Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

- 1. 5:30 PM Work Session
- 2. 6:00 PM Regular Meeting
 - 1. Roll Call
 - 2. Consent Agenda
 - 1. Discuss and take action regarding the approval of the November 17, 2022 Regular Planning and Zoning Commission Meeting Minutes.
 - 2. **REPLAT/ Carter Estates (RP-22-06658)**. Presentation, discussion, and consideration on a request for approval of a replat consisting of 2.476 acres situated in the Matthew Jones Survey, Abstract 667, within Little Elm's Town limits, in order to replat 2 lots into 1 and establish new lot boundaries.
 - Presentation
 - Discussion
 - Recommendation
 - FINAL PLAT/ Little Elm Marketplace (FP-22-06923). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.069 acres, situated in the William McFadden, Abstract No. 893, within Little Elm's Town limits, in order to establish lot lines and the easements necessary for development.
 - Presentation
 - Discussion
 - Recommendation

- 4. **PRELIMINARY PLAT/ MKPK Addition (PP-22-06025)** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat of approximately 2.06 acres, situated on the Jose Gonzales Survey, Abstract No. 447, within the Town of Little Elm's Extraterritorial Jurisdiction, in order to show proposed lot lines and easements necessary for development.
 - Presentation
 - Discussion
 - Recommendation
- 3. Regular Agenda
 - 1. **PUBLIC HEARING/ Freddy's (SUP-22-12588)**. Presentation, discussion, public hearing, and take action on a request for a Specific Use Permit (SUP) for a drive-thru, on property located at 26561 East University Street, currently zoned Planned Development (PD-LC) through Ordinance No. 1283, as amended by Ordinance No. 1589, in order to allow for development of a new quick service food establishment with a drive-thru component.
 - Staff Report/ Applicant Presentation
 - Open Public Hearing
 - Receive Public Hearing
 - Close Public Hearing
 - Discussion and Recommendation
- Discussion of future agenda items, update on Council action, and requests for new business considerations
- 4. Adjourn

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on November 28, 2022, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

Olga Chernomorets - Managing Director of Planning Services



OVERVIEW

Project	Adoption of the November 17, 2022 Planning & Zoning Commission Meeting Minutes.
P&Z Hearing	12/01/2022
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discuss and take action regarding the approval of the November 17, 2022 Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

DRAFT



Minutes

Town of Little Elm PLANNING & ZONING COMMISSION

Regular Meeting
Thursday, NOVEMBER 17, 2022 - 7:00 pm

Present: Michael Bell, Chairman; Ron Trees, Vice Chairman; Jack Skinner, Commissioner; Stephen Horn,

Commissioner; Brent Thibeaux, Commissioner; Robert Martin, Commissioner; Chip Norman,

Alternate Commissioner; Debra Cadet, Alternate Commissioner

Absent: Tom Ocelli, Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning

Brian Salvesen, Planner

1. **5:30 PM Work Session**

2. 6:00 PM Regular Meeting

1. Roll Call

Staff called role, Alternate-Commissioner Cadet was present but would be a non-voting member due to a limit of 7 votes.

2. Consent Agenda

Motion: Approve consent agenda as presented by staff.

Motion by Commissioner Jack Skinner, seconded by Vice Chairman Ron Trees

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Chip Norman

7 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the November 3, 2022 Regular Planning and Zoning Commission Meeting Minutes.

- 2. **PRELIMINARY PLAT/ MKPK Addition (PP-22-06025)** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat of approximately 2.06 acres, situated on the Jose Gonzales Survey, Abstract No. 447, within the Town of Little Elm's Extraterritorial Jurisdiction, in order to show proposed lot lines and easements necessary for development.
 - Presentation
 - Discussion
 - Recommendation
- 3. **FINAL PLAT/ Little Elm Marketplace (FP-22-06923).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.069 acres, situated in the William McFadden, Abstract No. 893, within Little Elm's Town limits, in order to establish lot lines and the easements necessary for development.
- 4. **FINAL PLAT/ Northlake Estates Phase 3 (FP8102783)** Presentation, discussion, and consideration on request for approval of a Final Plat of approximately 103.730 acres, situated on the Teodoro Rodriguez Survey, Abstract No. 1068, Alexander Cooper Survey, Abstract No. 250, and John McNeil Survey, Abstract 884, within the Town of Little Elm's Extraterritorial Jurisdiction, in order to establish 323 residential lots, 8 HOA lots, Public Right-of-way, and the necessary easements and other public improvements for development.
 - Presentation
 - Discussion
 - Recommendation
- 5. **REPLAT/ Carter Estates (RP-22-06658).** Presentation, discussion, and consideration on a request for approval of a replat consisting of 2.476 acres situated in the Matthew Jones Survey, Abstract 667, within Little Elm's Town limits, in order to replat 2 lots into 1 and establish new lot boundaries.
 - Presentation
 - Discussion
 - Recommendation
- 3. Regular Agenda
 - 1. **PUBLIC HEARING/ Land Use Definitions Text Amendment**. Public hearing, discussion, and take action on a recommendation regarding a proposed text amendment to Chapter 106, Zoning Ordinance, by amending Sec. 106.01.14 Land Use Definitions, in order to establish a definition for "Family".
 - Staff Report
 - Continue Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

The Commission moved the item to the end of the agenda.

The Commission resumed the public hearing from the previous meeting.

With no one in attendance indicating they wished to speak, Chairperson Bell closed the public hearing at 7:27pm.

The Commission voiced their concern on over regulating but also agreed that since the Town has "Single Family" zoning then "Family" must be defined.

Motion: Approve definition as presented and written by Town Attorney.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Robert Martin

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Jack Skinner, Commissioner Robert Martin

NAY: Commissioner Stephen Horn, Commissioner Brent Thibeaux

4 - 2 Passed

- 2. **PUBLIC HEARING/ 3P Elm Planned Development (PD-22-01632)**. Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately .79 acres of land, currently zoned as Planned Development Light Commercial (PD-LC) through Ordinance No. 1643, generally located at 1728 E Eldorado Pkwy, on the north side of Eldorado Parkway, approximately 300 feet from Preston on the Lake Boulevard, within Little Elm's town limits, in order to amend the existing development plans.
 - Staff Report/Applicant Presentation
 - Continue Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item to the commission.

Clay Christie, Engineer for the applicant, cleared up a few questions for the commission on the neighboring property and the floodplain.

With the public hearing still open from the previous meeting, Chairperson Bell asked if anyone would like to comment on the item.

With no one in attendance indicating they wished to speak, Chairperson closed the public hearing at 6:15pm.

After some brief discussion, the commission agreed that proposal was a good compromise to a tough situation.

Motion: Approve as presented by staff.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Brent Thibeaux

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Chip Norman

7 - 0 Passed - Unanimously

- 3. PUBLIC HEARING/ Vistas at Silver Creek Planned Development (PD-22-03911). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 11.193 acres of land, currently zoned as Light Commercial, generally located east of the intersection of FM 423 and Little Elm Parkway, within Little Elm's town limits, in order to establish a new Planned Development district based on Light Commercial (LC) and Town Home (TH) districts, with modified development standards, in order to allow a new mixed-use development, comprised of owner-occupied residential townhome, retail, restaurant, and office uses.
 - Staff Report/Applicant Presentation
 - Open Public Record
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item to the commission.

The commission had questions on parking calculations, building heights, and the proposed drive-thru.

Commissioner Norman left at 6:50pm.

Project Architect, Christian Horn, was available to answer questions and cleared up some questions on the parking, Townhome height, and building materials.

Chairperson Bell opened the public hearing at 6:58pm.

Alternate-Commissioner Cadet spoke about her concern over safety and limited visibility in the adjacent area to east, between the next subdivision.

With no one else wishing to speak, Chairperson Bell closed the public hearing at 7pm.

The commission discussed the preference for a wrought iron fence on the east side of the property as well as limiting the height of the Townhomes.

Motion: Recommend approval with staff comments and adding the following conditions:

1. Change the requirement for screening to be provided along the eastern boundary of the development, adjacent to Town-owned open space, in the form of 8' masonry to wrought iron and/or landscaping, to be reviewed and approved at the discretion of the Director of Development Services, and;

2. Limit the height of the easternmost Townhomes to 37 feet.

Motion by Commissioner Stephen Horn, seconded by Commissioner Brent Thibeaux

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Robert Martin

- 6 0 Passed Unanimously
- 3. Discussion of future agenda items, update on Council action, and requests for new business considerations

4. Adjourn

Chairperson Bell adjourned the meeting at 7:47pm.

OVERVIEW

Project	REPLAT/ Carter Estates (RP-22-06658)				
P&Z Hearing	12/01/2022				
Council Hearing	N/A				
Size	Approximately 2.476 acres				
Current Zoning	ight Commercial (LC)				
Proposed Use	Retail/Commercial				
Existing Use	Commercial				
Future Land Use Plan Designation	Commercial/Retail				
Applicant	David Lewis				
Owner	Eduardo Chaparro				
Strategic Goal					

Agenda Item

REPLAT/ Carter Estates (RP-22-06658). Presentation, discussion, and consideration on a request for approval of a replat consisting of 2.476 acres situated in the Matthew Jones Survey, Abstract 667, within Little Elm's Town limits, in order to replat 2 lots into 1 and establish new lot boundaries.

- Presentation
- Discussion
- Recommendation

Location

Generally located on the south side of East Eldorado Parkway at the intersection with Lake Trail Drive, within Little Elm's Town limits.

Planning Analysis

The purpose of this replat submittal is to replat currently platted and recorded property identified as two (2) separate commercial lots in the Matthew Jones Survey, Abstract No. 667, and combine them into one (1) commercial lot.

Staff has reviewed the submitted plat document and determined that it does not meet the Subdivision Ordinance Requirements as shown in the following outstanding items as attached.

Recommended Action

Staff recommends denial of the requested Replat due to outstanding comments as listed in the attachment.

At this point, the applicant will be required to submit a new request through the Town's portal in order to begin the review process anew.

Attachments

Carter Estates (RP-22-06658)



ENGINEERING DEPARTMENT

214-975-0470

100 W. Eldorado Parkway | Little Elm, TX 75068

Second Floor Town Hall

October 24, 2022

Spry Surveyors Attention: David Lewis 8241 Mid-Cities Blvd Suite 102 North Richland Hills, TX 76182

Re: 802 E Eldorado Replat Engineering Review 1

David Lewis,

As the Town's review engineer, Cobb, Fendley & Associates, Inc. (CobbFendley) has reviewed the following plan for compliance with Town of Little Elm requirements.

Development: 802 E Eldorado Plan Review: 1st Submittal
Town Project #: RP-22-06658 Plan Received: October 11, 2022

Plan Date: June 2022

This review does not relieve the design engineer, developer, and / or contractor from meeting all Town of Little Elm, Denton County, TCEQ, TxDOT, TDLR, and other state and federal requirements that apply to this project that may or may not have been identified through this review.

CobbFendley has summarized our review comments along with any comments from the Town of Little Elm staff on the following pages. The submitting engineer / developer should address the following comments prior to plan approval.

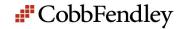
I look forward to working with you on receiving approval for this development. If you have any questions, feel free to call at 972.335.3214 or email at pmistry@cobbfendley.com.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.

Priya Mistry, P.E. Municipal Infrastructure

CobbFendley



Town of Little Elm

Summary of Engineering Review Comments

Date:	October 24, 2022	Town Project #: RP-22-06658
Plan Review #:	1	
Received:	October 11, 2022	Prepared by: PM
Plan Date:	June 1, 2022	
Development:	802 E Eldorado	

All comments on Plan Review Set and Summary of Review Comment form must be addressed. Summary of Review Comment form <u>may</u>

NOT be all inclusive of comments made directly on the Plan Review Set.

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation					
GENERAL	Reference markups for clarifications and any additional comments/questions that may not be specifically identified here.							
1	Are there plans of developing the site or only to combine 2 lots into 1?							
Provide completed Final Plat Checklist in resubmittal. [2022 Development Application Handbook].								
1	Show linework of existing permanent structures on lot, i.e buildings. [FP Checklist]							
1	Add Zoning District to subject lot and adjacent lot descriptions. [FP Checklist]							
1	Provide existing FEMA 100-year floodplain boundaries with elevation listed. [FP Checklist]							
1	Ensure size and material are shown for all monuments found and set. [FP Checklist]							
1	Ensure existing and proposed easements for site are shown and labeled with its recording information.							
1	Move to be within the named lot.							
1	Show linework of ROW and Property lines across site.							
1	Note that block in lower right-hand corner for County recording seal is to be 3" x 3". [FP Checklist] Consider adjusting.							
1	Use the official block for Town Official found in the 2022 Development Application Handbook.							
1	Add the following notes from the FP Checklist: 1. "All lots comply with the minimum size requirements of the zoning district." 2. "All common areas will be owned and maintained by the HOA/POA." 3. "Notice - selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits." 4. "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."							
1	What does this line type change represent?							
1	Does this flowage easement continue in adjacent lots? If so, show this in adjacent lots.							
1	According to plat found on DCAD, there was to be an easement on this site as follows: "Proposed easement for access to utility wires, poles, cables, conduits, and pipes on the premises." - refer to screenshot below. Ensure existing and proposed easements for site are shown and labeled with its recording information.							
1	Include acreage							
1	There are wood poles on this property that tie to wood poles along Eldorado Parkway; are they owned by franchise utilities? Show appropriate easements.							

Notes: 1. Response: Appropriate response is Agree (Correction Made) or Disagree (Correction Not Made), Explanation Required.

- 2. This form must be completed and returned with future submittals.
- 3. Failure to submit Completed Summary of Review Comments form will result in a delay of future plan sets being reviewed.
- 4. Send all plan submittals directly to the Town of Little Elm



OVERVIEW

Project	FINAL PLAT/ Little Elm Marketplace (FP-22-06923)					
P&Z Hearing	2/01/2022					
Council Hearing	I/A					
Size	pproximately 7.069 acres					
Current Zoning	Planned Development with a Light Commercial Base					
Proposed Use	Retail/Commercial					
Existing Use	Vacant					
Future Land Use Plan Designation	Retail/Commercial					
Applicant	Matt Moore, ClayMoore Engineering					
Owner	LROC LLC					
Strategic Goal						

Agenda Item

FINAL PLAT/ Little Elm Marketplace (FP-22-06923). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.069 acres, situated in the William McFadden, Abstract No. 893, within Little Elm's Town limits, in order to establish lot lines and the easements necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Generally located on the northeast corner of Little Elm Parkway and Eldorado Parkway, within Little Elm's Town Limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

The purpose of this Final Plat is to create lots 3, 4, and 5, as well as all necessary easements required for the continued development of Little Elm Market Pace.

Engineering.

Staff has reviewed the Final Plat and found that it conforms the requirements in Section 107 - Subdivision Ordinance, with several outstanding items that are minor enough to be captured as conditions.

Recommended Action

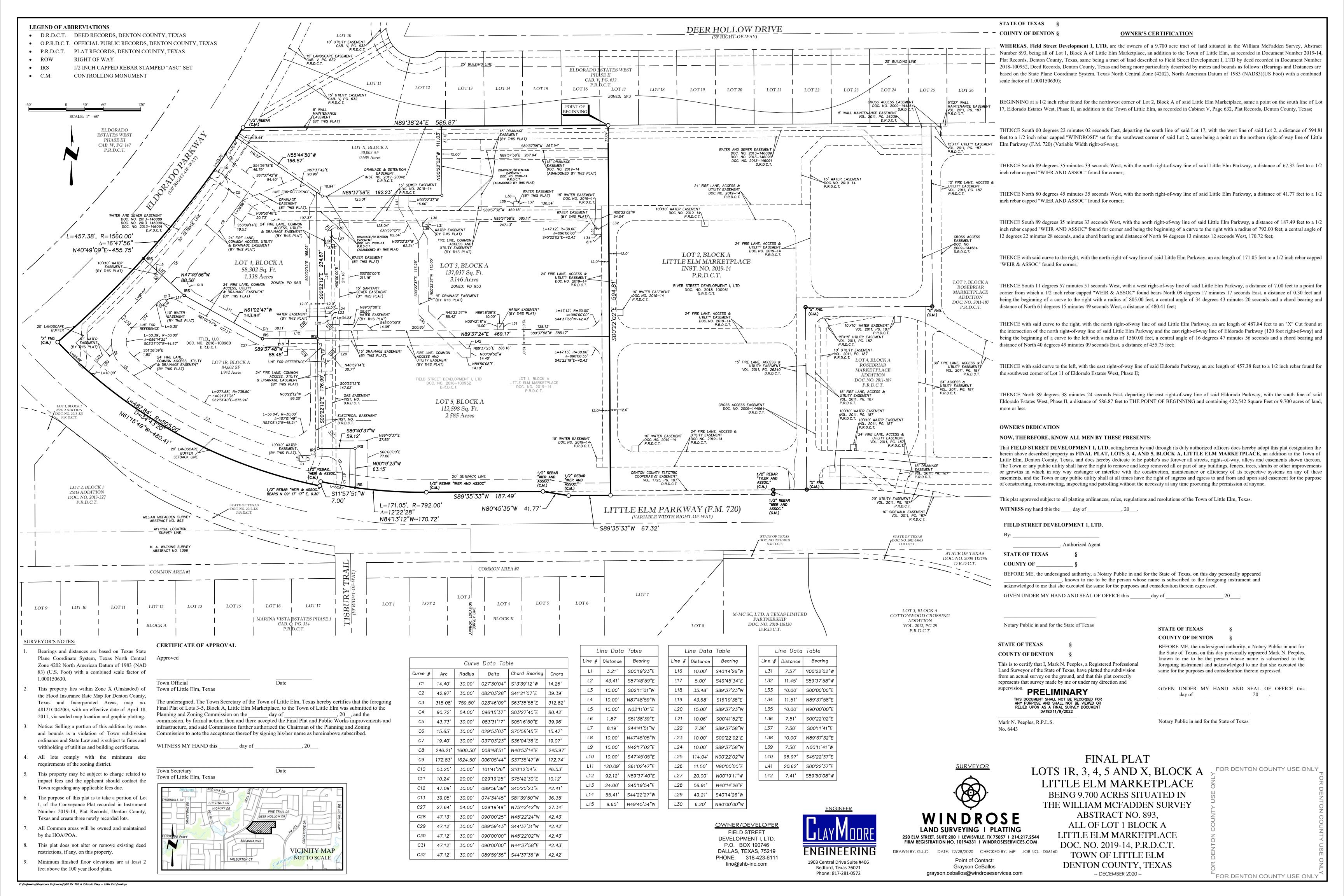
Staff recommends approval of the Final Plat request subject to the following conditions.

