperature to be approved at time of mock-up review by RSM and client. All lighting to have even illumination with no hot spots.

G. Mock-Ups.

1. Mock-Ups of specific signs may be requested by RSM Design as part of the final design Intent Documents. The cost of Mock-Ups will be a part of fabricators bid.

2. Mock-Ups will be specified in drawings as two or three dimensional, as well as being operational or not.

3. Mock-Ups will be specified in drawings for in-shop or on-site reviews, and coordinated with Owner and all interested parties.

4. Mock-Ups will be reviewed and signed off by Owner, RSM Design, and interested parties prior to fabrication and installation.

5. Contractor to submitt all samples and mock-ups as requested until all RSM Design, general contractor, and Owner specifications are met and approved.

H. Jointing and Brake Forming.

Brake formed material is not allowed unless otherwise specified or reviewed by RSM and client. All aluminum or steel corners on cabinets, tenant panels or other signs to be 90° sharp with an eased edges. All joints to be filled and ground smooth, unless the seam occurs along a color break. Then a clean butt joint with concealed backing channel and plug weld is acceptable upon receipt of RSM Design approved sample to match surrounding material finish. All bends, curves and holds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise by RSM Design.

I. Welding.

All exposed welds are to be ground smooth to match surface of adjacent material.
XI. CLEANING / PROTECTION AND WARRANTIES

A. All items to be installed by the Contractor shall be left in a clean condition. Upon completion of the installation of each sign, clean all soiled sign surfaces and “touch up” as directed by Owner or RSM Design in accordance with the manufacturer’s instructions. All debris and packing material shall be removed and disposed of in a legal manner. The protective masking of the plastic surfaces shall be removed by the Contractor upon completion of installation. All excavation and site work shall be returned to its original grade configuration after contract items are installed.

B. Fireproof Surfaces
Sign units shall be warranted in writing by the Contractor for a period of no less than one year from the date of Owner acceptance. All finishes are to be warranted for 3 years from the date of Owner acceptance. There shall be:
1. No delamination of any parts of the sign or of lettering from the sign face.
2. No cupping, warping or bending in excess of the requirements stipulated in the specifications.
3. No bubbling, crazing, chalking, rusting or other disintegration of the sign face, messages or edge finish of the panels.
4. No corrosion developing beneath the paint surface of the support systems, except as the result of obvious vandalism.
5. No corrosion of the fasteners.
6. No movement of signs from their foundations. The signs must remain true and plumb on their foundations, except when the sign has sustained obvious post-installation external damage.
7. No fading of the colors when matched against a sample of the original color and material.
8. No variation of any other performance specified by RSM Design on the drawings or in the specifications.

C. Structure/Components
Contractor shall provide Owner with three (3) copies of the written warranty prior to installation, guaranteeing to correct, at Owner’s satisfaction, at Contractor’s sole expense, all defects in fabrication, faulty materials, workmanship, design, and installation of signage work for a period of one year after completion of installation of sign work.

D. External Lamps
All lamps shall be warranted against failure for 90 days, all LED and neon three (3) years and all ballast one (1) year. Lamps and luminaires are to be replaced within 48 hours of notice by Owner, in the event of failure within specified time. These items are to be replaced by Contractor at Contractor’s sole expense.

E. Contractor shall have total and complete responsibility for the security of all equipment, materials, and sign components until reviewed and accepted by the Owner.

XII. PERMITS

A. Securing and paying for all permits required by local governmental agencies is the responsibility of the Contractor. Inspections and tests necessary for the construction and placement at all required by the applicable governmental agencies is by the Contractor.

B. Contractor shall secure and pay for all insurance required by law including but not limited to Liability, Workman’s Compensation, Comprehensive Construction Liability, Personal Injury, Comprehensible Auto and Property on-and-off-site. Contractor shall check insurance requirements for terminology and coordinate insurance requirements with project general specifications. Insurance requirements should be checked for terminology and coordinated with general specifications.

C. Contractor shall not reveal or disseminate any information to any person(s), private or public, other than RSM Design, Owner, or contractor’s personnel as necessary to execute the contract without first contacting the Owner for permission.

XIII. CODE REQUIREMENTS

All Signs Must Comply With ADA Guidelines (in the United States) and International or County/City Fire Marshals Code Requirements:

A. Contractor to provide copy proofed Braille to ADA required permanent room signs for projects within the United States. Type and symbols to be a minimum of 1/22".

B. Signs must be mounted 60" (or metric equivalent) from finish floor to center of sign on bottom side of the door where applicable.

C. Characters and background on ADA signage shall be eggshell, matte or other non-glare finish for projects within the United States.

