





LEGEND	
	REQUESTED PROPERTY LINE
	R.O.W. LINE
	EASEMENT LINE
	CONTOUR LINE

MEETS & BOUNDS:

BEING A 0.81 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING A PORTION OF LOT 3, BLOCK A OF WINDMILL HILL ADDITION AN ADDITION TO THE TOWN OF PROSPER, RECORDED IN VOLUME 2020, PAGE 387 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A X-CUT FOUND IN CONCRETE AT THE NORTHEAST CORNER OF SAID LOT 3 AND THE COMMON SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID WINDMILL HILL ADDITION AND BEING IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289 (PRESTON ROAD) A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE WITH THE EAST LINE OF SAID LOT 3 AND THE COMMON WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 289 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21°13'45" WEST, A DISTANCE OF 173.08 FEET TO A CAPPED 1/2" IRON ROD STAMPED "EAGLE SURVEYING" SET

SOUTH 15°30'45" WEST, A DISTANCE OF 32.41 FEET TO A CAPPED 1/2" IRON ROD STAMPED "EAGLE SURVEYING" SET FROM WHICH A P/NAIL FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3 BEARS SOUTH 15°30'45" WEST, A DISTANCE OF 68.09 FEET AND SOUTH 21°13'45" WEST, A DISTANCE OF 61.17 FEET;

THENCE OVER AND ACROSS SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES:

NORTH 68°03'39" WEST, A DISTANCE OF 77.11 FEET TO A CAPPED 1/2" IRON ROD STAMPED "EAGLE SURVEYING" SET;

WEST, A DISTANCE OF 145.56 FEET TO A X-CUT SET IN THE WEST LINE OF SAID LOT 3 AND THE COMMON EAST LINE OF LOT 1, BLOCK A OF SAID WINDMILL HILL ADDITION;

THENCE NORTH, WITH THE WEST LINE OF SAID LOT 3 AND THE COMMON EAST LINE OF SAID LOT 1, A DISTANCE OF 125.95 FEET TO A X-CUT FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF SAID LOT 3 AND THE COMMON SOUTH LINE OF SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

EAST, A DISTANCE OF 206.70 FEET TO A X-CUT FOUND IN CONCRETE;

NORTH 21°13'45" EAST A DISTANCE OF 17.31 FEET TO A X-CUT SET IN CONCRETE;

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A DELTA ANGLE OF 89°56'11", A CHORD BEARING AND DISTANCE OF NORTH 66°11'50" EAST, 67.14 FEET AND AN ARC LENGTH OF 74.56 FEET TO A X-CUT SET IN CONCRETE;

NORTH 68°50'12" EAST, A DISTANCE OF 15.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.81 ACRES OF LAND MORE OR LESS.

<div>EXHIBIT "A"</div> <div>PROPERTY BOUNDARY - BLACK RIFLE COFFEE</div> <div>TOWN PROJECT No.: _____</div>			
<div>OWNER:</div> <div>BG-GBT BROADWAY & PRESTON LP</div> <div>9550 JOHN W ELLIOTT DR. SUITE 106</div> <div>FRISCO, TX 75033</div> <div>PH: _____ CONTACT NAME: TEAGE GRIFFIN</div>			
<div>APPLICANT:</div> <div>CLAYMOORE ENGINEERING, INC.</div> <div>1903 CENTRAL DRIVE, SUITE #406</div> <div>BEDFORD, TX 76021</div> <div>PH: 817.281.0572 CONTACT NAME : DREW DONOSKY</div>			
<div>SURVEYOR:</div> <div>EAGLE SURVEYING</div> <div>210 S. ELM ST., SUITE 104</div> <div>DENTON, TX 76201</div> <div>PH: 940.222.3009 CONTACT: MASON DECKER</div>			
<div>LEGAL DESCRIPTION:</div> <div>LOT 3, BLOCK A OF WINDMILL HILL ADDITION</div> <div>AREA = 0.81 AC</div>			
CITY: PROSPER		COUNTY: COLLIN	STATE: TEXAS
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY		ABSTRACT NO.: 147	DATE: 4/25/2022

TEXAS REGISTRATION #141599

CLAYMOORE

ENGINEERING

ENGINEERING

OFFICE: 412-262-1624
FAX: 412-262-1625
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: DREW DONOSKY
P.E. No. 125851, Date 04/29/2022

BLACK RIFLE COFFEE
PROSPER, TX 75078

No.	DATE	REVISION	BY

PROPERTY BOUNDARY

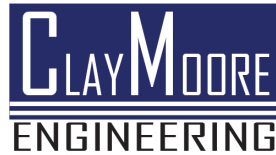
DESIGN: MBT
DRAWN: MBT
CHECKED: DD
DATE: 4/26/2022

SHEET

EXH-A

File No. 2022-XXX

PLOTTED BY: MAX LANTANO
 PLOT DATE: 4/29/2022 1:43 PM
 LOCATION: Z:\PROJECTS\MARKETING\CARY ALBERT PROSPER BLACK RIFLE\CADD\SHEETS\PROPERTY BOUNDARY - EXH A.DWG
 LAST SAVED: 3/6/2022 10:53 PM



March 7, 2022

Town of Prosper
250 W. First Street
Prosper, Texas 75078

Re: Black Rifle Coffee
Letter of Intent

To whom it may concern,

Please let this letter serve as the Letter of Intent for the Black Rifle Coffee project to be located in Lot 3, Block A of Windmill Hill Addition. The purpose of this request is to create a new boundary for the proposed site and construct a new building for the Black Rifle Coffee project.

The proposed project site has a total area of 0.81 ac (35,401 sf). Zoning is commercial. The proposed use of this project is Restaurant with Drive Thru with a total building area of 2,540 sf.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.

A handwritten signature in black ink, appearing to read "Drew Donosky". The signature is stylized with a large, looped "D" and a cursive "Donosky".

Drew Donosky, P.E.