Prior to recording of the plat document:

- 1. Provide filing information for all existing and proposed easements and rights-of-way within and abutting the subdivision.
- 2. Amend Note 3 of Surveyors' Notes to match the Final Plat Checklist language
- 3. Amend Town's signature block to match plat document title and replace Planning and Zoning Commission Chair with Town Official.
- 4. Provide linework for existing structures on the plat document.
- 5. Update the plat document date to reflect the most current date of revisions.

Attachments

Plat Document





OVERVIEW

Project	PRELIMINARY PLAT/ MKPK Addition (PP-22-06025)				
P&Z Hearing	2/01/2022				
Council Hearing	N/A				
Size	pproximately 2.06 acres				
Current Zoning	xtraterritorial Jurisdiction				
Proposed Use	Retail/Commercial				
Existing Use	Vacant				
Future Land Use Plan Designation	Public/Semi Public				
Applicant	Brad Eubanks				
Owner	Majid Kamalipour				
Strategic Goal					

Agenda Item

PRELIMINARY PLAT/ MKPK Addition (PP-22-06025) Presentation, discussion, and consideration on a request for approval of a Preliminary Plat of approximately 2.06 acres, situated on the Jose Gonzales Survey, Abstract No. 447, within the Town of Little Elm's Extraterritorial Jurisdiction, in order to show proposed lot lines and easements necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Generally located 750 feet west of the intersection with US Highway 380 and FM 1385.

Planning Analysis

The purpose of the Preliminary Plat is to determine the general layout of the lots and blocks of a proposed subdivision to determine the adequacy of public facilities needed to serve the intended development and overall compliance with the Codes of Little Elm, including but not limited to the Zoning Ordinance, Thoroughfare Plan, Subdivision Ordinance, and Comprehensive Plan.

Given that this property is located within the Town's ETJ, the request ony has to comply with the Subdivision Ordinance.

Engineering.

Staff has reviewed the Final Plat and determined that it does not conform to all the requirements in Section 107 - Subdivision Ordinance as shown on the attached list of outstanding comments.

Recommended Action

Staff recommends denial of the requested Final Plat per the attached outstanding comments.

At this point, the applicant will be required to submit a new request through the Town's portal in order to begin the review process anew.

Attachments

Outstanding Comments



ENGINEERING DEPARTMENT

214-975-0470 Second Floor Town Hall

100 W. Eldorado Parkway | Little Elm, TX 75068

October 25, 2022

Eagle Surveying Attention: Brad Eubanks 222 S Elm Suite 200 Denton, Texas 76201

Re: Final Plat Review #1

Mr. Eubanks,

As the Town's review engineer, Cobb, Fendley & Associates, Inc. (CobbFendley) has reviewed the following plat for compliance with Town of Little Elm requirements.

Development: MKPK Addition Plat Review: 1st Submittal
Town Project #: PP-22-06025 Plat Received: October 12, 2022
Plat Date: August 19, 2022

This review does not relieve the design engineer, developer, and / or contractor from meeting all Town of Little Elm, Denton County, TCEQ, TxDOT, TDLR, and other state and federal requirements that apply to this project that may or may not have been identified through this review.

CobbFendley has summarized our review comments along with any comments from the Town of Little Elm staff on the following pages. The submitting engineer / developer should address the following comments prior to plat approval.

I look forward to working with you on receiving approval for this development. If you have any questions, feel free to call at 972.335.3214 or email at pmistry@cobbfendley.com.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.

Priya Mistry, P.E. Municipal Infrastructure

Linga Mistry





Town of Little Elm

Summary of Engineering Review Comments

Date:	October 25, 2022	Town Project #: PP-22-06025
Plan Review #:	1	
Received:	October 12, 2022	Prepared by: PM
Plan Date:	August 19, 2022	
Development:	MKPK Addition	

All comments on Plan Review Set and Summary of Review Comment form must be addressed. Summary of Review Comment form <u>may</u>

<u>NOT be all inclusive</u> of comments made directly on the Plan Review Set.

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation
GENERAL	Reference markups for clarifications and any additional comments/questions that may not be specifically identified here.		
1	Provide Town specific application from the most recent Development Application Handbook.		
1	Provide Final Plat Checklist [2022 Development Application Handbook].		
1	Include elevations for existing FEMA 100-year floodplain boundaries.		
1	Include size of all monuments found and set [FP Checklist].		
1	Include email of both preparer and owner [FP Checklist].		
1	Include the ROW linetype and any other symbols or linework not shown in legend.		
1	Show acreage of individual lots to 3 digits [FP Checklist].		
1	Update to Final Plat.		
1	Use the official approval block for Town officials [2022 Development Handbook].		

Notes: 1. Response: Appropriate response is Agree (Correction Made) or Disagree (Correction Not Made), Explanation Required.

- 2. This form must be completed and returned with future submittals.
- 3. Failure to submit Completed Summary of Review Comments form will result in a delay of future plan sets being reviewed.
- 4. Send all plan submittals directly to the Town of Little Elm



OVERVIEW

Project	PUBLIC HEARING/ Freddy's (SUP-22-12588)				
P&Z Hearing	2/01/2022				
Council Hearing	December 20, 2022				
Size	approximately 0.895 acres				
Current Zoning	Planned Development (Light Commercial Base)				
Proposed Use	Commercial				
Existing Use	Vacant				
Future Land Use Plan Designation	Retail/Commercial				
Applicant	Chris Starke				
Owner	Landon Brack				
Strategic Goal					

Agenda Item

PUBLIC HEARING/ Freddy's (SUP-22-12588). Presentation, discussion, public hearing, and take action on a request for a Specific Use Permit (SUP) for a drive-thru, on property located at 26561 East University Street, currently zoned Planned Development (PD-LC) through Ordinance No. 1283, as amended by Ordinance No. 1589, in order to allow for development of a new quick service food establishment with a drive-thru component.

- Staff Report/ Applicant Presentation
- Open Public Hearing
- Receive Public Hearing
- Close Public Hearing
- Discussion and Recommendation

Location

Located approximately 1,000 feet west of the intersection of FM 2931 and US HWY 380, within Little Elm's Town limits.

Planning Analysis

Subject property is part of a larger envisioned commercial development, consisting of approximately 19.151 acres of undeveloped land currently zoned Planned Development-Light Commercial (PD-LC) through Ordinance No. 1283, as amended by Ordinance No. 1589, which encompasses several additional tracts of land, all in all totaling 35 acres. Originally, the existing PD concept plant was envisioned as a large scale mixed-use development, providing for multifamily residential along the norther and western portion, utilizing the remainder of the land for retail/commercial, and drive-thru uses anchored by a big-box retialer. The overall PD area had been subdivided into several parcels, the multifamily component has already been completed, and the remaining undeveloped commercial tract was sold to the current property owner; who has subsequently further subdivided the land with the intent to sell all the lots to individual tenants.

Last year, the property owner went through the zoning process with a request to amend the PD to allow additional subdivision and a Montessori School use; this request was however denied at the Panning and Zoning Commission hearing based on the original PD's concept plan intent to provide primarily retail/commercial and drive-thru uses on this remaining commercial tract.

At this time, the property owner has several interested tenants for the drive-thru lots, identified through the PD concept plan. Freddy's Frozen Custards is the first of such tenants, interested in purchasing Lot 6, Block A as shown on the referenced Final Plat. However, Chapter 106 - Zoning Ordinance was recently amended to establish site criteria for auto oriented uses such as quick service restaurant drive-thrus, requiring a Specific Use Permit for these types of uses moving forward. Therefore, in order for Freddy's Frozen Custards to be able to locate on this site, they are required to go through the zoning process to request approval of a Specific use Permit for a drive-thru.

It should be noted that the pre-development meeting for this project took place just prior to the code amendment with the applicant subsequently submitting the application after the amendment was adopted but not yet reflected on the Municode website, therefore the applicant was not aware for the SUP requirement until much later in the process. The unforeseen delay significantly impacts the applicant as timing of the approval is tied to the purchasing of the property, which is currently running up against a deadline. In an effort to accommodate this unique circumstance, Staff is pushing this request forward as quickly as possible, resulting in a lag time for plan revisions.

Proposal.

The applicant, Freddy's Frozen Custards, is requesting an SUP for a quick service food establishment with a drive-thru component. The proposal is for new construction and includes full development of the .895-acre Lot 6, with a 3,148 square-foot, 25-foot tall, single-story building, with a drive-thru in the rear. The applicant has submitted all the relevant plans showing their compliance with the PD-LC zoning district, as well as the newly adopted site criteria for drive-thru uses, as outlined below.

Uses. The permitted uses for this PD-LC are in accordance with the Light Commercial (LC) zoning district, which allows drive-thrus through a Specific Use Permit.

Site Criteria. Section 106.05.02.2(y) Special Regulations for Specific Permanent Land Uses - Drive-in or drive-thru facilities, provides the following site criteria regulations.

a. drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.

Proposed drive-thru operation is meeting this requirement.

- **b.** Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways. Proposed drive-thru operation is meeting this requirement.
- **c.** Screening shall be provided between the facility and any public right-of-way. Proposed drive-thru operation is meeting this requirement.
- d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be

considered front of the building and a primary entrance.

This requirement is not applicable due to subject property location.

Stacking Criteria. Proposed site plan is providing sufficient stacking and the additional lane within the drive-thru area is intended to serve as a pass-through/espace lane.

Design Standards. Proposed elevations meet the architectural requirements for tripartite design, vertical and horizontal articulation, and show the building to be constructed primarily of brick and stucco. Currently, the plans show stucco and glazing percentages just over the allowed maximum which the applicant was agreeable to fully meet but due to time constraints was not able to provide at the time of agenda posting. The applicant anticipates meeting these requirements and providing the revised plans by the date of the public hearing.

Landscaping. Proposed landscape plans comply with overall landscape coverage, tree planting, landscape points, screening, with the exception of a missing parking lot island on the eastern row of parking and a tree planting in the island nearest to the front of the building entrance, which the applicant was agreeable to fully meet but due to time constraints was not able to provide at the time of agenda posting. The applicant anticipates meeting these requirements and providing the revised plans by the date of the public hearing. Additionally, due to right-of-way dedication to toward the expansion of US 380, as well as existing placement of large utility easements, the applicant is not able to fully comply with the perimeter tree planting along the frontage of the property and the eastern boundary. The applicant has provided tree planting to the fullest extent possible given the lot's size and unique circumstance.

Parking. Food establishments are required to park at 1 space per 100 square feet. Based on the total building area of 3,100 square feet, the property is required to provide at least 31 parking spaces. The proposed plans show 32 parking spaces being provided, with two spaces identified to have electrical vehicle charging station infrastructure.

Fire and Engineering. The Fire Marshall and Town Engineer have reviewed the resubmitted plans and have no issues at this time, specifically for the zoning request process. This does not approve any of the submitted plans for construction.

Comprehensive Plan. The future land use of this area is identified as retail and commercial. The proposed quick service food establishment drive-thru is a permitted use through the PD Ordinance for this site; the development does not conflict with the Town's vision for this area.

Recommended Action

The purpose of an SUP is to add or modify specific land use rights to those already granted within a zoning district. Section 106.02.17 provides that each request considers the intensity of the proposed use within the context of the proposed location based on compatibility and suitability, and in evaluating the compatibility of the proposed use within the existing area context, "the town council may impose such additional development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions."

The purpose of establishing the SUP requirement for a drive-thru type of use was to ensure the Town is able to evaluate each request on a case by case basis for situational suitability as well as meeting the required site criteria. This particular request, while a new development, is part of an existing PD-LC which depicts the lots along the US 380 frontage as drive-thru uses, narrowing the focus down to the specific site development criteria.

Staff recommends the Planning and Zoning Commission evaluate the proposed SUP request based on the presented information, in accordance with Section 106.02.17 and Section 106.05.02.2(y), and make a recommendation accordingly.

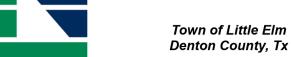
Additionally, given the unique circumstance and timing challenges of this particular request, as well as the holiday schedule, Staff is working with the applicant on making the necessary revisions in time for the Commission hearing. However, Staff understands there may be a need for additional time, and is therefore recommending, if the Commission is supportive of this request, the following items be included as conditions of approval and be provided prior to the Council meeting.

- 1. Enhance landscaping on the eastern entry corner as a way to offset the inability to provide the full extent f tree planting along the US 380 frontage.
- 2. Include a tree planting within the landscape island with flag pole, just to the east of main entry to the building.
- 3. Include missing detail for planter boxes.
- 4. Decrease stucco and increase glazing percentages to bring the building closer toward fully meeting architectural design criteria.

Attachments

Location Map SUP Exhibits





LITTLE ELM

Date: 11/21/2022





This product is to be used for graphical representation only. The accuracy is not to be taken/

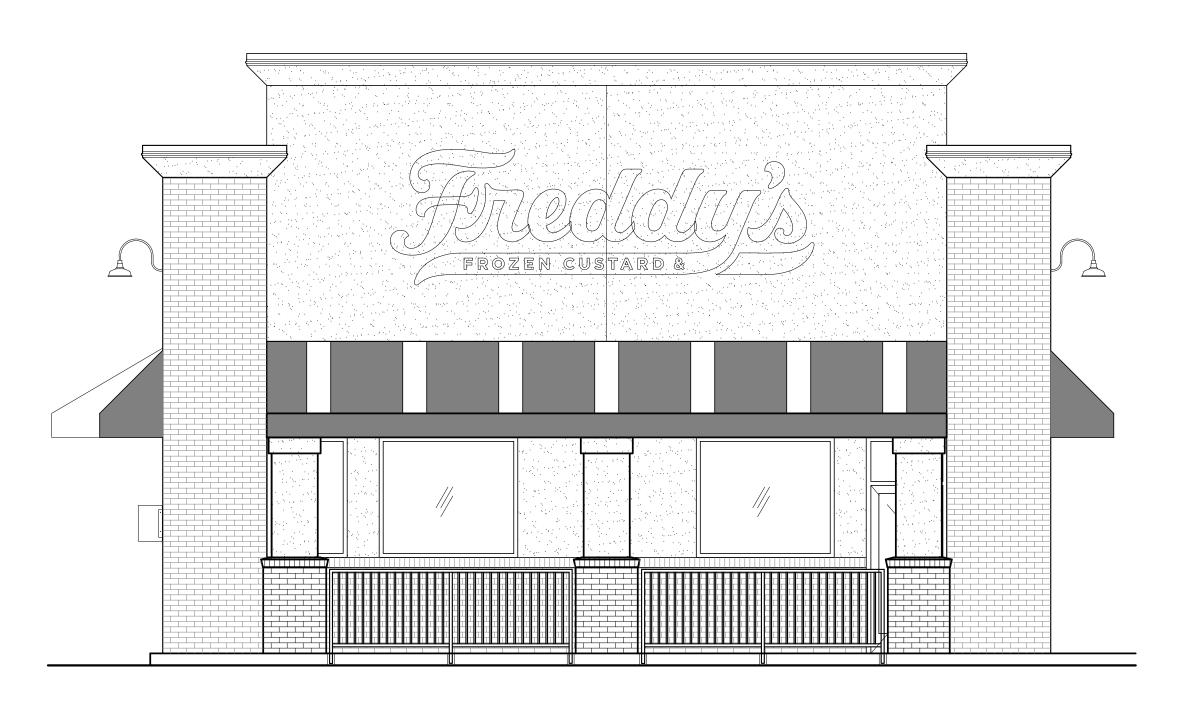
representation only. The accuracy is not to be taken/ used
as data produced for engineering purposes or by a
Registered Professional Land Surveyor
for the State of Texas. For this level of detail,
supervision and certification of the produced data
by a Registered Professional Land Surveyor for the
State of Texas would have to be performed.
Town of Little Elm and its members assume no
responsibility for the accuracy of said data.



FREDDY'S FROZEN CUSTARD AND STEAKBURGERS

26561 EAST UNIVERSITY AUBREY, TEXAS 76227

SUP SUBMITTAL



PROJECT DIRECTORY

DEVELOPER / OWNER:

PLAZA STREET PARTNERS ATTN: KARA CONDIE 2400 W 75TH STREET, SUITE 220 PRAIRIE VILLAGE, KS 66208 KCONDIE@PLAZASTREETPARTNERS.COM

<u>ARCHITECT</u>

WT GROUP ATTN: CHRIS PACANOWSKI 2675 PRATUM AVENUE HOFFMAN ESTATES, IL 60192 224.293.6333 CPACANOWSKI@WTGROUP.COM

CIVIL ENGINEER

WT GROUP ATTN: RANDALL SIEMON 2675 PRATUM AVENUE HOFFMAN ESTATES, IL 60192 224.293.6333 RSIEMON@WTGROUP.COM

LANDSCAPE ARCHITECT

SURVEYOR EVERGREEN DESIGN GROUP, INC. CORE LAND SURVEYING ATTN: RODNEY McNABB ATTN: CLEMENTE TURRUBIARTES 10210 GROGANS MILL RD. SUITE 120 15455 DALLAS PKWY. STE 600 ADDISON, TX 75001 THE WOODLANDS, TX 77380 224.828.1208 CLEMENTE.TURRUBIARTES RODNEY@EVERGREENDESIGNGROUP.COM

@CORELANDSURVEYING.COM

STRUCTURAL ENGINEER W-T GROUP

224.293.6333

ATTN: DRAKE TYLKA

2675 PRATUM AVENUE

HOFFMAN ESTATES, IL 60192

DTYLKA@WTGROUP.COM ATTN: COREY STALLINGS

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER

2675 PRATUM AVENUE HOFFMAN ESTATES, IL 60192 224.293.6333 CSTALLINGS@WTGROUP.COM

DRAWING INDEX

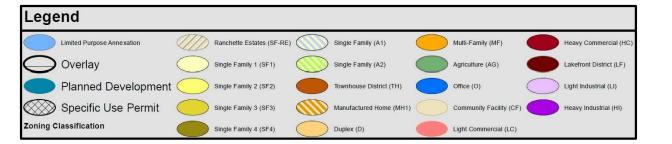
PLAT ALTA 380 ADDITION 1 OF 2 PLAT ALTA 380 ADDITION 2 OF 2 SUR-1 SURVEY SHEET 1 OF 2 SUR-1 SURVEY SHEET 2 OF 2 C-2.0 CONCEPT PLAN A001 LP-1 ARCHITECTURAL SITE PLAN LANDSCAPE PLANTING LP-2 LI-1 PLANTING DETAILS & SPECIFICATIONS IRRIGATION PLAN LI-2 LI-3 IRRIGATION DETAILS IRRIGATION SPECIFICATIONS PHOTO PAGE M OF 1 FLOOR PLAN A101 COLORED BUILDING ELEVATION

LOCATION MAP



SCOPE OF WORK

PLAZA STREET FUND 275, LLC, DOING BUSINESS AS PLAZA STREET PARTNERS, IS PROPOSING A SPECIFIC USE PERMIT ("SUP") FOR A PARCEL OF LAND CONTAINING APPROXIMATELY 0.89 ACRES LOCATED AT 26561 EAST UNIVERSITY ST ("SITE") IN THE TOWN OF LITTLE ELM ("TOWN"). THE PROPERTY IS SITUATED IN LOT 6, BLOCK A, ALTA 380 ADDITION, A SUBDIVISION TO THE TOWN OF LITTLE ELM, AND CURRENTLY EXISTS AS VACANT LAND. THE SITE IS BOUND ON THE SOUTH BY A E UNIVERSITY DR, ON THE EAST AND NORTH BY A PRIVATE DRIVE, AND VACANT LAND TO THE WEST. A VICINITY MAP IS INCLUDED IN APPENDIX A FOR REFERENCE. THE PROPOSED DEVELOPMENT COMPRISES OF A 3,148 SQFT RESTAURANT WITH 92 INDOOR DINING SEATS AND A DRIVE-THROUGH WITH ONE MENU BOARD.

