

**TOWN OF LITTLE ELM
ORDINANCE NO. 1736**

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING PLANNED DEVELOPMENT – LIGHT COMMERCIAL (PD-LC) DISTRICT ORDINANCE NO. 1643, AS AMENDED BY ORDINANCE NO. 1696, IN ORDER TO INCORPORATE AN ADDITIONAL 2.911 ACRES OF LAND, GENERALLY LOCATED AT 2091 EAST ELDORADO PARKWAY, ADOPT NEW DEVELOPMENT PLANS, AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

WHEREAS, the Town possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

WHEREAS, a request for an amendment to existing Planned Development-Light Commercial (PD-LC) through Ordinance No. 1643, as amended by Ordinance No. 1696, with modified development standards on approximately 3.701 acres of land, adopting new site plan and development plans specific to 2091 East Eldorado Parkway, more specifically described in the exhibits, attached hereto; and

WHEREAS, this zoning change is accordance with the most current adopted Comprehensive Plan of the Town of Little Elm; and

WHEREAS, the Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested zoning change described herein; and

WHEREAS, at its regular meeting held on September 21, 2023 the Planning & Zoning Commission considered and made recommendations on Case No. PD-23-01297; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request is in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. ZONING AMENDMENT That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by amending existing Planned Development-Light Commercial (PD-LC) through Ordinance No. 1643, as amended by Ordinance No. 1696, incorporating additional 2.911 acres of land, generally located at 2091 East Eldorado Parkway, and adopting development plans and modified development standards specific to such land, for proposed new commercial development. This Ordinance includes two properties, totaling 3.701 acres of land generally located at 1729 and 20921 East Eldorado Parkway, on the north side of Eldorado Parkway, within Little Elm Town limits, more particularly described as **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS AND REGULATIONS. The permitted uses and standards for both properties shall be in accordance with the Light Commercial (LC) District and all applicable provisions of Chapter 106 – Zoning Ordinance in general, with the exception of the following requirements, individual to each property as listed below, which are otherwise captured within the development plans for each property, as depicted within **Exhibit B** attached hereto:

1. 1729 East Eldorado Parkway
 - a. Minimum lot size .79 acres
 - b. front yard landscape buffer 6 (six) feet
 - c. rear landscape buffer 5 (five) feet, except where the dumpster enclosure encroaches into the setback as shown o the plans

- d. double row of tree planting along residential adjacency not required
- e. eight-foot masonry screening wall along the rear of the property not required
- f. single dumpster enclosure allowed
- g. parking spaces allowed at nine feet in width by 20 feet in length

2. 2091 East Eldorado Parkway

- a. parking spaces allowed at nine feet in width by 20 feet in length
- b. Foundation Planting Requirement is met through provision of increased landscape area and inclusion of a pedestrian seating area within the site. Required landscape area shall be raised from 10% of the vehicle use area to 15%.

SECTION 4. PLANNED DEVELOPMENT MASTER PLAN The Concept Plan Exhibit and related plans, images, and documents approved and described as **Exhibit B** attached hereto and made a part hereof are approved. The subject property shall be improved in accordance with the plans set forth in **Exhibit B** and subject to the following conditions.

- a) The property owner must obtain an access easement and maintenance agreement from the Town, and an access easement agreement from the property to the east, as shown on the proposed plans, in order to utilize as well as maintain the off-site property for cross-access. Fully executed agreements must be presented with the plat submittal.
- b) If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.
- c) The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.
- d) If a change to the Concept Plan, if any, is requested, the request shall be

processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 5. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are indirect conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 5. ZONING MAP. The official zoning map of the Town shall be amended to reflect the changes in zoning made by this ordinance.

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. SEVERABILITY. The sections, paragraphs, sentences , phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 9. EFFECTIVE DATE. That this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 17th day of October, 2023.

Town of Little Elm, Texas

Curtis Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

EXHIBIT A

Property Description - 1729 East Eldorado Parkway

BEING a part of Lot 3, Block A, Elm Little Property, an addition to the Town of Little Elm, Denton County, Texas, according to the Plat thereof recorded in County Clerk # 2014-420, Land Records, Denton County, Texas, and being more particularly described by metes and bounds:

COMMENCING from 5/8 inch iron rod with cap stamped "KHA" found lying on the northerly right-of-way line of FM 720 (Eldorado Parkway) (variable width right-of-way) and the northwesterly right-of-way line of Pecan Drive (60 foot right-of-way), also being a southeasterly corner of Lot 2, Block A, Elm Little Property;

THENCE North 88 degrees 40 minutes 19 seconds West, along the southerly line of said Lot 2, Block A, common with the northerly line of said FM 720 (Eldorado Parkway), a distance of 900.10 feet to a 5/8 inch rod with cap stamped "KHA" found for the northerly corner of Lot 3, Block A, of said Elm Little Property;

BEGINNING at 5/8 inch iron rod with cap stamped "KHA" found,

THENCE North 88 degrees 40 minutes 19 seconds West, along the southerly line of said Lot 2, Block A, common with the northerly line of said FM 720 (Eldorado Parkway), a distance of 196.07 feet to a 5/8 inch rod with cap stamped "KHA" found for the southeasterly corner of Lot 2, Block A, of said Retail FM 720 Addition,

THENCE over and across said Lot 3, Block A the following courses and distance as follow:

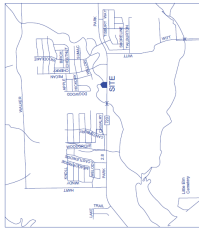
North 88 degrees 41 minutes 08 seconds East, a distance of 1.17 feet to a 1/2 inch iron rod with cap stamped "PETIT" found for corner;

North 71 degrees 22 minutes 24 seconds East, a distance of 152.20 feet to a 5/8 inch rod with cap stamped "KHA" for corner;

South 27 degrees 50 minutes 11 seconds East, a distance of 104.38 feet to a 5/8 inch rod with cap stamped "KHA" for corner;

THENCE South 01 degrees 19 minutes 58 seconds West, a distance of 116.47 feet to the POINT BEGINNING and containing 34,397 square feet or 0.790 acres of land.

VICINITY MAP - NOT TO SCALE



GENERAL NOTES

- 1) According to the F.L.R.M. No. 4812104205, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area as shown per LOMR #11-06-213P dated 09/14/2011.
- 2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4302) North American Datum of 1983, (2011).
- 3) There was observed evidence of earth moving work, building construction or building additions within recent months and there was no observed evidence of any changes in street right of way lines, the site being used as a solid waste dump, pump or sanitary landfill or of normal street or sidewalk construction or repairs.
- 4) There is no observable evidence of the site being used as a cemetery.
- 5) Subject property has direct access to FM 720 (Eldorado Parkway) and Pecan Drive, which are dedicated public right-of-ways maintained by the City of Little Elm, Texas as shown.
- 6) The utilities shown were located from field survey information only. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, after in-service or abandoned. The Surveyor further does not warrant that the underground information available from on-the-ground measurements, the Surveyor has not physically located the underground utilities.
- 7) Benchmark, Movement No. 2 located northeast corner of D.H. Brand Elementary School, and West of Wild Drive.
Northing: 7,109,820.55
Easting: 2,507,580.45
Elev: 505.59

PROPERTY DESCRIPTION

Lot 3, Block A, Elm Little Property, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in County Clerk's File No. 2014-430, Land Records of Denton County, Texas.

EXCEPTIONS TO THE TITLE COMMITMENT

AS REFLECTED ON THE TITLE COMMITMENT FOR THE FIRST AMERICAN TITLE INSURANCE COMPANY (F.I.N.C.) WITH AN EFFECTIVE DATE OF AUGUST 01, 2018 AND AN ISSUED DATE OF AUGUST 20, 2018.

Exception No.	Referred Information	Description of Exception	Applies to "Referred Information" Survey Map
10.4	VOL. 431, PG. 187	Easement to Denton County Electric Cooperative, Inc.	YES
10.7	VOL. 431, PG. 187	Easement to City of Little Elm	YES
10.9	VOL. 404, PG. 124	Terms, provisions and conditions of Agreement for installation of Utilities in Lieu of Payment of Impact Fees	YES
11.1	VOL. 431, PG. 187	Agreement	NO
11.3	VOL. 431, PG. 187	Terms, provisions, location and easement contained in Regional Access Easement Agreement	NO
10.6	VOL. 431, PG. 187	Easement to City of Little Elm	YES
10.1	VOL. 431, PG. 187	Part of Elm Little Property	YES

NO ON-SITE PARKING
NO ZONING INFORMATION
PROVIDED BY CLIENT AT THE TIME SURVEY WAS COMPLETED.

SURVEYOR'S CERTIFICATE

To: Lohesh Prasad, Elm Little, LP, 3P, Little Elm, Republic Title of Texas, Inc., and First American Title Insurance Company in connection with the transaction described in G.F. # 1005-000002-071.
This is to certify that the map or plat and the survey work thereon were made in accordance with the 2015 ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8(a)(b), 7(a) & 8, 11, 13, 14, 16, 17, 18 of Table A thereof. The field work was completed on: September 13, 2018.



Gary E. Johnson
Registered Professional Land Surveyor No. 12599

- LEGEND
- IRON ROD FOUND
 - IRON ROD NOT FOUND
 - EXTREMELY WEAK
 - LIGHT POLE
 - POWER POLE
 - POWER METER
 - WATER VALVE
 - OVERHEAD POWER LINE
 - CHP



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-344-9700 Fax 214-344-9710
Email: info@txheritagesurveying.com
Firm #065930

ALTANSPOS SURVEY
ELDORADO PARKWAY
ELM LITTLE PROPERTY

ALLEN VESTAL SURVEY, ABSTRACT NO. 1312
A.W. ROBERTSON SURVEY, ABSTRACT NO. 1134
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS

DATE: 09/20/2018 / REVISED: 10/02/2018 / JOB # 1802750-2 / SCALE: 1" = 30' AMS

Exhibit A

Property Location - 2091 E Eldorado Pkwy

WHEREAS, **3P LITTLE ELM, LLC**, is the owner of a 2.91 acre tract of land out of the A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1134 and the ALLEN VISTAL SURVEY, ABSTRACT NUMBER 1312, situated in the Town of Little Elm, Denton County, Texas, being a part of Lot 2, Block A of Elm Little Property, an addition to the Town of Little Elm, Texas, recorded in Document No. 2014-420 of the Plat Records of Denton County, Texas, being that same 2,911 acre tract of land conveyed to 3P Little Elm, LLC by Special Warranty Deed of record in Document No. 2018-123296 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 Inch Iron rod with red plastic cap stamped "KHA" found in the North right-of-way line of Farm to Market Road 720 (120 foot public right-of-way), being the Southeast corner of Lot 1, Block A of said Elm Little Property, also being the Southwest corner of said Lot 2, said 2,911 acre tract and hereof;

THENCE, leaving the North right-of-way line of Farm to Market Road 720, along the East line of said Lot 1 and the common West line of said Lot 2 and said 2,911 acre tract, the following three (3) Courses and distances:

1. N01°14'26"E, a distance of 125.81 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found;
2. N35°29'32"E, a distance of 131.38 feet to a 5/8 Inch Iron rod with red plastic cap stamped "KHA" found;
3. S88°27'18"E, a distance of 93.51 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found at the Southwest corner of a called 1.782 acre tract of land conveyed to The LPT Group, LLC by deed of record in Document No. 2017-117106 of said Official Public Records;

THENCE, leaving the East line of said Lot 1, along the common line of said 2,911 acre tract and said 1,782 acre tract, over and across said Lot 2, the following five (5) courses and distances:

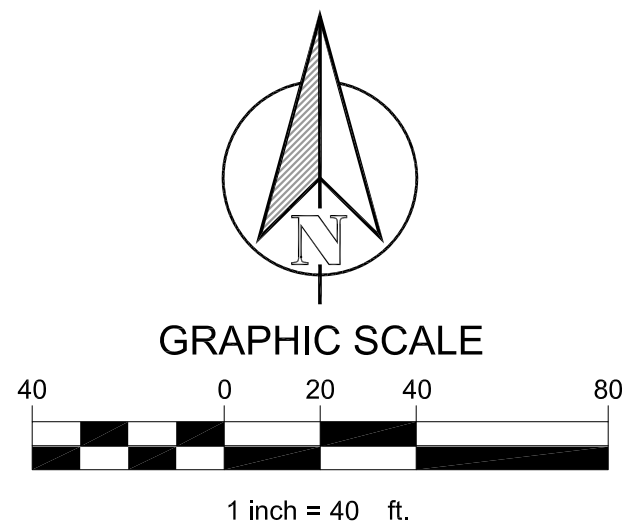
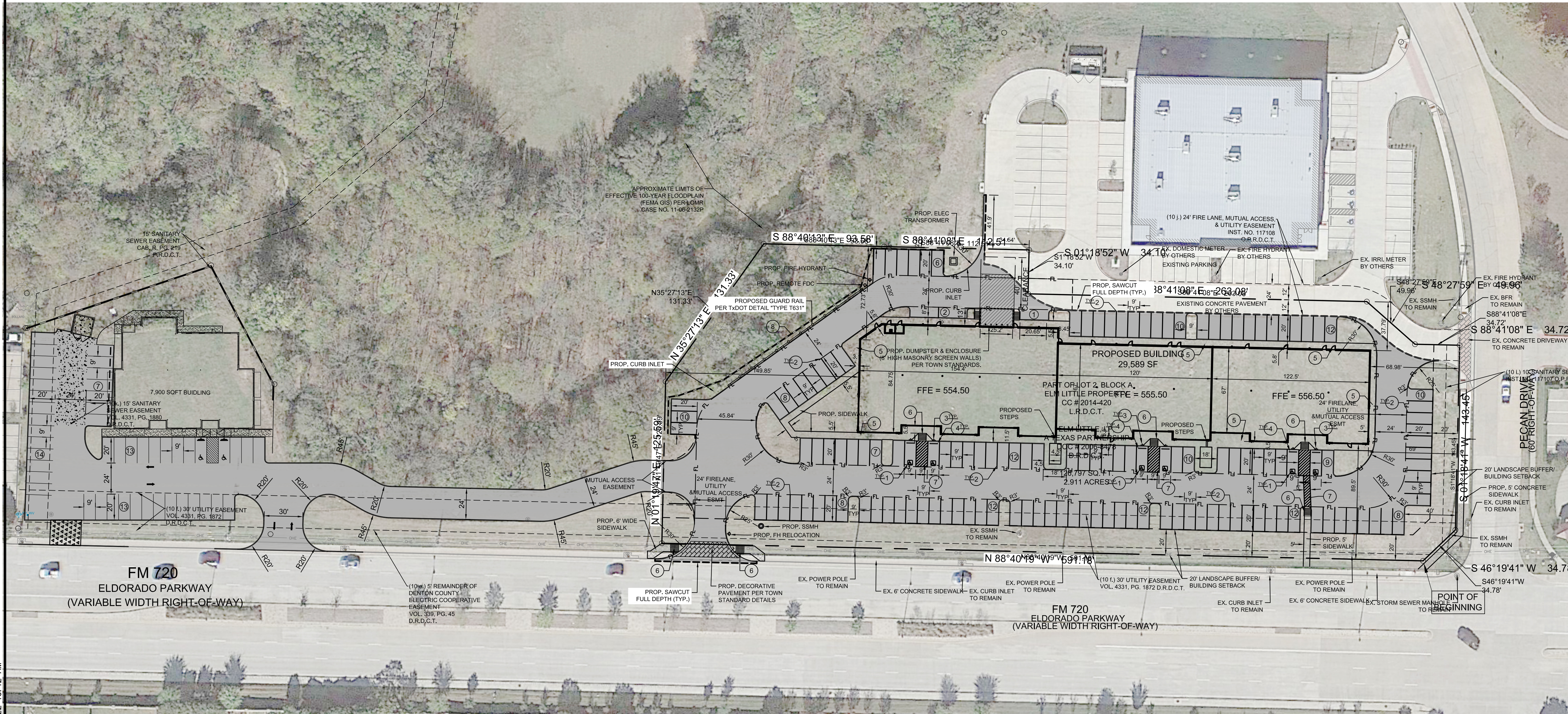
1. S88°41'57"E, a distance of 112.51 feet to an X-cut in concrete set;
2. S01°18'03"W, a distance of 34.10 feet to an X-cut in concrete set;
3. S88°41'57"E, a distance of 263.09 feet to an X-cut in concrete set;
4. S48°28'47"E, a distance of 49.97 feet to an X-cut in concrete set;
5. S88°41'57"E, a distance of 34.74 feet to an X-cut in concrete set in the West right-of-way line of Pecan Drive (60 foot public right-of-way), being the East line of said Lot 2, also being the Southeast corner of said 1,782 acre tract, also being the Northeast corner of said 2,911 acre tract and hereof;

THENCE, S01°15'27"W, along the West right-of-way line of Pecan Drive, being the East line of said Lot 2 and said 2,911 acre tract, a distance of 143.50 feet to a 1/2 Inch Iron rod with yellow plastic cap stamped "TXHS" found at the North end of a cut-back line at the Intersection of Pecan Drive and the North right-of-way line of Farm to Market Road 720;

THENCE, S46°34'26"W, along said cut-back line, being the East line of said Lot 2 and said 2,911 acre tract, a distance of 34.88 feet to a 5/8 Inch Iron rod with red plastic cap stamped "KHA" found at the South end of said cut-back line, being the Southeast corner of said Lot 2, said 2,911 acre tract and hereof;

THENCE, N88°40'01"W, along the North right-of-way line of Farm to Market Road 720, being the South line of said Lot 2 and said 2,911 acre tract, a distance of 591.02 feet to the **POINT OF BEGINNING** and containing an area of 2.91 Acres, or (126,801 Square Feet) of land, more or less.

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 9/8/2023 10:28 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2019-014 HVA LITTLE ELM 3P\CADD\EXHIBIT\2022-01-21 SITE PLAN.DWG
 LAST SAVED: 1/21/2022 10:42 AM



HVA 3P RETAIL
FM 720 & PECAN DR.
LITTLE ELM, TX

NO.	DATE	REVISION	BY

OVERALL SITE PLAN

This image is for reference purposes only and is not intended to reflect any site development standards.

EXHIBIT B

Development Plans - 1729 East Eldorado Parkway

3P ELM
SITE DEVELOPMENT PLANS
TOWN OF LITTLE ELM, TEXAS

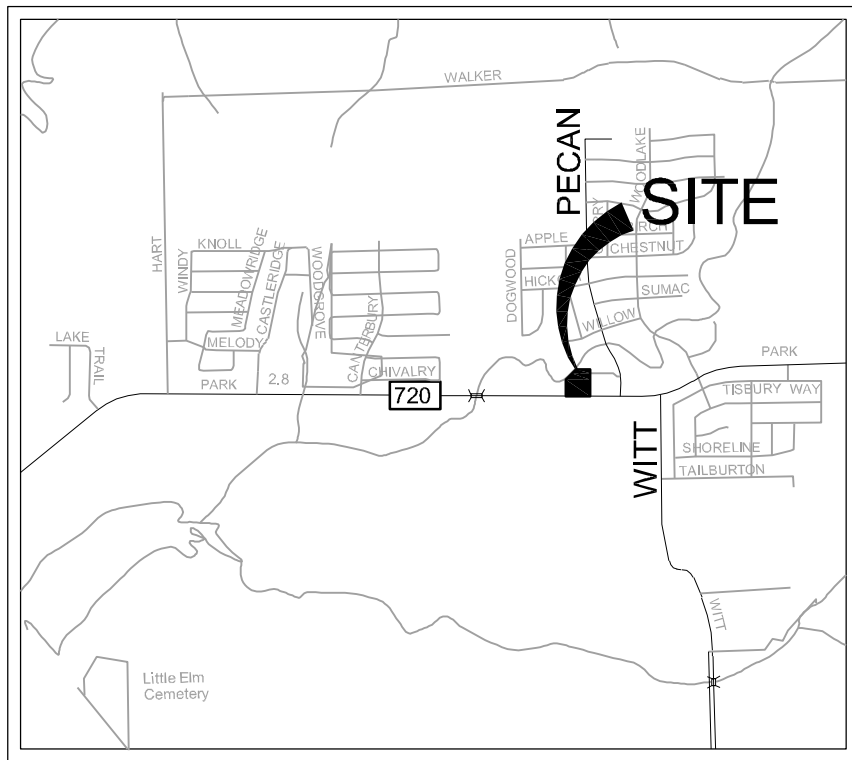
OWNER/DEVELOPER:
3P LITTLE ELM LLC
5431 BEACON HILL DR
FRISCO, TEXAS 75034
PHONE: 214-838-4198
EMAIL: LOKESHPOH@GMAIL.COM

CIVIL ENGINEER:
RAO VASAMSETTI, P.E.
RAO'S CONSULTING ENGINEERS, LLC
P.O. BOX 592991
SAN ANTONIO, TX 78258
PHONE: 210-548-7557
EMAIL: RAO@RAOSENGINEERING.COM

ACRES: 0.79 ACRES

SUBMITTAL DATE: 01/27/2021

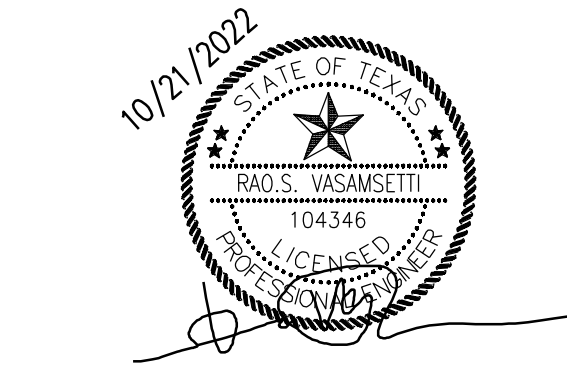
LEGAL DESCRIPTION: LOT 3, BLOCK A, ELM LITTLE PROPERTY, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2014-420, LAND RECORDS OF DENTON COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C1.00	DIMENSIONAL CONTROL PLAN
C1.10	PAVING PLAN
C1.20	FIRE PROTECTION PLAN
C2.00	GRADING PLAN
C3.00	UTILITY PLAN
C4.00	EROSION CONTROL PLAN
C4.10	EROSION CONTROL DETAILS
C5.00	DETAIL SHEET
C5.10	DETAIL SHEET
C5.20	DETAIL SHEET
C5.30	DETAIL SHEET
C5.40	DETAIL SHEET
A4	ELEVATIONS
L1.0	LANDSCAPE NOTES & DETAILS
L2.0	LANDSCAPE PLAN

REVISION #	DESCRIPTION	DATE



PRIMARY CONTACT PERSON: RAO VASAMSETTI, P.E.

RCE RAO'S CONSULTING
ENGINEERS

TYPE FIRM#1668
P.O. BOX 592991 SAN ANTONIO TX 78258
PHONE: 210-548-7557, FAX: 210-596-4095
www.raosengineering.com

PROJECT DESCRIPTION: 3P ELM 1728 E ELDORADO PKWY, LITTLE ELM, TX 75068	
TITLE: COVER SHEET	
DATE : 07/20/22	JOB NO. 2019-768
DESIGNED BY : RV	DRG NO
DRAWN BY : MO	C0.00
CHECKED BY : RV	

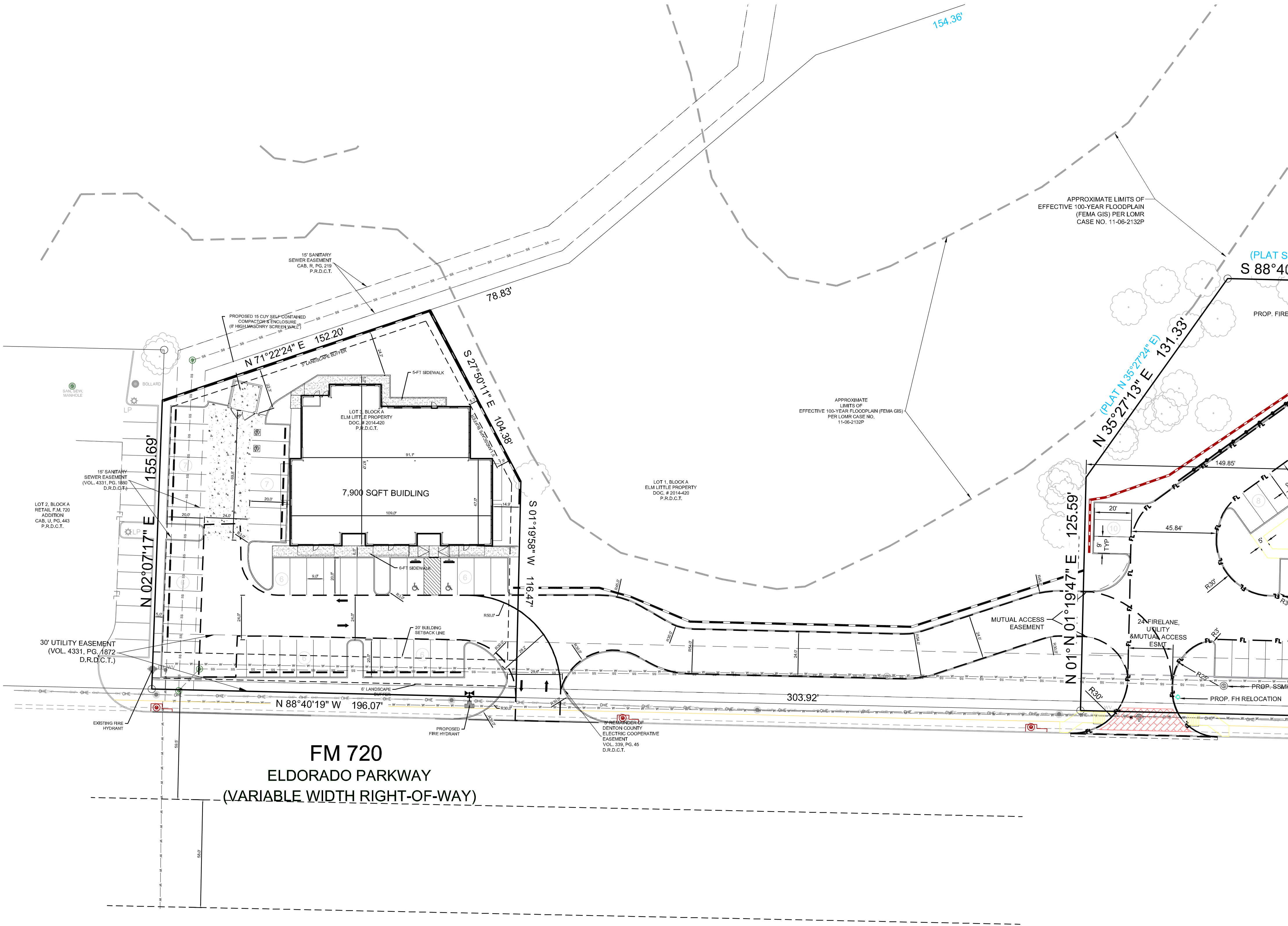
PERMIT SET

ACRES: 0.79 ACRES
LOT 3, BLK. A, ELM PROPERTY SUBDIVISION
ABSTRACT NO. 1312
SURVEY: ALLEN VESTAL SURVEY
SUBMITTAL DATE: 01/27/2021

BENCHMARK "A"
DESCRIPTION
X MARK ON FIRE HYDRANT
N 71°18'17" E
E: 2455948.39
ELEVATION = 552.14'
NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE BENCHMARK DEPICTED ON THIS DRAWING AND REPORT ANY DISCREPANCIES IN THE ELEVATION OR DESCRIPTION TO THE CIVIL ENGINEER IMMEDIATELY.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
4. ALL DIMENSIONAL CONTROL POINTS AND DIMENSIONS ARE TO THE FACE OF CURB. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
5. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION. ONLY MINIMUM BUILDING AND PROPERTY CONTROL POINTS ARE PROVIDED ABOVE.
6. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL CURBS WITHIN PRIVATE PROPERTY ARE 6" HIGH AND ALL CURBS WITHIN PUBLIC RIGHT-OF-WAY ARE 6" HIGH EXCEPT AT CURB RAMPS OR SPECIFICALLY NOTED OTHERWISE.