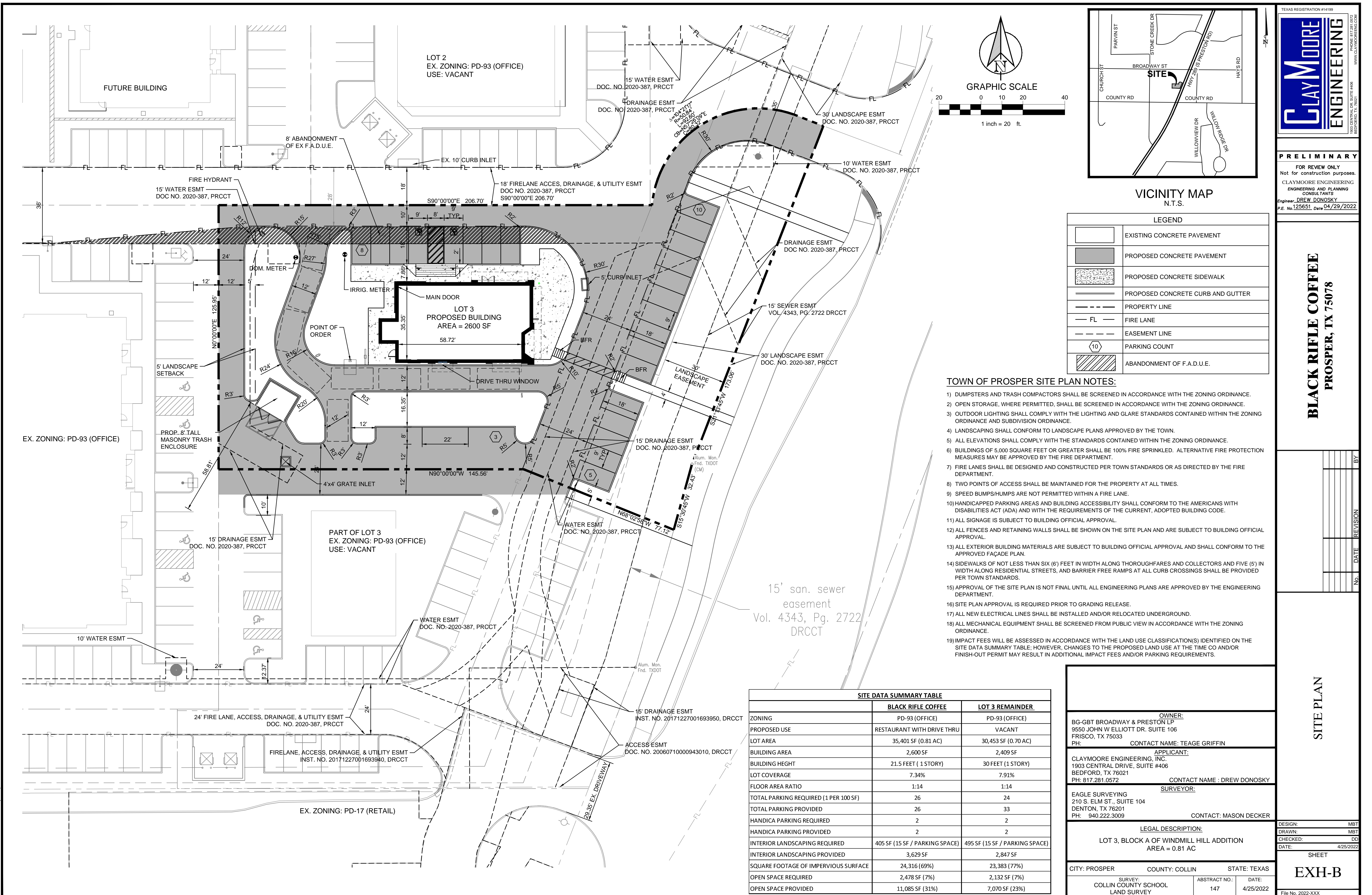
Exhibit C – Windmill Hill Planned Development Standards

Below are the proposed development standards amended in the existing Planned Development.

Concept Plan: Amended concept plan as provided in Exhibit D

Permitted Uses: In addition to those permitted uses as allowed per the Planned Development of the Town of Prosper Zoning Ordinance, the following use shall be permitted in the retail areas indicated on Exhibit "D".

- One (1) Restaurant with Drive Thru



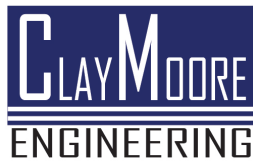


Exhibit E – Black Rifle PD Amendment

Below is an anticipated project schedule for the proposed Black Rifle Development Schedule in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting/entitlements. Once obtained, then the permitting approvals will start with the Town.

Zoning Submittal to Town – 4/22
Zoning Approval from Town – 7/22

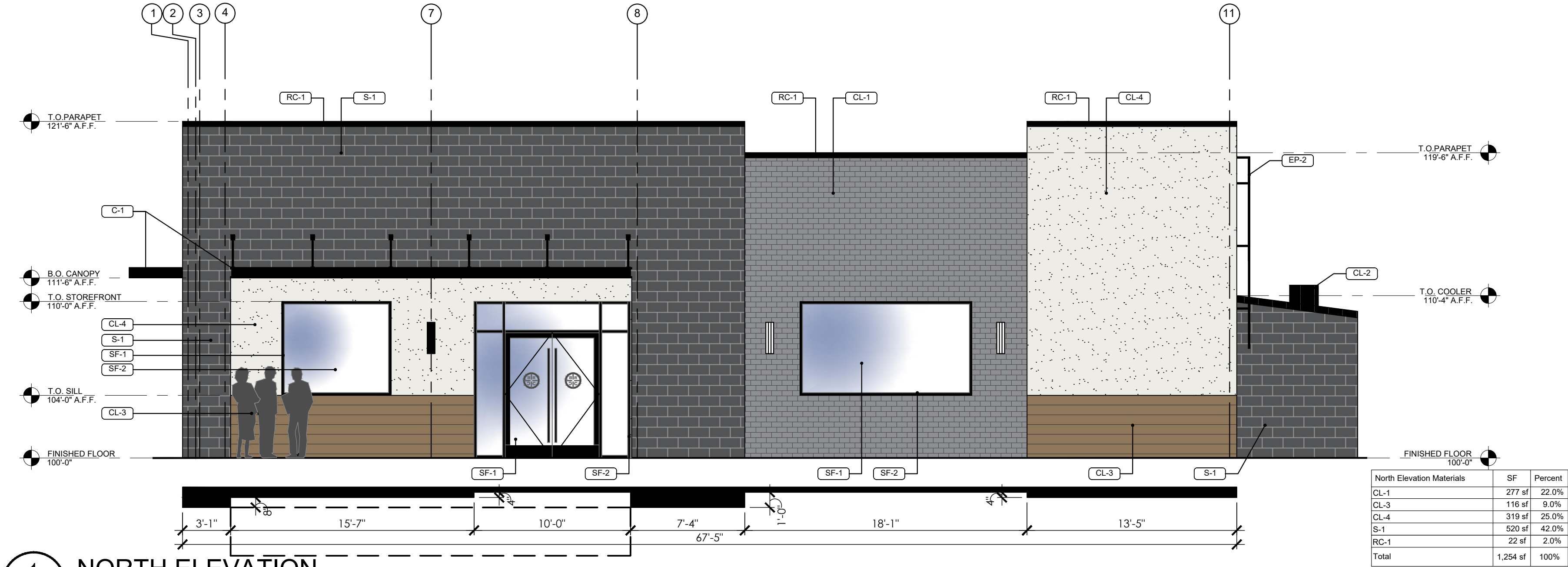
Development of the coffee shop will depend on market demands but we would anticipate that the project will proceed immediately for permit and construction given the necessary approvals.

Thank you and please call if you have any comments or need additional information.