D. Contractor to provide copy of approved city or county fire marshal drawing sets of all applicable signage.

E. Contractor responsible for all signs complying with all applicable codes for specified region.

XIV. BID NOTES

Original fabrication quotes shall be sent directly to the Owner with copies of all pricing information to be sent simultaneously to RSM Design and general contractor. Pricing shall be submitted in accordance with the bid documents.

Bidding contractors are required to clearly indicate in writing any bids the method of construction anticipated, the materials to be used, and any exclusions or exceptions to the bid documents.

XV. COORDINATION

All foundations, electrical plans, specialty lighting, LED, digital sign components to be coordinated by Contractor. All wiring, fixtures, anchoring, foundations to be by Contractor.

XVI. PROJECT COMPLETION

A. Review & Punch List
The Contractor shall notify both RSM and the Owner in writing when all work is completed. Upon notice, RSM will review all work according to their contract with the Owner and prepare a punch list outlining incomplete or unsatisfactory items. The repair or replacement of work outlined on the punch list shall be coordinated between the Contractor and the Owner.

B. Final Deliverables
Upon the Owner’s acceptance of the work, the Contractor shall provide the Owner with three copies of a complete set of as-built drawings and service/maintenance manual for all products and finishes installed under their contract. This manual shall include, but is not limited to, product specifications such as manufacturer information, contact names and addresses, warranty information, technical data, and routine maintenance recommendations for light fixtures, electrical components, paint, finishes, and all other applicable items.

XVII. ACCEPTANCE OF SPECIFICATIONS

Contractor has read and understands the above specifications and agrees to the terms outlined above.

I hereby acknowledge that I/we have read, understand, and accept responsibility for compliance with the provisions set forth within these specifications and will comply with all specifications.

Signature below is required prior to shop drawing submittals.

Fabricator Signature:

Date:

DRAWING FOR DESIGN INTENT ONLY: NOT INTENDED FOR CONSTRUCTION. ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

SPECIFICATIONS

6 OF 6
PAINTS  All paints to have Satin Finish unless otherwise specified. All painted surfaces are to be on aluminum.

P1 MP3348
Blackstone

P2 MP12416
Shipyard Grey

P3 Corten Steel
Faux Finish

P4 MP00000
White

P5

Steel Cold Rolled
Blackened Patina

Red Neon
M1

White Neon
M2

MATERIALS  All materials to be provided as 8” x 8” sample or as part of a mock-up for approval.

RSM Design
4320 Commercial St.
Suite #7
Dallas, Texas
214.692.8479
rsmdesign.com

PACKAGE NOTES
All drawings and written materials appearing herein constitute original work unpublished works of RSM Design Inc. and may not be used or disclosed without written consent of RSM Design Inc.

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### EXTERIOR SIGNAGE

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<tr>
<th>SIGN</th>
<th>SIGN TYPE</th>
<th>QUANTITY</th>
<th>ILLUMINATION</th>
<th>DIGITAL</th>
<th>BACKING/Foundation</th>
<th>MOCK-UPS</th>
<th>NOTES/COMMENTS</th>
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<td>Backing as Required</td>
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<td>Backing as Required</td>
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<td></td>
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### GENERAL PACKAGE NOTES:

1. All signs, structures and letters need to be engineered by sign fabricator prior to shop drawing submittal and fabrication for structural and backing requirements to withstand local regulations, codes and weather conditions.
2. All sizes shown are approximate and should be verified prior to final fabrication based on construction documents and/or as built conditions on site, fabricator to notify team if difference occurs per as built conditions.
3. Fabricator must use Matteues UV clear coat on painted surfaces to minimize / prevent as much as possible any noticeable fading.
4. All metal edges to be eased; corners to have a minimum radius of .0125. All welds to be ground smooth prior to final painting and clear coated / vandalism coating are applied.
5. No exposed fasteners unless noted within the design intent drawing or approved in shop drawing. Fasteners throughout package to be tamper proof, fabricator to submit sample for approval prior to ordering.
6. All integrated signage to be coordinated with Architect and General Contractor prior to final fabrication and installation.
7. Fabricator to calculate all sign weight loads to be provided to general contractor for additional backing that may be required.
8. Fabricator to provide power requirement for each sign type prior to shop drawings submittal to General Contractor & Architect.
9. All existing conditions to be field verified by fabricator prior to shop drawings are generated to ensure that all as built conditions are accommodated. Including all unknowns such as interior parking garage elevations / conditions and mounting details to support all sign types.
10. All messaging within this package is placeholder at this time until written approval is received by the client team prior to fabrication.