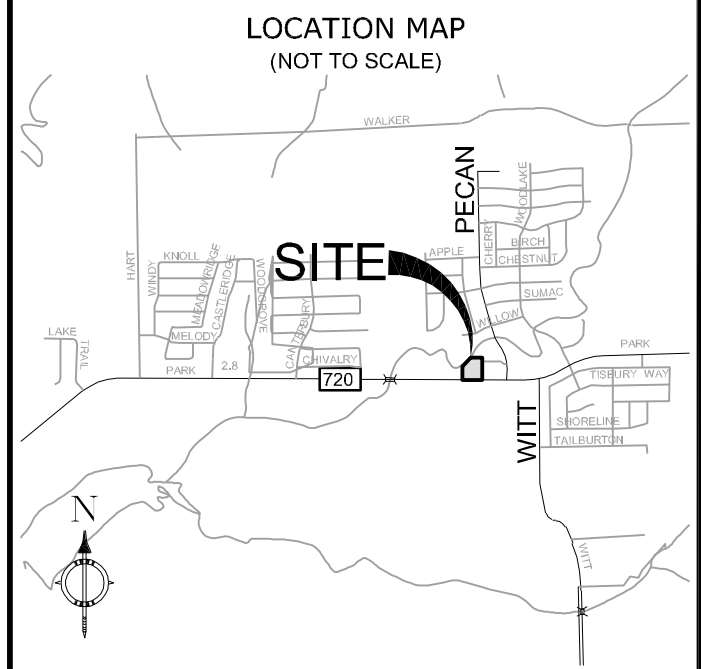
SITE DATA SUMMARY CHART		
SITE DATA SUMMARY	EXISTING	PROPOSED
EXISTING ZONING	PD-LC through Ord No. 1643	PD - LIGHT COMMERCIAL
LAND USE DESIGNATION	RETAIL/COMMERCIAL	RETAIL
GROSS ACREAGE	0.79	
NET ACREAGE	0.79	
NUMBER OF PROPOSED LOTS	1	
PERCENTAGE OF SITE COVERAGE		80% (27,529 SF)
AREA OF OPEN SPACE		0
PERCENTAGE OF OPEN SPACE		0%
PERCENTAGE OF LANDSCAPE		20% (6,882 SF)
AREA OF IMPERVIOUS COVERAGE		27,529 SF
PERCENTAGE OF IMPERVIOUS COVERAGE		80% (27,529 SF)
PROPOSED BUILDING AREA (SQUARE FOOTAGE FOOTPRINT)		7,900 SF
NUMBER OF SINGLE-STORY BUILDINGS		1
NUMBER OF TWO-STORY BUILDINGS		0
MAXIMUM BUILDING HEIGHT		21-FT - 4-INCH
PROPOSED FLOOR AREA		7,900 SF
PROPOSED FLOOR AREA BY USE		RETAIL
REQUIRED PARKING (1,200 SQFT.)		40
PROVIDED PARKING		47
STANDARD		43
HANDICAP		2
ELECTRIC VEHICLE CHARGE POINTS		2
TOTAL		47
INVENTORY PARKING		-
REQUIRED LOADING SPACES		NONE
PROVIDED LOADING SPACES		NONE
AREA OF OUTSIDE STORAGE		NONE
PERCENTAGE OF OUTSIDE STORAGE		0

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF CURB TO CENTER OF PAINT STRIPING, OR PERPENDICULAR TO THE PROPERTY LINE. ALL RADII ARE TO FACE OF CURB.
3. ALL CURB RADII ARE 3', UNLESS OTHERWISE NOTED.
4. COORDINATE CONTROL FOR PARKING DRIVES, DRIVEWAYS, AND ISLANDS IS AS SHOWN. NO OFFSETS FROM FACE OF CURB OR BUILDINGS ARE GIVEN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, OR SIGNS.
6. CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER PINS/RODS, CONTROL POINTS, AND BENCHMARKS. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. THE BOUNDARY/TOPO SURVEY SHALL BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.
8. ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
9. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF FLORESVILLE AND WILSON COUNTY SPECIFICATIONS.
10. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
12. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED.
13. PROPOSED PARKING LOT STRIPING SHALL BE 4" SOLID YELLOW STRIPING UNLESS NOTED OTHERWISE. REFERENCE DETAIL SHEET FOR STRIPED ISLANDS.
14. REFERENCE LANDSCAPE PLANS FOR LANDSCAPING.
15. ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT T&A AND ADA STANDARDS.
16. FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH LITTLE ELM REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 30', UNLESS OTHERWISE NOTED.
17. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH LITTLE ELM REQUIREMENTS.
18. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH LITTLE ELM REQUIREMENTS.
19. FINAL SIDEWALK DESIGN SHALL BE PROVIDED IN ACCORDANCE WITH APPROVED ZONING.

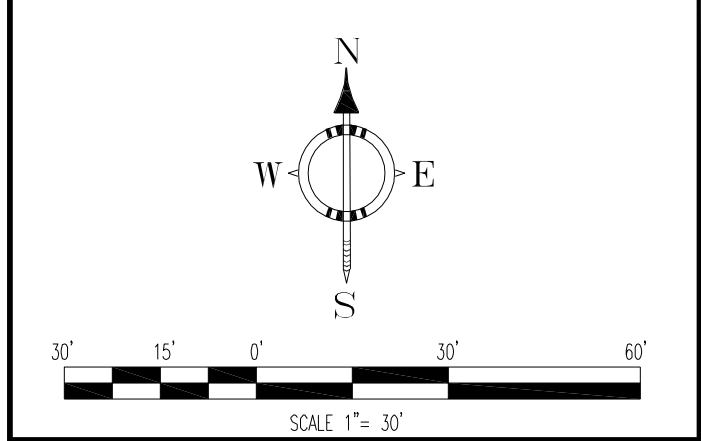
REV. NO.	DESCRIPTION	DATE

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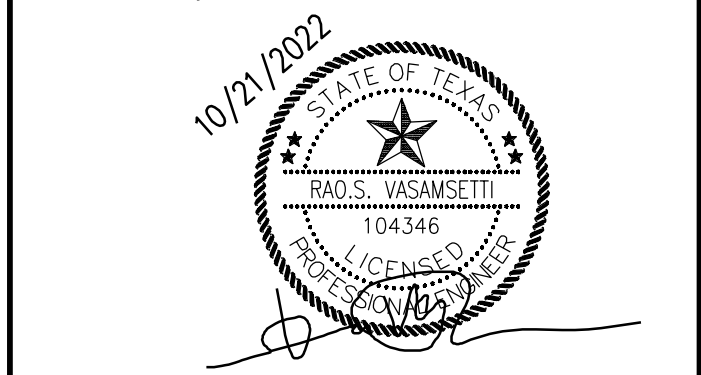


LEGEND

- PROPOSED CONCRETE HEADER CURB
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- MISC. TRAFFIC SIGN
- GUARD POST
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- LIGHT POLE
- POWER POLE
- TRAFFIC LIGHT
- ACCESSIBLE PARKING
- ELECTRIC VEHICLE CHARGE STATION
- EXISTING CONCRETE AREAS
- WHEELSTOP
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC
- RETAINING WALL
- SAWTOOTH CURB
- SINGLE LAMP LIGHT POLE
- RADIUS LINES REPRESENTS THE TRAVEL PATH OF THE FIRE TRUCK FOR FIRE DEPARTMENT REVIEW ONLY.



SIGNATURE/SEAL



RCERAO'S CONSULTING ENGINEERS

TYPE: FIRM/1988
P.O. BOX: 592991 SAN ANTONIO, TX 78258
PHONE: 210-549-7557 FAX: 210-549-4995
www.raoconsulting.com

PROJECT DESCRIPTION:

3P ELM
1728 E ELDORADO
PKWY
LITTLE ELM, TX 75068

TITLE:

SITE PLAN

DATE :	10/21/22	JOB NO.	2019-875
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		

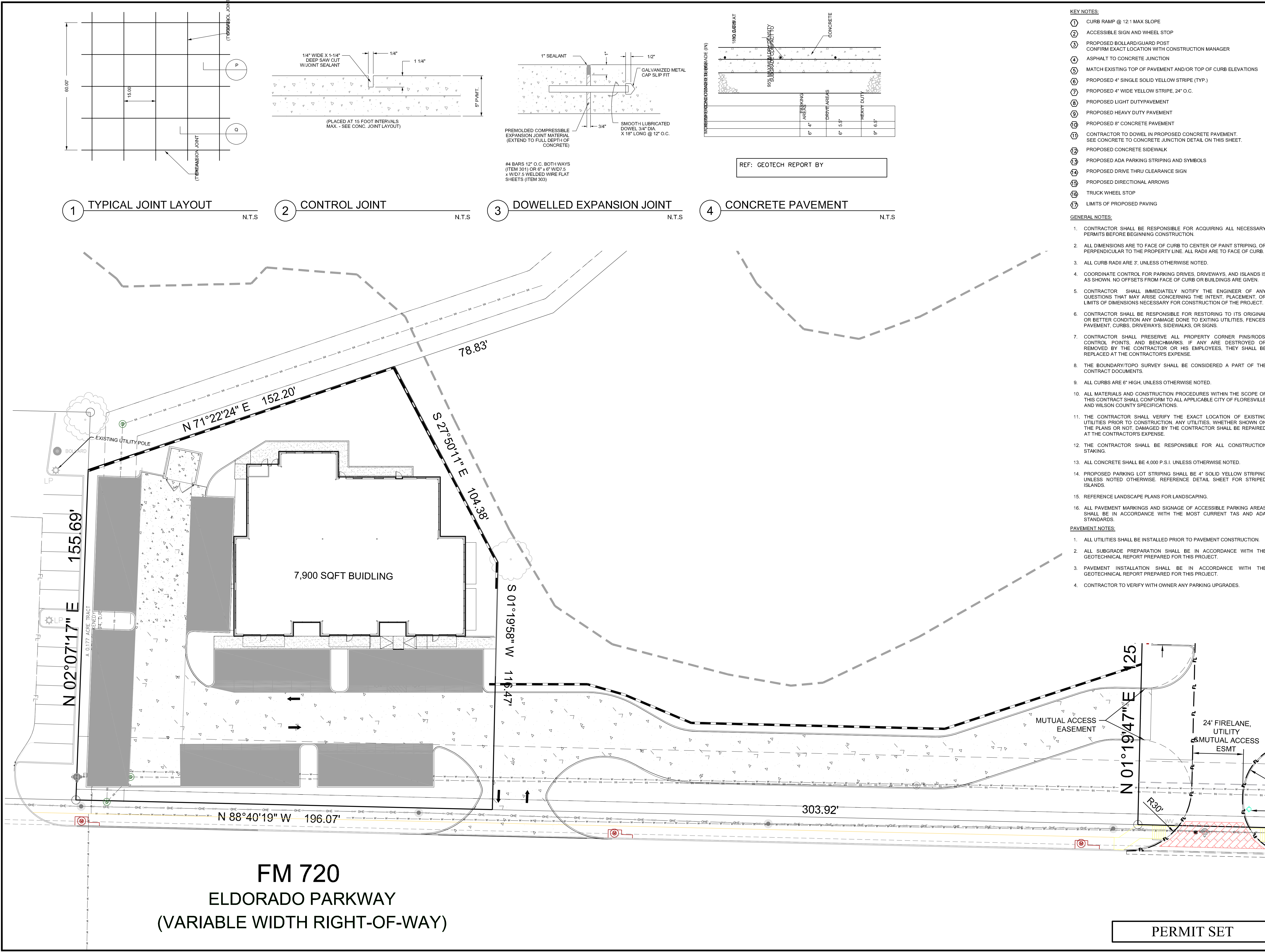
SITE PLAN
ELM LITTLE PROPERTY
BLOCK 'A' LOT 3
0.79 ACRES, ALLEN VESTAL SURVEY, ABSTRACT NO. 1312
A.W. ROBERTSON SURVEY, ABSTRACT NO. 1134

LOT 3, BLOCK A, ELM LITTLE PROPERTY, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2014-420, LAND RECORDS OF DENTON COUNTY, TEXAS.

OWNER/DEVELOPER:
3P LITTLE ELM LLC
5431 BEACON HILL DR
FRISCO, TEXAS 75034
PHONE: 214-838-4198
EMAIL: LOKESH@HOTMAIL.COM

CIVIL ENGINEER:
RAO VASAMSETTI, P.E.
RAO'S CONSULTING ENGINEERS, LLC
P.O. BOX 592991
SAN ANTONIO, TX 78258
PHONE: 210-549-7557
EMAIL: RAO@RAOENGINEERING.COM

PERMIT SET



- KEY NOTES:**
- 1 CURB RAMP @ 12:1 MAX SLOPE
 - 2 ACCESSIBLE SIGN AND WHEEL STOP
 - 3 PROPOSED BOLLARD/GUARD POST
CONFIRM EXACT LOCATION WITH CONSTRUCTION MANAGER
 - 4 ASPHALT TO CONCRETE JUNCTION
 - 5 MATCH EXISTING TOP OF PAVEMENT AND/OR TOP OF CURB ELEVATIONS
 - 6 PROPOSED 4" SINGLE SOLID YELLOW STRIPE (TYP.)
 - 7 PROPOSED 4" WIDE YELLOW STRIPE, 24" O.C.
 - 8 PROPOSED LIGHT DUTY PAVEMENT
 - 9 PROPOSED HEAVY DUTY PAVEMENT
 - 10 PROPOSED 8" CONCRETE PAVEMENT
 - 11 CONTRACTOR TO DOWEL IN PROPOSED CONCRETE PAVEMENT.
SEE CONCRETE TO CONCRETE JUNCTION DETAIL ON THIS SHEET.
 - 12 PROPOSED CONCRETE SIDEWALK
 - 13 PROPOSED ADA PARKING STRIPING AND SYMBOLS
 - 14 PROPOSED DRIVE THRU CLEARANCE SIGN
 - 15 PROPOSED DIRECTIONAL ARROWS
 - 16 TRUCK WHEEL STOP
 - 17 LIMITS OF PROPOSED PAVING

- GENERAL NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB TO CENTER OF PAINT STRIPING, OR PERPENDICULAR TO THE PROPERTY LINE. ALL RADII ARE TO FACE OF CURB.
 3. ALL CURB RADII ARE 3', UNLESS OTHERWISE NOTED.
 4. COORDINATE CONTROL FOR PARKING DRIVES, DRIVEWAYS, AND ISLANDS IS AS SHOWN. NO OFFSETS FROM FACE OF CURB OR BUILDINGS ARE GIVEN.
 5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, OR SIGNS.
 7. CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER PINS/RODS, CONTROL POINTS, AND BENCHMARKS. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 8. THE BOUNDARY/TOPO SURVEY SHALL BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.
 9. ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
 10. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF FLORESVILLE AND WILSON COUNTY SPECIFICATIONS.
 11. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
 13. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED.
 14. PROPOSED PARKING LOT STRIPING SHALL BE 4" SOLID YELLOW STRIPING UNLESS NOTED OTHERWISE. REFERENCE DETAIL SHEET FOR STRIPED ISLANDS.
 15. REFERENCE LANDSCAPE PLANS FOR LANDSCAPING.
 16. ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT TAS AND ADA STANDARDS.
- PAVEMENT NOTES:**
1. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
 2. ALL SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 3. PAVEMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 4. CONTRACTOR TO VERIFY WITH OWNER ANY PARKING UPGRADES.

REV. NO.	DESCRIPTION	DATE

Notes:

LOCATION MAP
(NOT TO SCALE)

LEGEND

- PROPOSED 5" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT

SIGNATURE/SEAL

PROJECT DESCRIPTION:

3P ELM
1728 E ELDORADO
PKWY
LITTLE ELM, TX 75068

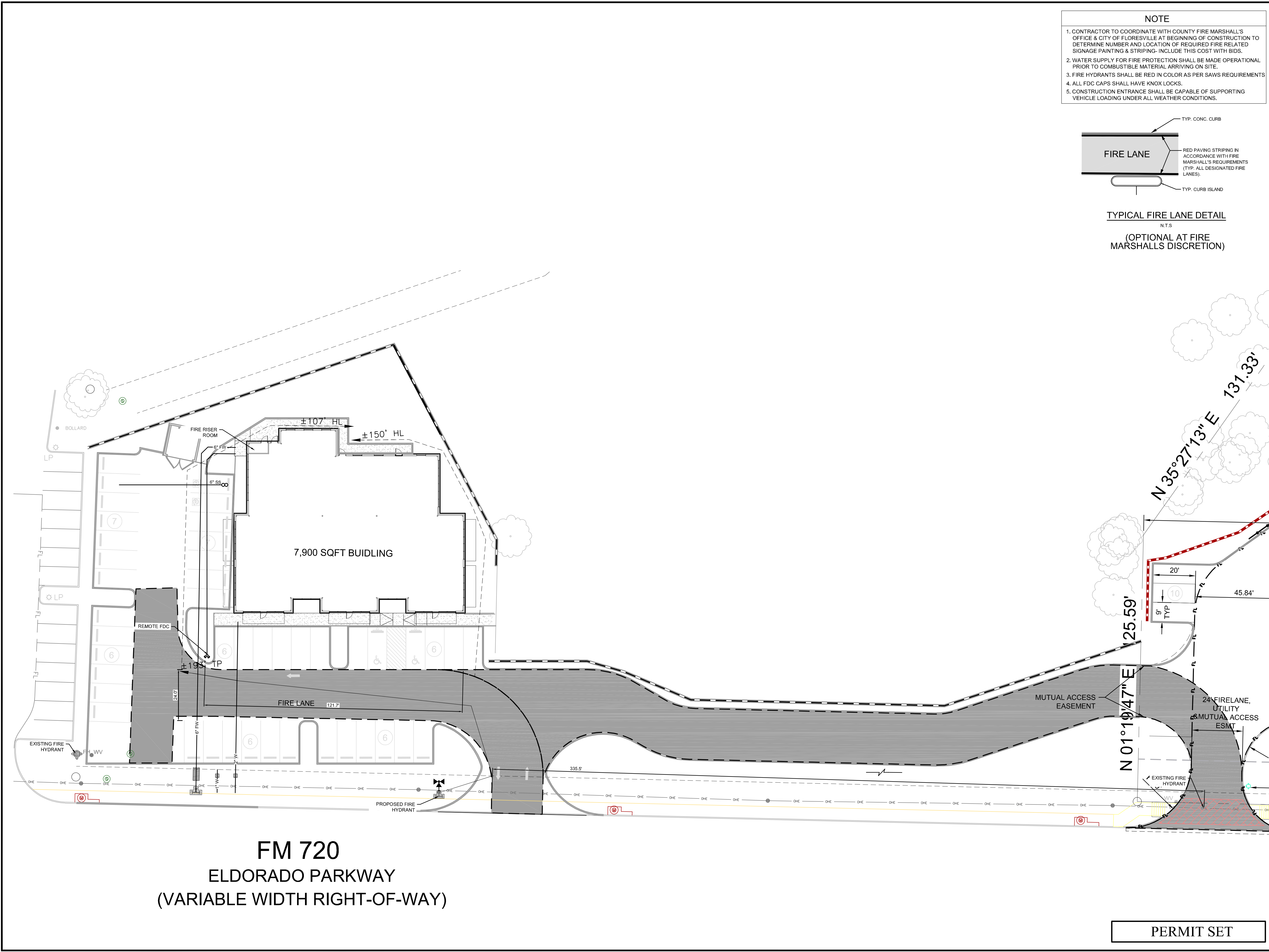
TITLE:

PAVING PLAN

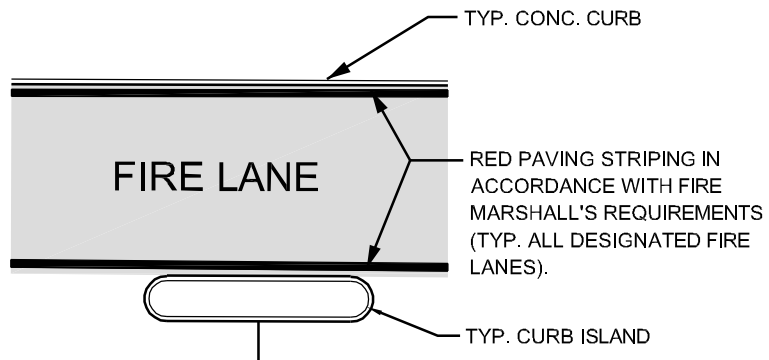
DATE :	10/21/22	JOB NO.	2019-875
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		

PERMIT SET

C1.10



- NOTE**
1. CONTRACTOR TO COORDINATE WITH COUNTY FIRE MARSHALL'S OFFICE & CITY OF FLORESVILLE AT BEGINNING OF CONSTRUCTION TO DETERMINE NUMBER AND LOCATION OF REQUIRED FIRE RELATED SIGNAGE PAINTING & STRIPING- INCLUDE THIS COST WITH BIDS.
 2. WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE OPERATIONAL PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON SITE.
 3. FIRE HYDRANTS SHALL BE RED IN COLOR AS PER SAWS REQUIREMENTS
 4. ALL FDC CAPS SHALL HAVE KNOX LOCKS.
 5. CONSTRUCTION ENTRANCE SHALL BE CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS.



TYPICAL FIRE LANE DETAIL
N.T.S.
(OPTIONAL AT FIRE MARSHALLS DISCRETION)

REV. NO.	DESCRIPTION	DATE

Notes:

LOCATION MAP (NOT TO SCALE)

LEGEND

- FIRE LANE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- RADIUS LINES REPRESENTS THE TRAVEL PATH OF THE FIRE TRUCK FOR FIRE DEPARTMENT REVIEW ONLY.
- HOSE PULL BY TRUCK
350' MAX (NON-SPRINKLERED BLDG)
550' MAX (SPRINKLERED BLDG)
- HOSE LAY
150' MAX BY HAND (NON-SPRINKLERED BLDG)
200' MAX BY HAND (SPRINKLERED BLDG)
- HL HOSE LAY
- TP TRUCK PULL
- TP TRUCK PULL
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION (FDC)

SCALE 1"= 20'

SIGNATURE/SEAL

10/21/2022

STATE OF TEXAS

RAO, S. VASANSETTI

104346

Professional Engineer

RCERAO'S CONSULTING ENGINEERS

PROJECT DESCRIPTION:

3P ELM
1728 E ELDORADO PKWY
LITTLE ELM, TX 75068

TITLE:

FIRE PROTECTION PLAN

DATE :	10/21/22	JOB NO.	2019-875
DESIGNED BY :	RV	DRG NO.	C1.20
DRAWN BY :	MO		
CHECKED BY :	RV		

PERMIT SET

NOTE:
ALL THE SPOT ELEVATION SHOULD BE ADD
400.00 TO THE ELEVATION SHOWN.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY PLAN AND CONSIDER EXISTING AND PROPOSED DRAINAGE PATTERNS DURING THE CONSTRUCTION OF THE PROJECT. IN ORDER TO ACCOMPLISH THIS, IT MAY BE NECESSARY TO PHASE THE GRADING, CONSTRUCT TEMPORARY BERMS AND SWALES WHILE FACTORING IN SURROUNDING CONDITIONS TO PROPERLY DIRECT AND CONTROL SURFACE RUNOFF. ADDITIONALLY, THE CONTRACTOR SHOULD TAKE INTO ACCOUNT THE TIMING OF CONSTRUCTING PONDS, CHANNELS AND STORM DRAINAGE SYSTEMS.

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

GRADING NOTES:

1. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
2. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
3. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
5. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSION BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL, CLEAN STRIPPING AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.

BENCHMARK "A"

DESCRIPTION
"X" MARK ON FIRE HYDRANT
N:7111817.12
E: 2455948.39

ELEVATION =552.14'

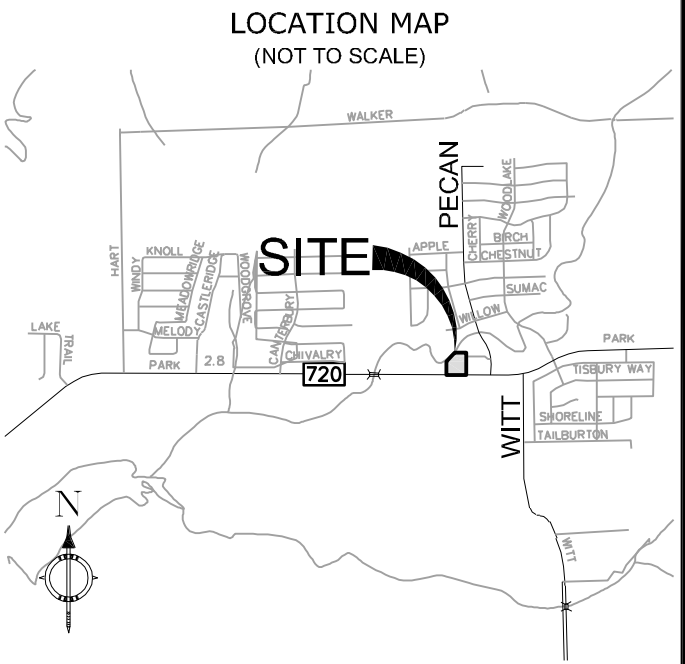
NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE BENCHMARK DEPICTED ON THIS DRAWING AND REPORT ANY DISCREPANCIES IN THE ELEVATION OR DESCRIPTION TO THE CIVIL ENGINEER IMMEDIATELY.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECHNICAL REPORT, THE PROJECT SPECIFICATIONS, THE CURRENT APPLICABLE CITY, COUNTY AND/OR TDDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND WATER AND SEWER PURVEYOR STANDARD SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS OR OTHER ITEMS INTENDED TO REMAIN.
5. CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
6. ALL AREA DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL DISTURBED AREAS BY PERIODIC WATERING OR OTHER APPROVED MEANS. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF ALL ITEMS COVERED WITHIN THE SCOPE OF WORK OF THESE PLANS.
8. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
9. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, ACCESS MUST BE PROVIDED TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
10. CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER MONUMENTATION, CONTROL POINTS & BENCHMARKS. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS SUBS OR EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. NO ABRUPT CHANGE OF GRADE SHALL OCCUR.
12. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW PONDING OF WATER AND NOT TO BLOCK DRAINAGE FLOW FOR ADJACENT PROPERTY.
13. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AT CONTRACTORS EXPENSE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY DAMAGES TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS AND THERE WILL BE NO SEPARATE ITEMS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL GRADES ON SITE MEET THE ADA AND TAS STANDARDS, WHICH INCLUDE, BUT ARE NOT LIMITED TO:
SIDEWALKS ACCESSIBLE ROUTES TO BE AT A MAX 2% CROSS SLOPE AND MAX 5% LONGITUDINAL SLOPE
ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
CURB RAMPS SHALL NOT EXCEED 6 INCHES VERTICAL DIFFERENCE AND SLOPE SHALL BE NO MORE THAN 12:1
CURBS ADJACENT TO RAMPS SHALL BE SLOPED TO BE FLUSH WITH RAMP.
20. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE KARNES COUNTY AND CITY OF KENEDY SPECIFICATIONS FOR CONSTRUCTION.

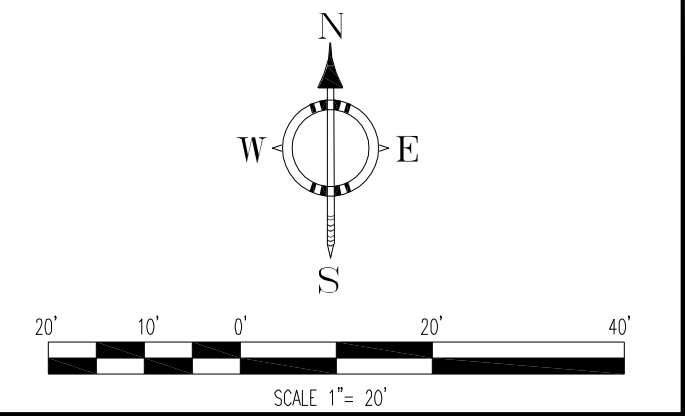
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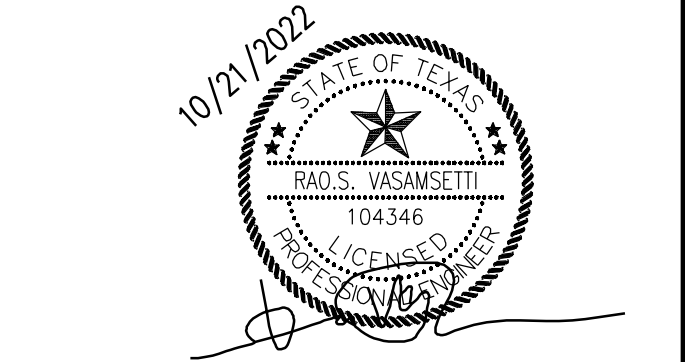


LEGEND

	EXISTING TOP OF CURB AND GUTTER ELEVATIONS
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)
	EXISTING CONTOUR
	PROPOSED RIDGE
	DEFINED SWALE
	PROPOSED RETAINING WALL
	PROPOSED FIN. FLOOR ELEVATION
	OVERLAND FLOW DIRECTION
	BENCHMARK
	GRATE
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED POND INVERT
	PROPOSED TOP OF RETAINING WALL
	PROPOSED BOTTOM OF RETAINING WALL
	PROPOSED SPOT ELEVATION (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)



SIGNATURE/SEAL



RCERAO'S CONSULTING ENGINEERS

TYPE: FIRM 1000
P.O. BOX: 992091 SAN ANTONIO, TX 78209
PHONE: 210.549.7657 FAX: 512.865.4995
www.raosengineering.com

PROJECT DESCRIPTION:

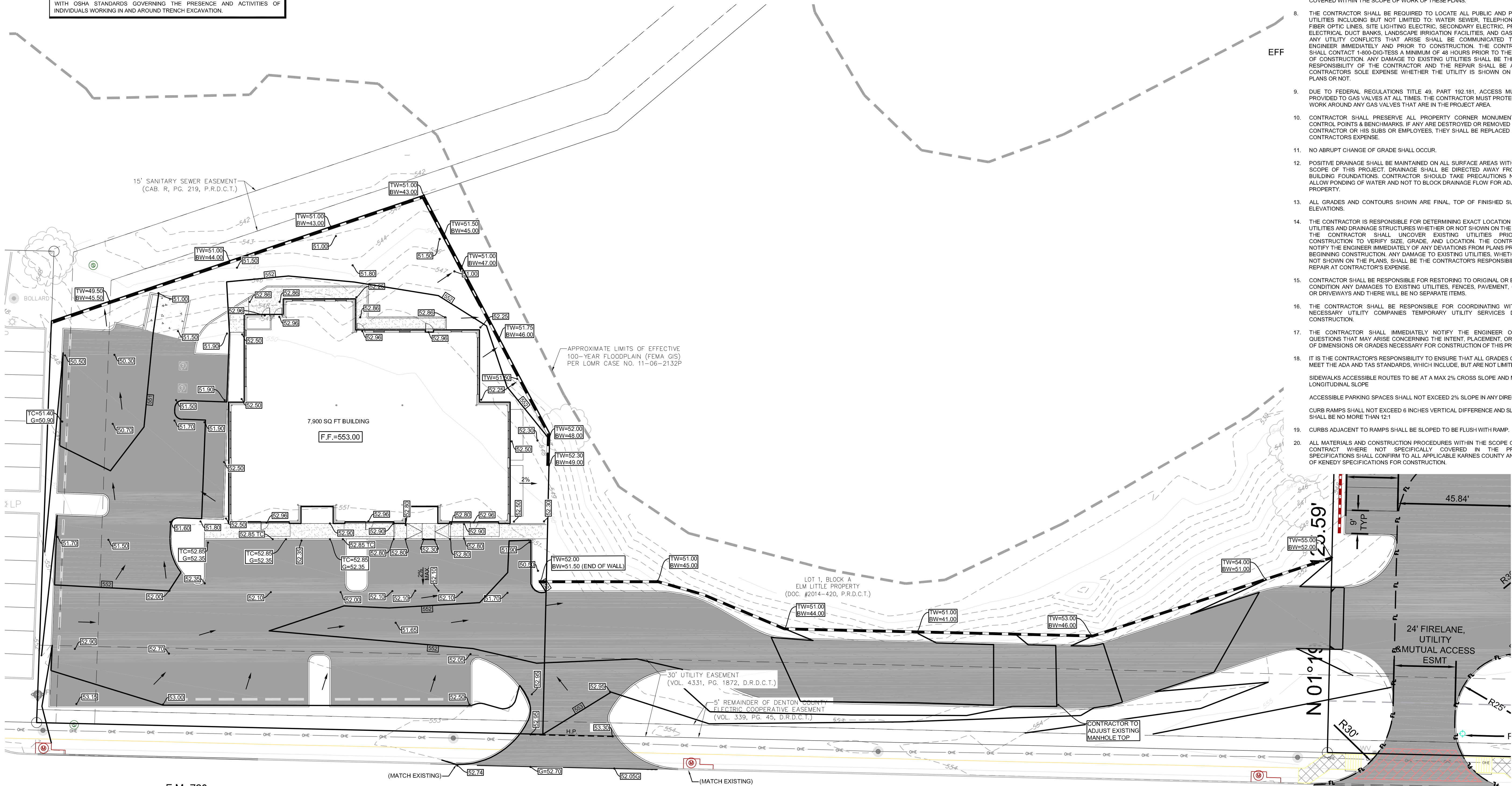
**3P ELM
1728 E ELDORADO
PKWY
LITTLE ELM, TX 75068**