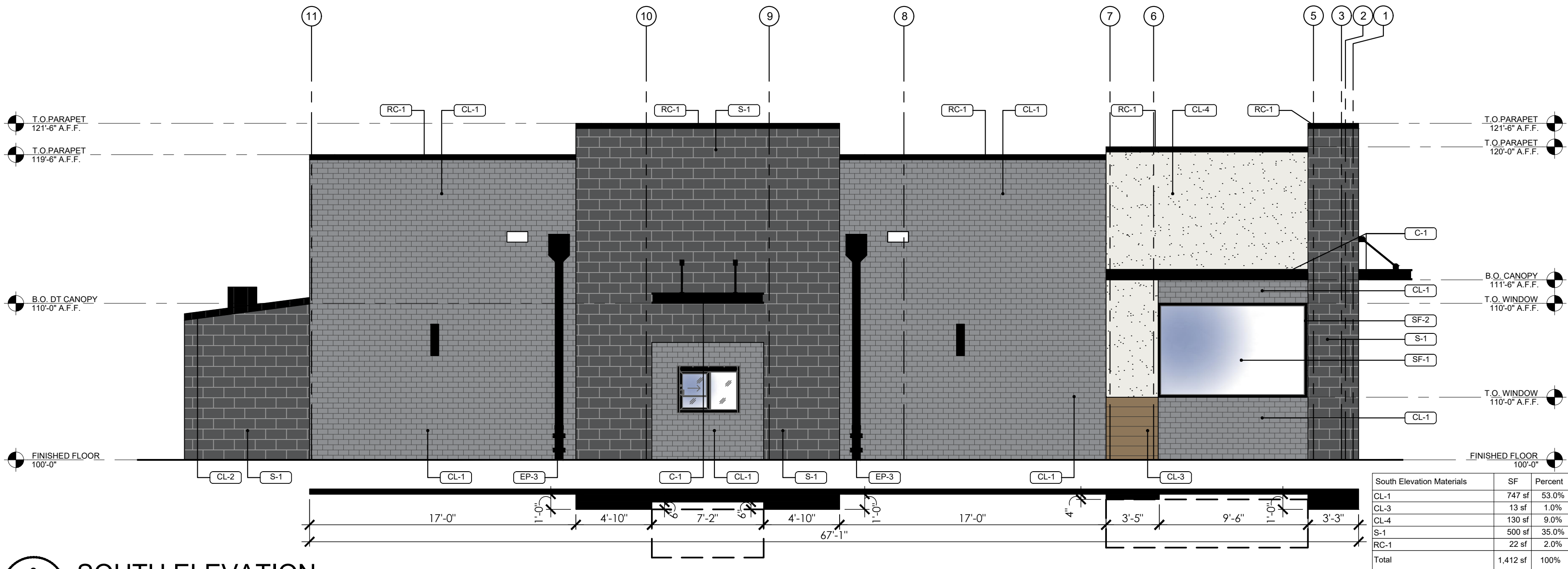
Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Moore".

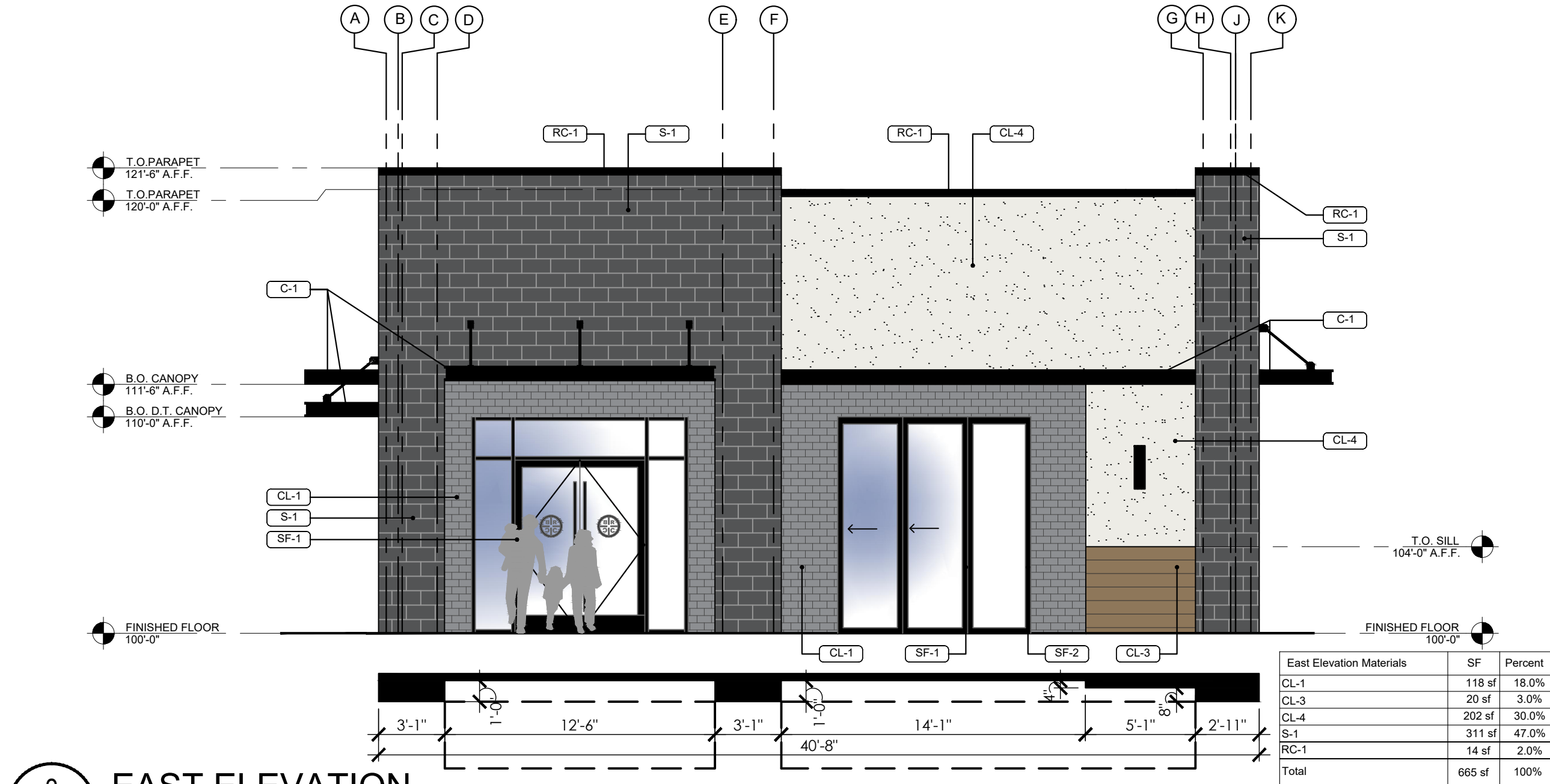
Matt Moore, P.E.