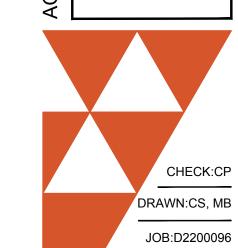




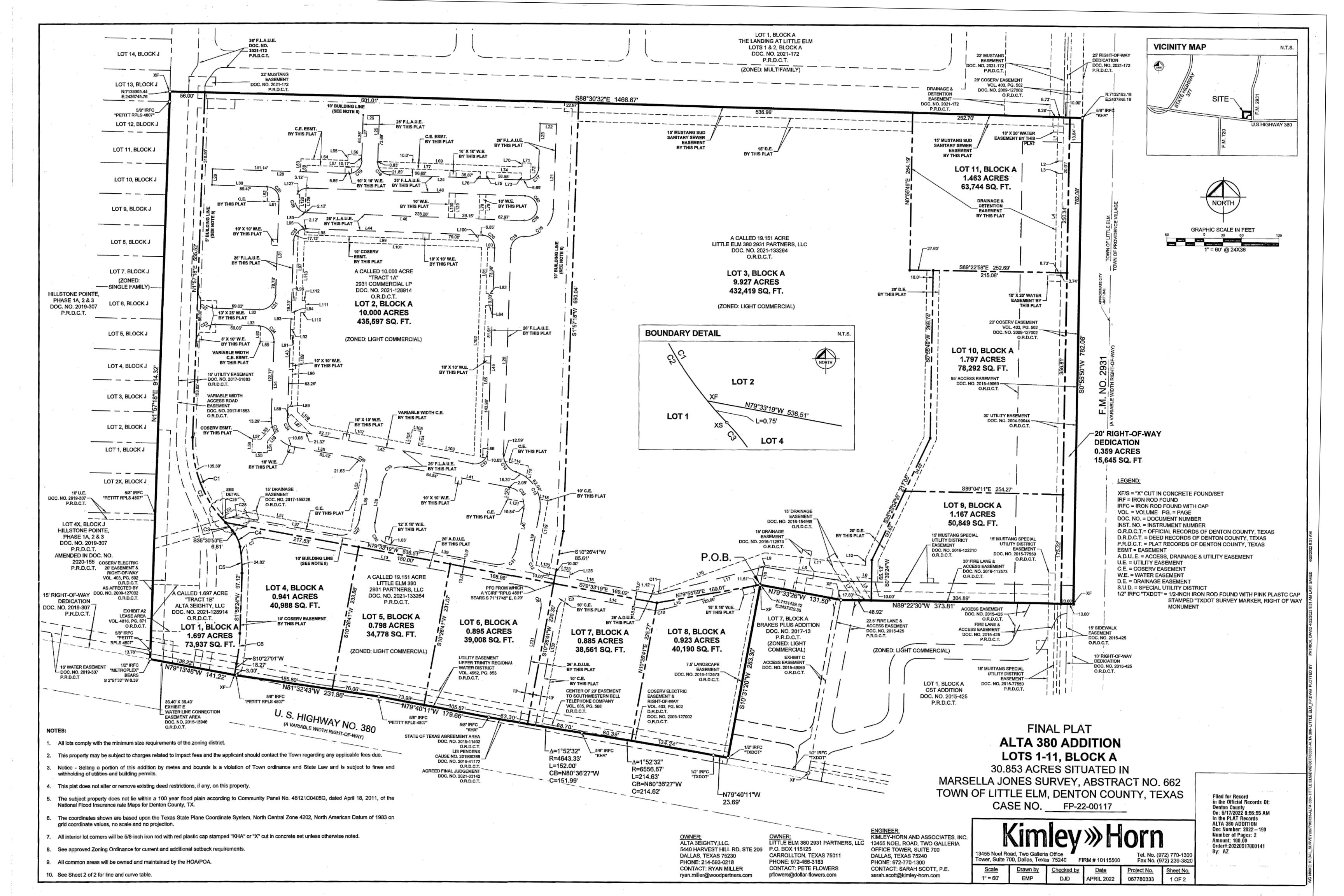


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ISSUE CONCEPT 6.22.22 CONCEPT 6.30.22 PERMIT 11.15.22



G001



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORE
C7	104°54'33"	30.48'	55.80'	S47°59'25"W	48.33
C8	90°00'00"	30.00	47.12'	N34°33'19"W	42.43'
C9	90°00'00"	30.00'	47.12'	S55°26'41"W	42.43
C10	25°09'57"	56.00'	24.60'	N87°51'43"E	24.40'
C11	25°09'57"	30.00'	13.18'	N87°51'43"E	13.07'
C12	90°00'00"	30.00'	47.12'	S34°33'19"E	42.43'
C13	82°09'19"	56.00'	80.30'	N30°37'58"W	73.59'
C14	73°39'56"	30.00'	38.57'	S34°52'40"E	35.97'
C15	90°00'00"	20.00'	31.42'	S46°57'18"W	28.28
C16	90°00'00"	46.00'	72.26'	N46°57'18"E	65.05'
C17	90°00'00"	26.00'	31.42	N46°57'18"E	28.28'
C18	90°00'00"	20.00'	31.42'	S43°02'42"E	28.28
C19	90°00'00"	20.00'	31.42'	N46°57'18"E	28.28'
C20	90"00'00"	20.00'	31.42'	N43*02'42"W	28.28'
C21	90°00'00"	25.00'	39.27	N46°57'18"E	35.36'
C22	90°00'00"	30.00'	47.12'	\$43°02'42"E	42.43'
C23	90°00'00"	30.00'	47.12'	S46*57'18"W	42.43'
C24	90°00'00"	25.00'	39.27	N43°02'42"W	35.36'
C25	81°30'37"	46.00'	65.44'	S38°48'00"E	60.06'
C26	90°00'00"	30.00'	47.12'	N34°33'19"W	42.43'
C27	90°00'00"	30.00'	47.12'	N55°26'41"E	42.43
C28	24°27'38"	46.00'	19.64	S88*12'51"W	19.49'
C29	53°08'13"	20.00'	18.55'	S77°26'52"E	17.89
C30	90°00'00"	30.00	47.12'	S34°33'19"E	42.43'
C31	90°00'00"	30.00'	47.12'	N55°26'41"E	42.43'
C32	90°00'00"	30.00'	47.12'	N34°33'19"W	42.43'
C33	90°00'00"	30.00'	47.12'	S55°26'41"W	42.43'
C34	81°30'37"	20.00*	28.45'	S38°48'00"E	26.11'
C35	75°19'51"	20.00'	26.30'	S39°37'26"W	24.44'
C36	90°00'00"	20.00'	31.42'	N43°02'42"W	28.28
C37	98°29'23"	20.00'	34.38'	N51°12'00"E	30.30'
C38	166"23'27"	20.00'	58.08'	S08°45'35"W	39.72'
C39	90°00'00"	20.00'	31.42'	N46°57'18"E	28.28'
C40	90°00'00"	20.00'	31.42'	N43°02'42"W	28.28'

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	LIN	LINE TABLE LINE TABLE				LINE TABLE			LINE TABLE			
D	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
	L1	N01°29'28"E	69.80'	L41	N79°33'19"W	170.85'	L83	S79°25'43"E	3.75'	L123	S79°33'19"E	23.00'
	L2	N89°04'11"W	9.42'	L42	S79°33'19"E	286.54'	L84	N88°02'42"W	7.02'	L125	S10°26'36"W	10.00'
	L3	S89°04'11"E	9.61'	L43	S01°57'18"W	286.62	L85	S01°57'18"W	244.18'	L126	N01°57'18"E	24.60'
	L4.	N00°37'02"E	160.83	L44	N88°02'42"W	284.40'	L86	S79°31'50"E	8.82'	L127	N88°02'42"W	4.49'
	L5	N31°54'27"W	44.68'	L45	N01°57'18"E	328.56'	L87	N45°05'43"W	44.20'	L128	N01°57'18"E	39.44'
	L6	S83°05'10"E	24.19'	L46	S88°02'42"E	350.40'	L88	S41°02'24"W	9.24'	L129	S01°57'18"W	40.00
	L7	N31°54'27"W	47.17'	L48	N88°02'42"W	349.40	L89	N41°02'24"E	8.73'	L130	S01°57'18"W	40.00'
	L8	S83°05'10"E	127.50	L50	N56°28'09"E	23.68'	L90	N01°57'18"E	110.72	L131	N10°26'41"E	187.49'
	L9	S61°08'27"W	3.95'	L51	S79°39′52"E	191.35'	L91	N88°02'42"W	5.50'	L132	S10°26'41"W	187.08
7	L10	S69°56'20"W	194.06	L52	N10°26'41"E	108.62'	L92	S88°02'42"E	5.50'			
٦	L11	N82°59'07"W	162.92	L53	S41°02'24"W	17.73	L93	N01°57'18"E	27.59'			
٦	L12	S00°39'24"W	11.09'	L54	S01°57'18"W	18.81'	L94	N88°02'42''W	5.50'			%
7	L13	N79°33'19"W	428.62'	L55	N88°02'42"W	24.48'	L95	N87°49'27"E	4.07'			
7	L14	N79°33'19"W	115.91	L56	N01°57'18"E	21.51'	L96	S88°02'42"E	6.89'			
7	L15	S75°16'44"W	147.82	L57	S88°02'42"E	13.79'	L97	N01°57'18"E	110.74'			
7	L16	N10°26'34"E	29.79'	L58	N41°02'24"E	27.54'	L98	N01°57'18"E	9.69'			
1	L17	N75°16'44"E	172.06'	L59	N88°02'42"W	22.50'	L99	N88°02'42"W	279.69'			
	L18	S79°33'19"E	172.12'	L60	N01°57'18"E	25.18'	L100	S01°43'07"W	9.84'			*
	L19	S10°26'41"W	65.93'	L61	N88°02'42"W	18.78'	L101	N88°02'42"W	285.32'			
	L20	S01°57'18"W	330.61'	L62	N01°57'18"E	23,79	L102	N01°57'18"E	335.54'			
7	L21	S01°57'18"W	136.97	L63	N01°57'18"E	20.83'	L103	S79°31'50"E	91.14'			10
	L22	S88°02'42"E	26.00'	L64	S88°02'42"E	75.52'	L104	S10°26'33"W	23.04'	0		
7	L23	N01°57'18"E	70.97	L65	N01°57'18"E	9.33'	L105	S79°33'27"E	14.17			
	L24	S88°02'42"E	218.76'	L66	S88°02'42"E	22.22'	L106	N10°26'33"E	23.03'			
7	L25	S01°57'18"W	74.52'	L67	S88°02'42"E	85.52'	L107	S79°31'50"E	161.27'			
7	L26	S88°02'42"E	26.00'	L68	N01°57'18"E	10.83'	L108	S45°05'43"E	31.51'			
7	L27	N01°57'18"E	74.52'	L59	S88°02'42"E	232.07	L109	S01°57'18"W	159.82'			
7	L28	S88°02'42"E	218.88'	L70	N01°57'18"E	6.35'	L110	N88°02'42"W	6.68'			
7	L29	N01°57'18"E	26.00'	L71	S88°02'42"E	14.17'	L111	S01°57'18"W	19.33'			
1	L30	N88°02'42"W	88.25'	L72.	S01°57'18"W	25.74'	L112	\$88°02'42"E	5.30'			
7	L31	N01°57'18"E	153.18'	L73	N01°57'18"E	10.83'	L113	S01°57'18"W	95.44'			
7	L32	S88°02'42"E	70.05'	L74	N88°02'42"W	56.60'	L114	S79°31'50"E	38.39'			
1	L33	N88°02'42"W	70.02'	L75	S01°43'07"W	10.83'	L115	S09°48'01'W	18.96'			
1	L34	N01°57'18"E	123.08	L76	S01°43'07"W	10.83'	L116	S09°48'01"W	5.10'			
	L35	N79°33'19"W	93.42'	L77	S88°02'42"E	163.25'	L117	S79°31'50"E	17.94'			
	L36	N10°26'41"E	65.93'	L78	S01°43'07"W	40.00'	L118	S78°45'33"E	13.80'			
	L37	S79"33'19"E	155.88'	L79	S01°43'07"W	40.00'	L119	S10°26'34"W	106.01'			
	L38	S10°26'41"W	65.93'	L80	N88°02'42"W	11.19'	L120	S79°33'19"E	33.21'			
	L39	S79"33'19"E	170.85'	L81	S01°57'25"W	73.36'	L121	S78°45'33"E	26.02'			
	L40	S10°26'41"W	65.93'	L82	S88°02'42"E	11.19'	L122	S10°26'33"W	18.96'			
											0	

LITTLE ELM 380 2931 PARTNERS, LLC 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972-770-1300 CONTACT: SARAH SCOTT, P.E.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATE OF TEXAS § COUNTY OF DENTON §

We LITTLE ELM 380 2931 PARTNERS LLC. and ALTA 3EIGHTY, LLC., ("Owners"), the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the Marsella Jones Survey, Abstract No. 662, Town of Little Elm, Denton County, Texas and being all of a called 19.151 acre tract of land described in the Special Warranty Deed to Little Elm 380 2931 Partners, LLC., recorded in Document No. 2021-133264, Official Records, Denton County, Texas, (O.R.D.C.T.), and being all of a called 10.000 acre tract of land and a called 1.697 acre tract of land, both described in the Special Warranty Deed to ALTA 3Eighty, LLC., recorded in Document No. 2021-128914, O.R.D.C.T., and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northwest corner of Lot 7, Block A of Brakes Plus Addition, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-13, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE South 10°31'20" West, with the west line of said Lot 7, Block A, a distance of 283.30 feet to a 1/2-inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" (hereinafter referred to as "TXDOT Monument") found for corner in the north right-of-way line U.S. Highway No. 380, (a variable width public right-of-way);

THENCE with said north right-of-way line, the following courses and distances:

North 79°40'11" West, a distance of 23.69 feet to a TXDOT Monument found at the beginning of a tangent curve to the left having a central angle of 1°52'32", a radius of 6556.67 feet, a chord bearing and distance of North 80°36'27" West, a distance of 214.62 feet;

In a northwesterly direction, along said curve to the left, an arc distance of 214.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right having a central angle of 1°52'32", a radius of 4643.33 feet, a chord bearing and distance of North 80°36'27" West, a distance of 151.99 feet,

In a northwesterly direction, along said curve to the right, an arc distance of 152.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 79°40'11" West, a distance of 179.66 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Petitt RPLS 4807"

North 81°32'43" West, a distance of 231.86 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Petitt RPLS 4807" found for corner:

North 79°13'48" West, at a distance of 3.00 feet, passing an "X" cut found at the southeast corner of said 1.697 acre tract, and continuing with said north right-of-way line for a total distance of 141.22 feet to the southwest corner of said 1.697 acre tract from which a 1/2-inch iron rod with yellow plastic cap stamped "Metroplex" found bears South 2°51'32" East, a distance of 0.39

THENCE North 1°57'18" East, passing at a distance of 13.78 feet a 5/8-inch iron rod with yellow plastic cap stamped "Petitt RPLS 4807" found at the southeast corner of Lot 4X, Block J of Hillstone Pointe Phase 1A, 2 and 3, an addition to the Town of Little Elm, Texas according to the plat thereof recorded in Document No. 2019-307 P.R.D.C.T, as amended by Document No. 2020-155, P.R.D.C.T., continuing with common line of said 1.697 acre tract and said Hillstone Pointe Phase 1A, 2 and 3, a total distance of 914.32 feet to an "X" cut in concrete found at the southwest corner of Lot 1, Block A, The Landing at Little Elm, an addition to the Town of Little Elm, Texas according to the plat thereof recorded in Document No. 2021-172, P.R.D.C.T.;

THENCE South 88°30'32" East, with the south line of said Lot 1, Block A, passing at a distance of 1441.67 feet, the southeast corner of said Lot 1, Block A, and the southwest corner of a 25-foot right-of-way dedication as dedicated by said Plat of The Landing at Little Elm, and continuing with the south line of said The Landing at Little Elm in all for a total distance of 1466.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found in the west right-of-way line of Farm to Market Road 2931 (a variable width public right-of-way);

THENCE South 0°55'50" West, with said west right-of-way line, a distance of 782.08 feet to an "X" cut in concrete found for

THENCE North 89°20'36" West, departing said right-of-way, passing at a distance of 10.00 feet the northeast comer of Lot 1, Block A of CST Addition, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Document No. 2015-425, P.R.D.C.T., and continuing with the north line of said CST Addition, a total distance of 373.81 feet to an "X" cut in concrete found at the northwest corner of said CST Addition and being the northeast corner of said Brakes Plus

THENCE North 79°33'26" West, with the north line of said Lot 1, Block A, of Brakes Plus Addition, a distance of 131.50 feet to the POINT OF BEGINNING and containing a computed area of 1,344,007 square feet or 30.853 acres of land

and designated herein as the ALTA 380 ADDITION a Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration

Little Elm 380 2931 Partners, LLC.