TITLE:

GRADING PLAN

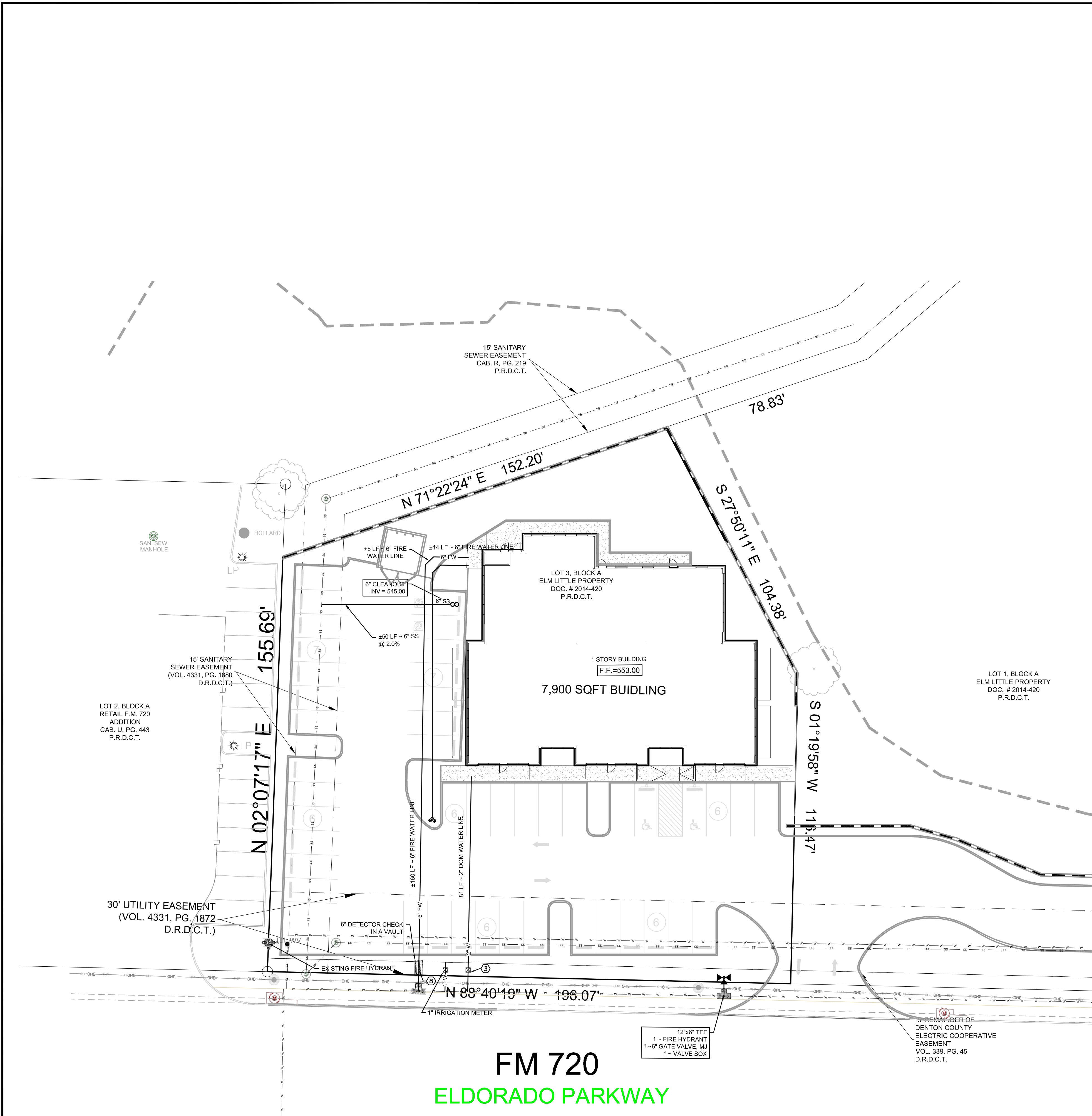
DATE :	10/21/22	JOB NO.	2019-875
DESIGNED BY :	RV	DRG NO.	C2.00
DRAWN BY :	MO		
CHECKED BY :	RV		

PERMIT SET



F.M. 720
(ELDORADO PARKWAY)
(VARIABLE WIDTH RIGHT-OF-WAY)

**FM 720
ELDORADO PARKWAY**



BENCHMARK "A"

DESCRIPTION
"X" MARK ON FIRE HYDRANT
N:7111817.12
E: 2455948.39

ELEVATION =552.14'

NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE BENCHMARK DEPICTED ON THIS DRAWING AND REPORT ANY DISCREPANCIES IN THE ELEVATION OR DESCRIPTION TO THE CIVIL ENGINEER IMMEDIATELY.

- UTILITY NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
 2. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE TOWN OF LITTLE ELM RULES AND REQUIREMENTS.
 3. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATELY ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR AT HIS EXPENSE.
 4. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER OR NOT SHOWN PLANS.
 5. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
 6. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
 7. CONTRACTOR SHALL INSTALL ANDY BENDS, FITTINGS OR PIPE IN THE WATER LINE AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES (NOT SEPARATE PAY ITEM).
 8. NO WATER JETTING TO BACK FILL TRENCHES WILL BE ALLOWED ON THIS PROJECT.
 9. REFERENCE ELECTRICAL PLANS FOR PARKING LOT AND SIGNAGE LIGHTING WHICH MAY BE IN THE SCOPE OF WORK.
 10. REFERENCE LANDSCAPE, ELECTRICAL, AND OTHER PLANS FOR ADDITIONAL CONDUITS REQUIRED.
 11. SANITARY SEWER PIPE SIX INCHES (6") AND SMALLER SHALL BE SDR 40 CONFORMING TO ASTM D1785 AND INSTALLED PER SPECIFICATIONS. FITTINGS AND JOINTS SHALL CONFORM TO COMPATIBLE SDR 35 PIPE WITH THE EXCEPTION THAT SOLVENT CEMENT JOINTS SHALL NOT BE USED.
 12. CONTRACTOR SHALL INSTALL THE SANITARY SEWER SYSTEM OUTSIDE OF THE BUILDING IN ACCORDANCE WITH PROCEDURES SPECIFIED BY THE LOCAL PLUMBING CODE. FOR PROJECTS WITHIN THE CITY LIMITS, THE LINE SHALL BE INSPECTED BY THE CITY INSPECTOR.
 13. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS DEPARTMENT OF HEATH RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS (1986 OR ANY REVISIONS THERETO).
 14. DUE TO FEDERAL REGULATIONS TITLE 49, PARK 192.181, LDC GAS COMPANY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
 15. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE.
 16. ALL SERVICES ARE BROUGHT TO WITHIN 5' OF THE BUILDING. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT SERVICES TO THE BUILDING WHETHER OR NOT SHOWN ON THE PLANS.
 17. CLEAN OUTS AND VALVE BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE AND AS DIRECTED BY THE PLUMBING INSPECTOR. ALL CLEAN OUT AND VALVE BOX TOPS SHALL BE INSTALLED AT LEAST 2" ABOVE FINISHED GRADE OUTSIDE PAVEMENT AND FLUSH WITH FINISHED GRADE WITHIN THE PAVEMENT AREAS.
 18. CONTRACTOR TO CONTACT UTILITY COMPANY TO VERIFY MATERIALS TO BE USED FOR SERVICES AND CONNECTIONS.
 19. 2-INCH (2") DOMESTIC WATER LINE TO BE PVC SCHEDULE 40.

- KEY NOTES:**
1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR CONTINUATION OF UTILITIES INTO BUILDING.
 2. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING WATER LINE PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCY.
 3. CONTRACTOR TO INSTALL 1 1/2-INCH DOMESTIC WATER LINE, WHICH SHALL BE CONSTRUCTED OF C900 PVC, AND TO CONNECT TO EXISTING WATER LINE WITH A TAPPING SLEEVE AND VALVE. SEE DETAIL SHEET FOR WATER SERVICE CONNECTION DETAIL.
 4. PROPOSED UNDERGROUND POWER.
 5. LOCATION TO EXISTING 4-INCH GAS MAIN APPROXIMATE AND NOT FIELD VERIFIED. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING GAS MAIN PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
 6. CONTRACTOR TO COORDINATE GAS INSTALLATION WITH GAS MAIN.
 7. CONTRACTOR TO INSTALL PROPOSED 2 1/2" GAS LINE AND CONNECT TO EXISTING GAS MAIN.
 8. CONTRACTOR TO INSTALL 1-INCH IRRIGATION WATER LINE AND METER. REFER TO IRRIGATION PLANS FOR BACKFLOW PREVENTOR AND CONTINUATION

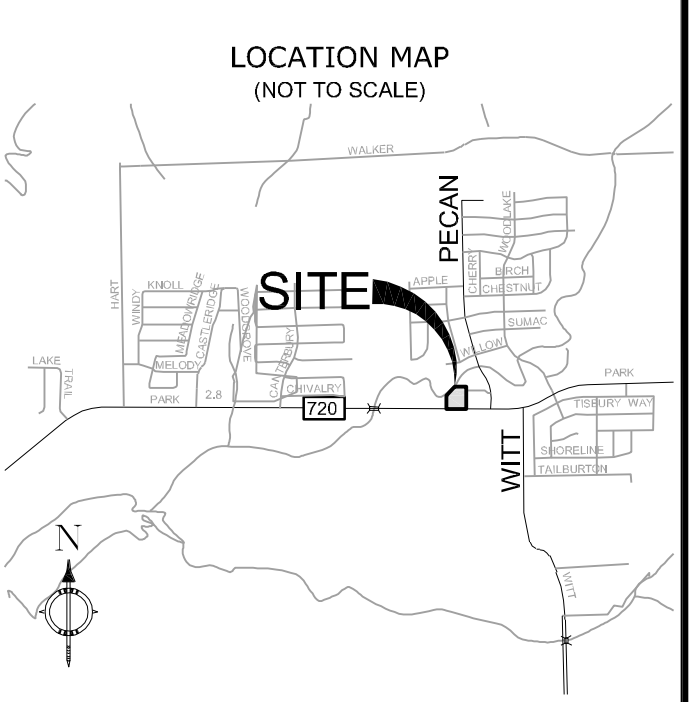
CAUTION!!!
CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS.

NOTE:
REFER TO MEP PLANS FOR SLEEVES/CONDUITS FOR PARKING LOT LIGHTS, AND COMMUNICATIONS TO PROPOSED MENU BOARD. CONTRACTOR TO ENSURE THERE ARE NO CONFLICTS BETWEEN LIGHT POLE BASES AND ANY UTILITIES.
UTILITY CONTRACTORS TO CONTACT PUBLIC UTILITY COMPANIES AND CITY OF FLORESVILLE TO CONFIRM WHAT IS NEEDED FOR A COMPLETE TURNKEY FINAL PRODUCT FOR THIS BID.

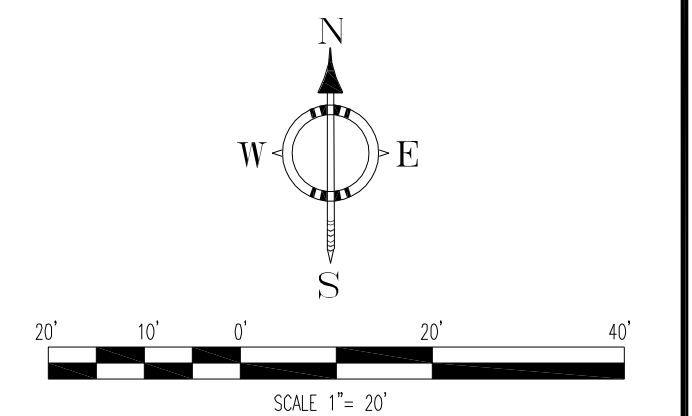
TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

REV. NO.	DESCRIPTION	DATE

Notes:



- LEGEND**
- SD -> SD -> EXISTING STORM DRAIN
 - SS -> SS -> EXISTING SANITARY SEWER LINE
 - W -> W -> EXISTING WATER LINE
 - GAS -> GAS -> EXISTING GAS LINE
 - OT -> OT -> EXISTING OVERHEAD TELEPHONE
 - UT -> UT -> EXISTING UNDERGROUND TELEPHONE
 - OHE -> OHE -> EXISTING OVERHEAD ELECTRIC
 - UE -> UE -> EXISTING UNDERGROUND ELECTRIC
 - DW -> DW -> PROPOSED DOMESTIC WATER LINE
 - W -> W -> PROPOSED WATER LINE
 - I -> I -> PROPOSED IRRIGATION LINE
 - SS -> SS -> PROPOSED SANITARY SEWER LINE
 - SD -> SD -> PROPOSED STORM DRAIN
 - G -> G -> PROPOSED GAS LINE
 - F -> F -> PROPOSED FIRE LINE
 - EB -> EB -> THRUST BLOCKING
 - E -> E -> EXISTING ELECTRIC METER
 - O -> O -> EXISTING CLEAN-OUT
 - W -> W -> EXISTING WATER VALVE
 - W -> W -> EXISTING WATER METER
 - W -> W -> PROPOSED WATER METER
 - W -> W -> EXISTING FIRE HYDRANT
 - W -> W -> PROPOSED FIRE HYDRANT
 - W -> W -> PROPOSED FIRE DEPARTMENT CONNECTION
 - W -> W -> PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
 - W -> W -> EXISTING LIGHT POLE



SIGNATURE/SEAL

10/21/2022

RAO, S. VASANSETTI
104346
Professional Engineer
State of Texas

RCERAO'S CONSULTING ENGINEERS

TYPE FIRM 1985
P.O. BOX 992991 SAN ANTONIO, TX 78299
PHONE: 210.549.7557 FAX: 210.549.4995
www.rceraosengineering.com

PROJECT DESCRIPTION:

3P ELM
1728 E ELDORADO
PKWY
LITTLE ELM, TX 75068

TITLE:	
UTILITY PLAN	
DATE :	10/21/22
DESIGNED BY :	RV
DRAWN BY :	MO
CHECKED BY :	RV
JOB NO.	2019-875
DRG NO.	C3.00

PERMIT SET

STORM WATER POLLUTION PREVENTION NOTICES.

DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASHOUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT AREAS, OR OTHER PERMANENTLY USABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE/AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATER SHEDS FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES AND RESTORE THE SITE TO ORIGINAL OR BETTER CONDITION.

12. GRADING SHOWN HEREON IS APPROXIMATE ONLY. REFER TO THE DETAILED GRADING PLANS INCLUDED IN THE CONSTRUCTION DOCUMENTS.

Notes:

**LOCATION MAP
(NOT TO SCALE)**

RCE **RAO'S CONSULTING**
ENGINEERS

TYPE FIRM#17555

P.O. BOX. 592991 SAN ANTONIO TX 78258

PHONE: 210.549.7557. FAX: 512.856.4595

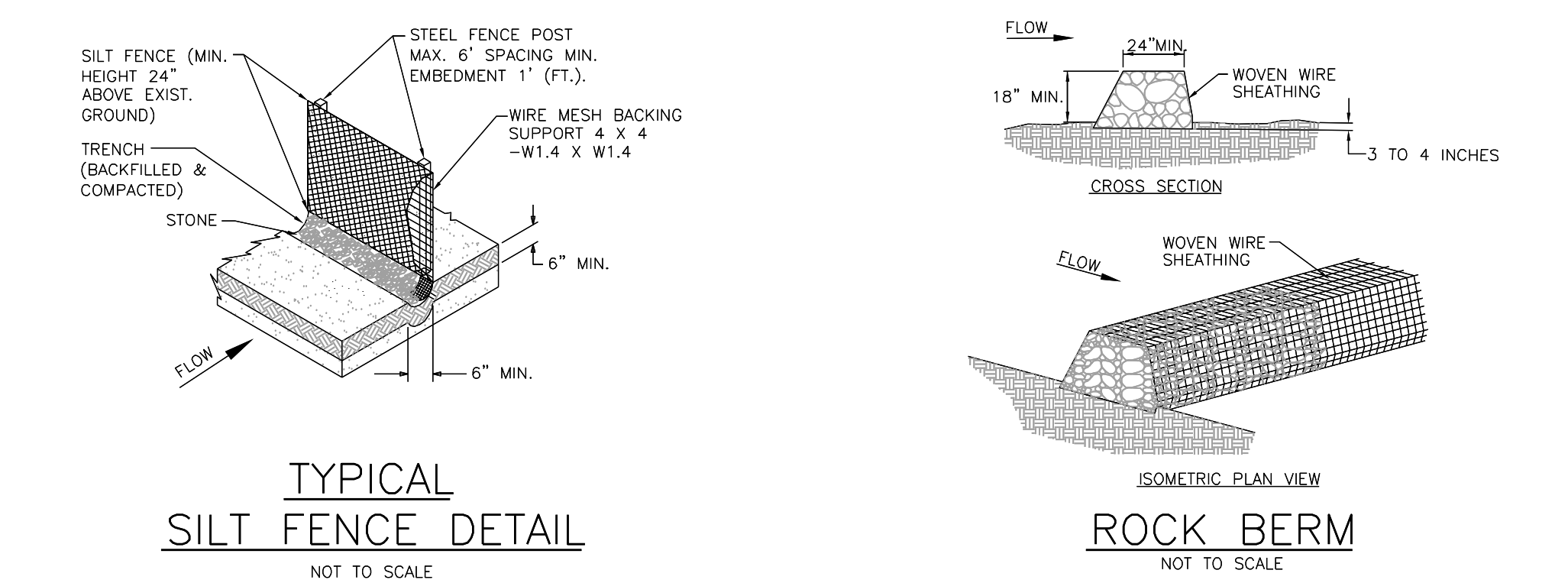
www.rceosengineering.com

TITLE:

EROSION CONTROL PLAN

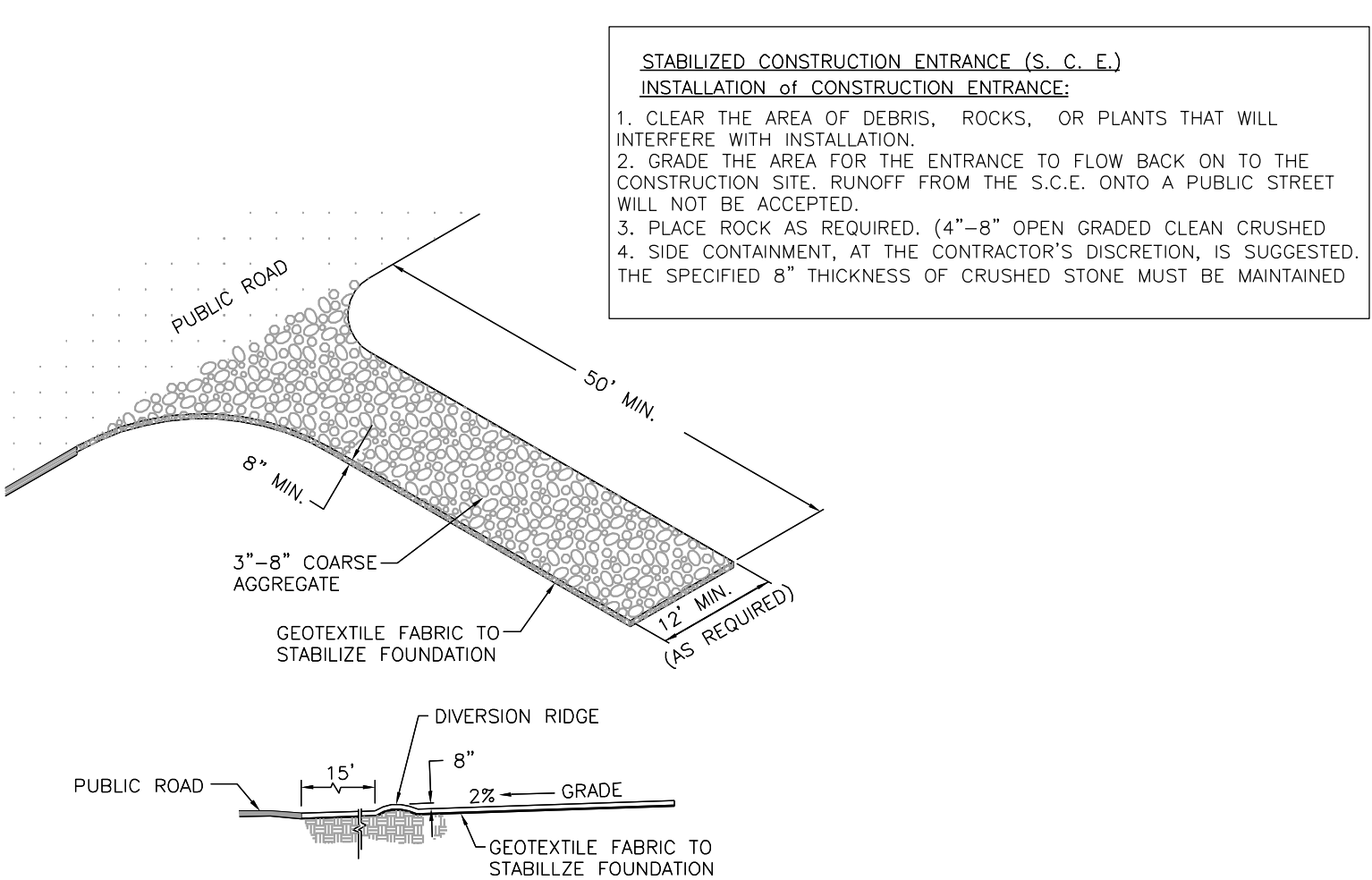
DATE : 10/21/22	JOB NO. 2019-875
DESIGNED BY : RV	DRG NO C4.00
DRAWN BY : MO	
CHECKED BY : RV	





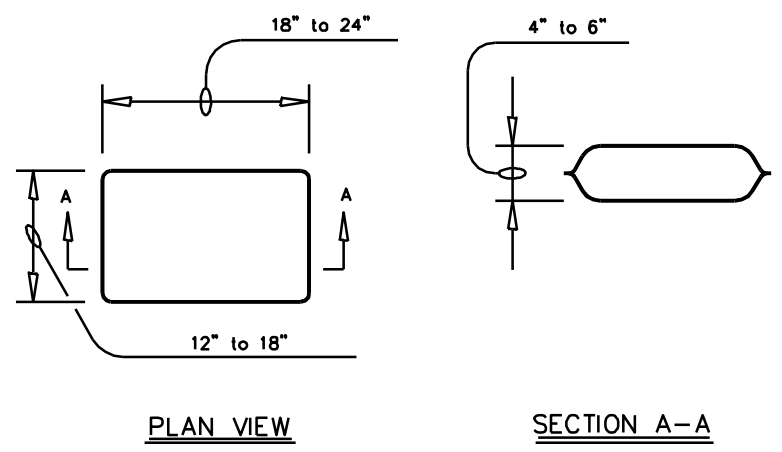
- SILT FENCE NOTES:**
- 1.) STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP.
 - 2.) LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.
 - 3.) THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 - 4.) THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 - 5.) SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 - 6.) INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED.
 - 7.) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
 - 8.) REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION 6.
 - 9.) REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.
 - 10.) WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN A APPROVED LANDFILL.
 - 11.) DESIGNATED SILT FENCE CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC, STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 6 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURIED.
 - 12.) MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.

- ROCK BERM NOTES**
1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOOT RINGS.
 2. CLEAN, OPEN GRADED 3 TO 5 INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5 TO 8 INCH DIAMETER ROCKS MAY BE USED.
 3. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER. HEIGHT OF ROCK BERM SHALL NOT BE LESS THAN 18".
 4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
 5. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
 6. BERM SHALL BE INSTALLED PERPENDICULAR TO DIRECTION OF FLOW.
 7. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
 8. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES, DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
 9. THE BERM SHOULD BE RESHAPED AND REPAIRED AS NEEDED DURING INSPECTION.
 10. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 11. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SITE REMOVED.



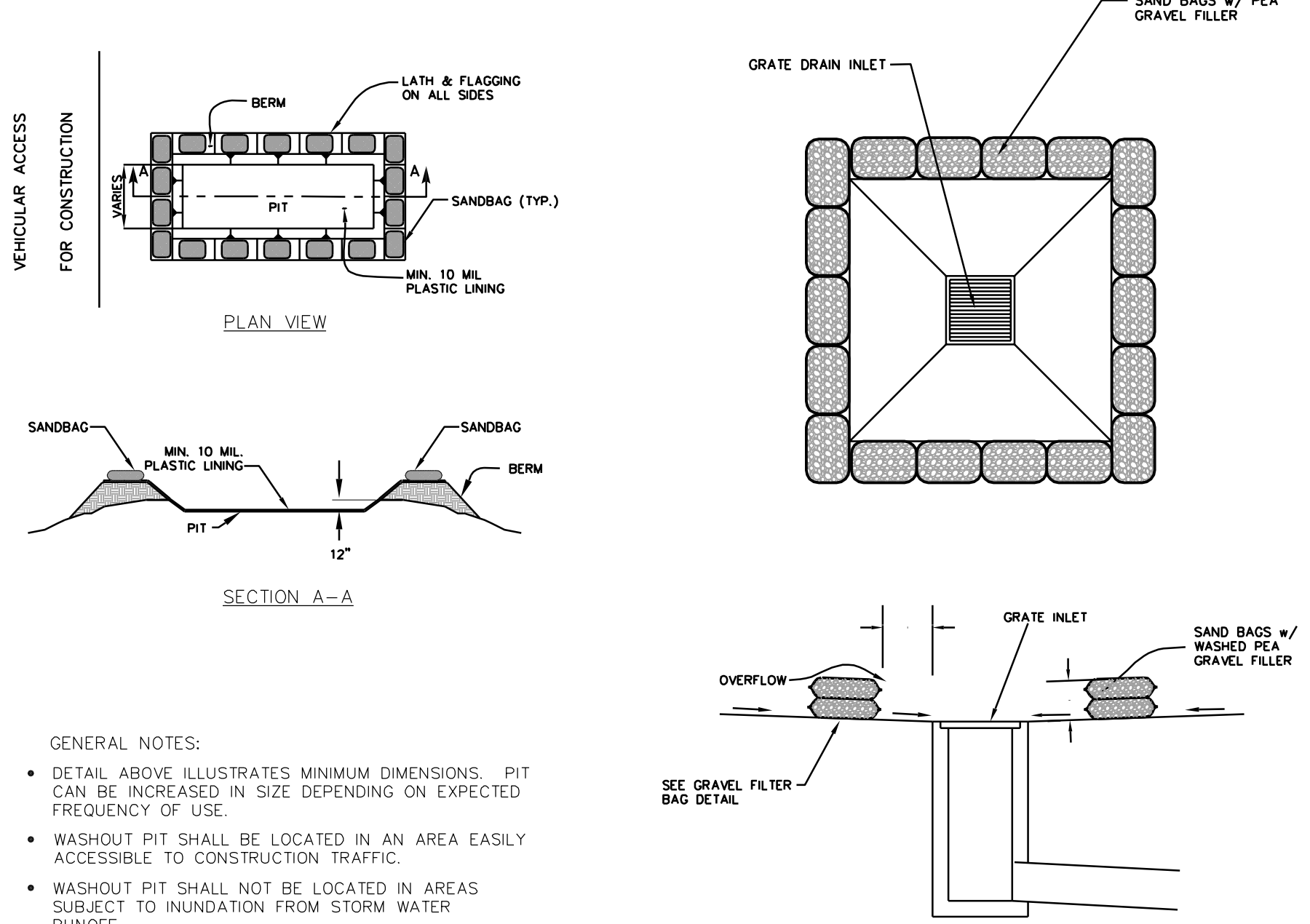
STABILIZED CONSTRUCTION ENTRANCE

- INSTALLATION:
- (1) AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
 - (2) THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
 - (3) THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
 - (4) IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6 TO 8 INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
 - (5) PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
 - (6) PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
 - (7) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
 - (8) INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
- COMMON TROUBLE POINTS:
- (1) INADEQUATE RUNOFF CONTROL--SEDIMENT WASHES ONTO PUBLIC ROAD.
 - (2) STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.
 - (3) PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC--EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY.
 - (4) PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.
 - (5) UNSTABLE FOUNDATION -- USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.
- INSPECTION AND MAINTENANCE GUIDELINES:
- (1) THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - (2) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
 - (3) WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - (4) WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - (5) ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.



- The filter bag material shall be made of polypropylene, polyethylene or polyamide woven fabric, min. unit weight of 4 ounces/sy, have a Mullen burst strength exceeding 300 psi and ultraviolet stability exceeding 70%.
- The filter bag shall be filled with clean, medium (washed pea gravel) to coarse gravel (0.31 to 0.75 inch diameter).
- Sand shall NOT be used to fill the filter bags.