### MOCK-UP LEGEND

All mock-ups must be provided by fabricator per this mock-up legend prior to fabrication.
1. Full Size, 2D, Movable mock-up; 3M Full color digital print on plywood backing – on site review in each location.
2. Partial 3D Working Mock-Up; Shop OR on-site review. See design drawing for mock-up details.
3. Full 3D Working Mock-Up; Installed On site review.
4. V2 Size (50%) 2D black & white prints of all type and/or; icons required on lightweight bond paper.
5. Full Size (100%) 2D black & white prints of all type and/or; icons required on lightweight bond paper.
6. No Mock-Up Required.
7. Other, See sign drawing for detail.
Drawing for Design Intent Only: Not Intended for Construction.

All Signs to be Fabricated & Installed Per Approved Fabricator Shop Drawings.

1. Front View
   Scale: 3/8” = 1'-0"

2. Front View
   Scale: 3/8” = 1'-0"

3. Front View
   Scale: 3/8” = 1'-0"

Fabricated aluminum raceway to house power supplies, wiring to be mechanically fastened to steel structure in roof.

Fabricated aluminum letter mechanically fastened to raceway as required per sign contractors engineer.

3 rows of red neon. Painted background.

Additional letter support as required.

Steel structure in roof.
**HOTEL DROVER**

25'-10"

17'-10"

4'-6"

5'-10"

4'-0"

5'-7"

4'-6"

2'-4"

**Example of Clean Structure**

Fabricated aluminum letter mechanically fastened to raceway as required per sign contractors engineer.

3 rows of red neon.

Painted background.

**PACKAGE NOTES**

All drawings and written notes appearing herein constitute original and unpublished work of RSM Design Inc. and may not be used or disclosed without written consent of RSM Design Inc.

All drawings must comply with specifications noted on the beginning of this package.

**PLEASE NOTE**

All images used within this document are for internal use only. RSM Design does not have the copyright for the various images used and therefore are not to be published or shared.

**DRAWING FOR DESIGN INTENT ONLY: NOT INTENDED FOR CONSTRUCTION.**

ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.
97 WEST
KITCHEN & BAR

Elevation View: North Side
Scale: 1/8" = 1'-0"

Detail View
Scale: 1/2" = 1'-0"

OPTION: HALO ILLUMINATION

OPTION: WITH NEON STROKE

DRAWING FOR DESIGN INTENT ONLY. NOT INTENDED FOR CONSTRUCTION. ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.
1. Detail View
Scale: 1/2" = 1'-0"

2. Detail View
Scale: 1/2" = 1'-0"

Fabricated aluminum channel letter 1/8" thick, faces and .080 returns.

LED system as required to provide even illumination with no hot spots; Client to approve light temperature specification prior to fabrication.

3/16" clear acrylic backs with diffuser to avoid hot spots; Film as needed to separate light color and intensity from face of letter; Halo to be secondary accent.

Interior of letters to be prepared and painted Sprayat Star Bright White Largyl Reflective.

Remote power supply.

Stainless steel stand-offs painted to match wall.

Counter sunk, socket head slt st, screw painted to match adjacent as needed.

Weep holes on bottom of letterform as required; internal baffle to prevent light leaks.

Detail Section - Halo Lit Channel Letter - Aluminum Face
Scale: 3"=1'
1. Front View
   - Scale: 3/8" = 1'-0"
   - Description:
     - 2" Proud frame
     - 1/2" ornate filigree with polished faces
     - 2" deep embedded LED halo illuminated aluminum channel letter

2. Side View
   - Scale: 3/8" = 1'-0"
   - Description:
     - 2" faux hex head screw head all around.

3. Top View
   - Scale: 3/8" = 1'-0"
   - Description:
     - White neon
     - White neon
     - Painted background
     - 7 1/2" R

DRAWING FOR DESIGN INTENT ONLY: NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.
The applicant is appealing the decision to deny approval of their revised Urban Forestry Plan due to failure to meet the tree preservation and planting requirements as outlined in Section 6.302 G.4 and 6.320 E.6. Applicant requests approval from the Urban Design Commission to remove 93% of all existing tree canopy. Applicant later submitted a revised plan which met the required canopy coverage under 6.302 E.6, but does not provide the additional trees required for overparking, as required under 6.201(b)(2).

CASE HISTORY

The subject property is in south Fort Worth, located northwest of the intersection of I-35 W and Rendon Crowley Road. The site is bordered on the north by two gas well pad sites located on agriculturally zoned property. South Freeway and Huguley Hospital border the site the east, and the Union Pacific Railroad and a residential subdivision border the site to the west. Adjacent property to the south is undeveloped industrial-zoned.