STATE OF TEXAS §
COUNTY OF DALLAS §

and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF APY. NOTARY PUBLIC in and for the STATE OF TEXAS

My Notary ID # 4238630 Expires February 8, 2026

ALTA 3Eighty, LLC

STATE OF TEXAS COUNTY OF Dallas &

___, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

NOTARY PUBLIC in and for the STATE OF TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS AND DAY OF MON

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, David J. De Weirdt, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm, Texas.

Registered Professional Land Surveyor No. 5066 Kimley-Horn and Associates, Inc. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Ph. (972) 770-1300 david.deweirdt@kimley-horn.com

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this Hong day of May

RY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF FINAL PLAT APPROVAL

(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the ALTA 380 ADDITION Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the day of Ferror , 2022, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Town Secretary

Town of Little Elm. Texas



SD5299A G01, S05, C13, TIF12

619242 - A0662A M JONES, TR 36A, 0.4037AC/ALL 983469 - A0662A M JONES, TR 36A(3), 3.0363AC/ALL 983470 - A0662A M JONES, TR 35D, 6.9637AC/ALL 200772 - A0662A M JONES, TR 35(PT), 1.3AC/ALL 983449 - A0662A M JONES, TR 35C, 14.249AC/ALL 983448 - A0662A M JONES, TR 36A(2), 4.902AC/ALL

> FINAL PLAT **ALTA 380 ADDITION** LOTS 1-11, BLOCK A

30.853 ACRES SITUATED IN THE MARSELLA JONES SURVEY, ABSTRACT NO. 662 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS CASE NO. FP-22-00117

Tower, Suite 700, Dallas, Texas 75240

Date

APRIL 2022

Project No.

067780333

Filed for Record in the Official Records Of: Denton County On: 5/17/2022 8:56:55 AM In the PLAT Records ALTA 380 ADDITION Doc Number: 2022 - 190 Number of Pages: 2 Amount: 100.00 Order#:20220517000141 By: AZ

ALTA 3EIGHTY,LLC. 5440 HARVEST HILL RD, SUITE 206 DALLAS, TEXAS 75230 PHONE: 214-593-0218 CONTACT: RYAN MILLER

ryan.miller@woodpartners.com

P.O. BOX 115125 CARROLLTON, TEXAS 75011 PHONE: 972-466-3183 CONTACT: PETE FLOWERS pflowers@dollar-flowers.com

KIMLEY-HORN AND ASSOCIATES, INC. sarah.scott@kimley-horn.com

LOCATION MAP NOT TO SCALE

BENCHMARK

RM DN0697 ELEV.= 655.07' (2011 ADJ.)

BRASS DISK IN CONCRETE HEADWALL OF CULVERT AT DAY LABOR SITE, IN THE MIDDLE OF THE INTERSECTIONS OF FORT WORTH DRIVE, WEST COLLINS STREET, AND MYRTLE STREET, IN SOUTHEAST DENTON, TEXAS.

SITE BENCHMARK

CUT BOX IN CONCRETE

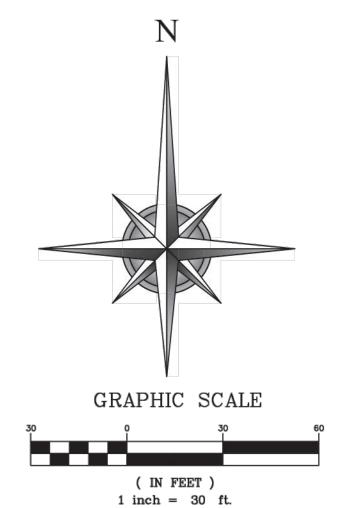
CUT BOX IN CONCRETE ON BACK OF CURB AT END OF DRIVE. SOUTH 85°23'30" WEST, A DISTANCE OF 13.81 FEET FROM THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS SSHOWN HEREON.

LEGEND / ABBREVIATIONS

ELEV.= 583.74'

POWER POLE OVERHEAD LINE SANITARY MANHOLE PROPERTY MARKER UNDERGROUND CABLE O.P.R. D.C.M.R.

ABSTRACT BUILDING LINE CLERK'S FILE NUMBER FOUND IRON ROD OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS DENTON COUNTY MAP RECORDS RIGHT OF WAY



OVERALL DETAIL NOT TO SCALE LIFT STATION EASEMENT C.F.N. 2015-49068 O.P.R. D.C.T. ACCESS EASEMENT 2 -C.F.N. 2015-49069, 2016-14422, & 2017-23492 O.P.R. D.C.T. WATER EASEMENT C.F.N. 2015-49068

LOT 5, BLOCK A

UTILITY EASEMENT X 580 UPPER TRINITY REGIONAL WATER DISTRICT VOL. 4962, PG. 853

× 579.4

× 579.5

ELECTRIC EASEMENT

CURVE TABLE NO. | LENGTH | RADIUS | DELTA | CHD. BRG. | CHORD 63.31' 4,643.33 | 0°46'52" | N 80°03'37" W | 63.31' LOT 2, BLOCK A LINE TABLE BEARING LENGTH S 85°44'38" W 13.82 26' ACCESS, DRAINAGE, N 79°40'11" W | 105.67' & UTILITY EASEMENT _ PLAT C.F.N. FP-22-00117 D.C.M.R. LOT 3, BLOCK A 1. EAST/WEST ACCESS ROAD C.F.N. 2021-128723 O.P.R. D.C.T. X 578.8 579 **X** 577.2 SHIPPING CONTAINE 10f. 26' ACCESS, DRAINAGE, & UTILITY EASEMENT **×** 576.9 C.F.N. FP-22-00117 SHIPPING CONTAINER D.C.M.R. SHIPPING CONTAINER

ALTA 380 ADDITION LOT 6, BLOCK A C.F.N. 2022-190 D.C.M.R.

X 578.4

ENTRY DRIVE C.F.N. 2021-128723+

O.P.R. D.C.T.

U.S. HIGHWAY 380

(150' R.O.W.) ASPHALT

GENERAL NOTES

X 576.9

X 576.9

X 576.8

SOUTHWESTERN BELL
TELEPHONE CPMPANY
VOL. 605, PG. 568
TOP OF RIM = 577.41

10" PVC = 569.66' E/W

X 577.6

× 577.4

LOT 7, BLOCK A

★ 577.3

1. The surveyor has not abstracted the site. This survey relies on the title search from Fidelity National Title Insurance Company, Commitment No. 1901552200396, effective date: June 16, 2022, issue date: June 27, 2022 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.

2. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any

3. Bearing based on Texas State Plane Coordinates, North Central Zone, NAD83.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Zone "X" in Denton County, Texas according to FEMA map number 48121C0405G, Community No. 481152, dated April 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of

6. Property does not have a phyical address posted on the ground or per Denton County Appraisal District, Parcel Number: 983449.

7. No evidence of recent earth moving work, building construction, or building additions observed at

8. No proposed changes in street right of way lines made available to the surveyor by a controlling jurisdiction. no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

9. The surveyed property shown heron has indirect access to State Highway 380 and Cypress Bend Parkway, dedicated public roads as shown hereon.

10. No gap or gores between State Highway 380, Cypress Bend Parkway and the surveyed property. 11. Property has a net land area of 0.895 acres (39,008 square feet) of land.

12. Utilities are shown per observed evidence. No additional plans provided at the time of survey or marking by utility companies. All utilities serving the Property enter through adjoining public streets and/or easements of record.

13. This survey was made in accordance with laws and/or Minimum Standards of the State of

14. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises.

15. There is no observed evidence of use of the Property as a solid waste dump, sump or sanitary

16. This survey was prepared for Plaza Street Fund 259, LLC.

ACCESS EASEMENT 1

C.F.N. 2015-49069, 2016-14422, & 2017-23492 O.P.R. D.C.T.

18" RCP

575.38 18" RCP

roup

DRAWING

IELD BK	53/43
IELD WRK	LP
DATE	06/22/22
RAFTING	JAB
DATE	07/07/22
CHECKED	СТ
DATE	07/21/22

ISSUE

то	DATE
CLIENT	07/21/22
CLIENT	08/29/22

CHECK: CT DRAWN: JAB

JOB: D22-00096 SUR-1

SHEET 1 OF 2

To: Little Elm 280 2931 Partners LLC, a Texas limited liability company, Plaza Street Fund 259, LLC, a Kansas limited liability company and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on June 22, 2022.

Clemente Turrubiartes Jr. Registered Professional Land Surveyor Texas Registration No. 6657 Date: July 21, 2022



LEGAL DESCRIPTION (AS PROVIDED)

TRACT

Lot 6, Block A, Alta 380 Addition, a Subdivision to the Town of Little Elm, Texas, Denton County, Texas, according to the plat thereof recorded under Clerk's File No. 2022—190, Plat Records, Denton County, Texas.

Non-Exclusive Easement rights created in that certain Declaration of Covenants, Conditions Easements and Restrictions, filed on May 8, 2015 and recorded under Clerk's File No. 2015—49068 and affected under Clerk's File No. 2017—23491, Real Property Records, Denton County, Texas.

TRACT

Non-Exclusive Easement rights created in that certain Declaration of Restrictions and Cross-Access Agreement, filed on July 16, 2021 and recorded under Clerk's File No. 2021—128723 Real Property Records, Denton County, Texas.

SCHEDULE B ITEMS (AS PROVIDED)

The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

under Clerk's File No(s). <u>2015—49068</u>, <u>2015—49069</u>, <u>2016—14422</u>, <u>2016—112573</u>, <u>2016—154989</u>, <u>2017—23491,2017—23492</u>, <u>2017—23493</u>, <u>2021—128723</u>, <u>2021—133264</u>, Real Property Records, Denton County, Texas

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

SUBJECT TRACT TO EXCEPTION LISTED IN ITEM NUMBER 1, EXCEPT:

2016-112573 - EASEMENTS LISTED IN DOCUMENT ARE LOCATED EAST OF SUBJECT TRACT AND DO NOT AFFECT 2016-154989 - EASEMENT LISTED IN DOCUMENT ARE LOCATED EAST OF SUBJECT TRACT AND DO NOT AFFECT 2021-125723 - AFFECTS AS SHOWN ON SURVEY

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: 13' access, drainage and utility easement

Affects: North

Recording No: under Clerk's File No. <u>2022—190</u>, Plat Records, Denton County, Texas AFFECTS LOT 6 AS SHOWN

Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Denton County Electric Cooperative, Inc.

Purpose: As provided in said document Recording Date: February 26, 1954

Recording No: <u>Volume 403. Page 502</u> as affected by instrument recorded under Clerk's File No. <u>2009—127002</u>
Real Property Records, Denton County, Texas

Affects: As shown on plat AFFECTS LOT 6 AS SHOWN

Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Southwestern Bell Telephone Company
Purpose: As provided in said document
Recording Date: August 3, 1970
Recording No: Volume 605. Page 568 Real Property Records, Denton County, Texas
Affects: As shown on plat APPROXIMATE LOCATED OF CENTER LINE SHOWN PER PLAT, FIELD VERIFY LOCATION

Matters contained in that certain document Entitled: Memorandum of Lease Agreement Dated: October 23, 1997 Executed by: Weldon Wayne Rogers, et al Recording Date: May 6, 1998

Recording No: Volume 4086, Page 871 Real Property Records, Denton County, Texas Reference is hereby made to said document for full particulars. LEASE AND AND ACCESS EASEMENT IS LOCATED WEST OF SUBJECT TRACT AND DOES NOT AFFECT

Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Upper Trinity Regional Water District
Purpose: As provided in said document Recording Date: November 9, 2001
Recording No: Volume 4962, Page 853
Real Property Records, Denton County, Texas
Affects: As shown on plat AFFECTS LOT 6 AS SHOWN

Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Upper Trinity Regional Water District

Purpose: As provided in said document

Recording Date: July 8, 2004

Recording No: under Clerk's File No. 2004—90044 Real Property Records, Denton County, Texas EASEMENT IS

LOCATED ALONG FM 2931, LOCATED WEST OF LOT 6 AND DOES NOT AFFECT

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 12, 2008, recorded December 16, 2008 at under Clerk's File No. 2008—132752 as affected by under Clerk's File No. 2015—42601 of the Official Records of Denton County, Texas, which document contains the following language all oil, gas and other minerals. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). ITEM IS NOT AN EASEMENT OF RECORD AND THEREFORE IS NOT HEREON

Easement(s) and rights incidental thereto, as granted in a document: Granted to: Mustang Special Utility District
Purpose: As provided in said document
Recording Date: July 10, 2015

Recording No: under Clerk's File No. 2015-77550 Real Property Records, Denton County, Texas EASEMENT IS LOCATED ALONG FM 2931, LOCATED WEST OF LOT 6 AND DOES NOT AFFECT

Easement(s) and rights incidental thereto, as granted in a document: Granted to: Mustang Special Utility
District
Purpose: As provided in said document
Purpose: As provided in Said document

Recording Date: September 29, 2016

Recording No: under Clerk's File No. <u>2016—122210</u> Real Property Records, Denton County, Texas **EASEMENT IS LOCATED NORTH OF LOT 6 AND DOES NOT AFFECT**

Matters contained in that certain document
Entitled: Declaration of Easements and Restrictions
Dated: May 24, 2017
Executed by: 2931 Commercial LP, a Texas limited partnership
Recording Date: May 25, 2017
Recording No: under Clerk's File No. 2017—61883 Real Property Records, Denton County, Texas
Reference is hereby made to said document for full particulars. EASEMENTS ARE LOCATED WEST AND EAST OF LOT

Matters contained in that certain document Entitled: Declaration of Covenants Dated: July 15, 2001

6 AND DOES NOT AFFECT

Executed by: 2931 Commercial LP, a Texas limited partnership Recording Date: July 16, 2021

Recording No: under Clerk's File No. <u>2021-128724</u> as affected by instrument under Clerk's File No. <u>2021-133264</u> Real Property Records, Denton County, Texas

Reference is hereby made to said document for full particulars. ITEM IS BLANKET IN NATURE AND IS LOCAED ON TRACTS LOCATED NORTHEAST OF LOT 6 AND DOES NOT AFFECT

2675 PRATUM AVENUE

ALL OF LOT 6, BLOCK A
ALTA 380 ADDTION, LOTS 1-11, BLOCK A
C.F.N. FP-22-00117 D.C.M.R.
IN THE MARSELLA JONES SURVEY, A-662

DRAWING

FIELD BK	53/43
FIELD WRK	LP
DATE	06/22/22
DRAFTING	JAB
DATE	07/07/22
CHECKED	СТ
DATE	07/21/22

DATE 07/21/22 08/29/22

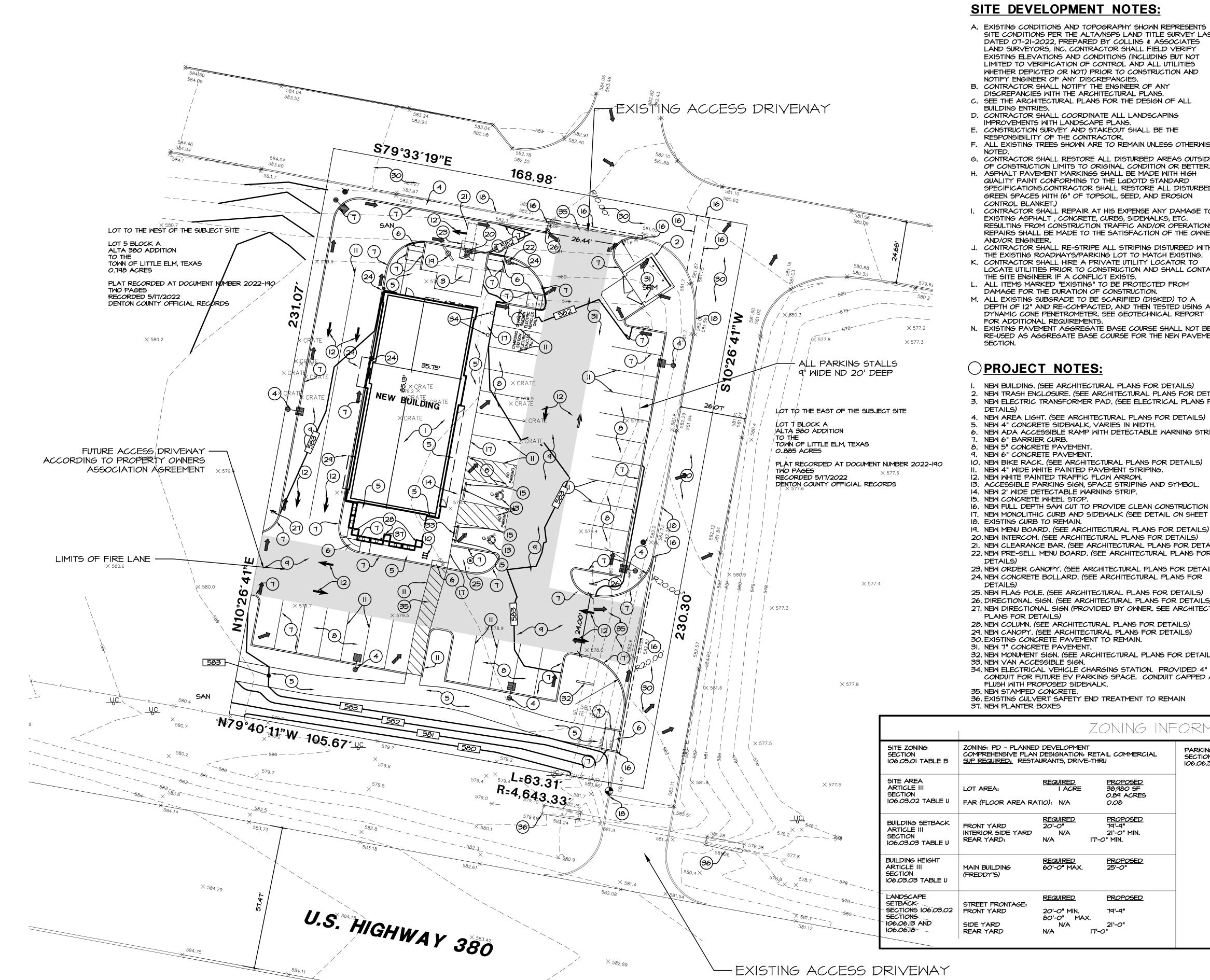
CLIENT

CLIENT

DRAWN: JAB
JOB: D22-00096

SUR-1

2022 \UZZ-UUU90 \UW6 \UZZ-UUU90 FREUUTS LIILE ELM_YZ.awg



DEVELOPMENT PLAN LAYOUT

SITE DEVELOPMENT NOTES:

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE ALTA/NSPS LAND TITLE SURVEY LAST DATED 07-21-2022, PREPARED BY COLLINS & ASSOCIATES LAND SURVEYORS, INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- D. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING
- IMPROVEMENTS WITH LANDSCAPE PLANS. E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE
- RESPONSIBILITY OF THE CONTRACTOR. F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE
- G. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE
- H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO THE LADOTD STANDARD SPECIFICATIONS.CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH (6" OF TOPSOIL, SEED, AND EROSION CONTROL BLANKET.)
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER
- AND/OR ENGINEER. CONTRACTOR SHALL RE-STRIPE ALL STRIPING DISTURBED WITHIN
- THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING. K. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT
- THE SITE ENGINEER IF A CONFLICT EXISTS. L. ALL ITEMS MARKED "EXISTING" TO BE PROTECTED FROM
- DAMAGE FOR THE DURATION OF CONSTRUCTION. M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT
- FOR ADDITIONAL REQUIREMENTS. N. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT

PROJECT NOTES:

- NEW BUILDING. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 2. NEW TRASH ENCLOSURE. (SEE ARCHITECTURAL PLANS FOR DETAILS) 3. NEW ELECTRIC TRANSFORMER PAD. (SEE ELECTRICAL PLANS FOR
- 4. NEW AREA LIGHT. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 5. NEW 4" CONCRETE SIDEWALK, VARIES IN WIDTH.
- 6. NEW ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP. 7. NEW 6" BARRIER CURB.
- 8. NEW 5" CONCRETE PAVEMENT 9. NEW 6" CONCRETE PAYEMENT
- IO. NEW BIKE RACK. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- NEW 4" WIDE WHITE PAINTED PAYEMENT STRIPING. 12. NEW WHITE PAINTED TRAFFIC FLOW ARROW.
- 13. ACCESSIBLE PARKING SIGN, SPACE STRIPING AND SYMBOL. 14. NEW 2' WIDE DETECTABLE WARNING STRIP.
- 15. NEW CONCRETE WHEEL STOP. 16. NEW FULL DEPTH SAW CUT TO PROVIDE CLEAN CONSTRUCTION BREAK.
- 17. NEW MONOLITHIC CURB AND SIDEWALK (SEE DETAIL ON SHEET C-2.1). 18. EXISTING CURB TO REMAIN.
- 19. NEW MENU BOARD. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 20. NEW INTERCOM. (SEE ARCHITECTURAL PLANS FOR DETAILS) 21. NEW CLEARANCE BAR. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 22. NEW PRE-SELL MENU BOARD. (SEE ARCHITECTURAL PLANS FOR
- 23. NEW ORDER CANOPY. (SEE ARCHITECTURAL PLANS FOR DETAILS) 24. NEW CONCRETE BOLLARD. (SEE ARCHITECTURAL PLANS FOR
- 25. NEW FLAG POLE. (SEE ARCHITECTURAL PLANS FOR DETAILS) 26. DIRECTIONAL SIGN. (SEE ARCHITECTURAL PLANS FOR DETAILS) 27. NEW DIRECTIONAL SIGN (PROVIDED BY OWNER, SEE ARCHITECTURAL
- PLANS FOR DETAILS) 28. NEW COLUMN. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 29. NEW CANOPY. (SEE ARCHITECTURAL PLANS FOR DETAILS) 30. EXISTING CONCRETE PAYEMENT TO REMAIN.
- 31. NEW 7" CONCRETE PAVEMENT 32, NEW MONUMENT SIGN, (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 33. NEW VAN ACCESSIBLE SIGN.
- 34. NEW ELECTRICAL VEHICLE CHARGING STATION. PROVIDED 4"
 CONDUIT FOR FUTURE EV PARKING SPACE. CONDUIT CAPPED AND FLUSH WITH PROPOSED SIDEWALK. 35. NEW STAMPED CONCRETE.
- 36. EXISTING CULVERT SAFETY END TREATMENT TO REMAIN 37. NEW PLANTER BOXES

CONCEPT PLAN CHECKLIST NOTES

THE PLAN IS CONSISTANT WITH THE PREVIOUSLY APPROVED SUBDIVISION PLAT FOR THE ALTA 380 MIXED USE DEVELOPMENT

- THAT WAS APPROVED AND RECORED IN 2022. 2. THE PLAN INTEGRATES WITH THE CURRENT PLANS FOR THE SUBDIVISION SINCE THE SITE OPERATIONS FIT WITHIN THE LOT AREA
- 3. THE PLAN IS CONSISTANT WITH THE 380 OVERLAY DISTRICT.
 4. THE PLATTED BOUNDARIES ARE SHOWN ON THE PLAN.
- 5. THE LOT USES THE FRONTAGE, WIDTHDEPTH AND AREA STANDARDS AT THE TIME THE PLAT WAS RECORDED.
- 6. THE EXISTING SUBDIVISION NAME IS ALTA 380 ADDITION DIMENSIONS TO THE ADJACENT STREETS ARE SHOWN ON THE PLAN. 8. THE FINISHED GRADES OF THE LOT WILL NOT HAVE MORE THAN 3' OF
- 9. THE LOT AND AND THE ADJACENT LOTS ARE WITHIN ZONE X,
- UNSHADED AND ABOVE THE 500 YEAR FLOOD PLAIN. IO. THE SITE WILL DRAIN TO THE NORTH AND INTO A STORM INLET THAT
- WAS PROVIDED BY THE SUBDIVISION DEVELOPER. II. THE LOT IS WITHIN THE SERVICE AREA OF THE ALTA 380 PRIVATE DETENTION BASIN A SHOWN ON THE ORIGINAL PLANS FOR THE
- DEVELOPMENT. THE SITE WILL NOT HAVE ANY ON-SITE DETENTION. 12. THE LOT IS NOT PRESENTLY OCCUPIED BY AN TREES OR SHRUBS. 13. THE DEVELOPMENT WILL HAVE ONE 3148 SF RESTAURANT BUILDING
- WITH A PARKING LOT AND DUMPSTER SCREEN STRUCTURE ACCORDING TO CITY ORDINANCE. 14. THE CIRCULATION AND FIRE LANES ARE SHOWN ON THE PLAN.
- 15. THE SITE IS ACCESSIBLE FROM THE NORTH, EAST AND IN THE FUTURE FROM THE WEST. 16. THE DEVELOPMENT PLANS TO USE THE EXISTING PUBLIC AND PRIVATE
- STREETS FOR ACCESS. NO NEW STREETS ARE PLANNED. THE DEVELOPMENT WILL HAVE INTERNAL PARKING AND DRIVE ISLES. 17. THE TRAFFIC IMPACT ASSESSMENT FOR THE DEVELOPMENT DID NOT INDICATE THAT THE LEVEL OF SERVICE WILL REQUIRED TURN LANES RELATIVE TO US 380.
- 18. THE ACCESS DRIVES ARE DIMENSIONED AS REQUIRED. 19. THE SUBJECT SITE IS SURROUNDED BY LOTS INCLUDED IN THE ALTA
- 380 ADDITION SUBDIVISION. 20.NO ON-STREET PARKING IS PROPOSED AS REQUIRED BY CITY
- ORDINANCE AND THE CROSS ACCESS AGREEMENT WITH THE DEVELOPER AND ADJACENT DEVELOPMENTS.

21. ADJACENT DRIVES ARE LOCATED WITH PUBLIC ACCESS EASEMENTS.

LOT 6 BLOCK A ALTA 380 ADDITION TO THE TOWN OF LITTLE ELM, TEXAS

0.895 ACRES

PLAT RECORDED AT DOCUMENT NUMBER 2022-190 TWO PAGES RECORDED 5/17/2022 DENTON COUNTY OFFICIAL RECORDS

ZONING INFORMATION								
SITE ZONING SECTION IO6.05.01 TABLE B	ZONING: PD - PLANNEI COMPREHENSIVE PLAN SUP REQUIRED: RESTA	DESIGNATION: RET		PARKING SECTION 106.06.31	PARKING SPACE SIZE FREDDY'S: AREA BREAKDOWN:	9'-0" X 20'-0"	9'-0" X 20'-0"	
SITE AREA ARTICLE III SECTION IO6.03.02 TABLE U	LOT AREA: FAR (FLOOR AREA RA	REQUIRED I ACRE TIO): N/A	PROPOSED 38,980 SF 0.89 ACRES 0.08		TOTAL BUILDING: 3,148 S. DRIVE THRU RESTAURANT EXCLUDING EXTRIOR WAL RESTAURANT: I PER IOO SF 2885,	Γ	32	
BUILDING SETBACK ARTICLE III SECTION IO6.03.03 TABLE U	FRONT YARD INTERIOR SIDE YARD REAR YARD:	REQUIRED 20'-0" N/A N/A 17'-	<u>PROPOSED</u> 79'-9" 21'-0" MIN. -0" MIN.		DRIVE-THRU STACKING 4 STACKING SPACES MIN	4 I.	6	
BUILDING HEIGHT ARTICLE III SECTION IO6.03.03 TABLE U	MAIN BUILDING (FREDDY'S)	REQUIRED 60'-0" MAX.	<u>PROPOSED</u> 25'-0"					
LANDSCAPE SETBACK SECTIONS 106.03.02 SECTIONS	STREET FRONTAGE: FRONT YARD	REQUIRED 20'-0" MIN. 80'-0" MAX.	<u>PROPOSED</u> 79'-9"					5.

PRELIMINARY FOR PERMITS NDALL E. SIEMON, PE

TEXAS FIRM

ID NO. 18685



00 10 20

JOB:D2200096

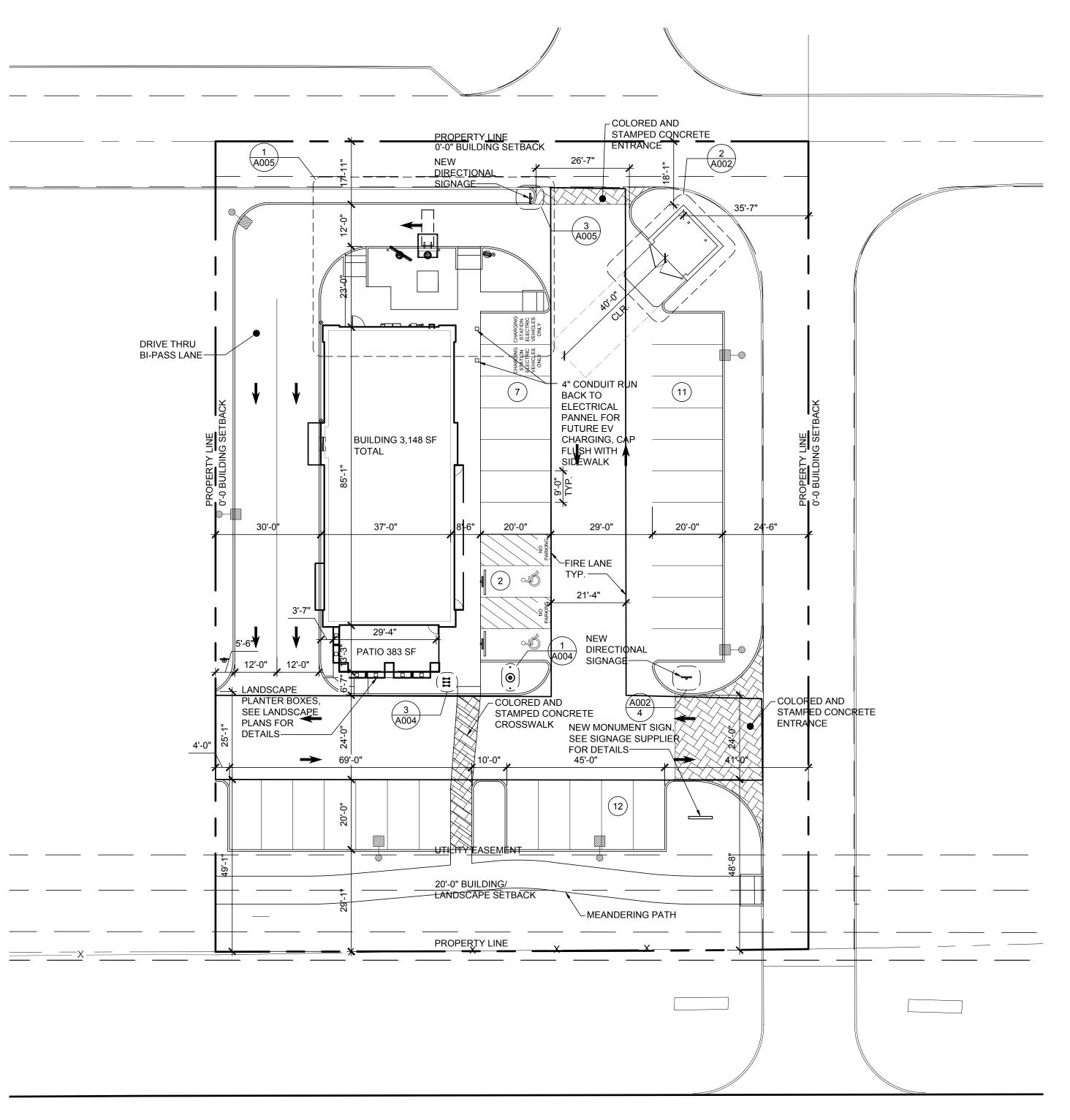
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ISSUE

80% Review 8/26/22 City Review 11/11/22 SUP PLAN II-15-22

C-2.0 CONCEPT PLAN



U.S. HIGHWAY 380

		. 1
SITE PLAN	0' 20'	40' N
SCALE: 1" = 20'-0"		

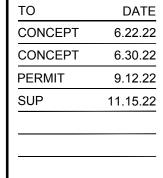
ZONING INFORMATION								
SITE ZONING SECTION 106.05.01 TABLE B	ZONING: PD - PLANNED DE\ COMPREHENSIVE PLAN DES SUP REQUIRED: RESTAURA	SIGNATION: RET		PARKING SECTION 106.06.31	PARKING SPACE SIZE FREDDY'S: AREA BREAKDOWN:	9'-0" X 20'-0"		9'-0" X 20'-0"
SITE AREA ARTICLE III SECTION 106.03.02 TABLE U	LOT AREA: FAR (FLOOR AREA RATIO):	REQUIRED 1 ACRE N/A	PROPOSED 38,980 SF 0.89 ACRES 0.08		TOTAL BUILDING: 3,148 S.F. DRIVE THRU RESTAURANT EXCLUDING EXTRIOR WALLS RESTAURANT:	5: 2,885 SF 100 = 28.8	29	32
BUILDING SETBACK ARTICLE III SECTION 106.03.03 TABLE U	FRONT YARD INTERIOR SIDE YARD REAR YARD:	REQUIRED 20'-0" N/A N/A	PROPOSED 79'-9" 21'-0" MIN. 17'-0" MIN.		DRIVE-THRU STACKING 4 STACKING SPACES MIN.	20.0	4	6
BUILDING HEIGHT ARTICLE III SECTION 106.03.03 TABLE U	MAIN BUILDING (FREDDY'S)	REQUIRED 60'-0" MAX.	PROPOSED 25'-0"					
LANDSCAPE SETBACK SECTIONS 106.03.02 SECTIONS 106.06.13 AND 106.06.18	STREET FRONTAGE: FRONT YARD SIDE YARD REAR YARD	REQUIRED 20'-0" MIN. 80'-0" MAX. N/A N/A	PROPOSED 79'-9" 21'-0" 17'-0"					