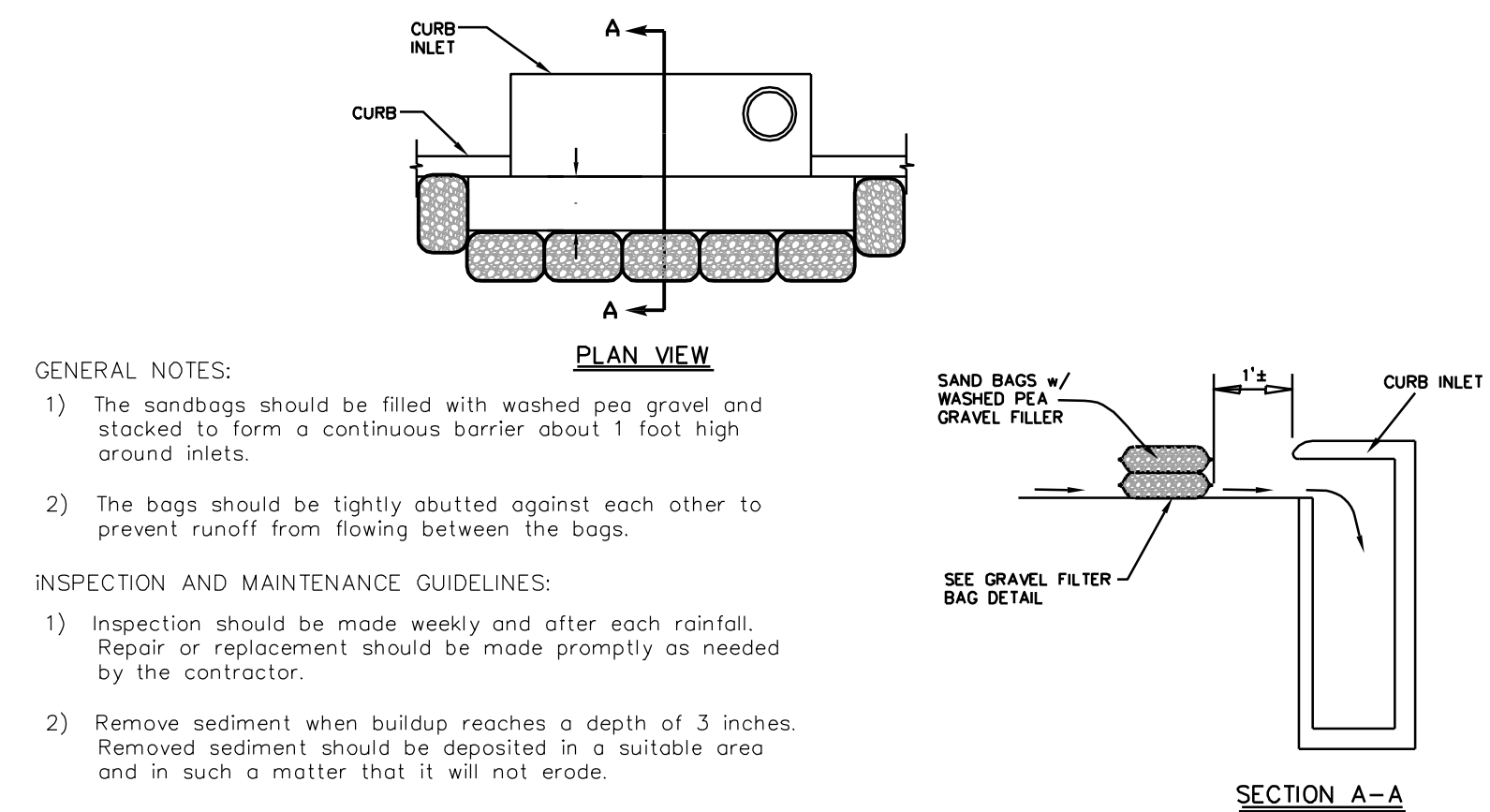
GRAVEL FILTER BAG DETAIL



- GENERAL NOTES:
- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 - WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 - WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
 - LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
 - TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- MATERIALS:
- PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- MAINTENANCE:
- WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
 - MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
 - HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.
- GENERAL NOTES:
- The sandbags should be filled with washed pea gravel and stacked to form a continuous barrier about 1 foot high around inlets.
 - The bags should be tightly abutted against each other to prevent runoff from flowing between the bags.
- INSPECTION AND MAINTENANCE GUIDELINES:
- Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
 - Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a matter that it will not erode.
 - Check placement of device to prevent gaps between device and curb.
 - Inspect filter fabric and patch or replace if torn or missing.
 - Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

BAGGED GRAVEL GRATE INLET PROTECTION

CONCRETE TRUCK WASHOUT PIT



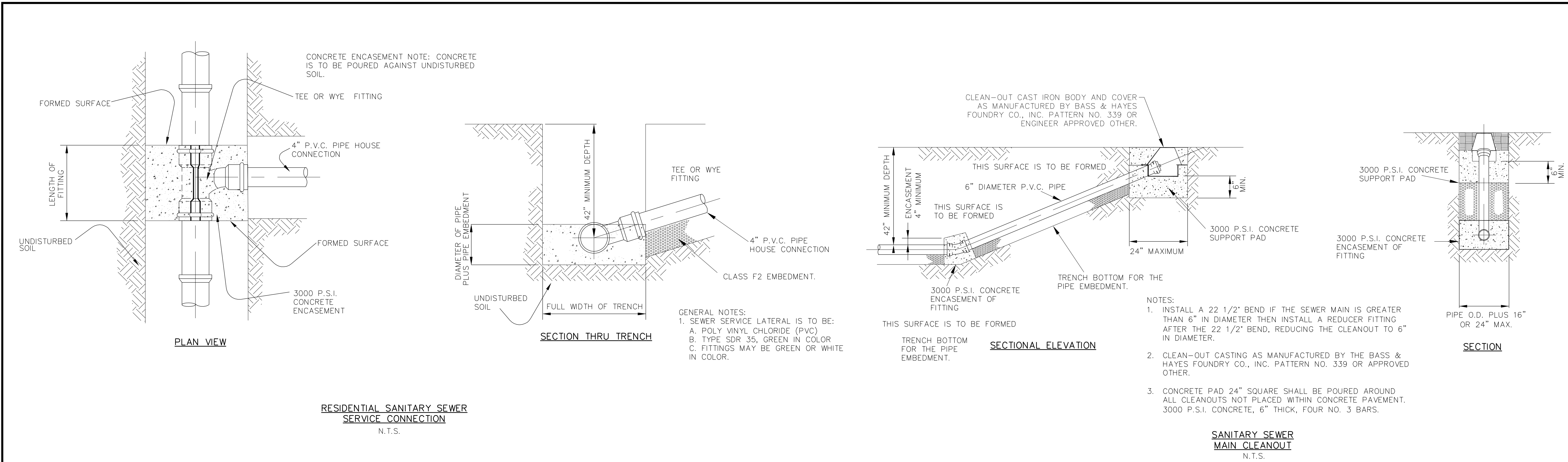
- GENERAL NOTES:
- The sandbags should be filled with washed pea gravel and stacked to form a continuous barrier about 1 foot high around inlets.
 - The bags should be tightly abutted against each other to prevent runoff from flowing between the bags.
- INSPECTION AND MAINTENANCE GUIDELINES:
- Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
 - Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a matter that it will not erode.
 - Check placement of device to prevent gaps between device and curb.
 - Inspect filter fabric and patch or replace if torn or missing.
 - Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

BAGGED GRAVEL CURB INLET PROTECTION

REV. NO.	DESCRIPTION	DATE
Notes:		
LOCATION MAP (NOT TO SCALE)		
LEGEND		
SIGNATURE/SEAL		
PROJECT DESCRIPTION:		
3P ELM 1728 E ELDORADO PKWY LITTLE ELM,TX 75068		
TITLE:		
EROSION CONTROL DETAILS		
DATE :	07/20/22	JOB NO. 2019-875
DESIGNED BY :	RV	DRG NO
DRAWN BY :	MO	C4.10
CHECKED BY :	RV	

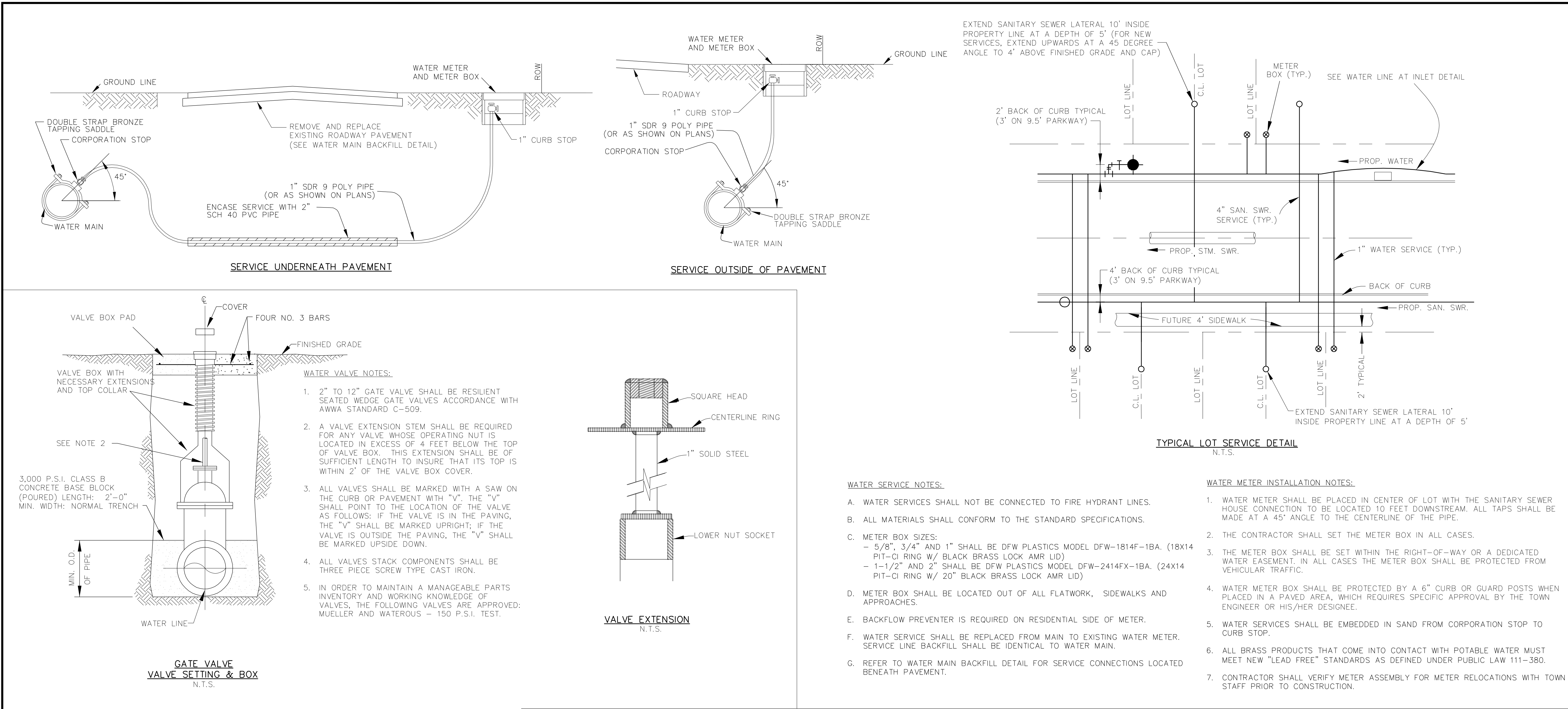
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DATE : 07/20/22	JOB NO. 2019-875
DESIGNED BY : RV	DRG NO
DRAWN BY : MO	C5.00
CHECKED BY : RV	



REV. NO.	DESCRIPTION	DATE
Notes:		
LOCATION MAP (NOT TO SCALE)		
LEGEND		
SIGNATURE/SEAL		
08/29/2022		
RCERAO'S CONSULTING ENGINEERS TYPE PERMIT/ISS P.O. BOX 992991 SAN ANTONIO TX 78299 PHONE: 210.549.7557 FAX: 512.856.4955 www.raosconsulting.com		
PROJECT DESCRIPTION:		
3P ELM 1728 E ELDORADO PKWY LITTLE ELM, TX 75068		
TITLE:		
DETAIL SHEET		
DATE :	07/20/22	JOB NO. 2019-875
DESIGNED BY :	RV	DRG NO
DRAWN BY :	MO	C5.20
CHECKED BY :	RV	

PERMIT SET



REV. NO.

DESCRIPTION

DATE

Notes:

LOCATION MAP
(NOT TO SCALE)

LEGEND

SIGNATURE/SEAL

08/29/2022

STATE OF TEXAS

RAO, S. VASANSETTI

104346

Professional Engineer

08/29/2022

PROJECT DESCRIPTION:

3P ELM
1728 E ELDORADO
PKWY
LITTLE ELM, TX 75068

TITLE:

DETAIL SHEET

DATE : 07/20/22

JOB NO. 2019-875

DESIGNED BY : RV

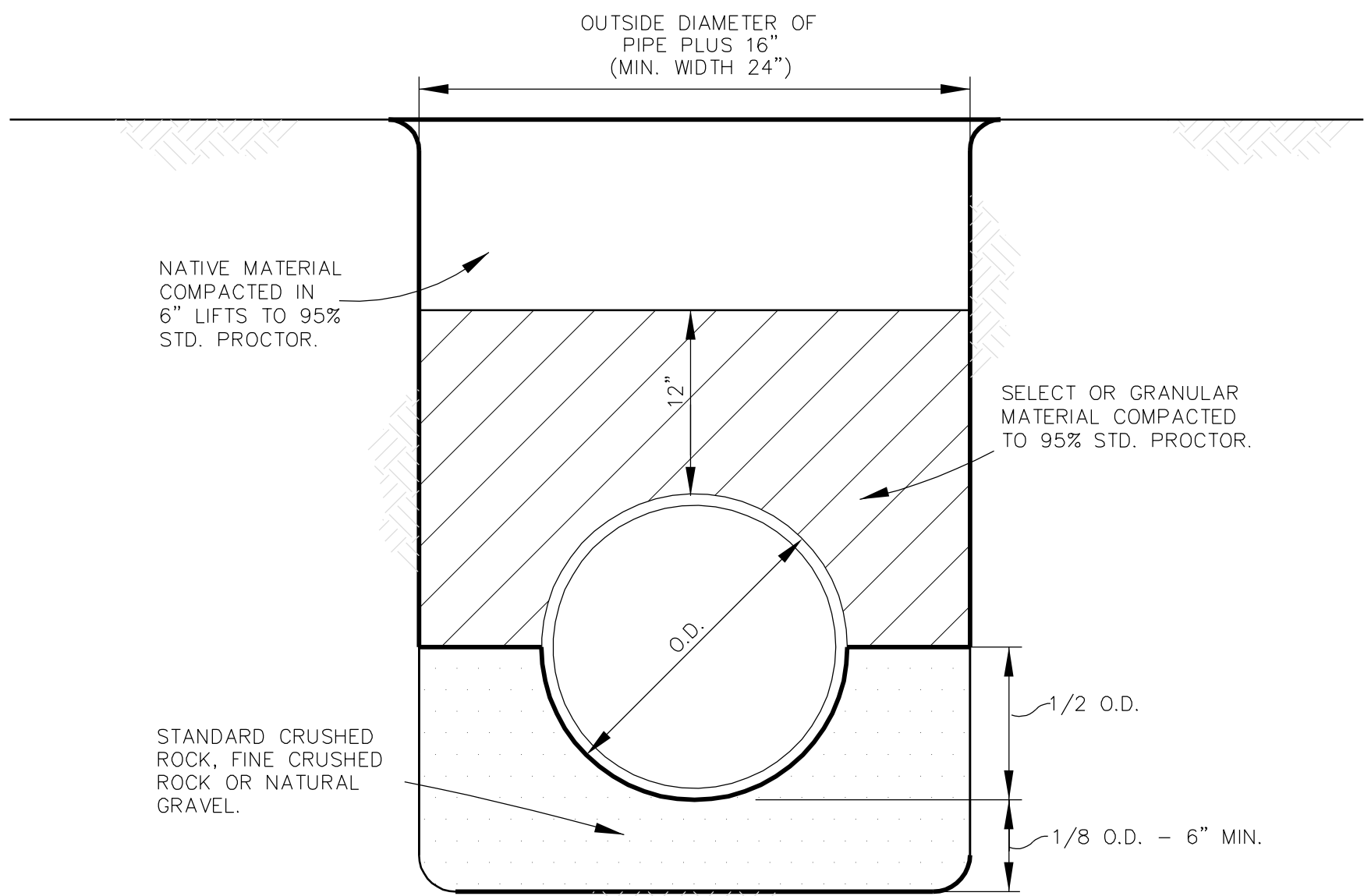
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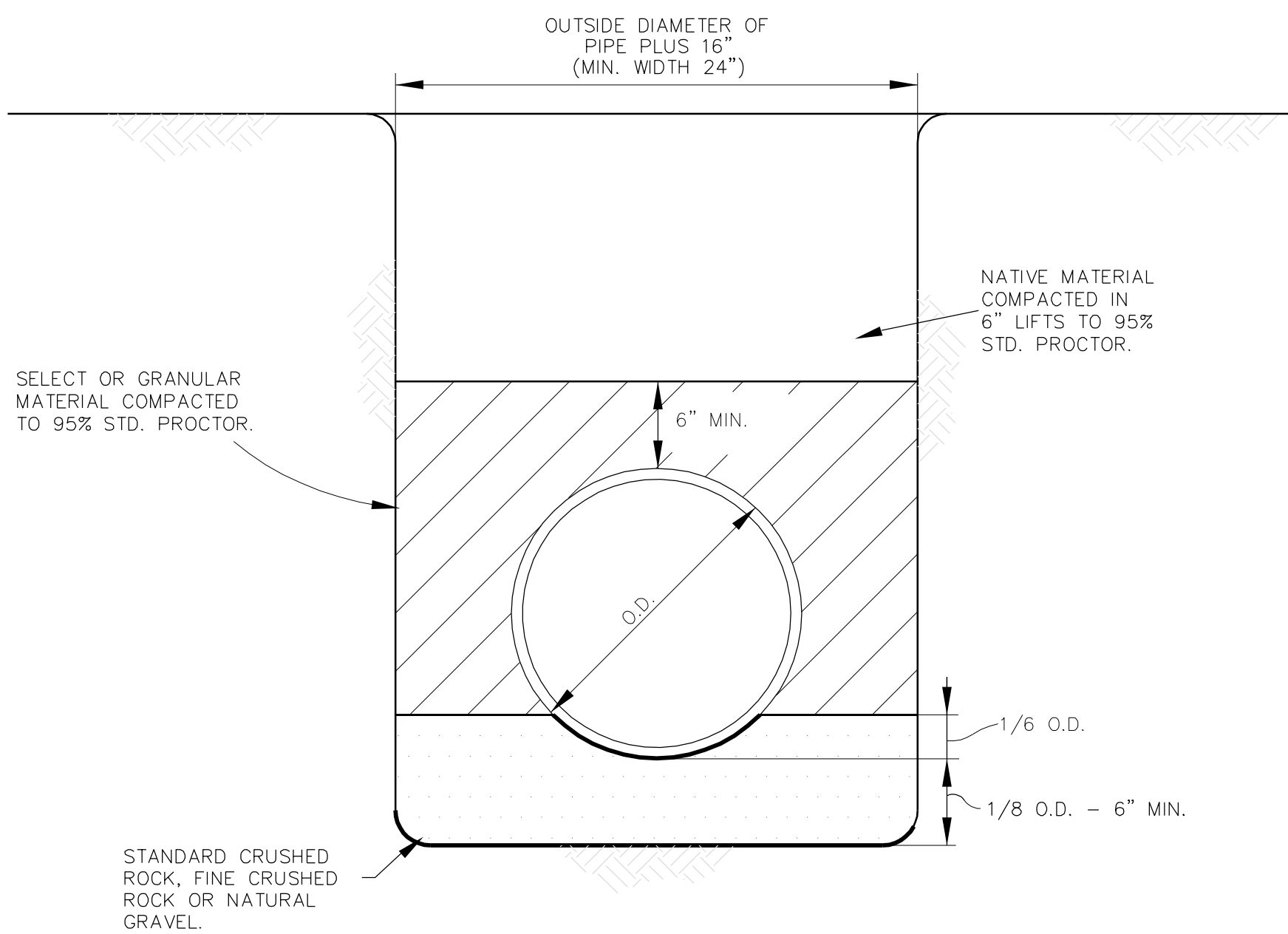
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CHECKED BY : RV

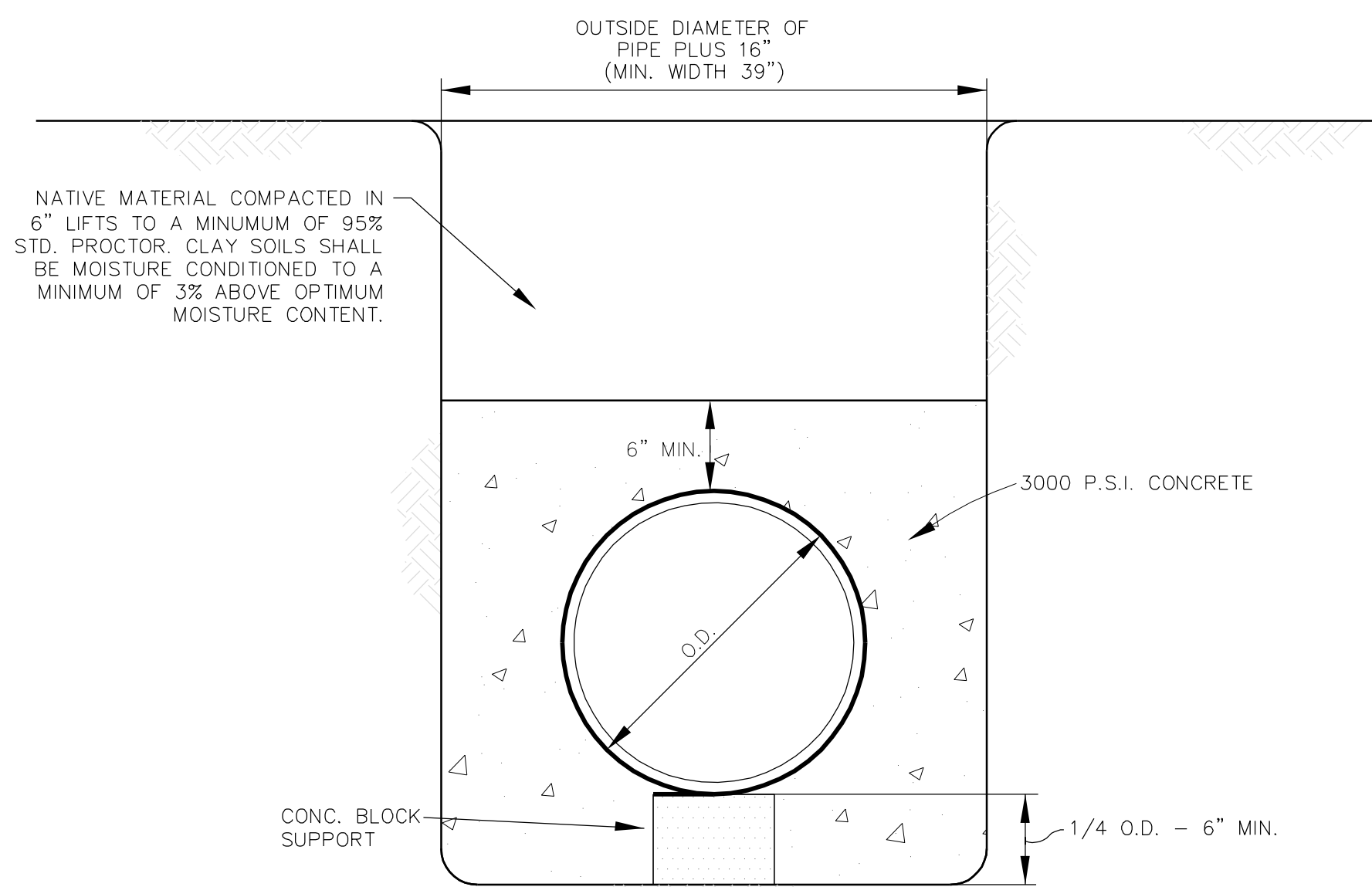
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MIN. STD P.V.C. WATER
N.T.S.
CLASS F1 EMBEDMENT

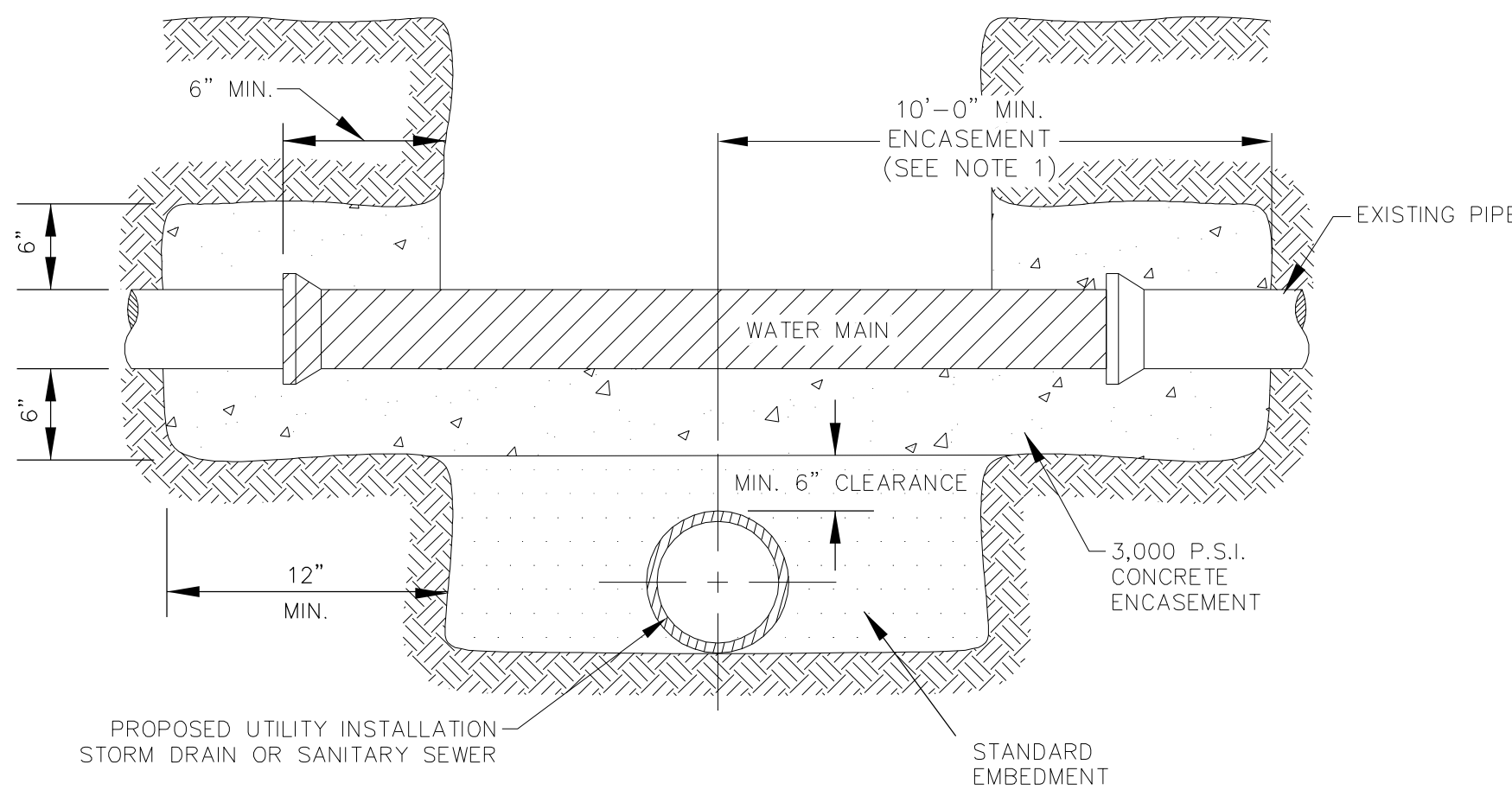


MIN. STD. DUCTILE IRON WATER
MIN. STD. R.C.C.P. WATER
N.T.S.
CLASS F3 EMBEDMENT



CONCRETE ENCASEMENT
N.T.S.
CLASS F4 EMBEDMENT

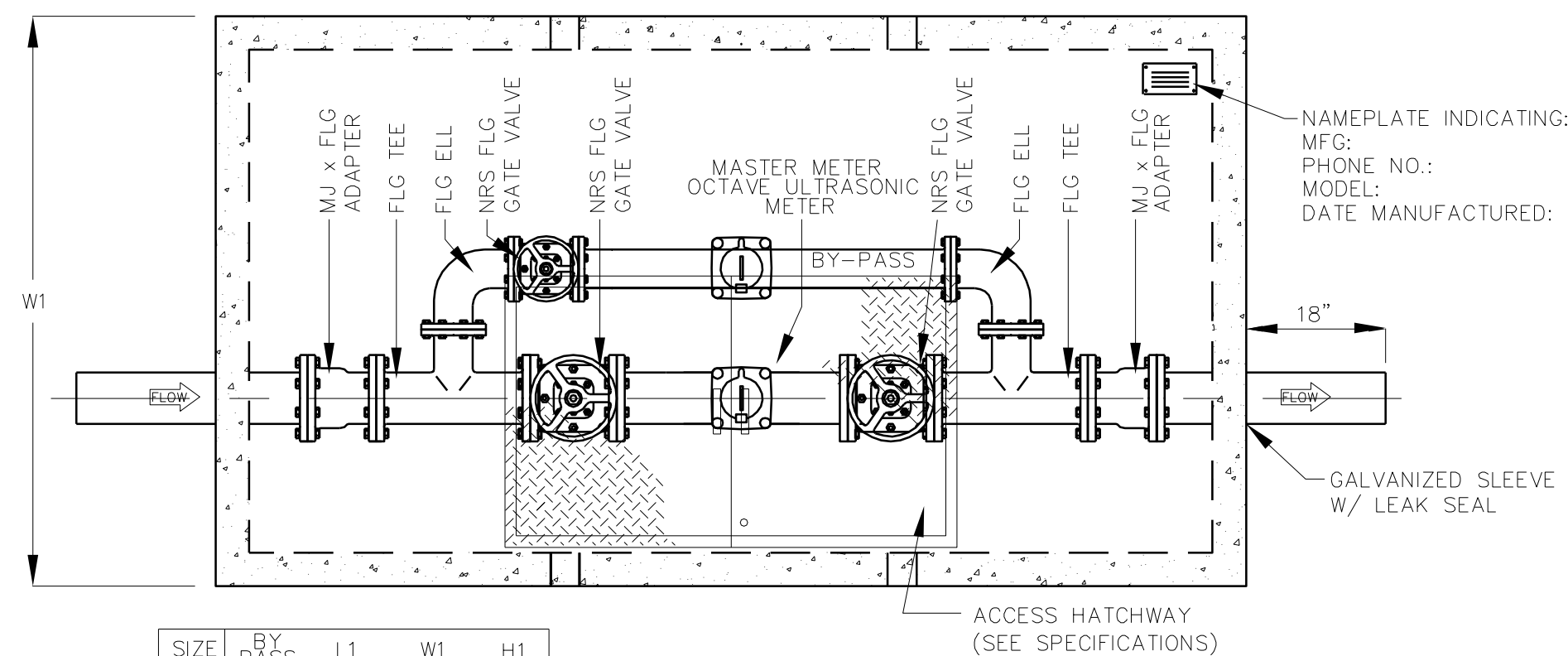
- NOTES:
- WATER SERVICES SHALL NOT BE CONNECTED TO FIRE HYDRANT LINES.
 - ALL MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS.
 - METER BOX AND LID:
 - 5/8", 3/4" AND 1" SHALL BE DFW PLASTICS MODEL DFW-1814F-1BA. (18X14 PIT-CI RING W/ BLACK BRASS LOCK AMR LID)
 - 1-1/2" AND 2" SHALL BE DFW PLASTICS MODEL DFW-2414FX-1BA. (24X14 PIT-CI RING W/ 20" BLACK BRASS LOCK AMR LID)
 - METER BOX SHALL BE LOCATED OUT OF ALL FLATWORK, SIDEWALKS AND APPROACHES.
 - BACKFLOW PREVENTER IS REQUIRED ON RESIDENTIAL SIDE OF METER.