Existing canopy consists largely of mesquite and hackberry with some American elm and Osage Orange. A frac pond is located near the NW corner of the site. All of existing canopy is on the eastern portion, as the western portion of the site was cleared prior to 2001. The significant tree survey identified 22 significant trees. Of these, two are in easements, and eight were classified as in poor condition by Certified Arborist, Jeremy Jordan. Applicant is proposing to pay mitigation fees for removal of the 12 remaining significant trees.

Required preservation is 112,374 sf. Applicant is proposing to preserve 8,042 sf (1.8%).
The proposed building area is 861,840 sf (19.79 acres). Proposed parking exceeds zoning maximum for the building size by 127 parking spaces, requiring 26,000 sf in additional planting. Required canopy coverage for this site is 420,422 sf (394,422 sf base requirement + 26,000 sf for overparking). The revised plan specifies planting 394,492 sf, a deficit of 25,930 sf (1.3%).

**STAFF FINDINGS / RECOMMENDATIONS**

Industrial sites constitute the majority of waiver requests, as they require large contiguous areas to accommodate large buildings and truck parking and maneuvering. However, approved waiver requests typically include planting above the required canopy coverage. In this case, the applicant is requesting a waiver of both.

Required canopy coverage is lower for industrial than most other uses. The proposed plan does not meet the canopy coverage or preservation requirements for the site, which indicates that the proposed site plan may be overdeveloped. Staff recommends denial of the waiver request.
Site Info & Requirements

– Existing tree canopy – 449,496 ft²
– Required (25%) preservation – 112,374 ft²
– Proposed preservation – 8,042 sf (1.8%)

– Required canopy coverage – 420,422 ft²
  (Includes 26,000 sf for Overparking)
– Proposed canopy coverage – 394,492 ft² (20%)
– Deficient coverage – 25,930 ft² (1.3%)
URBAN DESIGN COMMISSION
APPLICATION INFORMATION
FOR
CERTIFICATE OF APPROPRIATENESS

1000 THROCKMORTON CITY OF FORT WORTH, TX  76102
(817) 392- 8000 / Fax: (817) 392-8016

APPLICATION DEADLINES AND CORRESPONDING MEETING DATES:

APPLICATION DEADLINE: UDC MEETING DATES:
December 23, 2019 ..................... January 16, 2020
January 20 .................................. February 20
February 24 ................................. March 19
March 23 ...................................... April 16
April 27 ....................................... May 21
May 25 ........................................... June 18
June 22 ......................................... July 16

July 27 ........................................ August 20
August 24 ...................................... September 17
September 28 ............................ October 15
October 26 ................................. November 19
November 23 .............................. December 17
December 28, 2019 ..................... January 21, 2021

PROPERTY INFORMATION

Project Name (if applicable): FW I-35 Global Logistics Centre 1
Street & Number: ____________________________________________________________
City: Fort Worth State: TX Zip Code: ____________________________
Legal Description: ____________________________
Current Zoning: __________ Historic designation (if applicable) □ DD □ HC □ HSE

PROPERTY OWNER / AGENT

Property Owner: BKHC Commercial, LLC
Contact person / Company Name (if applicable): Steven D. Bradford
Mailing Address: 3500 Colgate Avenue City, State Zip: Dallas, TX  75225
Phone Number: 214.912.4215 Email: sbradford@ascendentcre.com

Agent (if applicable): Kori Haug
Company Name (if applicable): Belle Firma, Inc.
Mailing Address: 4245 N. Central Expy, Suite 501 City, State Zip: Dallas, Texas  75205
Phone Number: 214.865.7192 Email: khaug@bellefirma.com

* UDC Staff uses the above information to notify any interested parties regarding the hearing or the issuance of a Certificate of Appropriateness. If any additional parties should be notified, please include their mailing information on a separate sheet of paper.

DESCRIPTION OF PROPOSED WORK - PLEASE ATTACH ADDITIONAL SHEETS IF NEEDED

Per the City's Urban Forestry requirements, 25% of the existing tree canopy shall be preserved. The proposed site to be developed does not allow for preservation of the existing trees because the trees are primarily located where the building, parking areas, and trailer storage are proposed, and where grading is necessary for construction.
Additionally, the quality of the existing tree canopy is in poor condition due to natural conditions, previous use of the site for livestock, and lack of care and maintenance. Due to the hardship of the tree canopy location, and poor conditions of the existing canopy we are requesting a waiver for the preservation requirement on this site.

We are proposing 208 large trees on site to obtain maximum canopy coverage.

ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above application to the Urban Design Commission. I understand that if I am not present or represented at the meeting, the Urban Design Commission may continue or disapprove/deny the application. I authorize members of the Urban Design Commission and staff to visit and inspect the property.

I understand that in considering my application, the Commission determines whether the proposed work complies with the applicable development standards and guidelines.