FREDDYS FROZEN CUSTARD

AND STEAKBURGERS

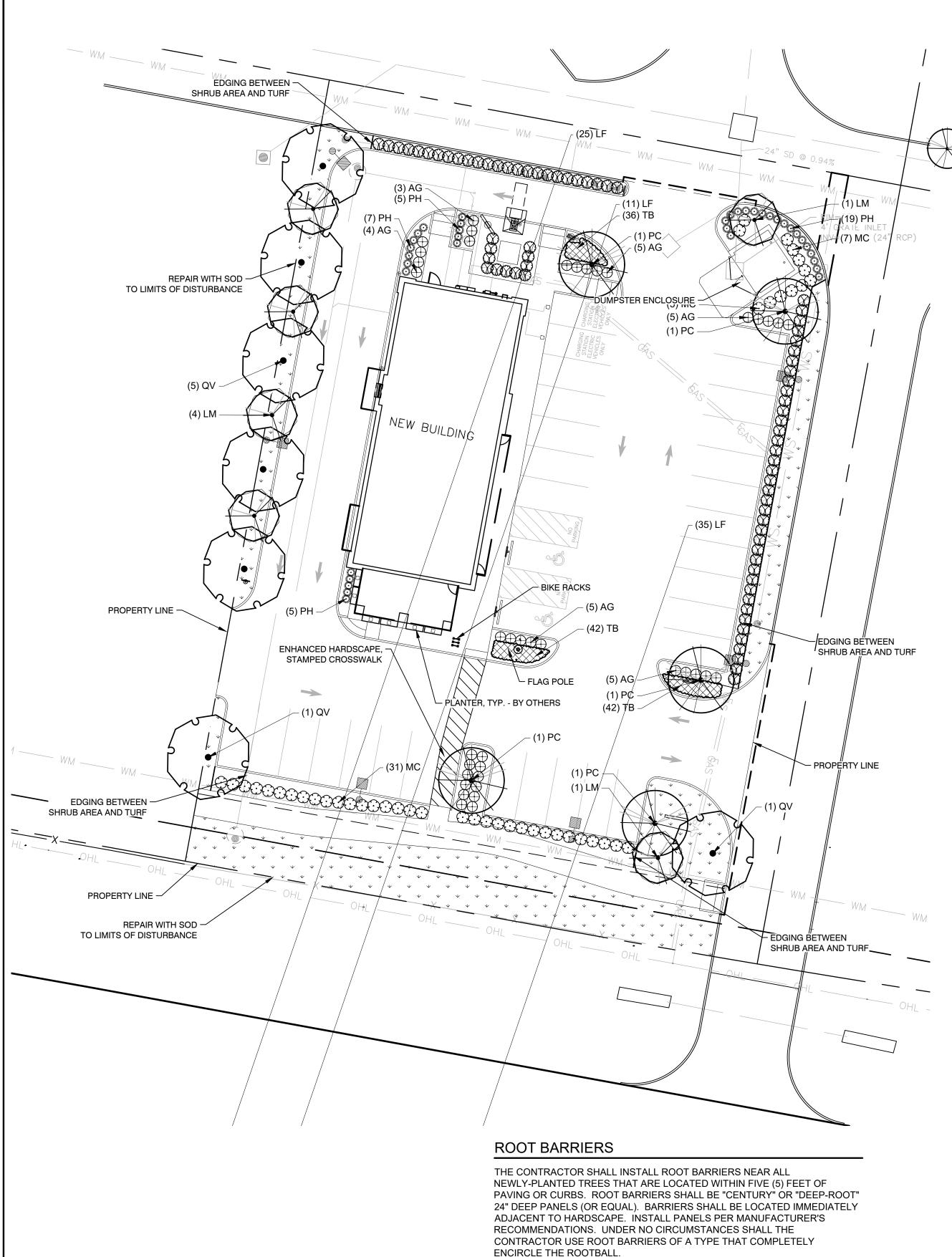
-LITTLE ELM-

ISSUE TO DATE STREET 6.22.22





A001
ARCHITECTURAL SITE
PLAN



MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK

SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES

SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL

LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND

TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT

GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE PLAN

TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	LM	6	Lagerstroemia indica `Muskogee` Muskogee Crape Myrtle	3-5 CANES, 2.5" OVERALL	Cont. or B&B	6`-8` HT
	PC	5	Pistacia chinensis Chinese Pistache	4" Cal.	Cont. or B&B	12`-14`
	QV	7	Quercus virginiana Southern Live Oak	4" Cal.	Cont. or B&B	12`-14` HT
SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
\bigoplus	AG	39	Abelia x grandiflora `Edward Goucher` Glossy Abelia	3 gal.	36" OC	18" Min.
	LF	75	Leucophyllum frutescens `Compacta` CompactTexas Ranger	5 gal	36" OC	24" Min.
\odot	MC	45	Myrica cerifera Wax Myrtle	5 gal	36" OC	24" MIN
mark the state of	PH	36	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal.	Per Plan	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
\(\psi \)	СТ	4,542 sf	Cynodon dactylon `Tif 419` Bermuda Grass	sod		
	ТВ	120	Trachelospermum asiaticum `Bronze Beauty` Bronze Beauty Asian Jasmine	4 "	12" O.C.	Container Full

GENERAL GRADING AND PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON
- THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM 6" OF TOPSOIL.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF
- SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR
- REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF
- THE MAINTENANCE PERIOD 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPE REQUIREMENTS GROSS VEHICULAR USE AREA: LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED:

TREES REQUIRED: TREES PROVIDED:

ROW LANDSCAPE REQUIREMENTS CANOPY TREES REQUIRED - US 380: CANOPY TREES PROVIDED - US 380:

PERIMETER LANDSCAPE REQUIREMENTS CANOPY TREES REQUIRED - NORTH BOUNDARY: CANOPY TREES PROVIDED - NORTH BOUNDARY: ORNAMENTAL TREES REQUIRED - N. BOUNDARY:

CANOPY TREES REQUIRED - EAST BOUNDARY: CANOPY TREES PROVIDED - EAST BOUNDARY: ORNAMENTAL TREES REQUIRED - E. BOUNDARY: ORNAMENTAL TREES PROVIDED - E. BOUNDARY:

ORNAMENTAL TREES PROVIDED - N. BOUNDARY:

CANOPY TREES REQUIRED - WEST BOUNDARY: CANOPY TREES PROVIDED - WEST BOUNDARY: ORNAMENTAL TREES REQUIRED - W. BOUNDARY:

ORNAMENTAL TREES PROVIDED - W. BOUNDARY:

LANDSCAPE POINTS TOTAL SITE AREA: 39,007 SF (0.89 ACRES)

POINTS REQUIRED:

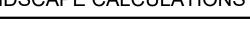
ENHANCED ENTRANCEWAY 5 POINTS ENHANCED HARDSCAPE ENHANCED LANDSCAOPING 5 POINTS 5 POINTS ENHANCED BUFFER 5 POINTS TOTAL POINTS PROVIDED 25 POINTS

LITTLE ELM STANDARD LANDSCAPE NOTES

1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and such activities common to the maintenance of landscaping.

25 POINTS

- 2. Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping.
- No substitutions for plant materials are allowed without written approval by the
- Director and acknowledged by an approval stamp on thelandscape plan. The right-of-way adjacent to required landscape areas shall be maintained by the adjacent property owner in the same manner as the required landscape area. All driveways will maintain visibility as approved by the Director. All plantings intended for erosion control will be maintained. The Town may require revegetation to prevent erosion or slippage.
- 5. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within thirty (30)days or a date approved by the Director, based on current seasons and weather conditions (e.g.drought or freeze).
- When power lines are present, trees shall not be planted underneath and should be oriented in a manner to avoid conflict. Substitution of plant material is not allowed without prior written authorization from the Director.
- 7. All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.
- All trees are to be equipped with a bubbler irrigation system. Required landscaped open areas and disturbed soil areas shall be
- completely covered with living plant material, per the landscape ordinance. 10. All streetscape furniture (benches, bollards, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" incolor. (Ord. No. 986, § 2, 10-20-2009)



18,899 SF 1,890 SF (10% OF VEHICULAR USE AREA) 8,065 SF (42%)

5 TREES (1 TREE PER 400 SF OF REQ'D LS AREA) 5 TREES

6 TREES (1 PER 30 LF OF FRONTAGE, 182 LF TOTAL)

4 TREES (1 PER 40 LF OF FRONTAGE, 169 LF TOTAL) 2 TREES* 0 TREES (3 PER 5 CANOPY TREES)*

6 TREES (1 PER 40 LF OF FRONTAGE, 230 LF TOTAL) 1 TREES 4 TREES (3 PER 5 CANOPY TREES)*

6 TREES (1 PER 40 LF OF FRONTAGE, 231 LF TOTAL) 6 TREES

4 TREES (3 PER 5 CANOPY TREES)

*UTILITY EASEMENTS PREVENT PLACING TREES WITHIN ROW AND PERIMETER LANDSCAPE BUFFERS

4 TREES

1 TREES*

1 TREES*

LANDSCAPE **PLANTING**

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

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A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

- 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE
- OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD. 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS,
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

ALL MANUFACTURED PRODUCTS SHALL BE NEW.

- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200
- MILES OF THE PROJECT SITE. AND WITH SIMILAR CLIMACTIC CONDITIONS 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS)
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS. 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE
- HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY,
- GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8: MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ. INC., (800) 832-8788, AT THE RATE OF 3 LB, PER CUBIC YARD OF PLANTING MIX. H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING
- PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP, (800) 203-7740, OR APPROVED EQUAL. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- K. TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.

THE MANUFACTURER'S LABELED RATES.

- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER

METHODS

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
- THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE
- SOIL SAMPLES THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER

APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO

- PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR
- DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F.
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000 S.F. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE
- IRON SULPHATE 2 LBS. PER CU. YD.
- 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL
- REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

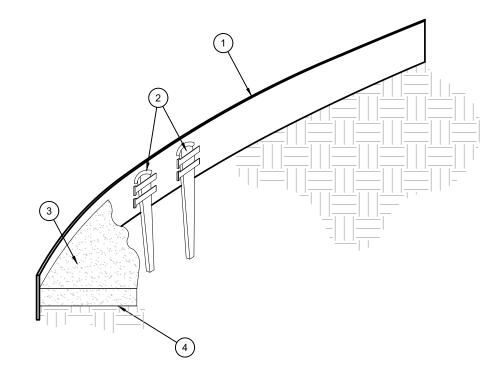
- B. SUBMITTALS THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT,
- AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING
- C. GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES: CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY
- GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
- ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.

INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES

- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- a. 1"-2" TREES TWO STAKES PER TREE 2-1/2"-4" TREES THREE STAKES PER TREE
- TREES OVER 4" CALIPER GUY AS NEEDED MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- #15 CONT. 24" BOX TREES TWO STAKES PER TREE THREE STAKES PER TREE 36"-48" BOX TREES
- **OVER 48" BOX TREES** GUY AS NEEDED THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO MULTI-TRUNK TREES
- STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH
- PER PLANS) SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT
- IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS,
- COVERING THE ENTIRE PLANTING AREA. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX
- INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. HYDROMULCHING
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- a. WINTER MIX (OCTOBER 1 MARCH 31) 50# CELLULOSE FIBER MULCH
- 2# UNHULLED BERMUDA SEED 2# ANNUAL RYE SEED
- 15# 15-15-15 WATER SOLUBLE FERTILIZER SUMMER MIX (APRIL 1 - SEPTEMBER 30) 50# CELLULOSE FIBER MULCH
- 2# HULLED BERMUDA SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER
- 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: GENERAL
 - 50# CELLULOSE FIBER MULCH 15# 15-15-15 WATER SOLUBLE FERTILIZER SEED RATE PER LEGEND
- G. DRILL SEEDING 1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING
 - THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER 4# ORGANIC BINDER
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- CLEAN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. J. INSPECTION AND ACCEPTANCE
- 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL
- ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE. K. LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE
- MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING. RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL. TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL,
- HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL
- DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS

OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN

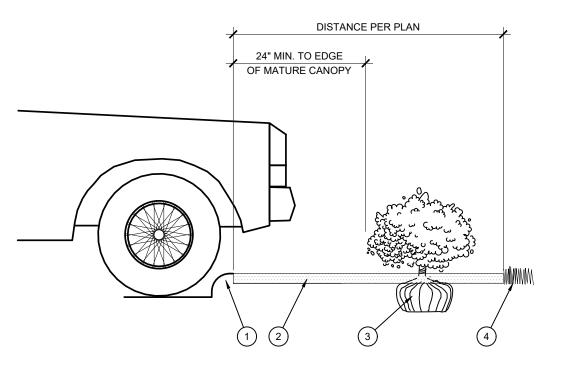
- LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE
- EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED
- DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



(1) ROLLED-TOP STEEL EDGING PER PLANS.

- (2) TAPERED STEEL STAKES.
- (3) MULCH, TYPE AND DEPTH PER PLANS
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. P) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING

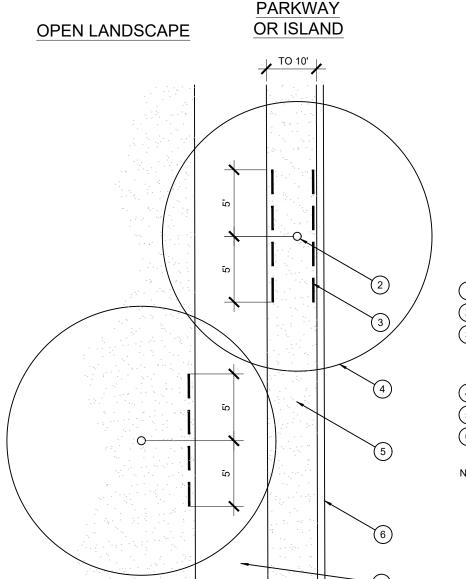




1) CURB. (2) MULCH LAYER. (3) PLANT. (4) TURF (WHERE SHOWN ON PLAN).

PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



(1) TYPICAL WALKWAY OR PAVING LINEAR ROOT BARRIER MATERIAL. SEE

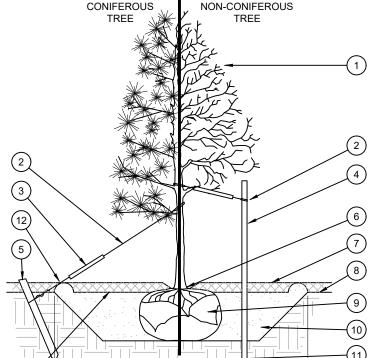
PLANTING NOTES FOR TYPE AND

MANUFACTURER. INSTALL PER

- MANUFACTURER'S SPECIFICATIONS. TREE CANOPY TYPICAL PLANTING AREA TYPICAL CURB AND GUTTER
- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT

COMPLETELY ENCIRCLE THE ROOTBALL.

ROOT BARRIER - PLAN VIEW



3X ROOTBALL DIA STAKING EXAMPLES (PLAN VIEW) PREVAILING PREVAILING WINDS

TREE PLANTING

(1) TREE CANOPY.

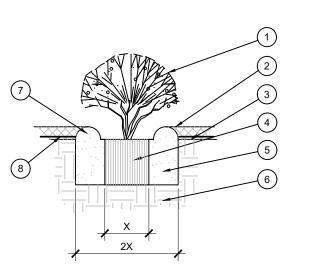
- (2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK
- JUST ABOVE LOWEST MAJOR BRANCHES. (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- (4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- (5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- (6) TRUNK FLARE
- 7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 9 ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (11) UNDISTURBED NATIVE SOIL. (12) 4" HIGH EARTHEN WATERING BASIN
- (13) FINISH GRADE.

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.

PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING.

FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE

5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. 2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO

MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

- 3) FINISH GRADE
- (4) ROOT BALL.

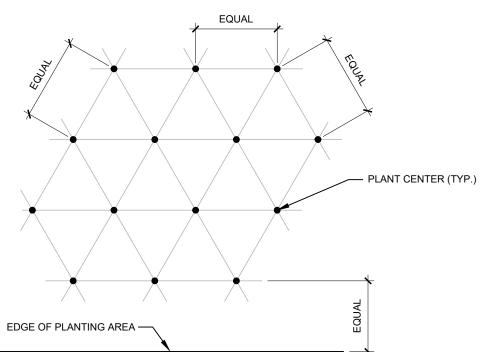
IN WIND

RECOMMENDED IN SOIL FERTILITY ANALYSIS (6) UNDISTURBED NATIVE SOIL.

5) BACKFILL. AMEND AND FERTILIZE ONLY AS

(7) 3" HIGH EARTHEN WATERING BASIN. (8) WEED FABRIC UNDER MULCH.

SHRUB AND PERENNIAL PLANTING



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL PLANT SPACING

PLANTING **DETAILS & SPECIFICATIONS**

> EVERGREEN (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com

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CHECK:RM DRAWN:EMS

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LCOATIONS SHOWN ON THE PLANS, AS AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.

LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

VALVE KEY

Valve Callout		
	Valve Number	
	Valve Flow	
#" •	Valve Size	

IRRIGATION_LEGEND

SYMBOL II/II/II	MANUFACTURER/MODEL RAIN BIRD R-VAN-STRIP 1806-SAM-P45 ,TURF ROTARY, 5`X15` (LCS AND RCS), 5`X: ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UI VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED	P, WITH CHECK			
•	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8`-14` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.				
•	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13`-18` 45°-270° AND 360° HAND MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	M ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND			
•	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17`-24` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	BLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE			
æ	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAIN SEE INSTALLATION NOTE #O-5 REGARDING TREE BUBBLER LATERAL P	`			
•	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASS XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGU FILTER. 0.3GPM TO 20GPM.				
	XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.	PRESSURE REGULATING			
\oplus	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE				
•	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, G	SLOBE CONFIGURATION.			
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPT	н			
Z	ZURN / WILKINS 375XLB SERIES <u>REDUCED PRESSURE</u> TYPE BACKFLOW PREVENT WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE.				
ightharpoons	LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE				
M	IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN				
QC	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3	3/4" PVC BALL VALVE			
С	RAINBIRD ESP12LXMEF SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ON	IE ESPLXMSM8 STATION MODULES			
R	WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE I	ANDSCAPE ARCHITECT			
	"MASTER" ELECTRIC VALVE (SAME SIZE AS METER) WITH RAINBIRD FLOW SENS	OR MODEL #FS100B SERIES			
	- IRRIGATION LATERAL LINE: CLASS 200				
	- IRRIGATION MAINLINE: SCHEDULE 40 PVC	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL			
	— IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED	TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED			
=====	☐ IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED	ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.			
NOTE:	L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, AD- FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS	PERMITTED.			

*** ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS ***



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE





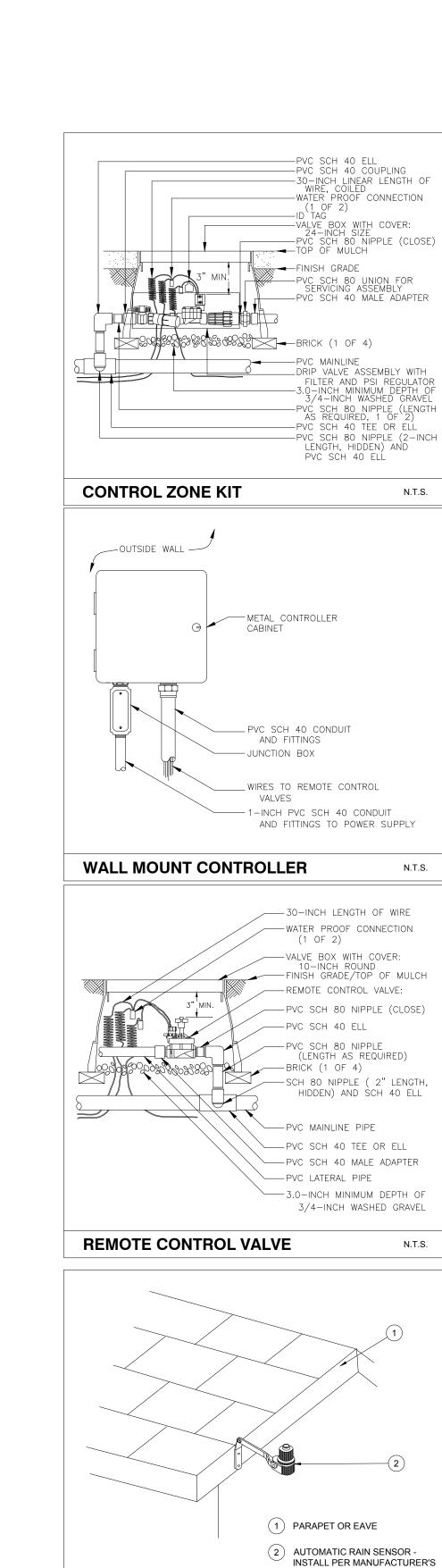
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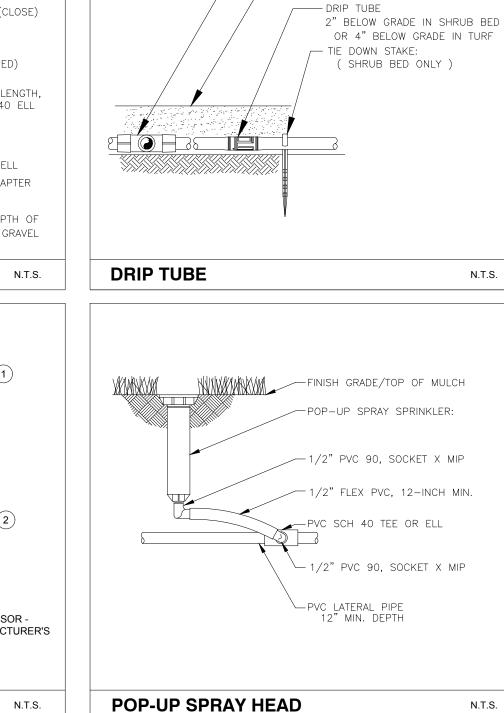


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SEE SPECS.

LINE FLUSHING

BRICK SUPPORTS

3/4" GRAVEL SUMP

TREE ROOT BALL

TREE BUBBLER

MANUAL LINE FLUSH VALVE

ADJUST STREAM BUBBLER

FOR OPTIMUM COVERAGE

INCLUDE TWO BUBBLER HEADS, SET

ON OPPOSITE SIDES OF ROOT BALL

- TREE WELL RIM

1/2-INCH MALE NPT X

— PVC SCH 40 TEE OR ELL — PVC LATERAL PIPE

- 17 MM COMPRESSION FITTING

TOP OF GRADE

 $_{0}$ 1 $^{\prime}/2$ " SLIP SCH. 40 PVC ELL.

(1 CUBIC FOOT)

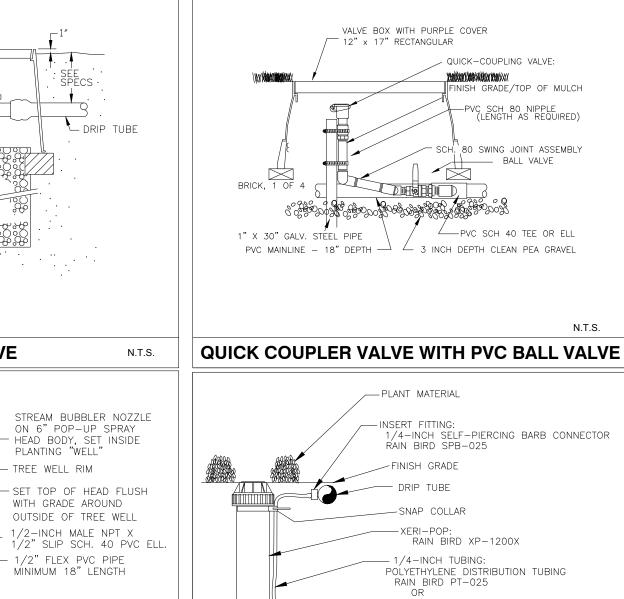
N.T.S.

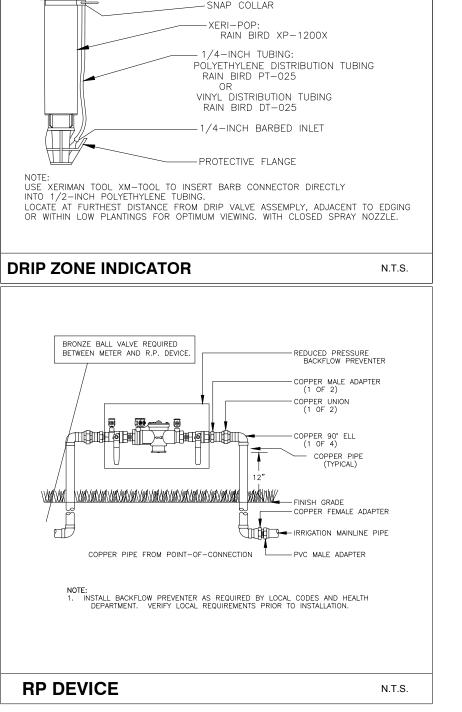
N.T.S.

INSTRUCTIONS

RAIN SENSOR, ROOF MOUNT

VALVE TLSOV





SIDE VIEW

WATER SERVICE OUTLET PIPING.

TOP VIEW

SMOOTH TOUCH BACKFLOW COVER.

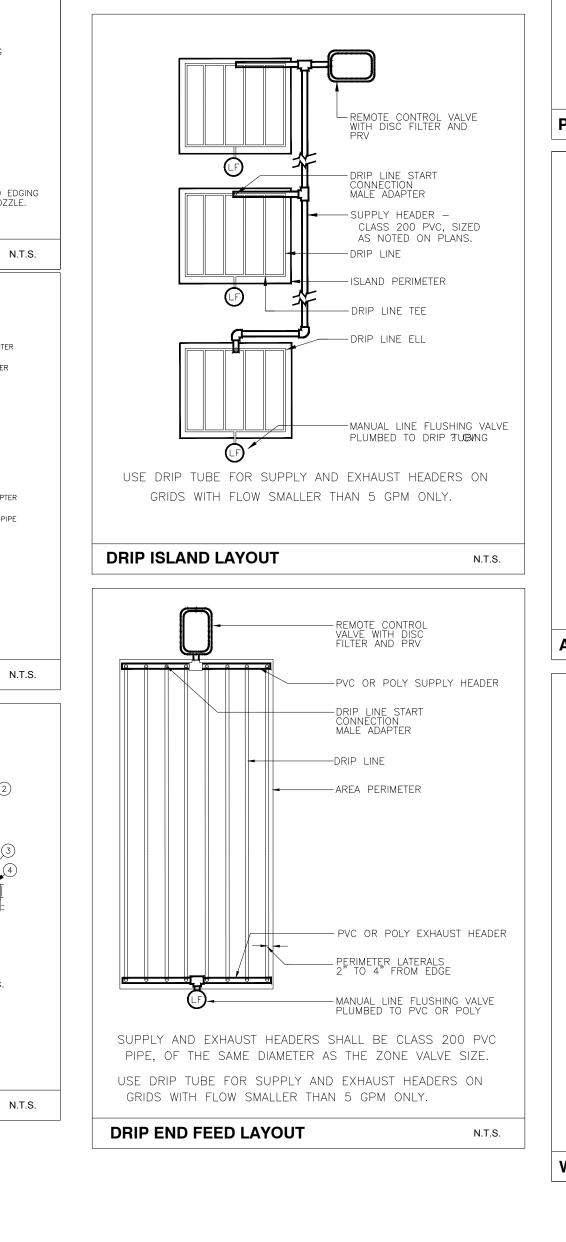
2. R. P. DEVICE BACKFLOW PREVENTER 5. WATER SERVICE INLET PIPING.

ANCHOR ROD (TYPICAL).

 POURED CONCRETE BASE – 4"
 MIN. THICKNESS – EXTEND 4"
 BEYOND OUTSIDE DIMENSIONS OF

 ROUGH SERVICE INL
 SHER SERVICE INL
 KNEET SERVICE INL
 WAIER SERVICE INL
 KNEET SERVICE INL
 SHER SERVICE INL
 KNEET SERVICE INL
 SHER SERVICE INL
 SHE

RP DEVICE WITH ENCLOSURE



DRIP CENTER FEED LAYOUT

-DRIP LINE START CONNECTION MALE ADAPTER

-AREA PERIMETER

-DRIP LINE

SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC

PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

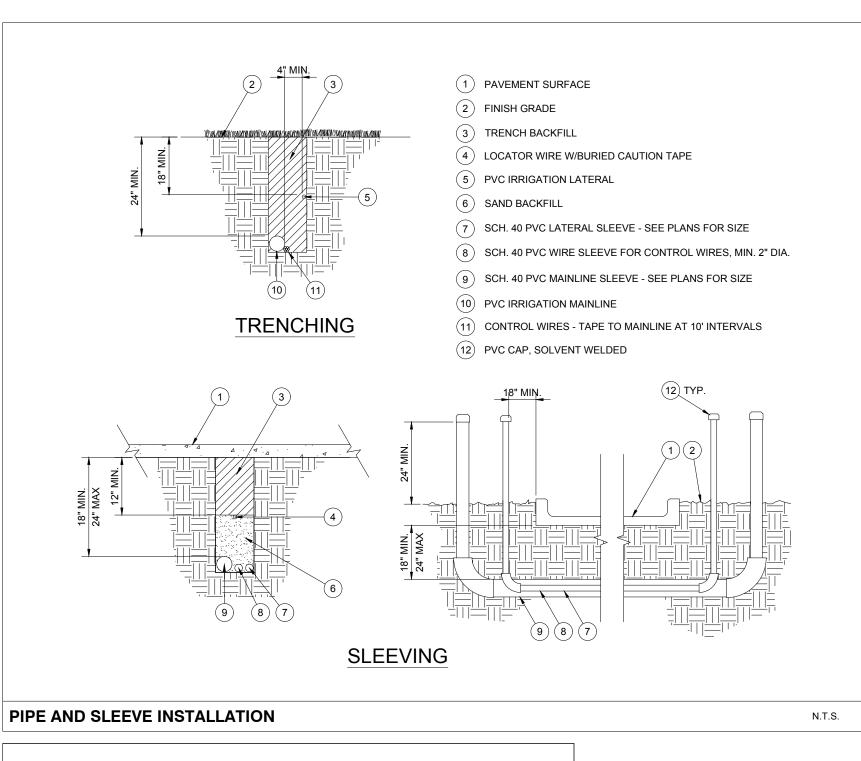
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON

GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

-PVC OR POLY EXHAUST HEADER

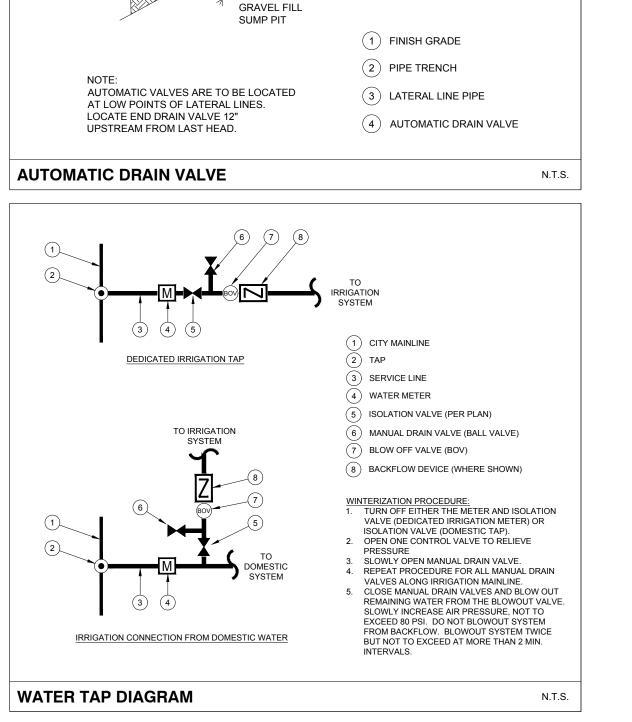
-PVC OR POLY SUPPLY HEADER

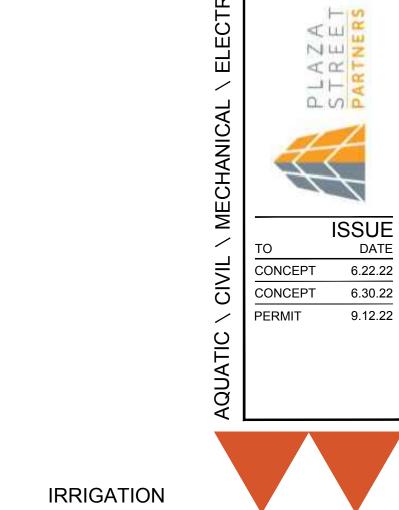
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45d TO 30d GAP BELOW

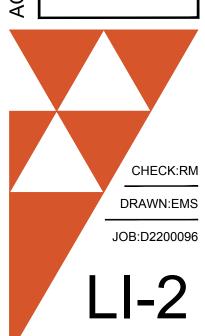
HORIZONTAL







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- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR. AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED
- IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF
- CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER,

BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED

EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES: THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN. OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST
- BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION: SCHEDULE 40 PVC FOR ALL PIPE 2-1/2" OR LESS
- CLASS 315 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER SLEEVING: SCHEDULE 40 PVC
- NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC . FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
- VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE
- AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND
- J. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- K. RAIN SENSOR: TYPE AND MODEL PER PLANS.

TRENCHING NEAR EXISTING TREES:

METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO
- PLACEMENT LOCATION IS CORRECT. B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH
- THE INSTALLATION OF THE IRRIGATION SYSTEM. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT
- LEAST 65 PSI AND LESS THAN 80 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION. THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES
- G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- H. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS. TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- 2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- 1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH SOD. FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL. AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL. SAND. OR OTHER APPROVED MATERIAL.
- IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL. IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE
- BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
- 1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE
- 2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE
- 4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER
- AND GLUE. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY
- OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
- VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION 2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24' OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN
- TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH). 3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION 4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
- DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
- DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.
- SPRAY, ROTOR, AND BUBBLER HEADS: ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE
- 2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF $\frac{1}{2}$ INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO
- LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS. ALL ROTOR. SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY
- BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED. ALL ROTOR, SPRRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED
- FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
- AUTOMATIC CONTROLLER: INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE
- THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY ALL VALVE CONTROL WIRE SHALL BE TWO-WIRE CABLE BY CONTROLLER MANUFACTURER, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF
- EXCESS WIRE AT EACH CONNECTION. 4. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING RAIN BIRD WC20 (UNLESS OTHERWISE SPECIFIED).
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR
- MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS

PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

- QUALITY CONTROL PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
- 2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
- MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
- DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL
- WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S
- SATISFACTION WITHIN 24 HOURS. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- 4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
- 5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION: QUICK COUPLER KEYS (2) CONTROLLER MANUAL (1) CONTROLLER KEYS (2)

A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD

- OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING W. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE
- THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF

AND START OF THE MAINTENANCE PERIOD.

AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

- FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES. 2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER
- NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE

OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION

CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION

IRRIGA	TION LEGEND	
SYMBOL	MANUFACTURER/MODEL	
 	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 ,TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	\
•	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8`-14` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	VALVE KEY Valve Callout
•	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13`-18` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	Valve Number # ● # ● Valve Flow #" ● Valve Size
•	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17`-24` 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	
•	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBI SEE INSTALLATION NOTE #O-5 REGARDING TREE BUBBLER LATERAL PIPE	BLER NOZZLES. (TWO PER TREE)
•	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRES XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHE FILTER. 0.3GPM TO 20GPM. XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING	ECK BASKET
	(40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.	
\oplus	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #O-5 REGARDING TREE BUBBLER LATERAL PIPE	
•	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH	
Z	ZURN / WILKINS 375XLB SERIES <u>REDUCED PRESSURE</u> TYPE BACKFLOW PREVENTOR INSTALLED PER CITY WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE.	CODE
	LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE	
M	IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN	
QC	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE	
C	RAINBIRD ESP12LXMEF SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM8 STATION	MODULES
R	WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT	
X	"MASTER" ELECTRIC VALVE (SAME SIZE AS METER) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SER	RIES

IRRIGATION LATERAL LINE: CLASS 200

— — — — — IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

====== IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

NOTE: L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED

FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED

*** ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS ***

- 1. SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
- 2. NO OVERSPRAY ONTO PAVEMENT PERMITTED 3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

WATER-CONSERVATION

- IRRIGATION MAINLINE: SCHEDULE 40 PVC

P.O.C. NUMBER: 01 Water Source Information:	Irrigation Meter, E
FLOW AVAILABLE Water Meter Size:	1"
Flow Available:	30 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	68.00 psi
Service Line Size:	1"
Length of Service Line:	20.00 ft
Pressure Available:	65.00 psi
DESIGN ANALYSIS	

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21

ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED

PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL

SIGN ANALYSIS	
aximum Multi-valve Flow:	18.0 gpm
ow Available at POC:	30.0 gpm
sidual Flow Available:	12.0gpm
itical Station:	10
esign Pressure:	35.00 psi
riction Loss:	0.65 psi
ittings Loss:	0.06 psi
levation Loss:	0.00 psi
oss through Valve:	1.80 psi
essure Req. at Critical Station:	37.51 psi
ss for Fittings:	1.10 psi
ss for Main Line:	3.1 psi
ss for POC to Valve Elevation:	0.0 psi
ss for Backflow:	11.0 psi
ss for Master Valve:	3.0 psi
ss for Water Meter:	1.8 psi
itical Station Pressure at POC:	57.51 psi
essure Available:	65.00 psi
sidual Pressure Available:	7.49 psi

CRITICAL ANALYSIS

Irrigation Meter, By Others
1"
30 gpm
68.00 psi
1"
20.00 ft
65.00 psi
18.0 gpm
30.0 gpm
12.0gpm
12.0gpm
10
35.00 psi
0.65 psi
0.06 psi
0.00 psi