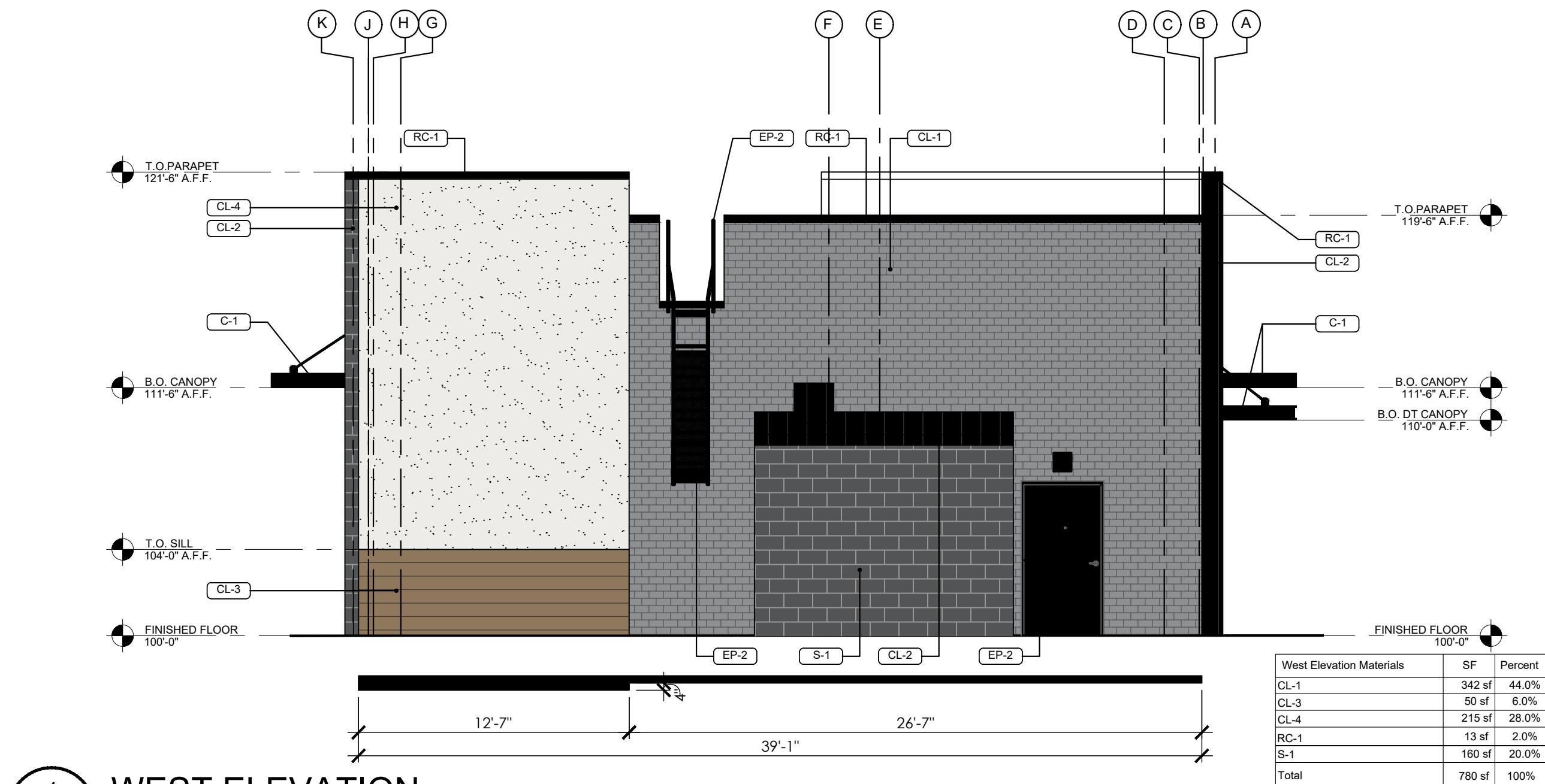
1 NORTH ELEVATION
PR-01
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
PR-01
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
PR-01
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
PR-01
SCALE: 3/16" = 1'-0"

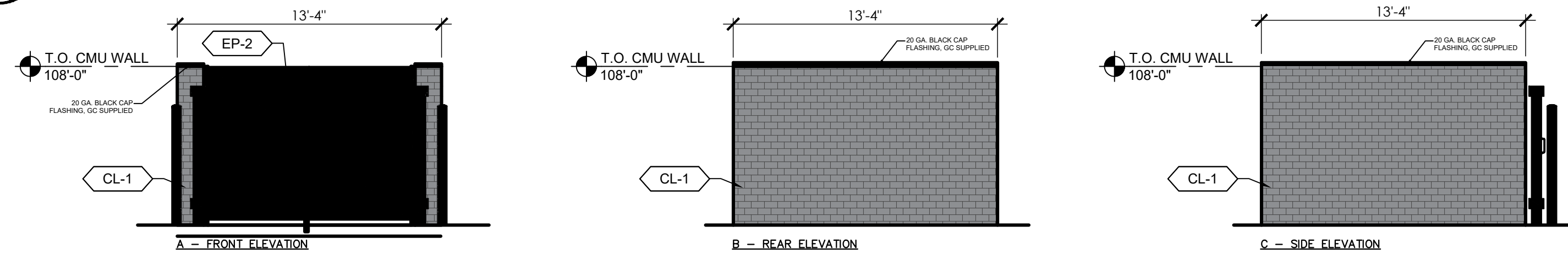
MATERIAL SCHEDULE

CL-1 THIN BRICK ACME - PACIFIC CLAY - BODEGA BAY	CL-2 PAC-CLAD METAL HIGHLINE B1 24 GA MATTE BLACK VERTICAL INSTALLATION	CL-3 TREX PANELING - TRANSCEND SQUARE EDGE DECK BOARDS HAVANA GOLD
CL-4 EIFS - DRYVIT #612 MOONLIGHT	SF-1 STOREFRONT - KAWNEER ALUMINUM STOREFRONT GLAZING	SF-2 STOREFRONT - KAWNEER - BLACK ANODIZED ALUMINUM FRAME
C-1 PREFINISHED ALUMINUM CANOPY, BLACK	RC-1 24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2" PER FOOT, PRE-FINISHED TO MATCH AND OTHER METAL WORKS (SW 6258 "TRICORN BLACK")	EP-2 & EP-3 EXTERIOR PAINT SHERWIN WILLIAMS SW6258 HOLLOW METAL DOORS AND FRAMES, ROOF LADDER, SCUPPER, DUMPSTER GATES
S-1 MANUFACTURED STONE CORONADO - THIN BRICK URBANA SMOOTH - SMOKE		