I agree to provide any additional information necessary for determining eligibility as requested by the Planning and Development Department and Urban Design Commission.

Owner/Agent: ___________________________________________ Date: ____________________________

Carefully review all applicable sections of the form based district or design overlay that applies to your property. Districts can be located at this link. Contact Laura Voltmann at (817) 392-8015 or Laura.Voltmann@fortworthtexasgov early in the process.

Provide all required information by UDC hearing deadline (4th Monday of each month).

APPEALS

A written notice of appeal must be filed with the City Secretary within ten days after receipt of notification of the Urban Design Commission’s decision. The Appeals Board shall schedule a hearing on such appeal within 30 days after receipt of the notice of appeal. Please contact Staff regarding specific fees and appeals regulations.

DOCUMENTS REQUIRED WITH APPLICATION

- Detailed and Legible Description of the Scope of Work
- Existing Plat or Survey
- Scaled Site Plan* that includes the following information:
  a. Streets and legible street names
  b. Plan of existing and proposed structures
  c. Location of all easements such as utility and public access easements
  d. Parking areas (with number of spaces), driveways, sidewalks, walkways, loading areas, walls or fences, utilities, lighting, signage, at grade mechanical units, dumpsters, and all other site improvements.
- Landscape Plan* that includes the following information:
  a. Location and dimension of areas to be landscaped (including private property, adjoining right-of-way, and parking lot islands)
  b. Location, number, species, color, and size of all landscaping provided
  c. Locations and description of light posts and street furniture, with spacing dimensions indicated.
* For less complex projects, the Site Plan and Landscape Plan may be integrated into one drawing, provided all elements are clearly legible.
- Building Plans that include the following information:
a. Floor plans
b. Roof plan, with mechanical equipment and any applicable screening elements
c. Elevations of all building facades with public exposure (color drawings preferred, if feasible)
d. Legible notations regarding exterior dimensions, colors, and materials, on elevations.
e. Location and type of outdoor light fixtures
f. Color drawings of proposed sign(s), showing dimensions, exact locations, sign types, number, color, material, method of illumination, method of attachment, and support structures

PLEASE NOTE:
STAFF MAY REQUEST ANY ADDITIONAL INFORMATION NECESSARY TO DETERMINE THE APPROPRIATE FINDINGS AND RECOMMENDATIONS.
EXISTING TREES
TO REMAIN, TYP

EXISTING PARKING LOT TREE

1. One (1) additional tree for every ten (10) additional parking spaces over the maximum allowed.

Required Parking: 180
Provided Parking: 307

(13) trees
(13) trees

EXCESS PARKING LOT TREE

EXCESS PARKING:
Do not plant additional trees for any reason.

Required Coverage: 0.88
Provided Coverage: 0.88

BUILDING 1
$61,840 SF

(CALLED 142.8953 ACRES)
TFG BURLESON, L.P.
DOC. NO. D213283223

SHADE TREE, - 208 TOTAL TREES
3" CALIPER

EXISTING TREE
TO REMAIN

LEGEND
SHADE TREE
EXCESS PARKING LIST TREE

TABLE OF OTHER CARRY OVER

FILE

Sheet Number: L2.01

Sheet Title: LANDSCAPE PLAN

Project Number: 07/08/20

Sheet Title: LANDSCAPE PLAN

Sheet Number: L2.01
Halff Associates, Inc. was retained to conduct a tree survey for an approximately 61.8-acre portion of a larger property west of I-35W near Crowley, Texas (32.587728, -97.323505). This memorandum was written upon request for the City of Fort Worth to describe tree species encountered on the site and to provide additional justification for trees identified during tree survey to be in poor condition.

Methods
In accordance with urban forestry regulations set forth by the City of Fort Worth and subsequent correspondence with the City of Fort Worth Urban Forestry Department, trees that met the following criteria were to be identified during the tree survey and considered Significant Trees; which require mitigation (unless exempt):

1. Trees (regardless of species or location) that measured ≥27” DBH (Diameter at Breast Height).
2. All Post Oaks/Blackjack Oaks ≥ 18” DBH.

The City of Fort Worth Urban Forestry Ordinance further states that any tree that is deemed to be in unsafe condition, or is injurious to common good, or to electrical, gas or water utilities, or sewer pipes, pavement or improvements, or is infested and dangerous to other trees or conflicts with other ordinances or regulations is exempt from Urban Forestry requirements and do not require mitigation prior to or following removal. Trees that were identified in the field to present characteristics indicative of declining health (i.e. disease, infestation, co-dominant trunk split, dieback, etc.) were considered to be in poor condition; as these trees may present future risk to assets, as well as human health and safety if retained (both during and post development). Trees that were determined to be dead were not surveyed. Tag
number 20 was skipped during the tree survey and does not exist. All trees were surveyed using an EOS Positioning Systems Arrow 100 GPS Receiver capable of submeter accuracy. Survey data was then converted and analyzed using ESRI ArcGIS Geographic Information System (GIS) software. All coordinates are in State Plane Texas North Central FIPS 4202 (NAD 1983).