IRRIGATION SPECIFICATIONS



CHECK:RM DRAWN:EMS JOB:D2200096

NWZ

A B F

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ISSU

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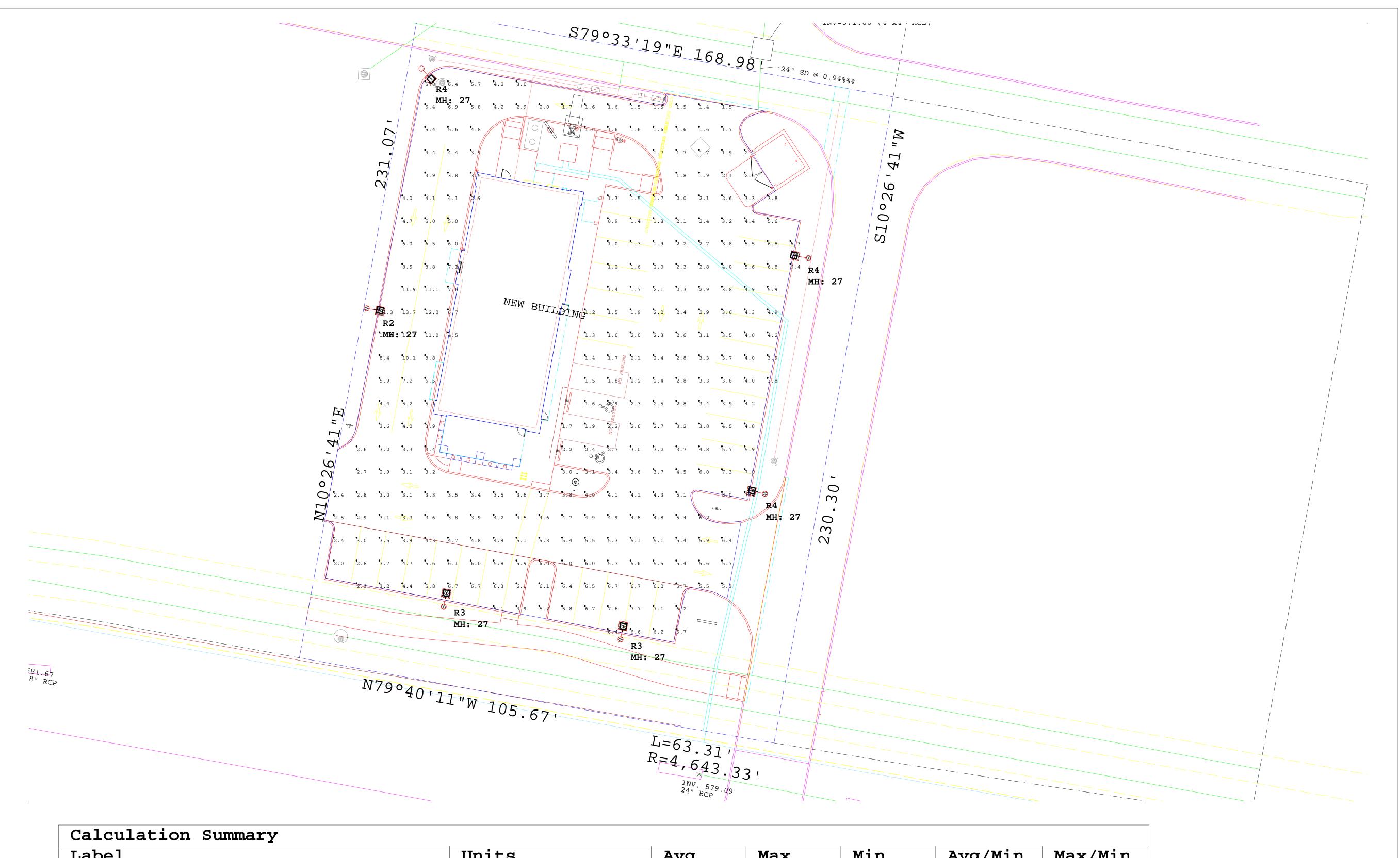
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CONCEPT

CONCEPT

PERMIT



Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Thru_Planar	FC	4.23	13.7	0.9	4.70	15.22
Luminaire Schedule						

Symbol Qty I	Label	Label Description		Luminaire	Luminaire	Total	
					Lumens	Watts	Watts
	2	R3	RSX2 LED P4 40K R3	0.950	25000	189.54	379.08
	3	R4	RSX2 LED P4 40K R4	0.950	25328	189.54	568.62
	1	R2	RSX2 LED P4 40K R2	0.950	25095	189.5392	189.539

Freddy

Elm

 \vdash

-H

PREMIER LIGHTING & CONTROLS

Revisions

Page M of 1

PARTITION TYPES

2X4 STUD WALL WITH 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD UP TO 6" ABOVE CEILING BOTH SIDES, SEE SHEET A601.

2X6 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" GYPSUM BOARD UP TO GYPSUM BOARD CEILING ON VESTIBULE SIDE AND UP TO BOTTOM OF ROOF DECK ON DINING SIDE. SEE SHEET A601.

2X4 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" GYPSUM BOARD UP TO BOTTOM OF ROOF DECK ON COOLER SIDE AND 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD ON KITCHEN SIDE UP TO 6" ABOVE CEILING. SEE SHEET A601.

2X4 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" GYPSUM BOARD UP TO 6" ABOVE CEILING ON OFFICE AND 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD ON KITCHEN SIDE UP TO 6" ABOVE CEILING. SEE SHEET A601.

SAME AS WALL TYPE D, REPLACE 2X4 WITH 2X6 STUD

3 5/8" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" CEMENT BOARD ON HOOD SIDE AND 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD ON KITCHEN SIDE UP TO 6" ABOVE CEILING. SEE SHEET A601.

SAME AS WALL TYPE D, REPLACE 2X4 WITH 2X8 STUD

2X8 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" GYPSUM BOARD UP TO BOTTOM OF ROOF DECK ON DINING SIDE AND 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD ON KITCHEN SIDE UP TO 6" ABOVE CEILING. SEE SHEET A601.

2X4 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD UP < L1> SAME AS WALL TYPE L, REPLACE 2X8 WITH 2X4 STUD TO GYPSUM BOARD CEILING ON RESTROOM SIDE AND UP TO BOTTOM OF ROOF DECK ON COOLER SIDE. SEE SHEET

2X4 STUD WALL WITH SOUND ATTENUATION BATT INSULATION AND 5/8" MOISTURE RESISTANT GYPSUM BOARD ON BOTH SIDES. SEE SHEET A601.

2X6 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD UP TO GYPSUM BOARD CEILING ON RESTROOM SIDE AND 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD ON KITCHEN SIDE UP TO 6" ABOVE CEILING. SEE

2X8 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD UP K TO GYPSUM BOARD CEILING ON RESTROOM SIDE AND UP TO BOTTOM OF ROOF DECK ON DINING SIDE. SEE SHEET

2X8 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" GYPSUM BOARD UP TO GYPSUM BOARD CEILING ON HALLWAY SIDE AND UP TO BOTTOM OF ROOF DECK ON DINING SIDE. SEE SHEET A601.

2X8 STUD WALL WITH SOUND ATTENUATION BATT INSULATION AND 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD ON BOTH SIDES TO 6" ABOVE CEILING. SEE SHEET A601.

2X4 STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD UP TO GYPSUM BOARD CEILING ON RESTROOM SIDE AND 5/8" GYPSUM BOARD UP TO GYSUM BOARD CEILING ON HALLWAY SIDE. SEE SHEET A601.

6" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" CEMENT BOARD ON HOOD SIDE AND 5/8" GYPSUM BOARD UP TO BOTTOM OF ROOF DECK ON DINING SIDE . SEE SHEET A601.

6" METAL STUD WALL WITH SOUND ATTENUATION BATT INSULATION, 5/8" CEMENT BOARD ON HOOD SIDE AND 5/8" CEMENT BOARD UP TO 18" A.F.F. THEN 5/8" FIRE TREATED PLYWOOD ON KITCHEN SIDE UP TO 6" ABOVE CEILING. SEE

FLOOR PLAN GENERAL NOTES

PROVIDE CONTINUOUS BEAD OF CLEAR

SILICONE SEALANT AT INTERIOR SIDE OF ALL

EXISTING OPENINGS IN FLOORS, STRUCTURAL

WALL TRANSITIONS. SEAL ALL NEW AND

DECK AND EXTERIOR WALLS IN ORDER TO

FLOORS. SEE MECHANICAL AND ELECTRICAL

EQUIPMENT SHOWN ON THIS PLAN IS FOR

PROVIDE A WEATHER TIGHT SEAL

DRAWINGS.

REFERENCE ONLY.

LOCAL FIRE DEPARTMENT.

M. COORDINATE SIZE AND LOCATION OF ALL

EQUIPMENT SCHEDULE FOR MORE

INFORMATION ON THE EQUIPMENT.

O. FIRE EXTINGUISHERS ARE SUPPLIED AND

INSTALLED BY THE G.C. QUANTITIES AND

LOCATIONS TO BE COORDINATED W/ THE

DUCT SHAFT OPENINGS IN WALLS AND

A. ALL CONTRACTORS TO VERIFY EXISTING SITE J. INFILL ALL VOIDS LEFT IN FLOOR BY CONDITIONS AND DIMENSIONS BEFORE ANY DEMOLISHED UTILITIES AS REQUIRED TO WORK IS TO BEGIN. NOTIFY OWNER'S PROVIDE RATING EQUAL TO THE EXISTING REPRESENTATIVE OF DISCREPANCIES. FLOOR CONSTRUCTION.

K. PROVIDE WALL BLOCKING FOR ALL WALL B. ALL WORK TO BE DONE IN ACCORDANCE WITH MOUNTED EQUIPMENT, MILLWORK, SHELVING, ALL GOVERNING STATE AND LOCAL CODES, AND ACCESSORIES. ORDINANCES, AND AMENDMENTS.

C. ALL DIMENSIONS ARE NOMINAL & ARE FROM FACE OF STUD.

D. ALL WALLS ARE AT 90° UNLESS NOTED OTHERWISE.

MOUNT ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & ACCESSIBILITY REQUIREMENTS.

PROPERLY PREPARE & CLEAN SUBSTRATES & SURFACES AS REQUIRED TO ACCEPT N. REFER TO THE EQUIPMENT PLAN AND FINISHES, MATERIAL, TREATMENTS, ETC.

G. G.C. SHALL PROVIDE FINAL CLEANING OF STORE AT END OF CONSTRUCTION.

H. PROTECT ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.

WHERE PROPOSED WORK MEETS EXISTING, PATCH AND REPAIR TO MATCH ADJACENT CONSTRUCTION & FINISH, AS REQUIRED.

FLOOR PLAN KEYNOTES

PROVIDE 3/4" PLYWOOD BACKING FOR WALL MOUNTED MONITOR AT 4'-0" TO 5'-6" A.F.F. & MIN. OF 24" FROM CORNER. PLYWOOD BACKING TO BE RECESSED 5/8" FROM FINISH FACE

PROVIDE 3/4" PLYWOOD BACKING FOR WALL MOUNTED MONITOR AT 5'-0" TO 6'-6" A.F.F. & MINIMUM OF 24" FROM CORNER. PLYWOOD BACKING TO BE RECESSED 5/8" FROM

FINISH FACE OF WALL.

6" RAISED CONCRETE SLAB. GENERAL SERVINGS. SIZE WITH VENDOR SUPPLIED DRAWINGS. 6" RAISED CONCRETE SLAB. GENERAL CONTRACTOR TO VERIFY

PROVIDE SOLID BACKING BEHIND AREA OF 'FREDDY'S' SIGN. SOLID BACKING TO CONSIST OF 1/2" PLYWOOD (BETWEEN 4 STUDS) WITH 2X BLOCKING CUT TIGHT TO FIT AND TOE NAILED BETWEEN STUDS TO SUPPORT PLYWOOD FACE OF PLYWOOD

TO BE FLUSH WITH FACE OF STUD FRAMING. REF. SHT. A/A7

6" RAISED CONC. SLAB BENEATH WATER HEATER - G.C. TO 6" RAISED CONC. SI FIELD VERIFY SIZE.

6 ELECTRICAL PANELS RECESSED IN WALL.

FLOOR PLAN LEGEND

EXISTING WALLS TO REMAIN

STUD WALL CONSTRUCTION WALK-IN COOLER / FREEZER BOX PANEL

CLEAR FLOOR AREA PER ACCESSIBILITY

PARTITION TAG, SEE PARTITION TYPES BELOW

DOOR TAG, SEE DOOR SCHEDULE

WINDOW TAG, SEE WINDOW SCHEDULE

OUTSIDE FACE OF STUDS 10 1/2" 10 1/2" 10 1/2" 10 1/2" 10 1/2" 5'-0 1/4" 5'-4 3/4" 5'-4 3/4" 5'-4 3/4" 5'-4 3/4" 4'-9 1/2" R.O. R.O. R.O. R.O. R.O. FREEZER OUTSIDE FACE OF COOLER/FREEZER 6'-5 3/4" 4'-5 1/4" 4'-1 3/4" 3'-9 3/4" 2'-9 1/4" 1'-8 DINING 102 WALKIN COOLER 4 25'-3 5/8" 3'-10 3/4" 5'-3 3/8" NEW 6" RAISED CONCRETE SLAB. G.C. TO VERIFY SIZE WITH CABINET VENDOR SUPPLIED DRAWINGS, TYPICAL. QUESTIONS REGARDING CONCRETE BASE OR CABINET DIMENSIONS OR DETAILS CALL WOOTEN **ENTERPRISES** (316) 830-2328 -2'-8 3/4" 11'-0 3/4" 15'-8 1/4" 17'-11 3/8" 17'-10 1/4" 8'-11 3/4" 7'-11" 3 1/2" 7 1/4" 4 3/4" DISHWARE 112 4'-9 1/2" 23'-0 1/4" 4'-0 1/4" 3'-11 1/2" 28'-0 1/8" 13'-4 5/8" 4'-9 1/2" 11'-6 1/2" R.O. 86'-0" OUTSIDE FACE OF STUDS 2x8 STUDS - SEE STRUCTURAL SHEETS

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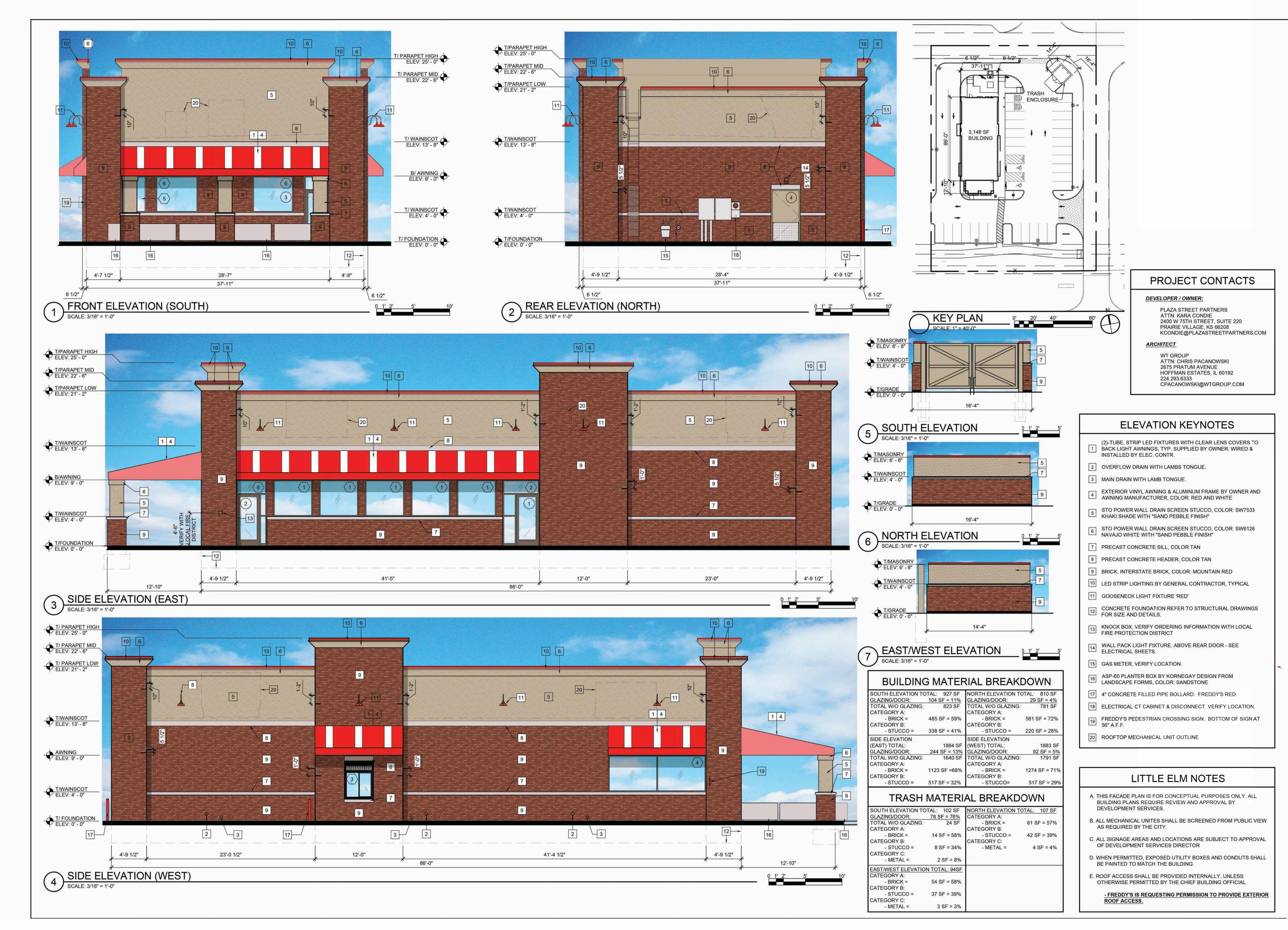
ISSUE 6.22.22 6.30.22

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> CHECK:CP DRAWN:CS, MB JOB:D2200096

A101 FLOOR PLAN

FLOOR PLAN



Engineering with Precision, Pace and Pa

STAND SOUTH OF THE STAND OF THE

ERSITY (1974)

EDDY'S FROZEN CUST
ND STEAKBURGERS
LITTLE ELM-

FROZEN CUSTARD &
TEAKBURGERS

PLAZA STREET PARTNERS

PLA

TO DATE
CONCEPT 6.22.22
CONCEPT 6.30.22
PERMIT 9.12.22
SUP 11.15.22

CHECK:CP
DRAWN:CS, MB
JOB:D2200096

A201C
COLORED EXTERIOR
ELEVATIONS