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	COLOR: - SW 7005 PURE WHITE SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS A-100
EP-2	EXTERIOR PAINT (FOR EIFS)	SHERWIN WILLIAMS	COLOR: - SW 6258 TRICORN BLACK SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS A-100
EP-3	EXTERIOR PAINT (FOR METAL)	SHERWIN WILLIAMS	COLOR: - SW 6258 TRICORN BLACK SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS PRO INDUSTRIAL ACRYLIC 866
EP-4	EXTERIOR PAINT (FOR WOOD)	SHERWIN WILLIAMS	COLOR: - SW 6258 TRICORN BLACK SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS PRO INDUSTRIAL ACRYLIC 866
CL-1	THIN BRICK	ACME	STYLE: PACIFIC CLAY COLOR: BODEGA BAY	INSTALL ACME THIN BRICK PER MFR RECOMMENDATIONS. USE INSIDE AND OUTSIDE CORNERS WERE REQ'D. ALL REQ'D TRIM TO BE BLACK IN COLOR.
CL-2	METAL FASCIA	PAC-CLAD	STYLE: HIGHLINE B1 24 GA COLOR: MATTE BLACK	VERTICAL INSTALLATION. INSTALL PER MFR RECOMMENDATIONS.
CL-3	WOOD	TREX	STYLE: TRANSCEND SQUARE EDGE DECK BOARDS COLOR: HAVANA GOLD	INSTALL PER MFR. RECOMMENDATIONS. RAIN-SCREEN APPLICATION METHOD TO BE USED. MITER CORNERS.
CL-4	E.I.F.S.	DRYVIT OR APPROVED SUBSTITUTE	COLOR: #612 MOONLIGHT	INSTALL EIFS TO THICKNESS SPECIFIED ON WALL SECTIONS. INSTALL PER MFR. RECOMMENDATIONS.
RC-1	METAL ROOF COPING	ROOF MFR.	STYLE: MATCH ROOF SYSTEM COLOR: BLACK	INSTALL PER MFR. RECOMMENDATIONS. IF BLACK IS UNAVAILABLE, G.C. MAY SUBSTITUTE DARK BRONZE, CONFIRM WITH ARCHITECT BEFORE PURCHASE.
MR-1	MEMBRANE ROOFING SYSTEM	DURO-LAST	STYLE: 40 MIL SINGLE-PLY PVC ROOFING MEMBRANE COLOR: WHITE	INSTALL PER MFR. RECOMMENDATIONS.
S-1	MANUFACTURED STONE	CORONADO	THIN BRICK - URBAN SMOOTH SMOKE	INSTALL PER MFR. RECOMMENDATIONS.

5 TRASH ENCLOSURE ELEVATIONS
PR-01
SCALE: NTS

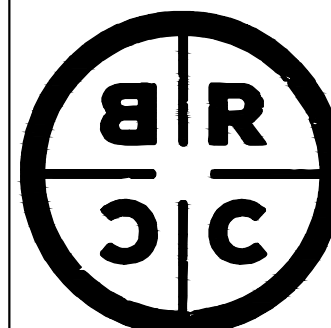


GENERAL NOTES- FACADE PLAN

- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING ROOF TOP UNITS.
- BRCC LOGO TO BE 1" OFFSET FROM FRONT OF E.I.F.S. FINISH. PAINT INTERIOR OF LOGO EP-2. OUTER CIRCLE TO BE CENTERED ON VERTICAL HEIGHT OF E.I.F.S.
- PRE -ENGINEERED MTL. CANOPIES. CONFIRM INSTALLATION WITH SHOP DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CANOPY DOWNSPOUTS ARE TO BE PAINTED BLACK EP-3. DOWNSPOUTS TO DISCHARGE TO SLASH BLOCKS.
- EXTERIOR SIGNAGE LOCATIONS ARE SHOWN AS REFERENCE. SIGNS TO BE PROVIDED AND INSTALLED BY SIGN VENDOR.
- EXPOSED UTILITY BOXES AND CONDUITS TO BE PAINTED TO MATCH BUILDING
- WINDOWS TO HAVE MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN PERCENT

OWNER	APPLICANT	ARCHITECT	BUILDING ELEVATION EXHIBIT PROSPER, TX, 75078
ANTHONY THOMPSON BLACK RIFLE COFFEE COMPANY 210.419.5243 anthony.thompson @blackriflecoffee.com	JULIANNE MCGEE PERMIT EXPEDITOR 682.429.6245 julianne@gmail.com	ALEXANDRA MATIS THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TX 75238 214.343.9400 amatis@dimensiongroup.com	

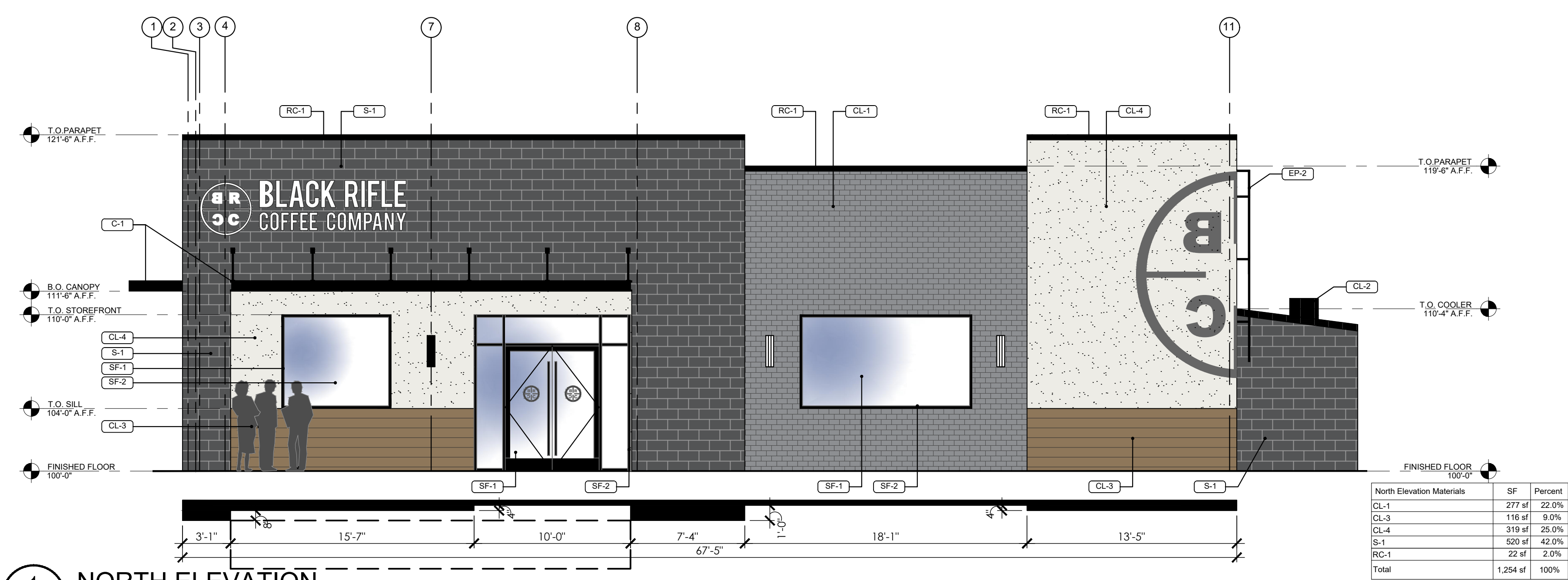
Job#	220-220
Scale	AS NOTED
Date	6/29/22
Drawn By	RP
Checked By	KS