MINIMUM CLEARANCE NOTE:

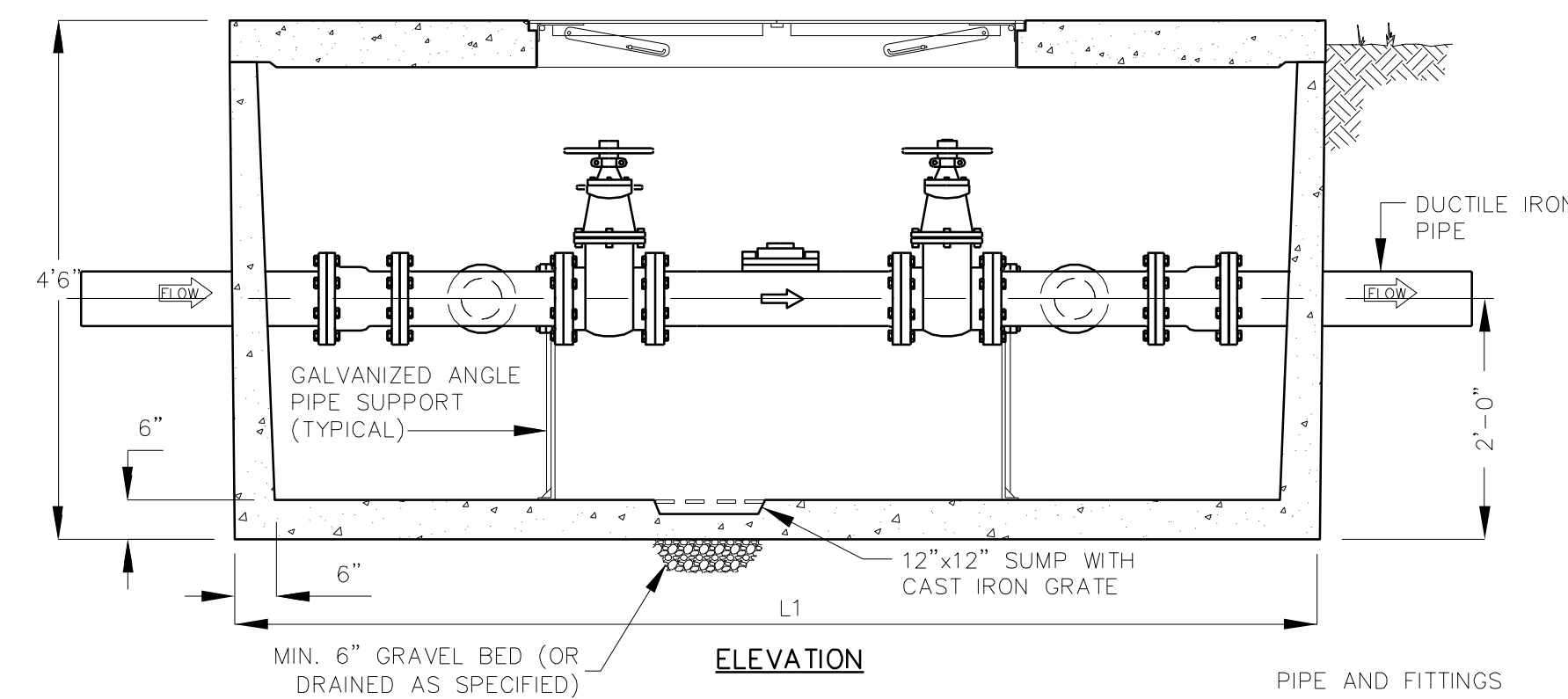
- WHERE A MINIMUM CLEARANCE OF 10'-0" (HORIZONTAL AND/OR VERTICAL) CANNOT BE OBTAINED, THEN THE POTABLE WATER MAIN SHALL BE CONCRETE ENCASED FOR 10'-0" EACH SIDE OF THE INTERSECTION OF THE INSTALLED UTILITY LINE.
- CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE LATEST TCEQ RULES AND REGULATIONS.

CROSSING UTILITY
PIPE SUPPORT
N.T.S.



PLAN VIEW

SIZE	BY PASS	L1	W1	H1
3"	2"	8'-8"	4'-8"	4'-6"
4"	2"	8'-8"	4'-8"	4'-6"
6"	4"	11'-0"	6'-0"	4'-6"



ELEVATION

METER VAULT
N.T.S.

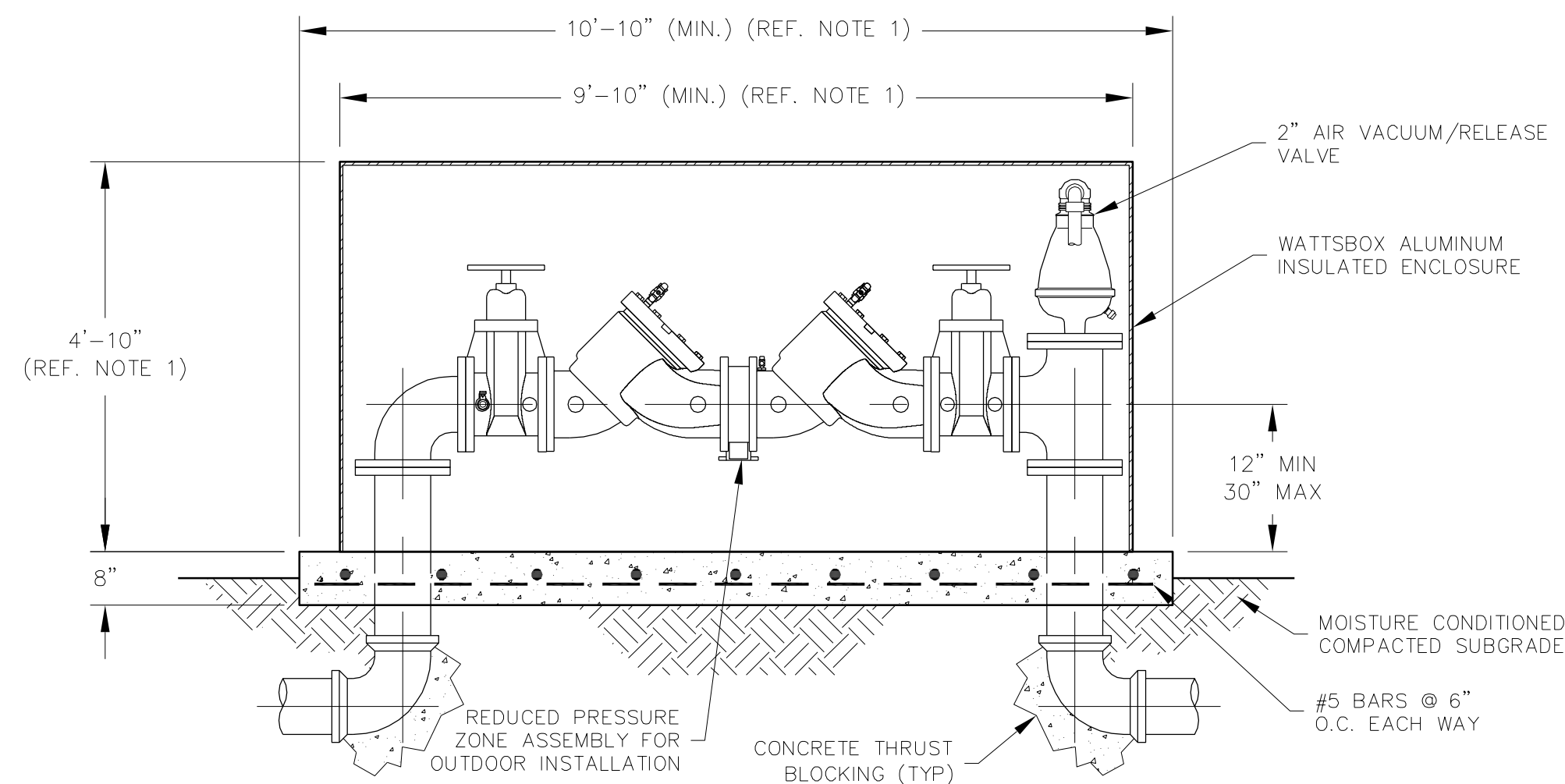
SPECIFICATIONS

CONCRETE : CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED STEEL BAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

HATCHWAY: 3' X 5' GALVANIZED STEEL DOUBLE LEAF SPRING ASSISTED HATCHWAY - TRAFFIC RATED W/ SLAM LOCK.

PRECAST VAULT SHALL BE FROM PARK EQUIPMENT COMPANY MATCHING DETAIL SHOWN OR APPROVED OTHER.



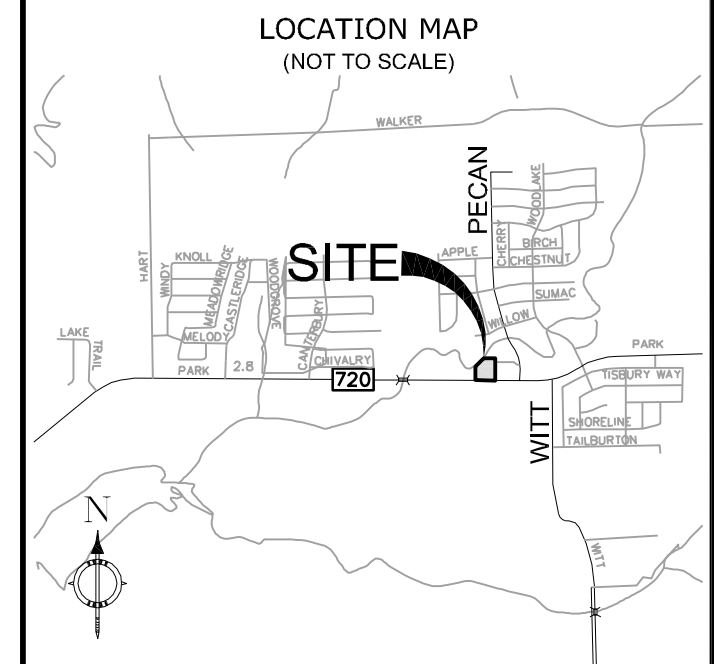
BACKFLOW PREVENTER
N.T.S.

NOTES:

- EXACT SIZE OF BOX MAY VARY DEPENDING ON ACTUAL LENGTH OF RPZ BACKFLOW PREVENTER.
- AIR/VACUUM RELEASE ASSEMBLY SHALL BE ARI FLOW CONTROL ACCESSORIES, MODEL D-025, WITH NYLON BODY.
- FIELD ROUTE DRAIN LINES FROM RPZ AND AIR RELEASE VALVE TO A COMMON DISCHARGE POINT.

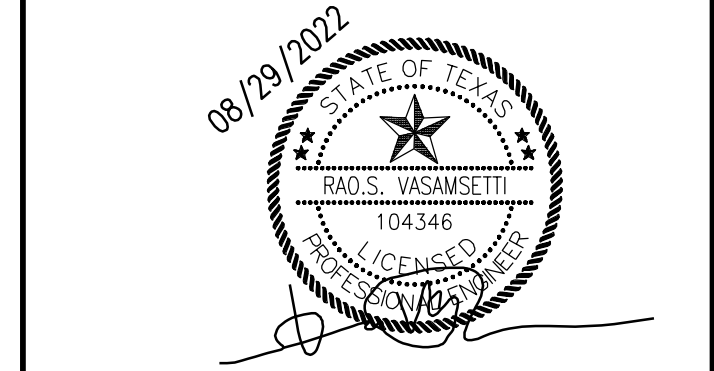
REV. NO.	DESCRIPTION	DATE

Notes:



LEGEND

SIGNATURE/SEAL



RCE
RAO'S CONSULTING
ENGINEERS
TYPE FIRM#1988
P.O. BOX 992991 SAN ANTONIO TX 78298
PHONE: 210.549.7557 FAX: 512.856.4955
www.raosconsulting.com

PROJECT DESCRIPTION:

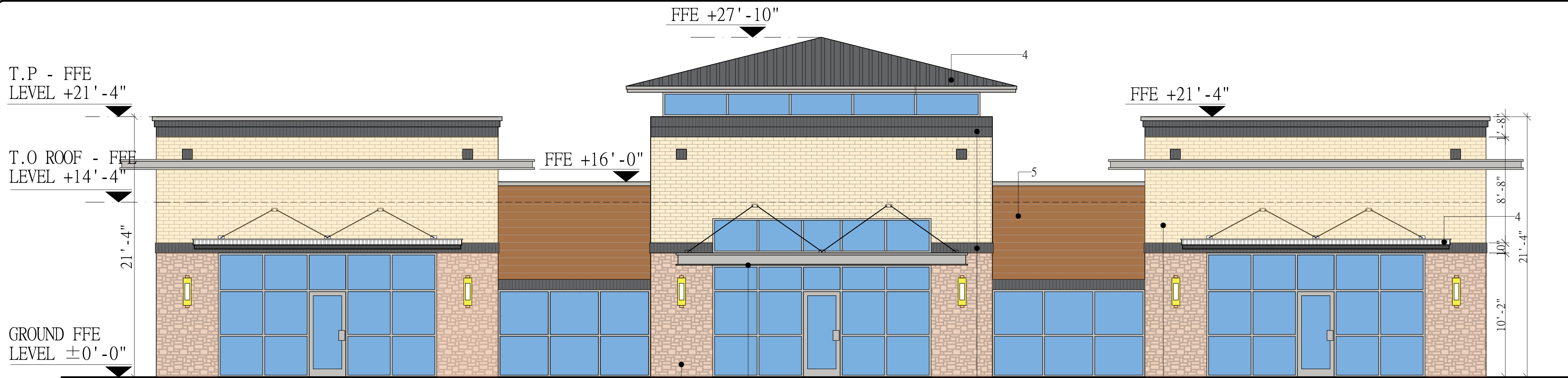
3P ELM
1728 E ELDORADO
PKWY
LITTLE ELM, TX 75068

TITLE:

DETAIL SHEET

DATE :	07/20/22	JOB NO.	2019-875
DESIGNED BY :	RV	DRG NO.	C5.40
DRAWN BY :	MO		
CHECKED BY :	RV		

PERMIT SET



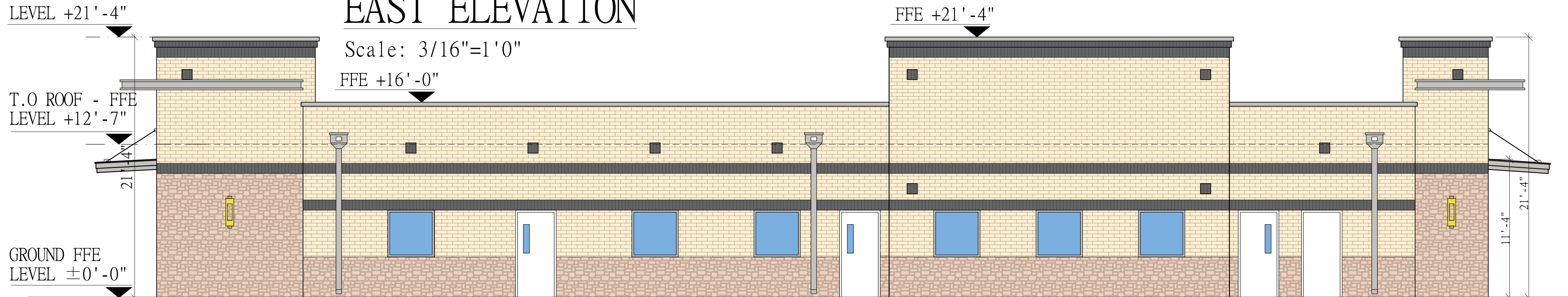
SOUTH ELEVATION

Scale: 3/16"=1'0"



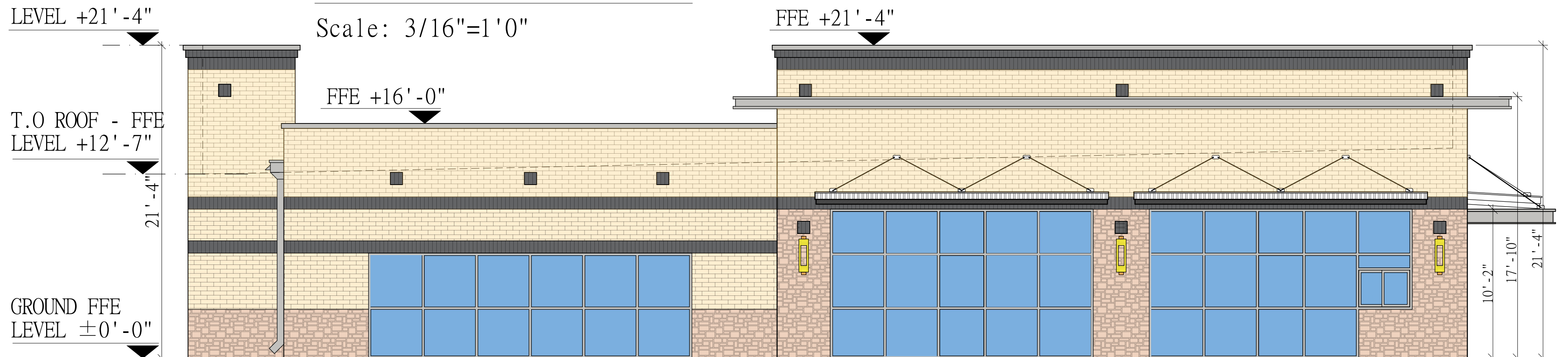
EAST ELEVATION

Scale: 3/16"=1'0"



NORTH ELEVATION

Scale: 3/16"=1'0"



WEST ELEVATION

Scale: 3/16"=1'0"

EXTERIOR MATERIAL FINISH SCHEDULE

	MATERIAL	DESCRIPTION	COLOR
1	NATURAL STONE	ACME BRICK (PRAIRIE) NATURAL LIME STONE	
2	PREMIER GLAZED SOLID BRICK	ACME BRICK (BIG BEND) Modular size (2 1/4" x 7 5/8" x 5/8")	
3	SOLDIER COURSE STANDING BRICK	ALLENTOWN VELOUR TEXTURE TULSA PLANT TUPO08- 866922 MODULAR SIZE (2 1/4" x 7 5/8" x 5/8")	
4	STAND SEEM LIGHT GRAY METAL ROOFING	METAL SUPPLIER	
5	NICHIA PANEL	VINTAGEWOOD WOOD SERIES (CEDAR) AWP 1818	
6	HEAVY PECKY GRAIN CEILING SOFFIT	PECKY BOLIVIAN WALNUT 1X6 V-GROOVE (3/4" X 5")	

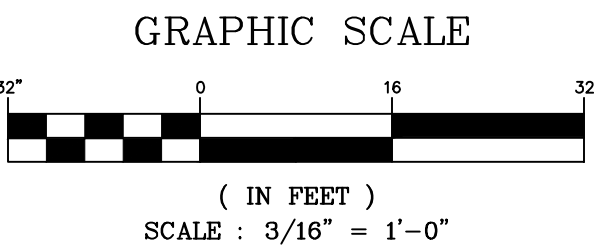
MATERIAL TAKE-OFF

VIEW	TEXANA GOLD STONE	BRICK	OTHERS	GLAZING	TOTAL
SOUTH ELEVATION	568 SF	1144 SF	335 SF	708 SF = 25%	2755 SF
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				
WEST ELEVATION	2047 SF	1712 SF = 83%			
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				
NORTH ELEVATION	186 SF	817 SF	200 SF	510 SF = 30%	1713 SF
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				
EAST ELEVATION	1203 SF	1003 SF = 83%			
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				
TOTAL	442 SF	1191 SF	182 SF	186 SF = 9.30%	2001 SF
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				
TOTAL	1815 SF	1633 SF = 90%			
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				
TOTAL	186 SF	783 SF	204 SF	510 SF = 30%	1683 SF
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				
TOTAL	1173 SF	969 SF = 83%			
	TOTAL MASONRY EXCLUDING DOORS / WINDOWS				

FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRED REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

ARTICLE VI, TABLE B	
EXTERIOR CATEGORIES & MATERIALS FOR COMMERCIAL	
CATEGORIES	MATERIALS
A	BRICK, STONE, OR MANUFACTURED STONE
B	SPLIT-FACE CMU, STUCCO, CEMENTITIOUS FIBER BOARD, ENGINEERED WOOD, TILT-WALL CONSTRUCTION
C	METAL, WOOD, TILE, GLASS, EIFS
PROHIBITED	PLAIN CONCRETE BLOCK, AGGREGATE, VINYL, PLASTIC

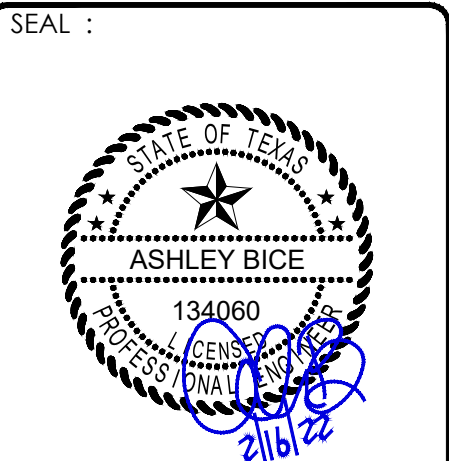


ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED LEASE SPACE BUILDING
LOCATED AT
LITTLE ELM, TX



DATE: 07/26/2022

PROJECT NUMBER	: 22-000
SCALE	: 3/16" = 1'-0"
DRAWN BY	: A.B
CHECKED BY	: A.B
SHEET TITLE	:

ELEVATION
1 & 2

DRAWING NUMBER:
A-2.0

LOT 2, BLOCK A
RETAIL F.M. 720
ADDITION
CAB. U, PG. 443
P.R.D.C.T.

FM 720 ELDORADO PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY)

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER AREAS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA MULLED, TREATED LAWN TYPE SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TACKED ON AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITIONS THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS

- TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MAINT 1400 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

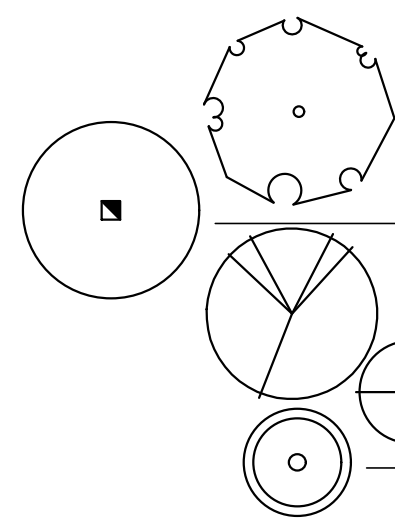
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZER/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION DAMAGE BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/8" X 4 X 16" DARK GREEN DURABLE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.



SECTION 32 9300 - LANDSCAPE
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPE COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
1. PLANTING (TREES, SHRUBS, GRASSES)
 2. BED PREP AND FERTILIZATION
 3. NOTIFICATION OF SOURCES
 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
 5. GUARANTEE
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (290.1), PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES
- C. TEXAS ASSOCIATION OF NURSEYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD
- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY
- I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM
- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION
- L. REAPPLY MULCH TO BARE AND THIN AREAS
- M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER
- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL, MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER WORK OF THIS SECTION
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS
- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER
- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED MATERIAL
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED
- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED
- 1.10 PRODUCT DELIVERY, STORAGE AND HANDLING
- A. PREPARATION
 - 1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT
 - B. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS
 - C. DELIVERY
 - 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE
 - 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE
 - 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY
 - 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES
 - 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT
 - 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE
 - 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE
 - 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST OR PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED
 2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY - BETWEEN 7-27%
 - b. SILT - BETWEEN 15-25%
 - c. SAND - LESS THAN 52%
 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT
 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL
- C. PREMIED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN
- F. ORGANIC FERTILIZER: FERTILIAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS
- H. PEAT: COMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK LISTED PLANT HEIGHT MEASURED TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL
- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN
- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY
- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS
- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE
- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

- ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS)
- J. 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
- K. TREE TRUNKS TO BE STUDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND
- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, UNSCALD DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED
- M. 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
- N. MULTITRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL
- O. 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
- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4 TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED
 2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY - BETWEEN 7-27%
 - b. SILT - BETWEEN 15-25%
 - c. SAND - LESS THAN 52%
 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT
 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL
- C. PREMIED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN
- F. ORGANIC FERTILIZER: FERTILIAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS
- H. PEAT: COMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING DURADEGE STEEL OR APPROVED EQUAL
- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE. REFER TO DETAILS
- C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-923-0444)
- D. SAND - UNIFORMITY GRADED, WASHED, CLEAN, BANK RUN SAND
- E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL, MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE
- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER
- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STANNING

PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER
- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS)
 2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
- C. GRASS AREAS:
1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED
- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE
- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN
- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS
- E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED
- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4) INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS
- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS
- H. BACKFILL ONLY WITH 6 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT SOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'
- I. DO NOT WRAP TREES
- J. DO NOT OVER PRUNE
- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING
- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT
- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE
- O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF

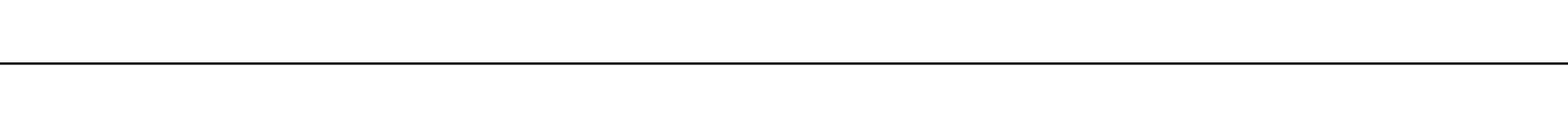
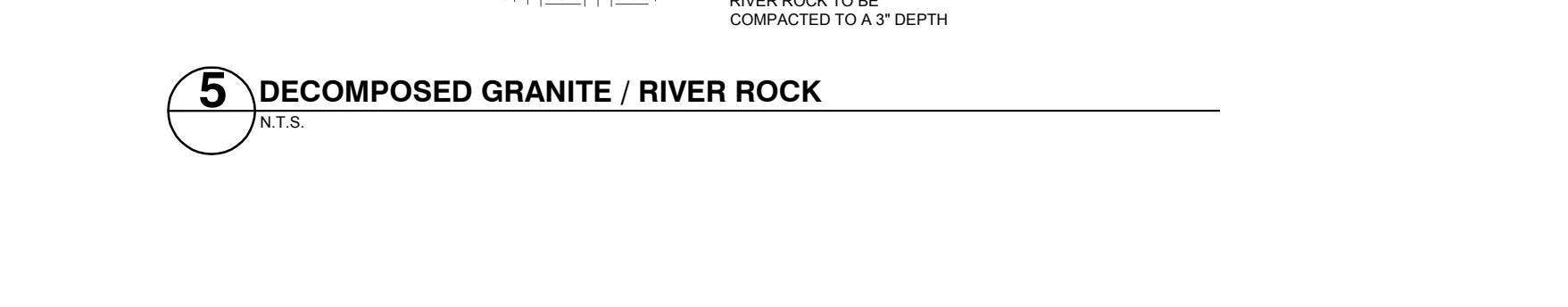
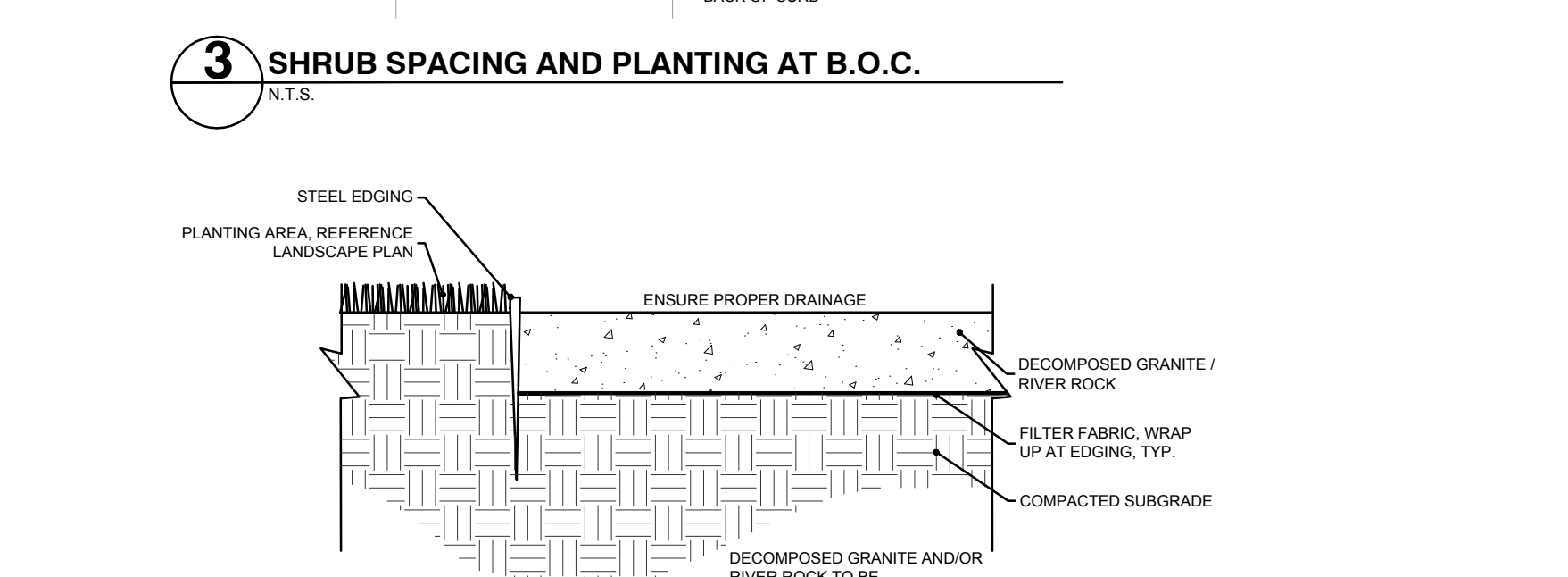
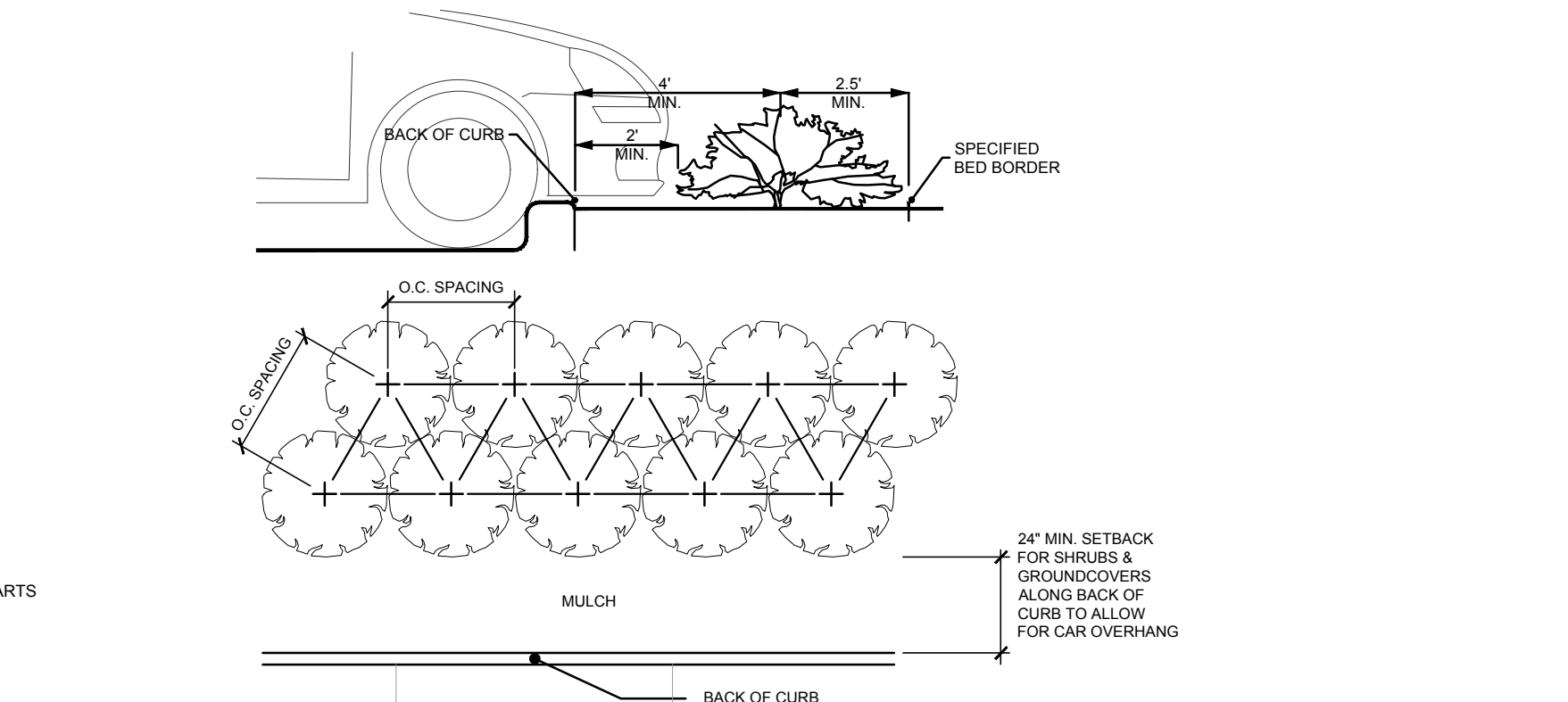
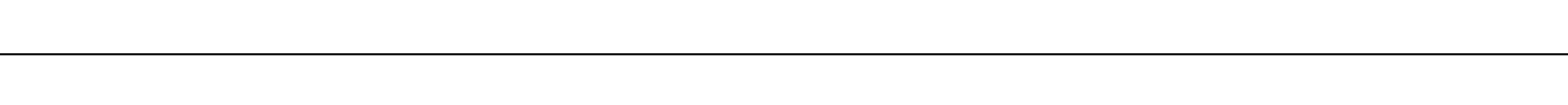
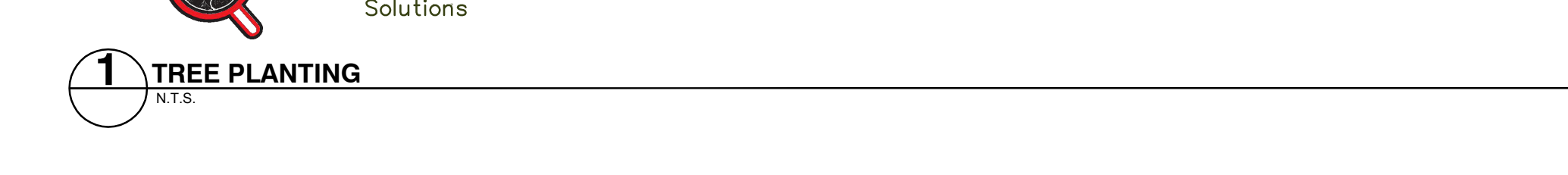
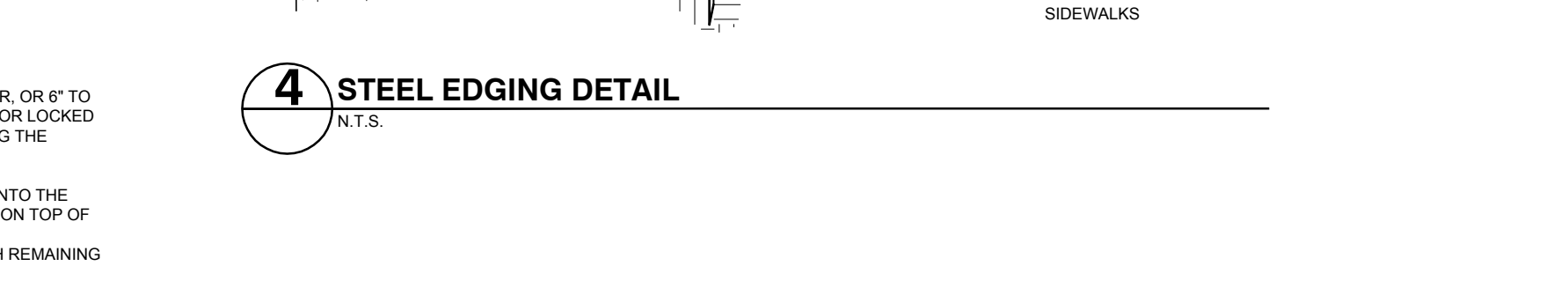
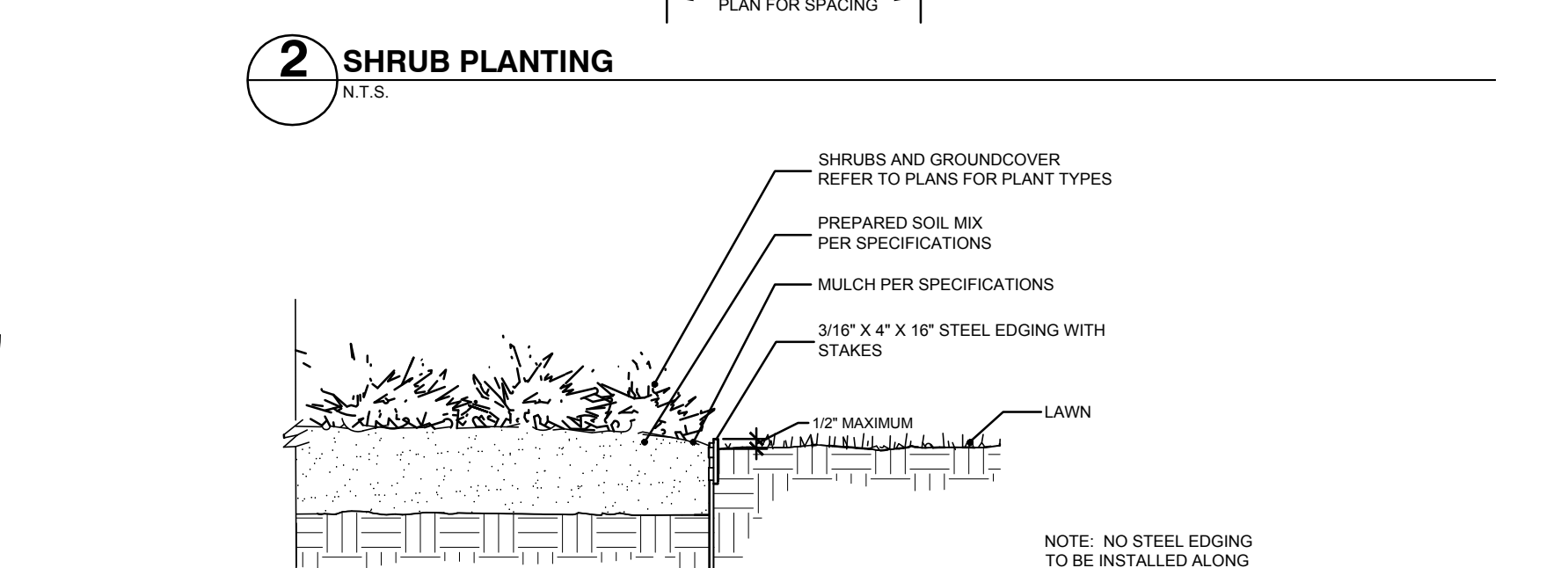
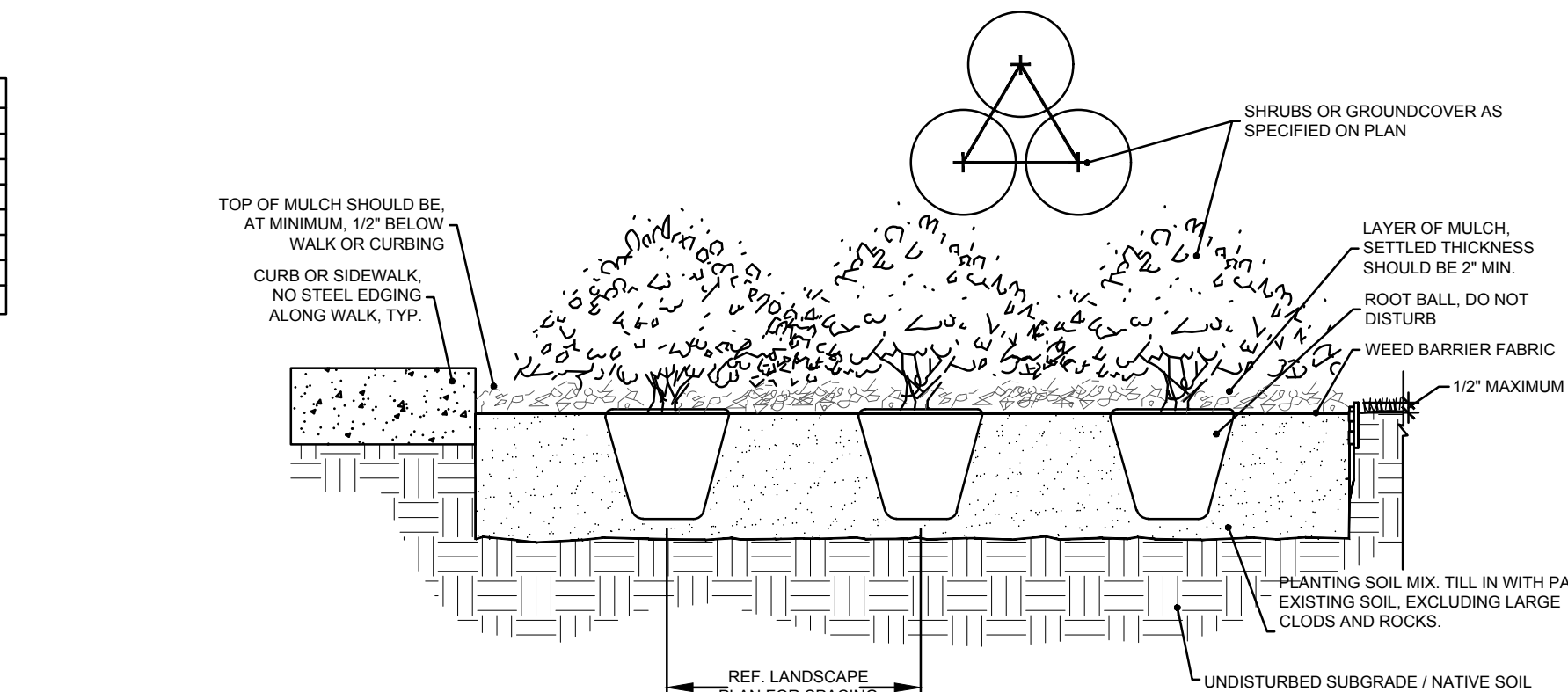
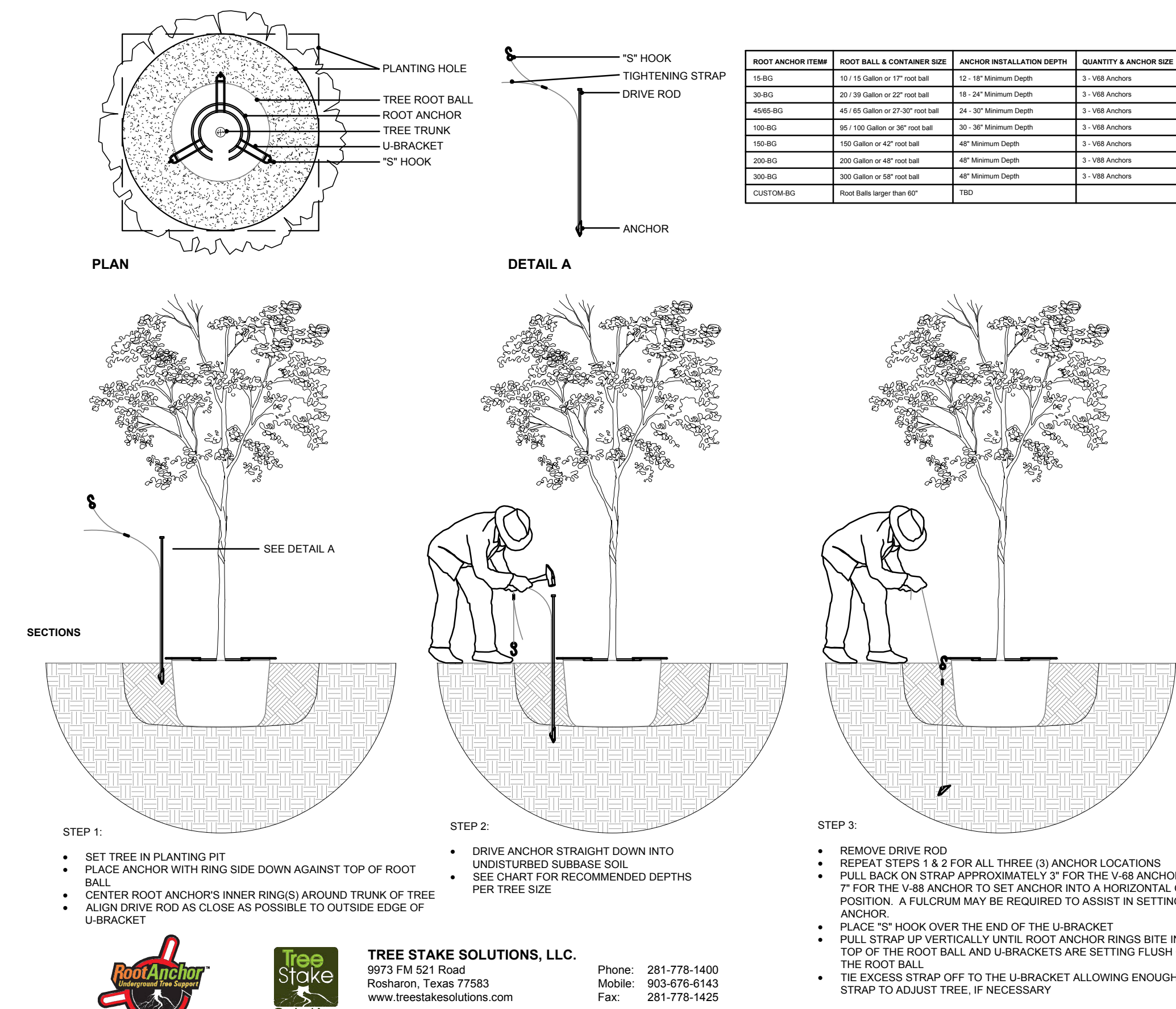
THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH

- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT
- Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS
- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING CLASS PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION
1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
 2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
- Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
 2. TOP OF EDGING SHALL BE 2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
 5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSEING THEM AT END OF EACH WORK DAY
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES
- C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION
- D. 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
- E. WHENEVER THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS
- F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



AWR

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3PELM

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LITTLE ELM, TEXAS 75068

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDS
STATE OF TEXAS
2754

Project Number: 22156

Drawn By: AWR
Checked By: AWR

Issue Date: 7-27-22

Revisions

Sheet Title:

LANDSCAPE
SPECS AND
DETAILS

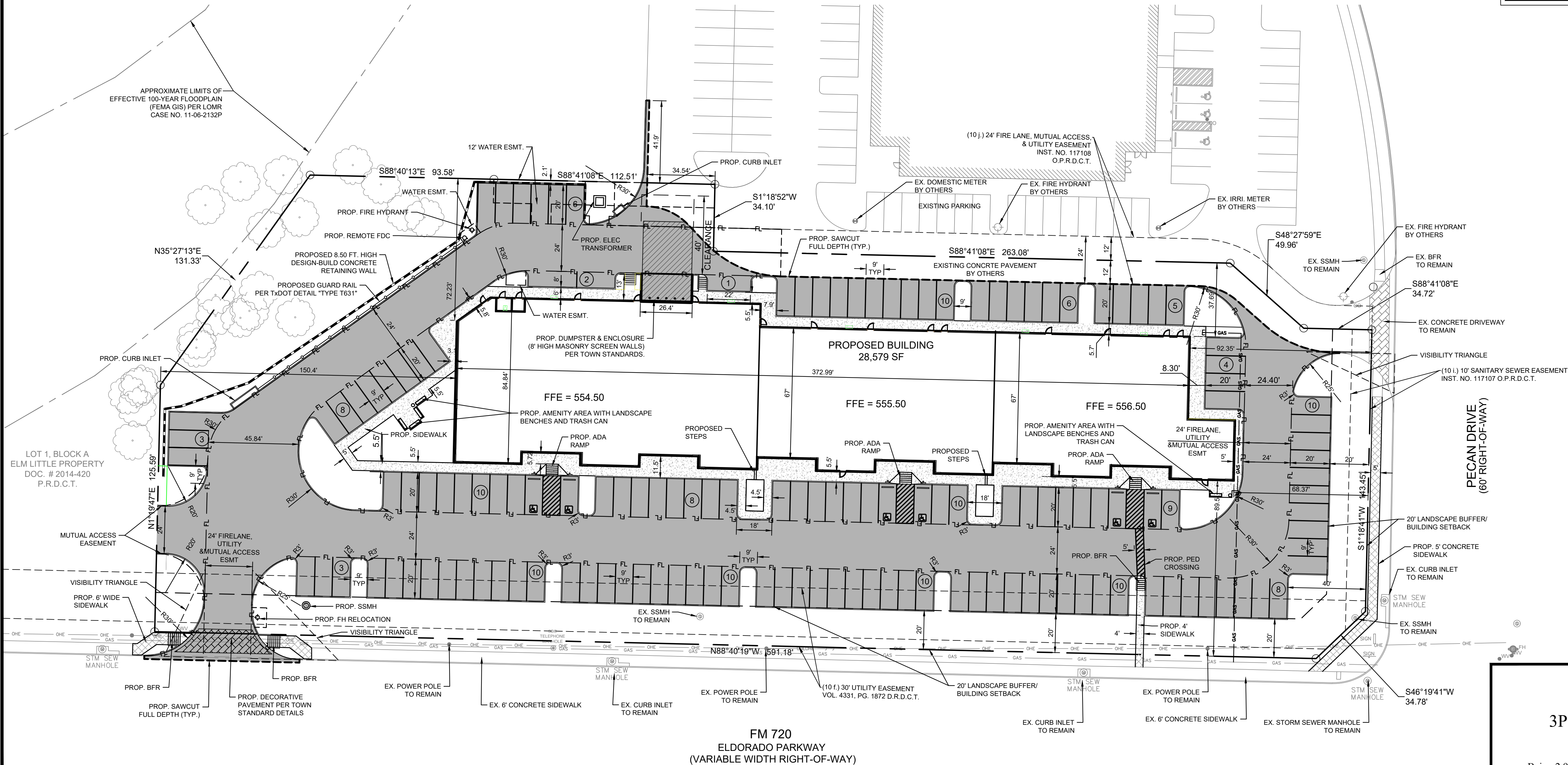
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EXHIBIT B

Development Plans - 2091 East Eldorado Parkway

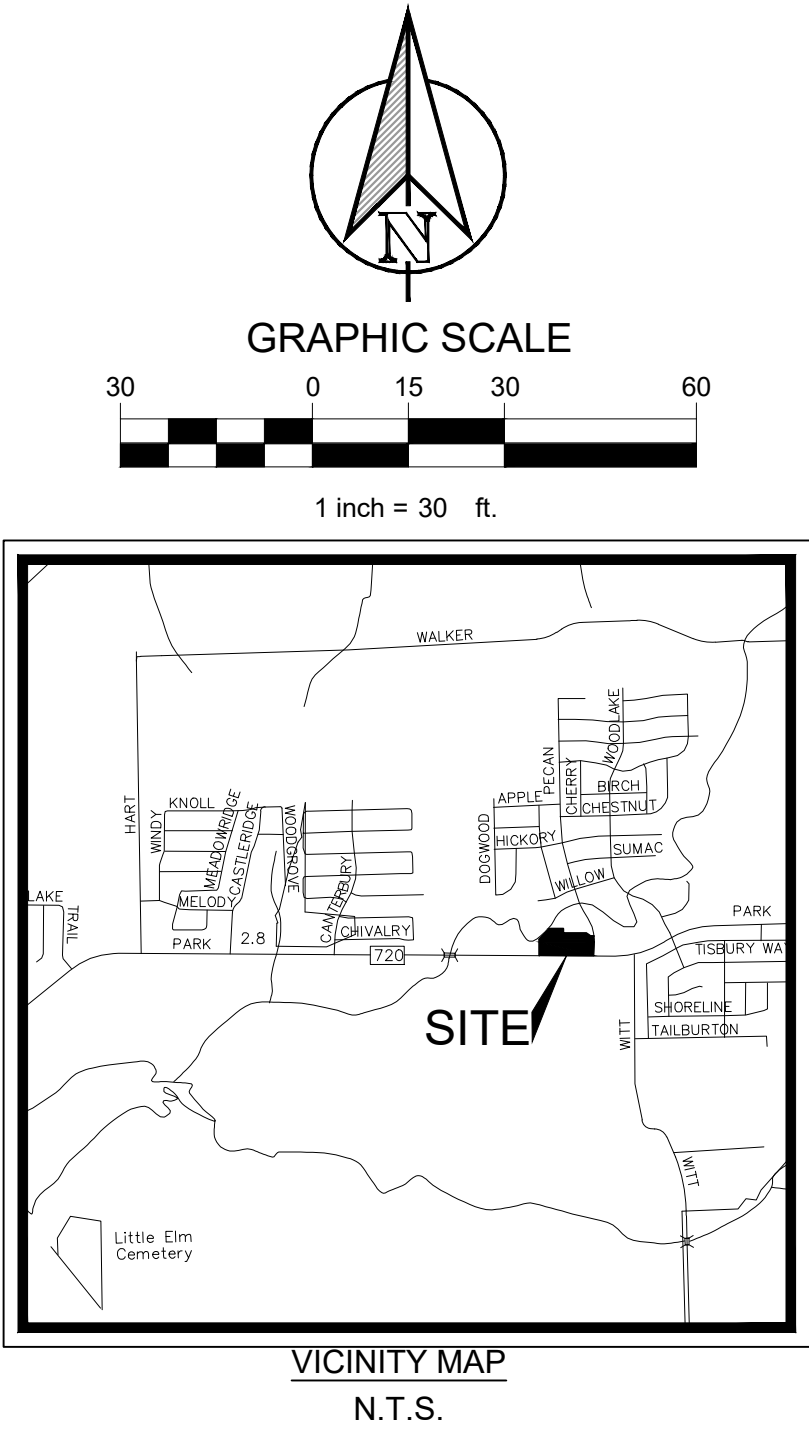
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8/10/2023 9:52 AM
PLOTTED BY:
PLOT DATE:
LOCATION:
LAST SAVED:



SITE DATA SUMMARY CHART	
2.91 ACRES LOT 2A, BLOCK A ELM LITTLE PROPERTY	
SITE DATA SUMMARY	PROPOSED
EXISTING ZONING	LIGHT COMMERCIAL
LAND USE DESIGNATION	RETAIL/COMMERCIAL
NET ACREAGE	2.91 AC (126,797 SF)
NUMBER OF PROPOSED LOTS	1
PERCENTAGE OF SITE COVERAGE	22.5%
AREA OF OPEN SPACE (SQUARE FEET)	18,719
PERCENTAGE OF OPEN SPACE	14.8%
AREA OF LANDSCAPE (SQUARE FEET)	18,719
PERCENTAGE OF LANDSCAPE	14.8%
AREA OF IMPERVIOUS COVERAGE (SQUARE FEET)	108,078
PERCENTAGE OF IMPERVIOUS COVERAGE	85.2%
PROPOSED BUILDING AREA (SF OF FOOTPRINT)	28,579
NUMBER OF SINGLE-STORY BUILDINGS	1
MAXIMUM BUILDING HEIGHT	33'
PROPOSED FLOOR AREA	28,579
REQUIRED PARKING (RETAIL - 1/200):	143(5 ADA)
PROVIDED PARKING:	
STANDARD	137
HANDICAP	6
TOTAL	143

- STANDARD NOTES:
1. ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMITTING PROCESS.
 2. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC. SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 3. ALL LIGHT SOURCES, INCLUDING WALL PACKS, LIGHT POLES, AND LIGHTS UNDERNEATH CANOPIES, SHALL BE RECESSED (i.e. FULL CUTOFFS) WITH NO DROP DOWN BULBS SO THAT ALL LIGHT SOURCES ARE SHIELDED AND NO LIGHT SOURCE IS OTHERWISE VISIBLE.
 4. ENHANCED PAVING APPLIES TO THIS SITE. PLEASE CONTACT STAFF IF THE PAVING PLAN IS UNCLEAR.
 5. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN.
 6. RADIUS DIMENSIONS 3' UNLESS OTHERWISE STATED IN THIS DRAWING.
 7. ALL PARKING STRIPING SHALL BE WHITE.