**Description of Forested Vegetation Communities**

Halff observed three forested vegetation communities during the tree survey (Figure 1). All other areas were of limited or absent canopy cover due to either man-induced disturbance or other natural features (i.e. aquatic features, utility easements, unimproved roads, hydraulic fracturing pond, native/non-native herbaceous pastureland, etc.). The following list contains all tree species encountered during the tree survey. The designation in bold next to the binomial names indicates if the species was a dominant or minor component within the observed forested vegetation communities.

Osage Orange (*Maclura pomifera*) (Dominant)  
Sugar Hackberry (*Celtis laevigata*) (Dominant)  
Mesquite (*Prosopis glandulosa*) (Dominant)  
Cedar Elm (*Ulmus crassifolia*) (Dominant in localized stands)  
Western Soapberry (*Sapindus saponaria*) (Dominant in localized stands)  
Gum Bumelia (*Sideroxylon lanuginosum*) (Minor)  
Hercules’ Club (*Zanthoxylum clava-herculis*) (Minor)  
Chinaberry (*Melia azedarach*) (Minor)  
American Elm (*Ulmus Americana*) (Minor)  
Red Mulberry (*Morus rubra*) (Minor)  
Japanese/Glossy Privet (*Ligustrum spp.*) (Minor)

**Tree Health Assessment**

In Figure 1, several areas are identified where the mid-story of the mixed native/non-native woodland and savanna vegetation community has been either moderately or severely encroached by the highly prolific, non-native invasive Chinese privet (*Ligustrum sinese*) around the bases of trees and along fence lines. Of the 22 trees surveyed, eight were considered to be in poor condition. Of these eight trees identified to be in poor condition, six of them were osage orange and two were mesquite. Both of these species normally assume a decurrent growth form at maturity and normally have many trunks. As stated above, the areas identified in Figure 1 had significant stands of Chinese privet. During the process of understory
encroachment by invasive woody plants (i.e. Chinese privet), trees are forced to assume an excurrent growth form to compete with encroaching species for sunlight. This creates a situation where trees that naturally grow in a decurrent growth form (i.e. mesquite and osage orange) are forced to quickly grow upwards, resulting in poor branch structure and attachment. This causes many of the branches and trunks to either break under their own weight or die over time. If retained, these trees present a potential risk to assets; as well as human health and safety; therefore, were considered in poor condition and should not require mitigation.

Jeremy Jordan

*Environmental Scientist*

*ISA-Certified Arborist (TX-4525A)*
NOTES:
1. Aerial Imagery Source: Nearmap, 2020
2. Label indicates tag number. Tag #20 does not exist.
3. Graphic prepared by: Jeremy Jordan (TX-4525A)
4. 

LEGEND

TREE SURVEY AREA

SIGNIFICANT STANDS OF LIGUSTRUM SPP. IN UNDERSTORY

SIGNIFICANT TREE (GOOD CONDITION)*

SIGNIFICANT TREE (POOR CONDITION)*

LANDCOVER CLASSIFICATION

MIXED NATIVE/NON-NATIVE WOODLAND AND SAVANNA

AREA OF LIMITED OR ABSENT CANOPY COVER

MESQUITE SHRUBLAND

REMNANT RIPARIAN FOREST

NOTES:
1. Aerial Imagery Source: Nearmap, 2020
2. Label indicates tag number. Tag #20 does not exist.
3. Graphic prepared by: Jeremy Jordan (TX-4525A)
STAFF REPORT
URBAN DESIGN COMMISSION
MEADOWBROOK PARK

DATE: 7/16/2020 COUNCIL DISTRICT: 5

GENERAL INFORMATION

REQUEST: Waiver of tree preservation requirement

OWNER/APPLICANT: ECM Development, LLC

AGENT: Kendall Landscape Architecture

LOCATION: 8363 Meadowbrook Dr.

SITE ACREAGE: 55.08

ZONING / USE(S): I – Light Industrial

WAIVER / APPEAL

The applicant is appealing the decision to deny approval of their revised Urban Forestry Plan due to failure to meet the tree preservation requirement as outlined in Section 6.302 G.4. Applicant requests approval from the Urban Design Commission to remove 88.7% of all existing tree canopy.