BLACK RIFLE COFFEE COMPANY
PROSPER, TX, 75078

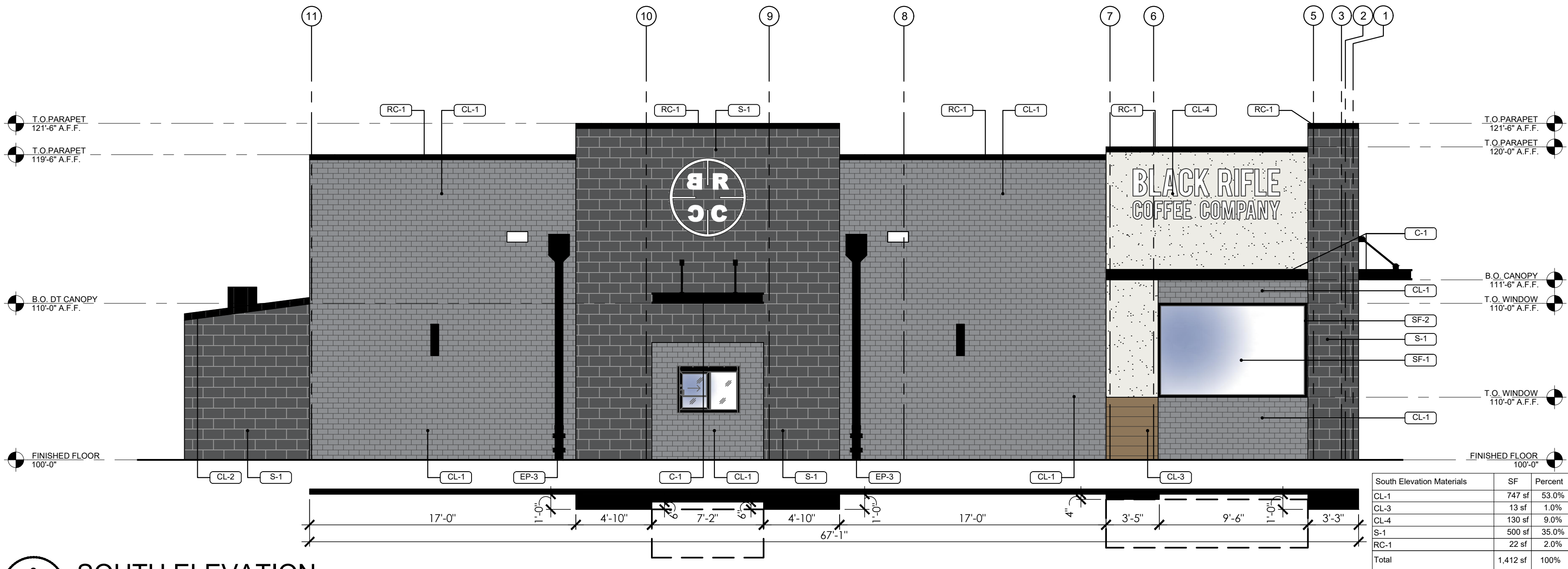
BUILDING FACADE/
ELEVATION PLAN

PR-01



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



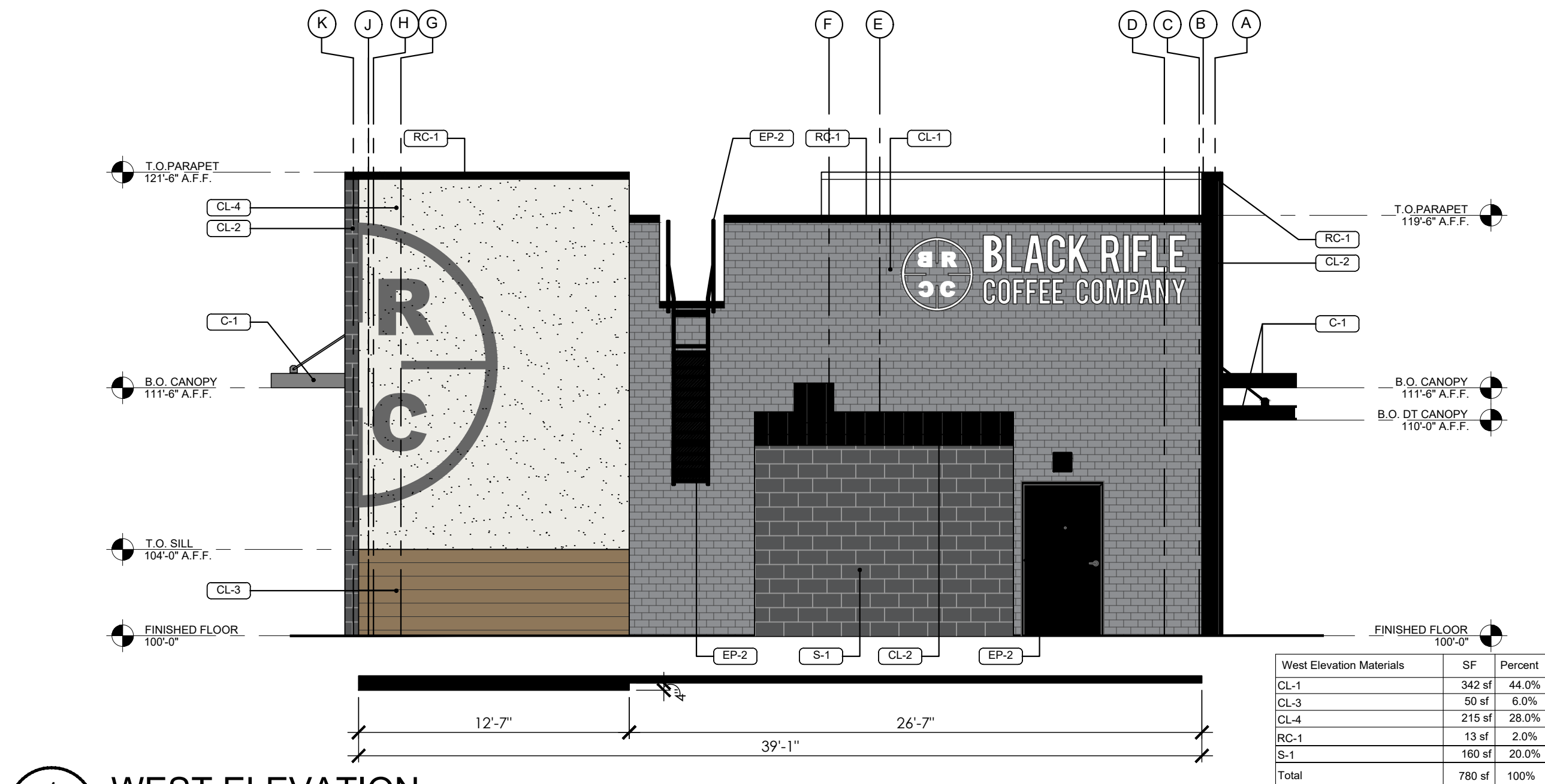
3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