LEGEND	
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-13
	PROPOSED CONCRETE SIDEWALK PER DETAILS SHEET C-13
	PROPOSED DUMPSTER CONCRETE PAVING PER DETAILS SHEET C-13
	PUBLIC CONCRETE SIDEWALK PER TOWN STANDARD DETAIL
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	PARKING COUNT



ARCHITECT:
HEIGHTS VENTURE
ARCHITECTURE DESIGN
5741 LEGACY DRIVE, SUITE 320
PLANO, TX 75024
CAMERON W. BRICKERT
PH. 972.490.7592

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CLAY CRISTY
PH: 817.281.0572

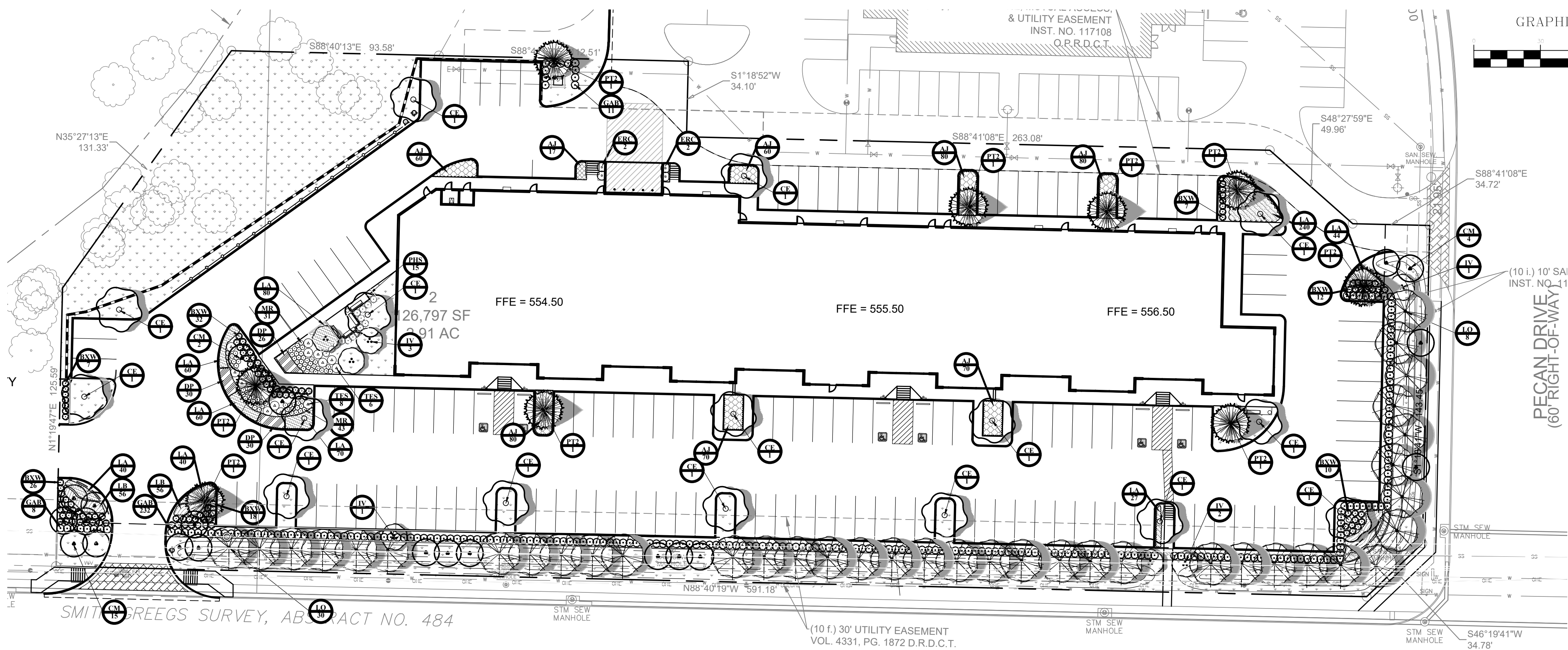
SURVEYOR:
EAGLE SURVEYING
210 SOUTH ELM STREET, SUITE 104
DENTON, TX 76201
DAN RICK
PH. 972.839.2260

DEVELOPER:
3P LITTLE ELM, LLC
5431 BEACON HILL DRIVE
FRISCO, TX 75034
LOKESH PRASAD
PH. 214.868.4198

SITE PLAN

3P LITTLE ELM RETAIL
LOT 4, BLOCK A
EL DORADO PARKWAY
Being 2.911 acres situated in The Allen Vestal Survey
Abstract No. 1312
Town of Little Elm
Denton County, Texas

PLOTTED BY: LISA CUTSHAW
PLOT DATE: 8/25/2023 6:36 PM
LOCATION: C:\USERS\LCUTS\DOCUMENTS\BMDS\PROJECTS\2023\EVERGREEN DESIGN STUDIO\HVA 3P\CAD\LITTLELM 3P_TX_LP.DWG
LAST SAVED: 8/23/2023 6:06 PM



GRAPHIC SCALE

CITY NOTES

- 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, AND FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- 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 THE LANDSCAPE 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.
- 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 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.
- 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.
- ALL LANDSCAPING SHALL BE IN A PLANNED AREA THAT IS DEFINED BY EDGING, MULCH OR ANOTHER PRACTICE APPROVED BY THE TOWN.
- 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" IN COLOR.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

PLANT SCHEDULE

TREES						
TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	EX	Existing Tree - to remain reference TS-1 & TS-2	ex	ex	ex	ex
	CM	Grape Myrtle / Lagerstroemia indica 'Dynamite'	CONT.	6" Cal.	12-14' ht.	21
	IV	Yaupon Holly / Ilex vomitoria single trunk; street buffer tree	CONT.	6" Cal	12-14' ht.	7
	PT2	Italian Stone Pine / Pinus pinea parking lot tree	CONT.	6" Cal	12-14' ht.	9
	LO	Bigtooth Maple / Acer grandidentatum street buffer tree	CONT.	6" Cal	12-14' ht.	38
	CE	Cedar Elm / Ulmus crassifolia parking lot/site tree	CONT.	6" Cal	12-14' ht.	16
SHRUBS						
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE			QTY
	GAB	Dwarf Burford Holly / Ilex cornuta 36" o.c.; 'Burfordii Nana'	min. 36" ht.			251
	BXW	Japanese Boxwood / Buxus microphylla 30" o.c.; 'Green Beauty'	min. 36" ht.			112
	ERC	Eastern Red Cedar / Juniperus virginiana 4" o.c.; 'Taylor'	min. 36" ht.			4
	PHS	Mock Orange / Philadelphus 3' o.c.; 'Snowbelle'	3 gal.			15
	TES	Texas Sage / Leucophyllum frutescens 4" o.c.; 'Compacta'	min. 24" ht.			14
SHRUB AREAS						
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING		QTY
	LB	Giant Linole / Linoleo gigantea	1 gal	15" o.c.		112
	LA	Aztec Grass / Linoleo muscani 'Aztec'	1 gal	15" o.c.		661
	AJ	Asian Jasmine / Trachelospermum asiaticum	4" pot	18" o.c.		517
GROUND COVERS						
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT			QTY
	CT	St. Augustine / Stenotaphrum secundatum	sod			23,074 sf
	DP	Daylily / Hemerocallis 'Pandora's Box'	1 gal.	20" o.c.		86
	MR	Seep Muhly / Muhlenbergia reverchonii	1 gal.	24" o.c.		74

FM 720 ELDORADO PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY)

PER ZONING CODE, TREES MUST BE PLANTED A MINIMUM OF 4' FROM UTILITY LINES. LANDSCAPE ARCHITECT RECOMMENDS A MINIMUM OF 10' FROM WET OR PRESSURED UTILITIES. CONTRACTOR TO VERIFY DISTANCE FROM UTILITIES IN THE FIELD.

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL 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 AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. 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.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, 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 STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THERE ARE EXISTING TREES ON THIS SITE. EXTREME CARE SHALL BE EXERCISED WHEN WORKING ON SITE TO ENSURE PROTECTION OF ALL EXISTING TREES TO REMAIN. REFERENCE TS SHEETS FOR ADDITIONAL INFORMATION.

LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPE REQUIREMENTS

GROSS VEHICULAR USE AREA: 51,661 SF
LANDSCAPE AREA REQUIRED: 5,166 SF (10% OF VEHICULAR USE AREA)
LANDSCAPE AREA PROVIDED: 7,775 SF (15% OF VUA = 50% MORE THAN MINIMUM)

TREES REQUIRED: 13 TREES (1 TREE PER 400 SF OF REQUIRED LANDSCAPE AREA)
TREES PROVIDED: 13 TREES

PERIMETER LANDSCAPE REQUIREMENTS

CANOPY TREES REQUIRED - PECAN ST.: 8 TREES (1 PER 20 LF OF FRONTAGE, 150 LF TOTAL)
CANOPY TREES PROVIDED: 8 TREES
ORNAMENTAL TREES REQUIRED - PECAN ST.: 5 TREE (3 PER 5 CANOPY TREES)
ORNAMENTAL TREES PROVIDED: 5 TREE

CANOPY TREES REQUIRED - FM 720: 30 TREES (1 PER 20 LF OF FRONTAGE, 591 LF TOTAL)
CANOPY TREES PROVIDED: 30 TREES
ORNAMENTAL TREES REQUIRED - PECAN ST.: 18 TREES (3 PER 5 CANOPY TREES)
ORNAMENTAL TREES PROVIDED: 18 TREES

LANDSCAPE POINTS

TOTAL SITE AREA: 2.91 ACRES
POINTS REQUIRED: 25 POINTS

OVERSIZED PROPOSED TREES: 5 POINTS
OPEN SPACE INCREASE: 5 POINTS
BUFFERING BERMS: 5 POINTS
ENHANCED LANDSCAPING: 5 POINTS
ENHANCED HARDSCAPE (SEE CIVIL DRAWINGS): 5 POINTS
TOTAL POINTS PROVIDED: 25 POINTS

TREE MITIGATION (SEE SHEET TD-1 FOR CALCULATIONS)

QUALITY TREES REMOVED: 69"
MITIGATION REQUIRED: 192"
PROVIDED MITIGATION: \$10,257.08 INTO TREE FUND



HVA 3P RETAIL
LITTLE ELM

LANDSCAPE PLANTING

DESIGN: DFR
DRAWN: DFR
CHECKED: RM
DATE: 3/24/2019

SHEET
LP-1

File No. 2019-014

PLOTTED BY: LISA CUTSHAW
PLOT DATE: 8/25/2023 6:37 PM
LOCATION: C:\USERS\L\OUTS\DOCUMENTS\PROJECTS\2023\EVERGREEN DESIGN STUDIO\HVA 3P\CAD\LITTLELM 3P_TX_LP.DWG
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LANDSCAPE PLANTING NOTES

QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. The landscaping shall be performed by a single firm specializing in landscape planting.
2. A list of successfully completed projects of this type, size and nature may be requested by the Owner for further qualification measures.
3. The Landscape Contractor must 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.

SCOPE OF WORK

1. Work covered by these sections includes the furnishing of any paying for 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 Plan.
2. All work shall be performed in accordance with all applicable laws, codes and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by federal, state and local authorities in supply, transportation and installation of materials.
3. The Landscape Contractor is responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, television, etc...) prior to the start of any work.

PLANT MATERIALS

1. Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems.
2. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers and all other forms of infestation.
3. All plants shall be balled and burlapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics shall be removed at time of planting.
4. All material shall conform to the guidelines established by the American Association of Nurseryman.
5. Cracked or mushroomed rootballs are not acceptable.
6. Caliper measurement for standard (single trunk) trees shall be taken as follows: Six inches above the natural grade line for trees up to and including four inches in caliper; and twelve inches above the natural grade line for trees exceeding four inches in caliper - unless specified differently on the Landscape Plan.
7. Multi-trunk trees shall be measured by their overall planted height.

PRODUCTS

1. All manufactured products will be new.
2. Topsoil: A friable, loamy topsoil (or silty sand) with minimal clay clods.
3. Planting Mix: An equal part mixture of topsoil, sand and compost.
4. Starter Fertilizer: A 13-13-13 ratio with 25% scu, 5% sulfur, 2% iron and additional micronutrients.
5. Palm Maintenance Spikes: As manufactured by the Lutz Corp. Phone (800) 203-7740 - or approved equal.
6. Pre-Emergence: Any granular, non-staining pre-emergence that is labeled for the specific ornamentals or turf it will be utilized on. A pre-emergence herbicide is to be applied per the manufacturer's labeled rates.
7. Mulch: As specified on the planting plan - well decomposed.
8. Steel Edging: Professional steel edging, 14 gauge thick x 4 inches wide factory painted dark green. Acceptable manufacturers include Col-Met or approved equal.
9. Weed Barrier: A 5 ounce, woven, needle-punched fabric. Acceptable product includes DeWitt® Pro 5, or approved equal.
10. Tree Anchoring: <http://www.treestakesolutions.com>

TREE PLANTING

1. Tree holes shall be excavated to a width of two times the width of the rootball, and to a depth equal to the depth of the rootball (less two inches).
2. Scarify the sides and bottom of the tree hole prior to the placement of the tree. Remove any glazing that may have been caused during the excavation of the hole.
3. Install the tree so the top of the rootball is one to two inches above the surrounding grade.
4. Backfill the tree hole utilizing the existing topsoil from on-site. Clay, rocks and other debris shall be removed from the soil prior to the backfill. Should additional soil be required to accomplish this task, import additional topsoil from off-site, add no additional cost to the Owner.
5. The size of tree anchor shall be per manufacturer's recommendation. Reference <http://www.treestakesolutions.com> or approved equal.
6. Upon completion of the planting, an earth watering basin will be constructed around the tree. The interior of the tree ring will then be covered with the weed barrier cloth, and topdressed with a three inch layer of mulch.

PALM PLANTING

1. Dig the hole the same size as the rootball.
2. Use bank sand mixed with the existing soil (75% bank sand and 25% existing soil) as the backfill.
3. Begin to backfill around the rootball with the new soil mixture until you are about one-third from the top of the rootball.
4. Apply the Palm Maintenance Spikes per the manufacturer's directions.
5. Brace the palms using palm braces. Nail the 2 x 4 into the adjustable palm brace. DO NOT nail the 2 x 4 into the palm itself.
6. Upon completion of the planting, an earth watering basin will be constructed around the palm. The interior of the watering basis will then be covered with the weed barrier cloth, and topdressed with a three inch layer of mulch.

SHRUB AND GROUND COVER PLANTING

1. Upon approval of the grade left by the General Contractor, the Landscape Contractor will rototill the proposed bed locations (BEFORE adding the imported soil). A six inch depth of the specified planting mix will then be evenly spread over the designated bed area. The planting bed will then be rototilled AGAIN, and a pre-emergence and starter fertilizer will be applied.
2. The planting bed will then be hand raked smooth and crowned for proper drainage.
3. Dig the hold twice as wide as the plant's rootball. Install the plant in the hole. Backfill around the plant.
4. Install the weed barrier cloth, overlapping it at the ends. Utilize steel staples to keep the weed barrier cloth in place.
5. A three inch depth of mulch will then be installed as a top dressing, covering the entire planting area.

TURF AREA PREPARATION

1. The General Contractor will leave all turf areas (excluding the detention ponds) at two (4) inches below final grade. The Landscape Contractor shall import and spread a compacted four inch depth of loamy topsoil - ensuring the soil is compacted.
2. Landscape Contractor will ensure all areas are crowned for proper drainage
3. Apply the starter fertilizer.

SODDING

1. Sod variety to be as specified on the Landscape Plan.
2. Lay sod within 24 hours from the time of stripping. Do not lay if the ground is frozen.
3. 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.
4. 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.
5. Roll the sod to ensure good contact of the sod's root system with the soil underneath.

HYDROMULCHING

1. The hydromulch mix (per 1,000 sf) shall be as follows:
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

CLEAN UP

1. During landscape preparation and planting, keep all pavement clean and all work areas in a neat, orderly condition.
2. All excavated materials will be disposed of legally off the project site.

INSPECTION AND ACCEPTANCE

1. Upon completion of the work, provide the site clean and free of materials and suitable for use as intended.
2. When the planting work is completed, the Owner will make an inspection to determine acceptability.
3. When the inspected planting work does not comply with the contract documents, replace the rejected work within 24 hours.
4. Landscape maintenance will continue until re-inspected by the Owner and found to be acceptable. Once acceptable, Final Acceptance will be issued, and the required maintenance period will commence.

LANDSCAPE MAINTENANCE

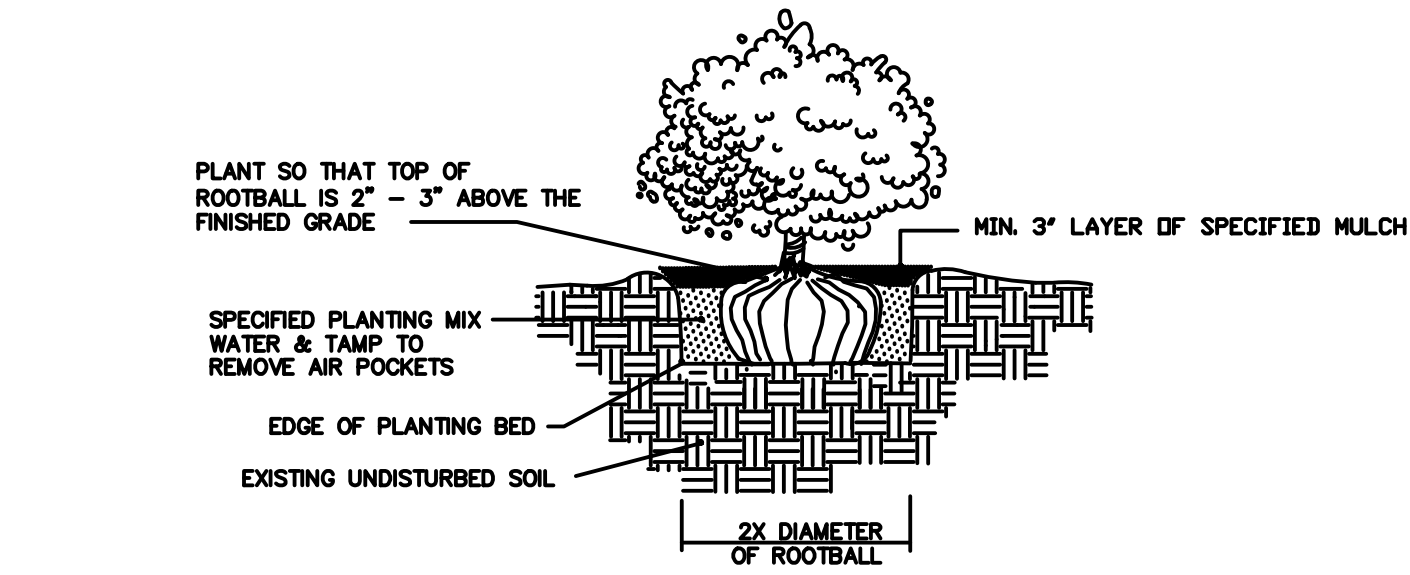
1. The maintenance period shall commence once Final Acceptance has been issued by the Owner, and shall continue for a period of ninety (90) days.
2. The monitoring and scheduling of the irrigation system will be the responsibility of the Landscape Contractor during this time. Coordinate all scheduling and any access requirements with the Owner.
3. Landscape maintenance shall include, but not be limited to: WEEKLY SITE VISITS FOR mowing, edging, blowing, weeding, trimming, pruning, fertilizing, weed control, insect control, disease control, re-staking, re-setting of plants to their proper grade or their upright position, and any other means to keep the plantings healthy, free of insects and diseases, and in a continual thriving condition.

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

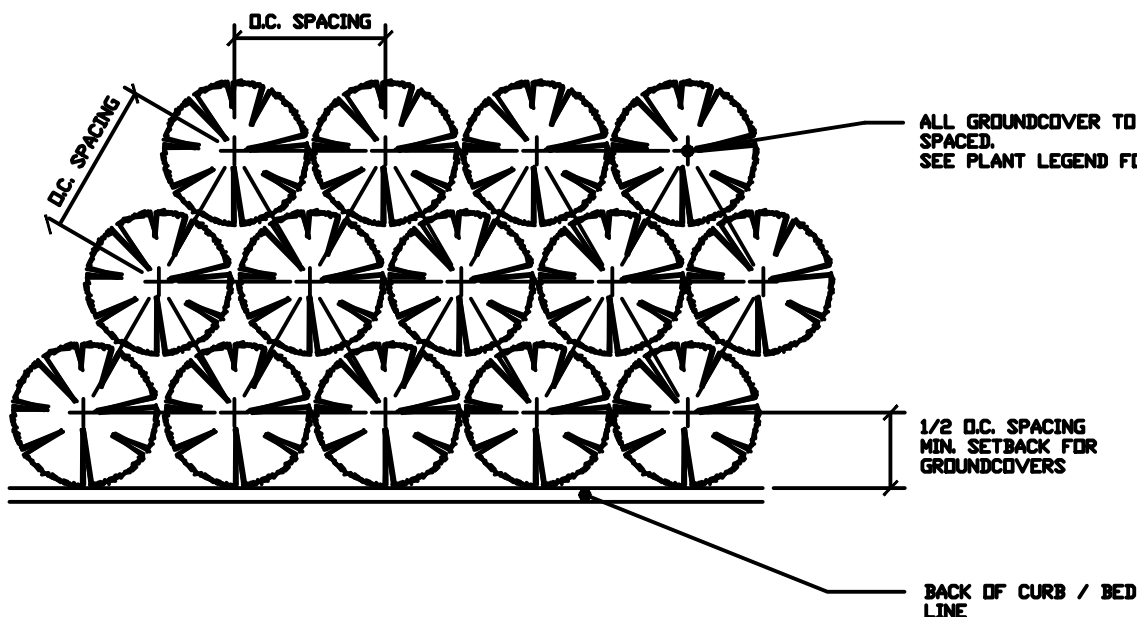
1. Plant materials supplied shall be warranted to remain alive and healthy for a period of twelve (12) months after the date of Final Acceptance by Owner (seasonal annuals for 90 days from Final Acceptance). Plants in an impaired, dead or dying condition after initial acceptance or within the warranty period shall be removed and replaced immediately to the satisfaction of the Owner.

RECORD DRAWINGS

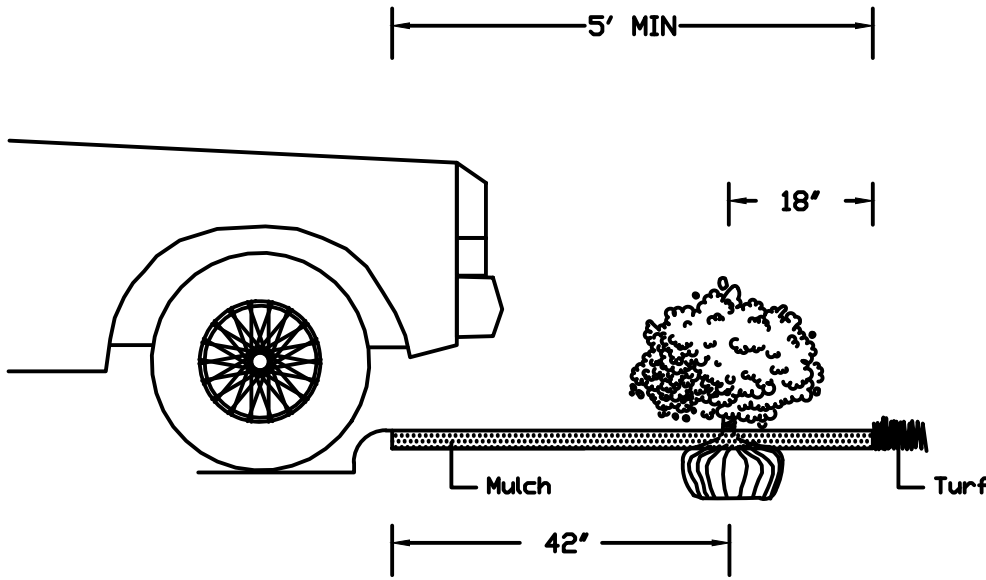
1. Provide a minimum of (2) copies of record drawings to the Owner upon completion of work. A record drawing is a record of all changes that occurred in the field and that are documented through change orders, addenda, or contractor/consultant drawing markups.



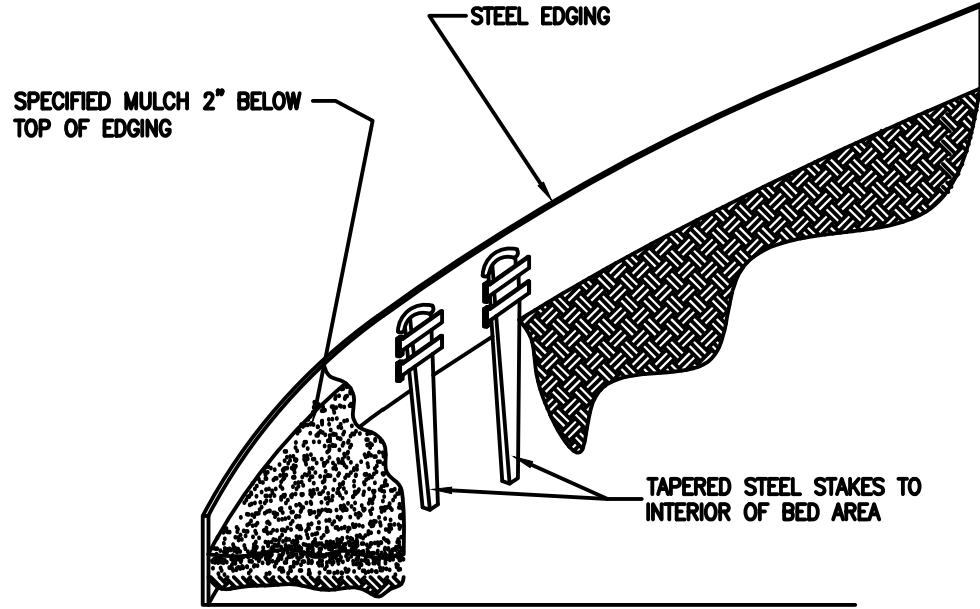
SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NOT TO SCALE



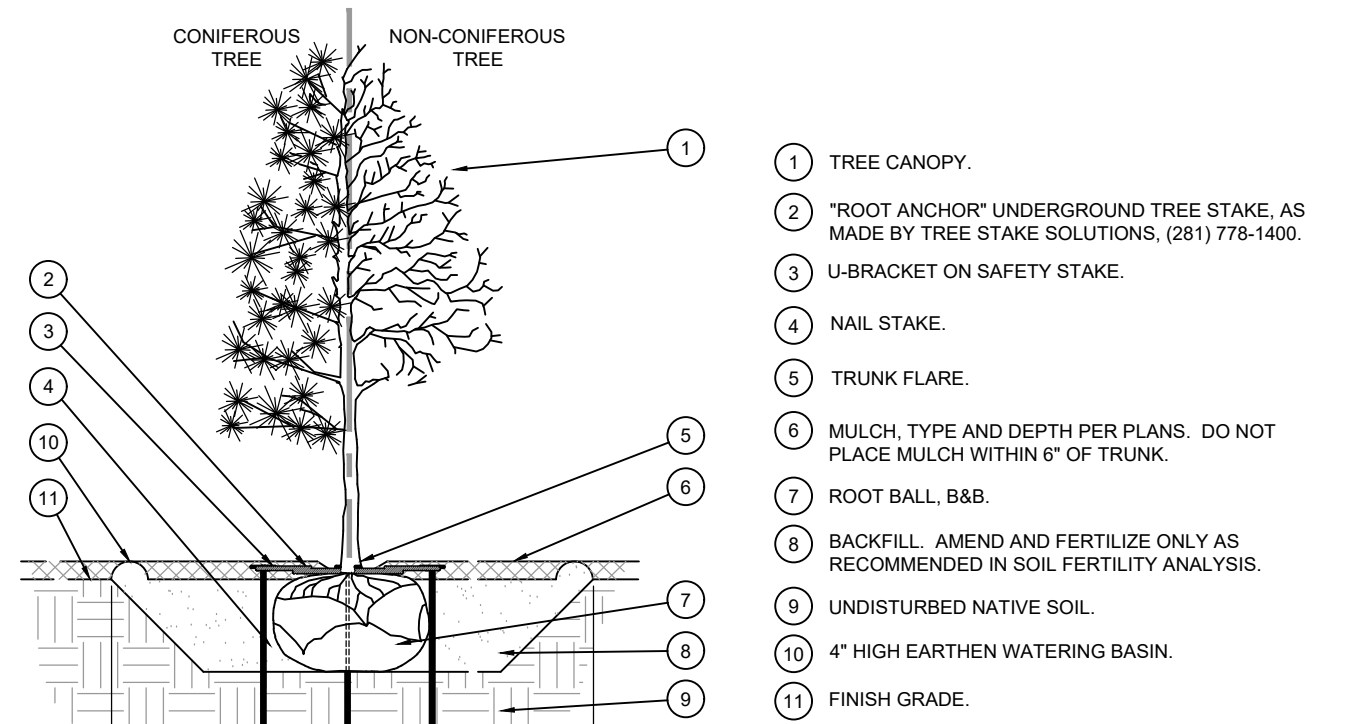
GROUND COVER SPACING DETAIL
SCALE: NOT TO SCALE



HEDGE PLANTING AT PARKING CURB
SCALE: NOT TO SCALE



LANDSCAPE EDGING DETAIL
SCALE: NOT TO SCALE



- NOTES:
1. INSTALL "ROOT ANCHOR" SYSTEM PER MANUFACTURER.
 2. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL WY-LON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. 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\"/>
 5. REMOVE ALL NURSERY STAKES AFTER PLANTING.