CASE HISTORY

The subject property is in east Fort Worth, south of the intersection of Meadowbrook Drive and Meadowbrook Blvd. The site is bordered on the west by commercial, multi-family, and undeveloped property. A wooded area serves as a buffer for the gas well pad site located on the lot to the east. Single family residential on one-acre or larger lots borders the site to the south. A low-density multi-family development is located north of the site across Meadowbrook Blvd.

The property is located within the Cross Timbers forest, dominated by post oak, blackjack oak, and cedar elm. Central and eastern portions of the site were cleared at some point prior to 2000, resulting in the presence of some pioneer species such as hackberry, cottonwood, and bois d’arc. Aerial photos indicate a portion of the site was used for material storage in 2006 and 2007. The largest contiguous area of native post oak and blackjack oak was located near the NE corner.

Urban forestry permit #UFC20-0043 for Meadowbrook Park was submitted on 2/18/2020. Site plans specified preservation of 34% of existing canopy (excluding trees located in easements or right-of-way). The largest area of preservation was on the approved plan was the northeast corner. The plan called for removal of 23 of the 30 significant trees identified on the site. Proposed mitigation was through excess planting on residential and open space lots.
Plans were approved pending inspection of tree protection on 2/28/20. On 3/31/20, the City inspector met onsite with applicant’s representative and spent 40 minutes walking the site with them to ensure they understood protective fencing locations and requirements as shown on the tree protection plan. The inspector returned on 4/7/20 to verify installation of protective fencing. The urban forestry permit was approved following the inspection. The corresponding grading permit was approved on 4/16/20.

On 6/11/20, the applicant’s agent notified urban forestry staff that the trees shown as preserved at the NE corner of the site had been removed. Staff visited the site to verify conditions and a Stop Work Order was issued on 6/12/20. The project can not be brought into compliance with the urban forestry ordinance as the contractor has removed more than 75% of the existing canopy.

As directed by staff, applicant submitted revised plans reflecting actual removals and an application requesting a waiver of preservation.

**STAFF FINDINGS / RECOMMENDATIONS**

A grouping of approximately 12 post and blackjack oaks still remains along the construction entrance near the northeast corner of the site. Orange fencing is installed along the entry, but has been removed from the remainder of the area. Staff estimates 7 of these remaining trees may be significant. However, applicant has advised that the trees remaining in this area are in the proposed entrance to the subdivision and are shown as removed on the site plans. Staff has requested applicant look into shifting the entrance road to allow preservation of these trees. There is currently a significant amount of dirt piled against the trunks of some of them, which would need to be cleared by hand in order to preserve them.

The western portion of the designated preservation area near the southwest corner of the site appeared to be intact. This area consists largely of cedar elm, hackberry, and privet, with some post oak. Downed fencing and some remaining T-posts marked what was originally the eastern boundary of this preservation area.

There are three tree islands remaining in the center of the site. Two of these are located in a proposed open space lot. The third is in the front yard of a proposed residential lot, and was not identified as preservation on site plans. There is no remaining fencing on any of them, and critical root zone area has been cut and compacted.

Trees designated as preserved at the southeast corner have been removed. A cluster of cottonwoods approximately 8-14” diameter remains farther north near the eastern site boundary.

Downed tree fencing was observed throughout the site, and in mulch and dirt piles. The silt fencing on the east side of the property was observed to be largely compromised due to the buildup of the site at the eastern edge.

Validation of amount of overclearing is ongoing, and will depend in part on the preservation status of the remaining trees near the northeast corner of the site. However, based on the most recent plans submitted by applicant, 95,929 sf of canopy was removed, which exceeded permitted removal by 24,442 sf. With spacing deductions, it appears that applicant is proposing approximately 64,800 sf in open space plantings. This equals replacement of deficient preservation and approximately 1.65 times the lost canopy in additional planting. Plantings are proposed only in lots that were specified as open space on the approved urban forestry plan.
Under the approved plan, planting on these lots was already required to mitigate for removal of significant trees.

Due to the number, size, and species of trees lost, the lack of additional mitigation plantings, and the potential to preserve some of the remaining large and significant post oaks and blackjack oaks, staff recommends denial of the waiver request.
PREPARATION GENERAL NOTES

1. Plan prepared by:
   MICHAEL S. KENDALL
   KENDALL LANDSCAPE ARCHITECTURE
   5019 BAYARD DRIVE
   FORT WORTH, TX 76133
   PHONE: 817-598-2269
   EMAIL: info@kendalllandscape.com
   DATE: 4/19/2020