4 WEST ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL SCHEDULE

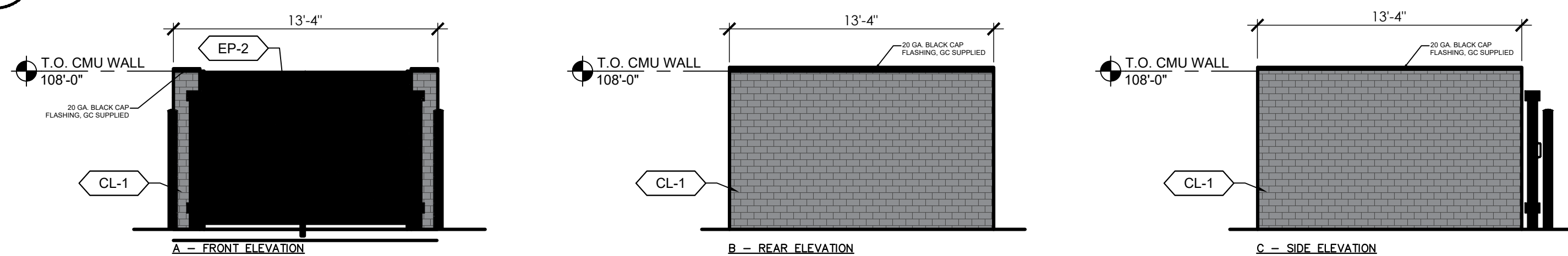
CL-1 THIN BRICK ACME - PACIFIC CLAY - BODEGA BAY	CL-2 PAC-CLAD METAL HIGHLINE B1 24 GA MATTE BLACK VERTICAL INSTALLATION	CL-3 TREX PANELING - TRANSEND SQUARE EDGE DECK BOARDS HAVANA GOLD
CL-4 EIFS DRYVIT #612 MOONLIGHT	SF-1 STOREFRONT - KAWNEER ALUMINUM STOREFRONT GLAZING	SF-2 STOREFRONT - KAWNEER - BLACK ANODIZED ALUMINUM FRAME
C-1 PREFINISHED ALUMINUM CANOPY, BLACK	RC-1 24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2' PER FOOT, PRE-FINISHED TO MATCH AND OTHER METAL WORKS (SW 6258 'TRICORN BLACK')	EP-2 & EP-3 EXTERIOR PAINT SHERWIN WILLIAMS SW6258 HOLLOW METAL DOORS AND FRAMES, ROOF LADDER, SCUPPER, DUMPSTER GATES
S-1 MANUFACTURED STONE CORONADO - THIN BRICK URBANA SMOOTH - SMOKE		

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	COLOR: - SW 7005 PURE WHITE SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS A-100
EP-2	EXTERIOR PAINT (FOR EIFS)	SHERWIN WILLIAMS	COLOR: - SW 6258 TRICORN BLACK SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS A-100
EP-3	EXTERIOR PAINT (FOR METAL)	SHERWIN WILLIAMS	COLOR: - SW 6258 TRICORN BLACK SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS PRO INDUSTRIAL ACRYLIC 866
EP-4	EXTERIOR PAINT (FOR WOOD)	SHERWIN WILLIAMS	COLOR: - SW 6258 TRICORN BLACK SHEEN: MATTE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT - FINISH COAT: (2) COATS PRO INDUSTRIAL ACRYLIC 866
CL-1	THIN BRICK	ACME	STYLE: PACIFIC CLAY COLOR: BODEGA BAY	INSTALL ACME THIN BRICK PER MFR RECOMMENDATIONS. USE INSIDE AND OUTSIDE CORNERS WERE REQ'D . ALL REQ'D TRIM TO BE BLACK IN COLOR.
CL-2	METAL FASCIA	PAC-CLAD	STYLE: HIGHLINE B1 24 GA COLOR: MATTE BLACK	VERTICAL INSTALLATION. INSTALL PER MFR RECOMMENDATIONS.
CL-3	WOOD	TREX	STYLE: TRANSCEND SQUARE EDGE DECK BOARDS COLOR: HAVANA GOLD	INSTALL PER MFR. RECOMMENDATIONS. RAIN-SCREEN APPLICATION METHOD TO BE USED. MITER CORNERS.
CL-4	E.I.F.S.	DRYVIT OR APPROVED SUBSTITUTE	COLOR: #612 MOONLIGHT	INSTALL EIFS TO THICKNESS SPECIFIED ON WALL SECTIONS. INSTALL PER MFR. RECOMMENDATIONS.
RC-1	METAL ROOF COPING	ROOF MFR.	STYLE: MATCH ROOF SYSTEM COLOR: BLACK	INSTALL PER MFR. RECOMMENDATIONS. IF BLACK IS UNAVAILABLE, G.C. MAY SUBSTITUTE DARK BRONZE, CONFIRM WITH ARCHITECT BEFORE PURCHASE.
MR-1	MEMBRANE ROOFING SYSTEM	DURO-LAST	STYLE: 40 MIL SINGLE-PLY PVC ROOFING MEMBRANE COLOR: WHITE	INSTALL PER MFR. RECOMMENDATIONS.
S-1	MANUFACTURED STONE	CORONADO	THIN BRICK - URBAN SMOOTH SMOKE	INSTALL PER MFR. RECOMMENDATIONS.

5 TRASH ENCLOSURE ELEVATIONS

SCALE: NTS



GENERAL NOTES- FACADE PLAN

- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING ROOF TOP UNITS.
- BRCC LOGO TO BE 1" OFFSET FROM FRONT OF E.I.F.S. FINISH. PAINT INTERIOR OF LOGO EP-2. OUTER CIRCLE TO BE CENTERED ON VERTICAL HEIGHT OF E.I.F.S.
- PRE -ENGINEERED MTL. CANOPIES. CONFIRM INSTALLATION WITH SHOP DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CANOPY DOWNSPOUTS ARE TO BE PAINTED BLACK EP-3. DOWNSPOUTS TO DISCHARGE TO SLASH BLOCKS.
- EXTERIOR SIGNAGE LOCATIONS ARE SHOWN AS REFERENCE. SIGNS TO BE PROVIDED AND INSTALLED BY SIGN VENDOR.
- EXPOSED UTILITY BOXES AND CONDUITS TO BE PAINTED TO MATCH BUILDING
- WINDOWS TO HAVE MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN PERCENT

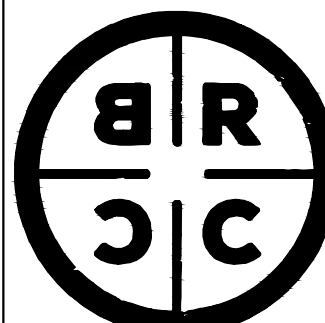
OWNER	APPLICANT	ARCHITECT	BUILDING ELEVATION EXHIBIT
ANTHONY THOMPSON BLACK RIFLE COFFEE COMPANY 210.419.5243 anthony.thompson@blackriflecoffee.com	JULIANNE MCGEE PERMIT EXPEDITOR 682.429.6245 julianne@gmail.com	ALEXANDRA MATIS THE DIMENSION GROUP 10755 SANDHILL RD., DALLAS, TX 75238 214.343.9400 amat@dimensiongroup.com	PROSPER, TX, 75078