TEXAS REGISTRATION #14199

CLAY MOORE
ENGINEERING

150 CENTRAL DR. SUITE 400
BEDFORD, TX 76021
PHONE: 817.281.0072
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
LISA CUTSHAW
STATE OF TEXAS
3770
8-25-23

HVA 3P RETAIL
LITTLE ELM

NO.	DATE	REVISION	BY

LANDSCAPE DETAILS
& SPECIFICATIONS

DESIGN: DFR
DRAWN: DFR
CHECKED: RM
DATE: 3/24/2019

SHEET
LP-2

File No. 2019-014

PLOTTED BY: LISA CUTSHAW
 PLOT DATE: 8/25/2023 7:28 PM
 LOCATION: C:\USERS\L\CUTS\DOCUMENTS\BMDs\PROJECTS\2023\EVERGREEN DESIGN STUDIO\HVA 3P\CAD\LITTLELM 3P_TX_LP.DWG
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TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- THE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ. WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

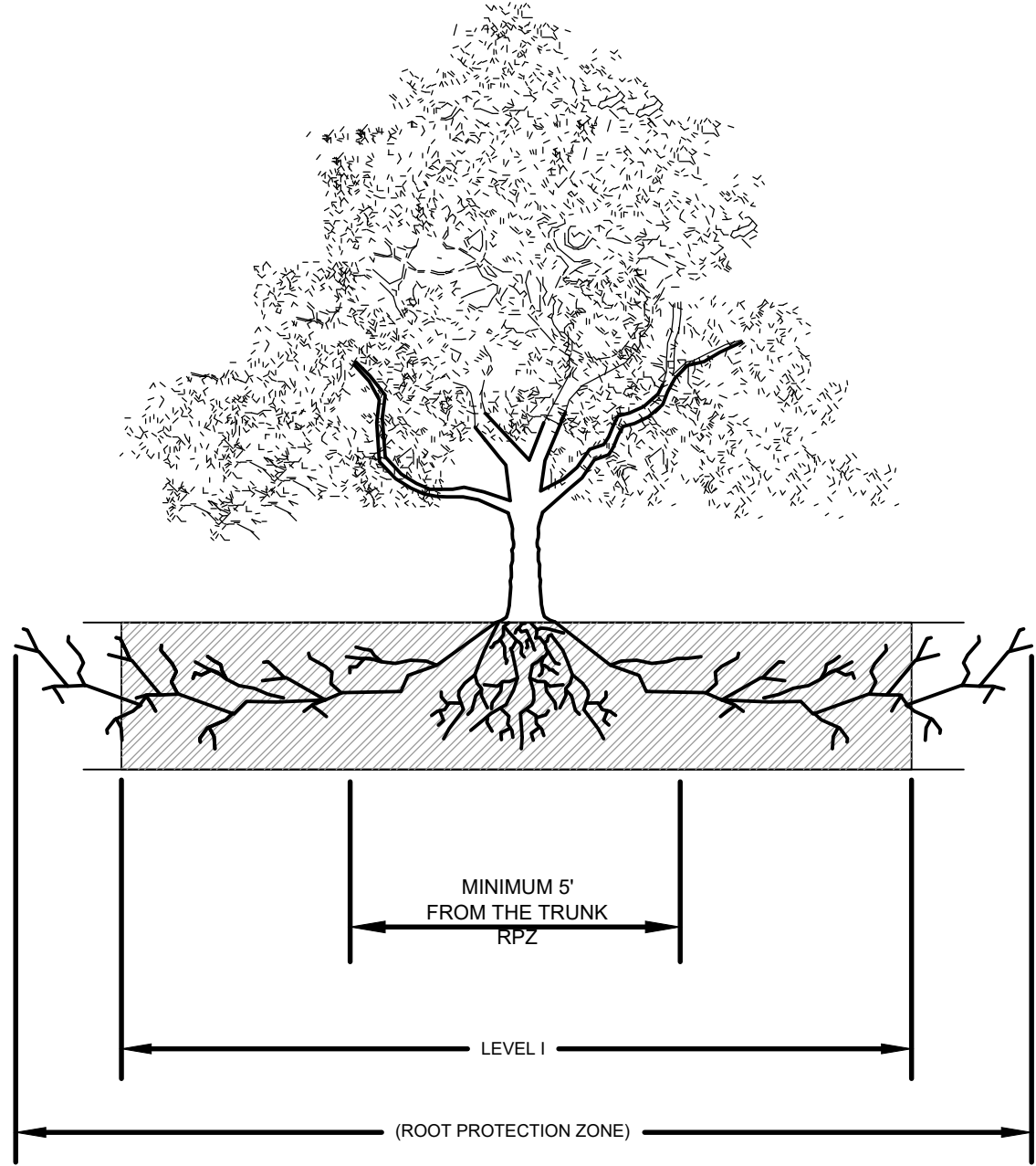
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

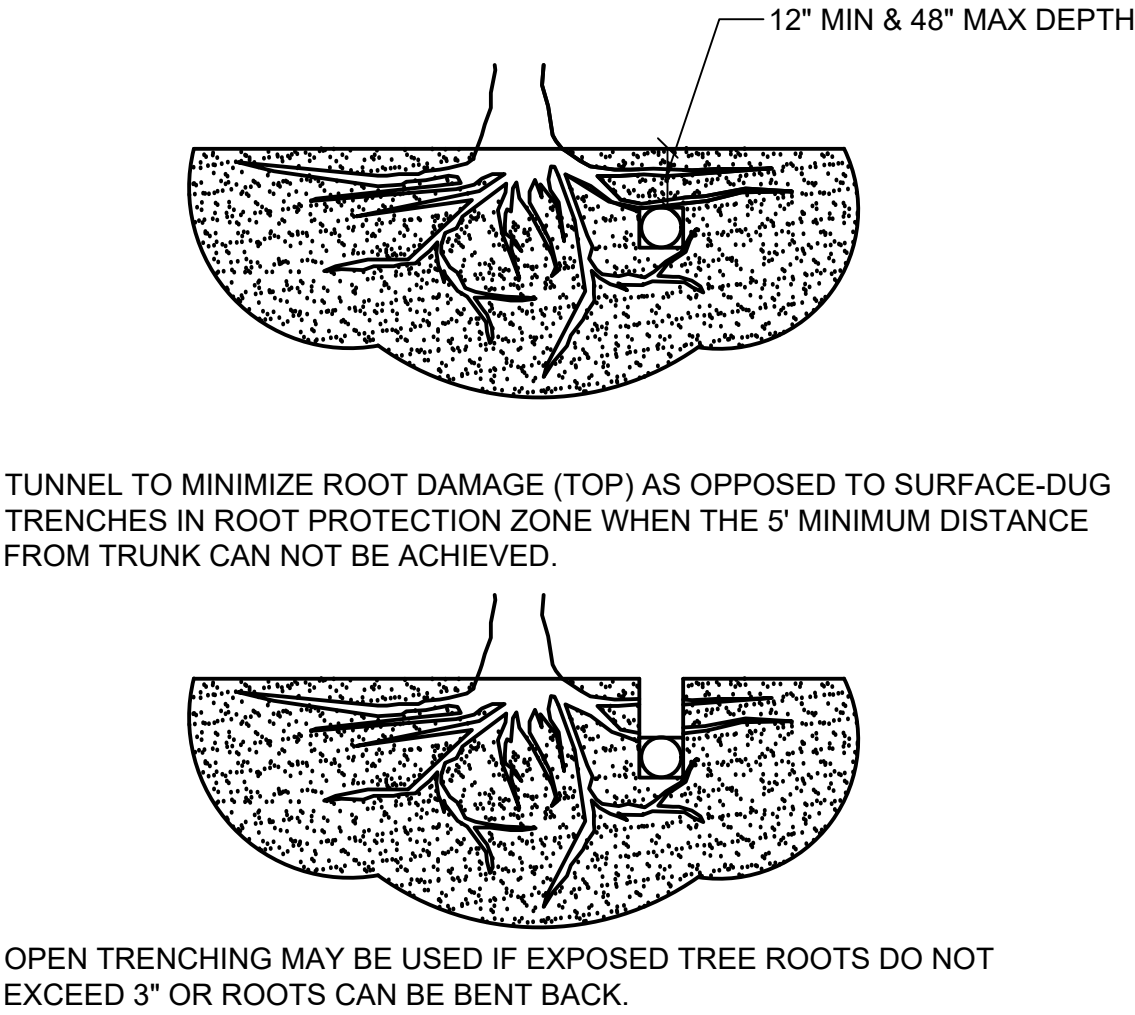
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION ARE ELIMINATED.

TREE PROTECTION REQUIREMENTS

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
- ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS. WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED. HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
- DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



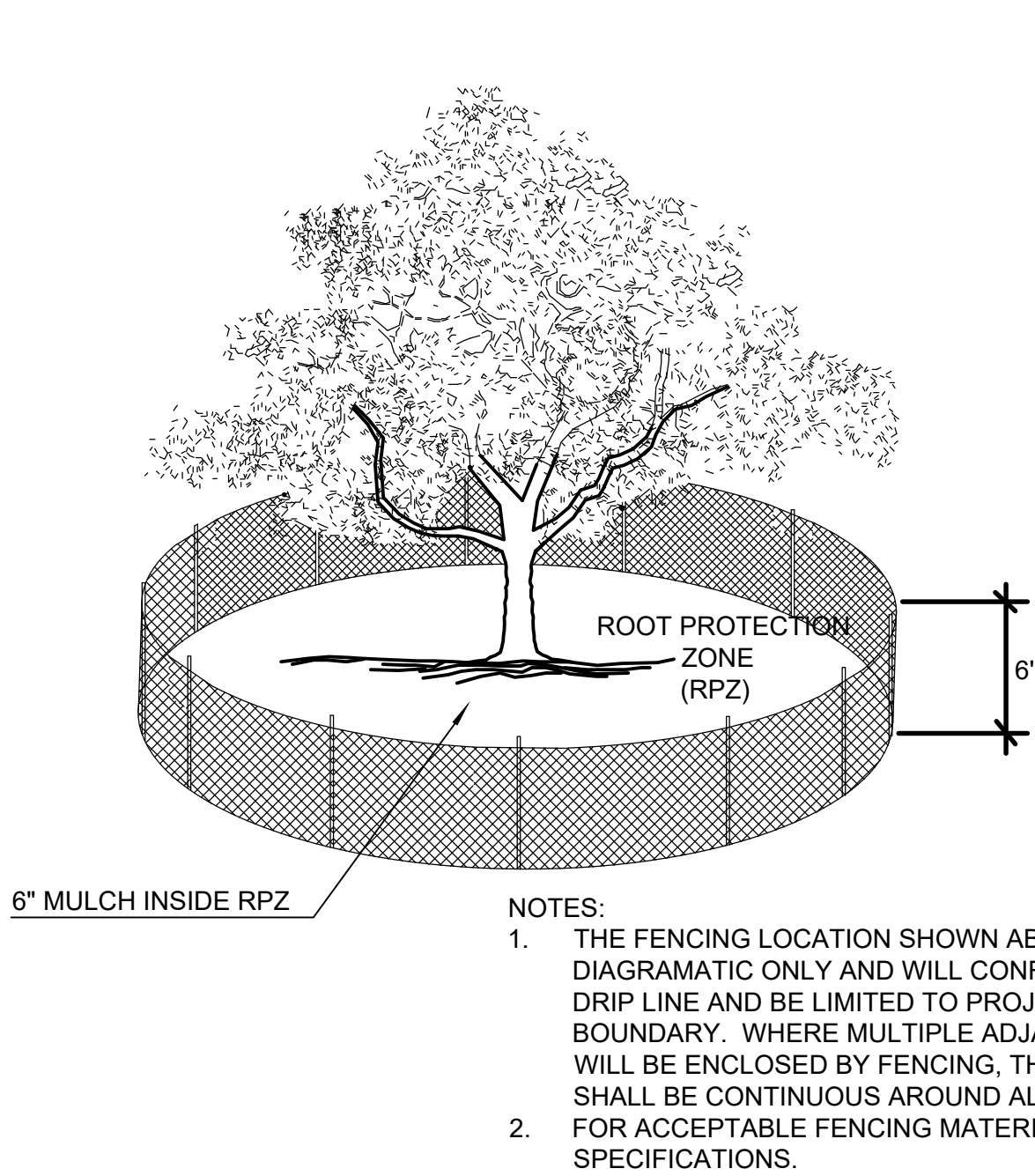
A TREE PROTECTION FENCE - ELEVATION
 SCALE: NOT TO SCALE



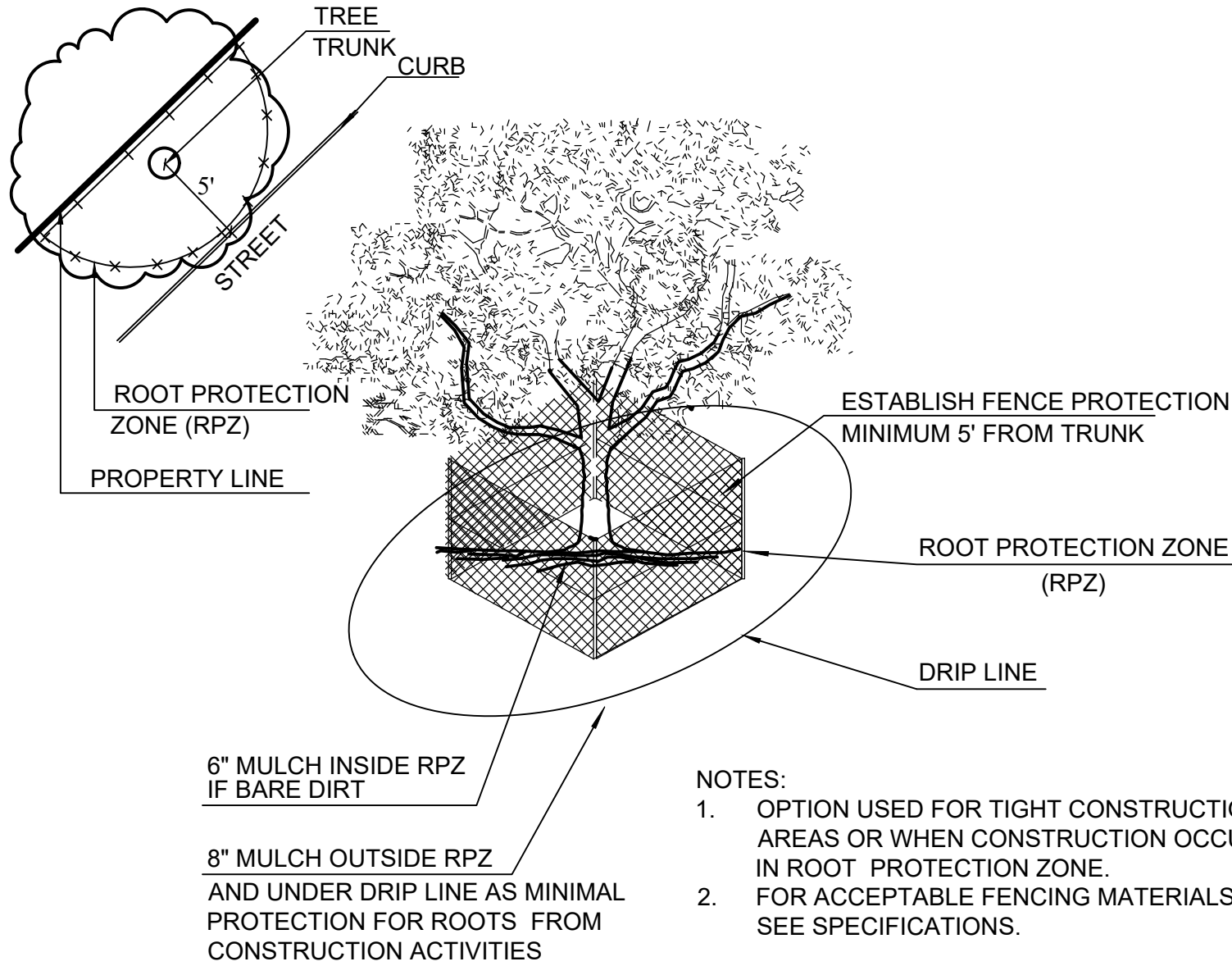
D BORING THROUGH ROOT PROTECTION ZONE
 SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



B TREE PROTECTION FENCE
 SCALE: NOT TO SCALE



C TREE PROTECTION FENCE - LEVEL 2
 SCALE: NOT TO SCALE



HVA 3P RETAIL
 LITTLE ELM

NO.	DATE	REVISION	BY

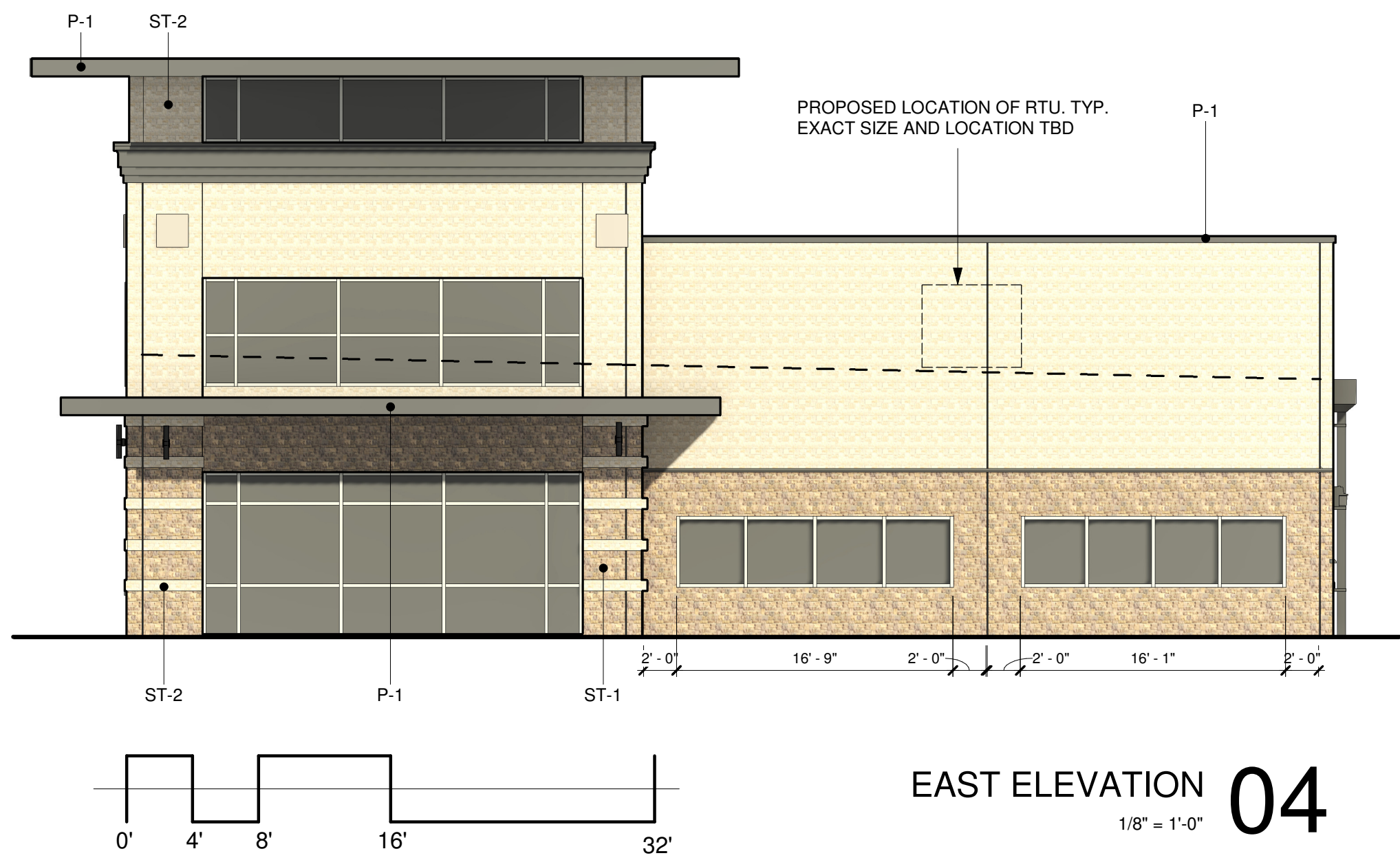
TREE SURVEY DETAILS
 & SPECIFICATIONS

DESIGN:	DFR
DRAWN:	DFR
CHECKED:	RM
DATE:	3/24/2019

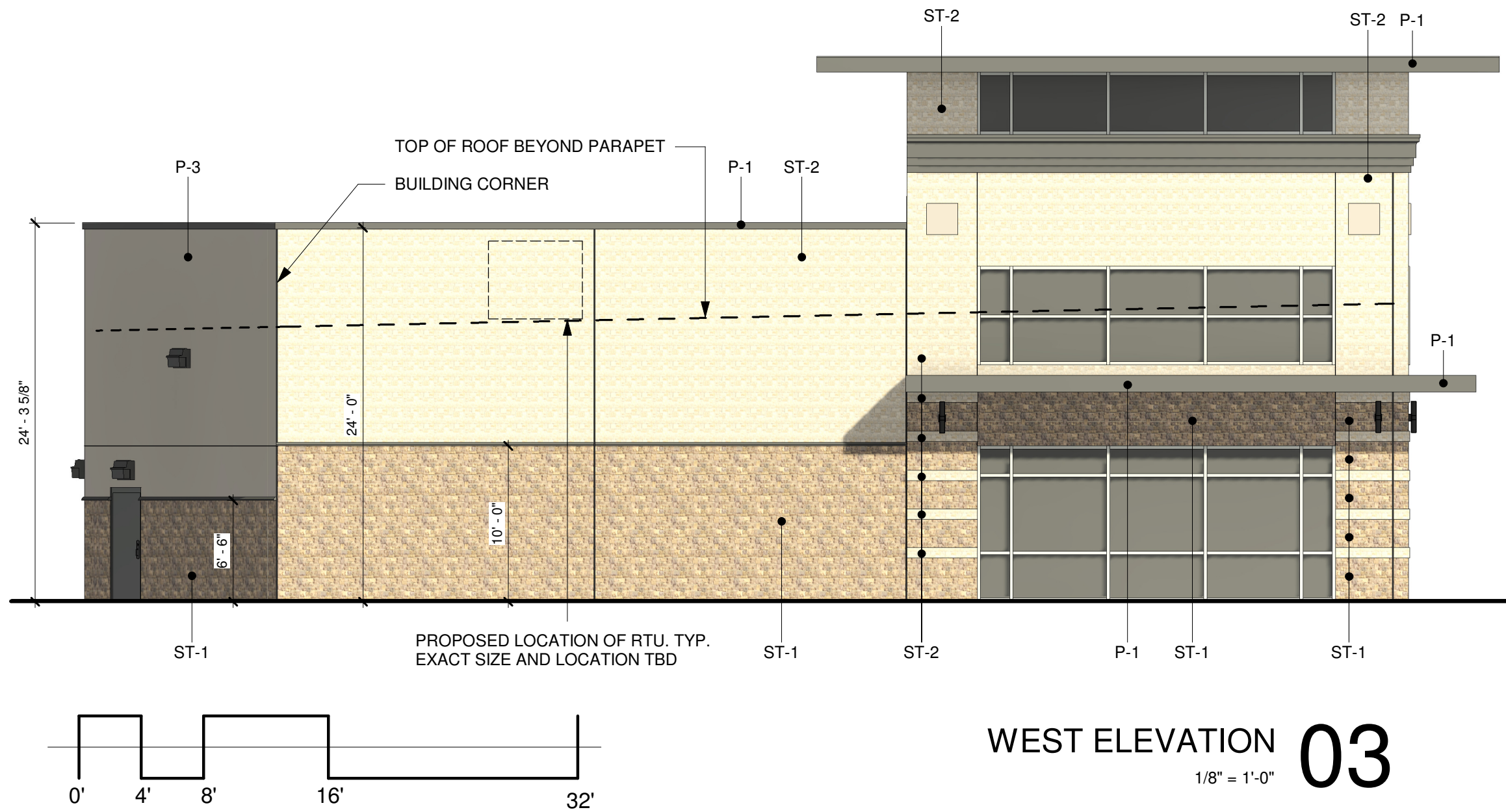
SHEET

TS-2

File No. 2019-014



EAST ELEVATION 04
1/8" = 1'-0"

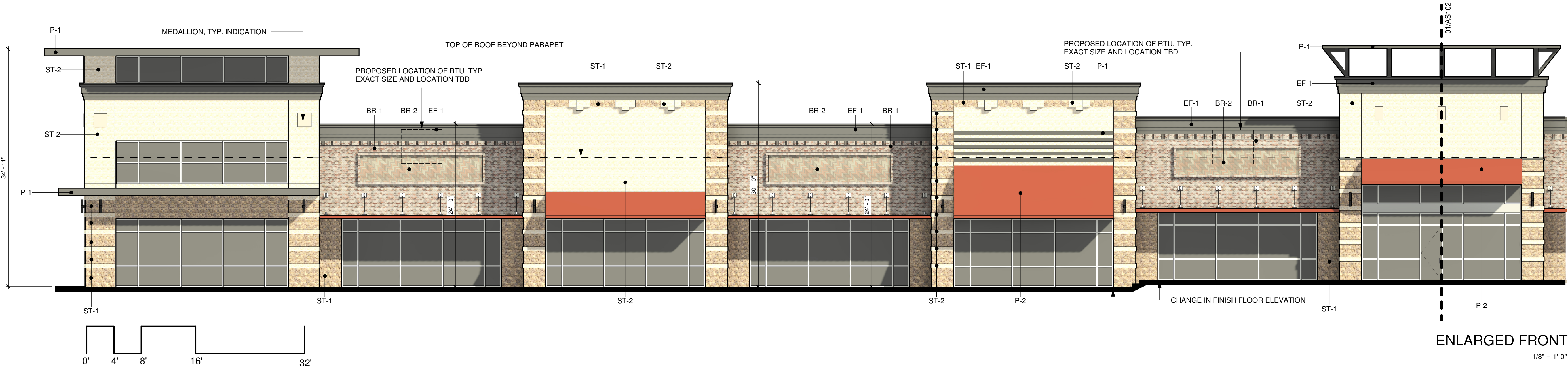


WEST ELEVATION 03
1/8" = 1'-0"

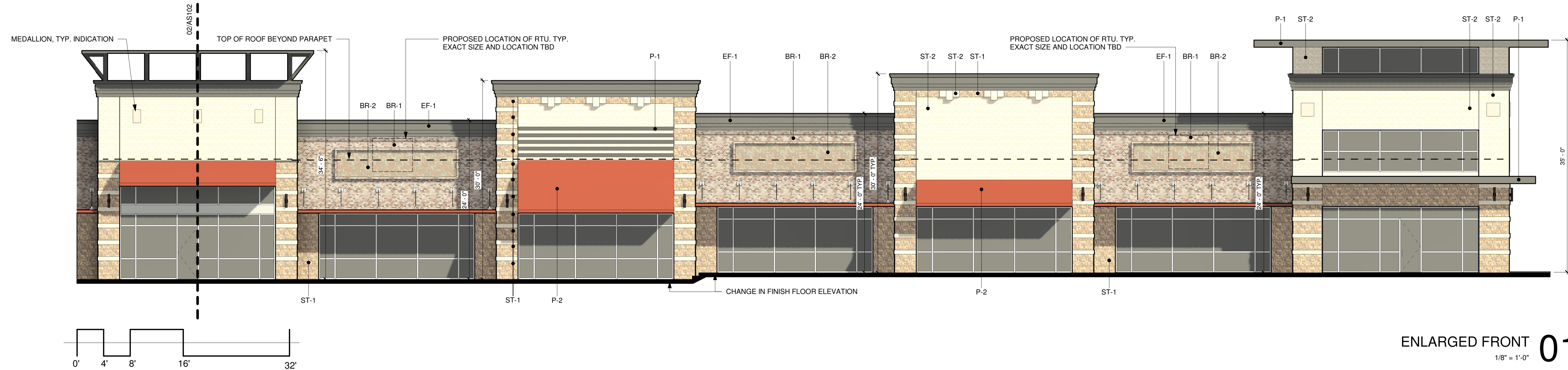
- MATERIAL LEGEND
- ST-1 TEXAS STONE DESIGNS, CAMBRIDGE LUXROC THIN VENEER STONE SYSTEM
 - ST-2 LEUDERS STONE THIN VENEER STONE SYSTEM
 - BR-1 ACME, HIGHLAND PARK THIN VENEER BRICK SYSTEM
 - BR-2 ACME, HIGHLAND PARK THIN VENEER BRICK SYSTEM - HERRINGBONE PATTERN
 - P-1 EIFS AND TEXTURED PAINT TO MATCH: SHERWIN WILLIAMS - SW6991 BLACK MAGIC
 - P-2 SHERWIN WILLIAMS - SW2839 ROYCROFT COPPER RED
 - P-3 TEXTURED PAINT TO MATCH: SHERWIN WILLIAMS - SW7044 AMAZING GRAY
 - EF-1 EIFS TO MATCH: SHERWIN WILLIAMS - SW6991 BLACK MAGIC

FACADE:	OVERALL SF:	GLAZING SF:	PERCENTAGE:
MAIN FACADE	11,256 S.F.	3,746 S.F.	33%
WEST FACADE	2,090 S.F.	482 S.F.	23%
EAST FACADE	2,110 S.F.	632 S.F.	30%
REAR FACADE	9,896 S.F.	0 S.F.	0%

MATERIAL CALCS
Front (Primary): 11,256 sf total - 10,131 (90%) Group A - 1,125 (10%) Group C
Sides (Primary): 2,110 sf total - 2,026 (96%) Group A - 84 (4%) Group C
Rear (Secondary): 9,896 sf total - 2,060 (21%) Group A - 7,836 (79%) Group B



ENLARGED FRONT 02
1/8" = 1'-0"



ENLARGED FRONT 01
1/8" = 1'-0"

Δ	DATE:	ISSUE:
	05.21.2019	SITE SUBMITTAL
	06.27.2019	SITE RESUBMIT
1	04.XX.2023	FACADE REVISION



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 600 Houston, Texas 77008 713 869 1103 V
DALLAS 5741 Legacy Drive, Suite 220 Plano, Texas 75024 972 490 7292 V

3P LITTLE ELM
RETAIL CENTER

PECAN DR & ELDERADO
PKWY
LITTLE ELM, TX

Project Number:	Sheet Size:
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Date / Time Plotted:	
5/15/2023 3:03:50 PM	
Drawn By:	Checked By:
KG	WL
Project Phase:	
CONSTRUCTION DOCUMENTS	

RENDERED
ELEVATIONS

AS102

	ST-1 TEXAS STONE DESIGNS, CAMBRIDGE LUXROC THIN VENEER STONE SYSTEM
	ST-2 LEUDERS STONE THIN VENEER STONE SYSTEM
	BR -1 ACME, HIGHLAND PARK THIN VENEER BRICK SYSTEM
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1	04.XX.2023	FACADE REVISION

Not for Regulatory Approval,
Permitting, or Construction.

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713 869 1103 V	972 490 7292 V

PECAN DR & ELDORADO
PKWY
LITTLE ELM, TX

Date / Time Plotted: 5/15/2023 3:04:02 PM	
Drawn By: KG	Checked By: WL

RENDERED ELEVATIONS

AS103

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