2. All areas shall be planted by an automatic underground
   irrigation system using soil condition.

3. All required trees from the city approved listing.

Landscape Ordinance
Fort Worth, Texas

Minimum Provisions

- 1 Residential area
  - Total lot area
  - Existing trees
  - Tree size 50 square feet
  - Tree size 100 square feet
  - Tree size 150 square feet
  - Tree size 200 square feet
  - Tree size 250 square feet
  - Tree size 300 square feet

Residential Trees

- 2 trees per lot
- Trees not shown on this plan
- Other area trees

ECC 20-0043
Site Info & Requirements

– Existing tree canopy – 108,183 sf
– Required (25%) preservation – 27,046 sf
– Remaining Canopy – 12,254 sf (11.3%)

– Permitted Removal – 71,487 sf
– Actual Removal – 95,928 sf
– Amount Overcleared – 24,441 sf
– Proposed Open Space Planting – 65,800 sf
Application for an appeal hearing before the Urban Design Commission from regulations set forth in The City of Fort Worth Ordinance 18615, being section 6.302 of the Comprehensive Zoning Ordinance of The City of Fort Worth entitled "Urban Forestry"

Property Owner/Applicant  ECM Development, LLC
Mailing Address 4010 North Collins Unit 7  Phone # 817-266-5192
City Arlington State Texas Zipcode 76005 E-mail/Fax lhostin@ecmdev.com
Agent Michael S. Kendall
Mailing Address 6976 Santa Barbara Phone # 214-739-336
City Dallas State Texas Zipcode 75214 E-mail/Fax mike@kendall7.com

Enter specific letters or numerals of the section(s), subsection(s), and/or paragraph(s) of the ordinance that contain the regulations that the waiver/appeal is being requested for.
6.302(e)(1).d.1

Explain specifically how the filed Urban Forestry Plan is not meeting the above referenced regulation(s) and how much of, to what degree, or what percentage of the regulation(s) are being requested to be waived.
This application is requesting relief from the requirement to preserve 25% of the existing canopy. We are requesting that the requirement be reduced to 11% due to removal of the existing canopy by accident during construction. See attached letter.

Property Information

Project Name Meadowbrook Residential
Legal Description WELCH, WILLIAM SURVEY Abstract 1688 Tract 5D1 5D2A 5D2 5D3 & 5D4
Address 8363 Meadowbrook Drive
Urban Forestry Permit # UCF20-0043
Plat - file case #s PP-20-002
Building Permit #s N/A

The following parties will be present at the hearing (check all that apply):
X UFC permit applicant
X Applicant's Agent
X Property Owner

Current use of property:

Undeveloped

Proposed use of property:

Single Family residential

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Urban Design Commission at a public hearing. I further certify that I have read and understand the information provided here and in The City of Fort Worth ordinance 18615, concerning the policies and procedures regarding consideration of my request.

I understand in the case of the Urban Design Commission denying my waiver/appeal I may initiate a request to appeal with the District Court.

I also understand in the event of the applicant not present or represented at the public hearing, the Commission shall have the power to postpone, continue or dismiss either at the call of the case or after the hearing, and dismissal shall constitute a denial by the Commission.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the executive secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial of my case by the Commission. I/We respectfully request approval of the proposed variance to the “Urban Forestry” section of the zoning ordinance for property within The City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authorization is hereby granted to The City of Fort Worth, or its agent, to install upon the above described property, a sign or signs in a conspicuous place nearest any public right-of-way. Such sign or signs indicate that a zoning variance is proposed and that further information can be acquired by telephoning the number indicated.

Agent Signature ___________________________ Date 6-24-2020

Owner/Applicant Signature ___________________________ Date June 24, 2020
25 June 2020

Cheri Cuellar
Senior Plans Examiner - Urban Forestry
City of Fort Worth
Development Services Department
200 Texas Street 76102
(817) 392-7931

Re: Meadowbrook

Cheri,

I am enclosing our application and drawings for your review. Following

1. 3 April – Tree protection fencing is installed.
2. 9 April – Tree protection fencing was reviewed and approved.
3. 16,270 canopy square feet of trees removed. Please see updated sheet L1.1 for current existing tree canopy.
4. 15 June – project shut down.
5. 25 June – application submitted to UDC.
6. We propose to install on the open space lot new trees to off-set the deleted canopy.
7. 16,270/700 (trees at 25’ on center) = 30 new trees. Please see sheet L3.2 for installation of 13 trees within the lot in which the existing trees were removed. In addition, we have placed 12 additional trees throughout the site.

We are requesting an approval of the installation of 25 trees to off-set the inadvertent removal of the existing trees. We are in excess of the required canopy required by the City. Our worksheet shows the additional canopy above requirements provided.

Thank you,

[Signature]

Michael S. Kendall, ASLA

Cc: File – Re: Meadowbrook