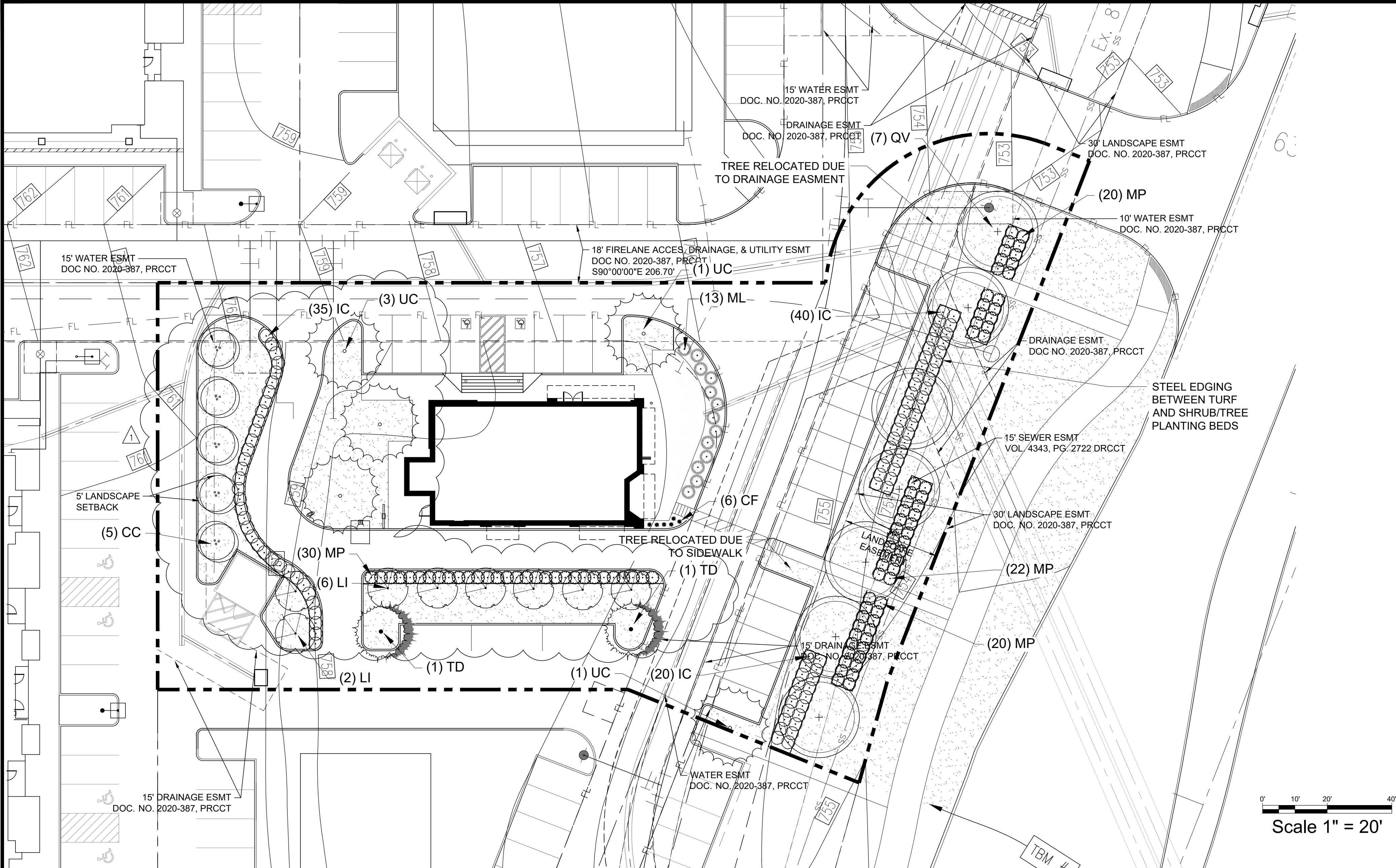
BLACK RIFLE COFFEE COMPANY
PROSPER, TX, 75078

BUILDING FACADE/
ELEVATION PLAN

PR-01

SHEET:





PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	CC	Texas Redbud / Cercis canadensis 'texensis	CONT.	3' Cal	5
	LI	Dallas Red Crape Myrtle / Lagerstroemia indica 'Dallas Red'	CONT.	3' Cal	8
	UC	Cedar Elm / Ulmus crassifolia	CONT.	3' Cal	5
	QV	Live Oak / Quercus virginiana	CONT.	3' Cal	7
	TD	Bald Cypress / Taxodium distichum	CONT.	3' Cal	2
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CF	Blue Zinger Sedge / Carex flacca 'Blue Zinger'	1 gal		6
	IC	Needlepoint Holly / Ilex cornuta 'Needlepoint'	5 gal		95
	ML	Muhlenbergia lindheimeri / Lindheimer Muhly Grass	3 gal		13
	MP	Dwarf Wax Myrtle / Myrica pusilla	5 gal		92
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod		15,478 sf

NO EXISTING TREES ON SITE

TOWN OF PROSPER GENERAL LANDSCAPE NOTES

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and/or other healthy root growth.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth. Use of tree augers to dig tree holes are discouraged.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be removed and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of fourteen (14) feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than three (3) feet in width. All beds less than three (3) feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within thirty (30) days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overlay on streets and walks is prohibited. A permit from the Building Inspection Division is required for any irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slopes (3 ft Horizontal to 1 ft Vertical).
- Earthen berms shall not include construction debris. Contractor must correct slope or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet ADA and T&S requirements.
- Contact Michael @ Town of Prosper Parks and Recreation Division at (972) 679-1051 Direct Office or (972) 400-0023 Cell for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, the contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

TOWN OF PROSPER MAINTENANCE STANDARDS

- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE. ALL PLANT MATERIAL SHALL BE PERPETUALLY MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS THAT DIE SHALL BE REPLACED BY PROPERTY OWNER, TENANT OR AGENT WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN THIRTY (30) DAYS OF NOTIFICATION BY THE TOWN OR A DATE APPROVED BY THE TOWN.
- ALL TREES LOCATED ON TOWN PROPERTY SHALL BE CARED FOR BY THE TOWN UNLESS THAT RESPONSIBILITY IS TRANSFERRED TO ANOTHER ENTITY THROUGH A COUNCIL-APPROVED AGREEMENT. THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT SHALL ENSURE THAT THE TOWN, OR ITS CONTRACTOR, MONITORS AND CARES FOR TREES IN A WAY THAT PROMOTES A HEALTHY AND GROWING URBAN FOREST. IS PERFORMED ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS," AND TREE CARE BEST MANAGEMENT PRACTICES PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. IT SHALL BE UNLAWFUL TO REMOVE, PRUNE, DAMAGE OR OTHERWISE HARM TREES ON TOWN PROPERTY WITHOUT PERMISSION FROM THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE PARKS AND RECREATION DEPARTMENT SHALL BE RESPONSIBLE FOR DEVELOPING AND UPDATING AN ANNUAL WORK PLAN. THIS WORK PLAN SHALL DOCUMENT WHAT MAINTENANCE ACTIVITIES ARE BEING PERFORMED AND SCHEDULED EACH YEAR. THE PARKS AND RECREATION BOARD MAY APPOINT AN ADVISORY COMMITTEE TO FOCUS ON ISSUES AND INITIATIVES THAT PERTAIN TO ANY URBAN FOREST THAT IS LOCATED ON PUBLIC LANDS.

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.

MULCHES

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

ROOT BARRIERS

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

LANDSCAPE CALCULATIONS

LOT AREA: 35,401 SF
REQUIRED OPEN SPACE: 2,478 SF (7%)
PROVIDED OPEN SPACE: 7,397 SF (20.9%)

STREET FRONTAGE

HIGHWAY 289 - 206 LF
TREES @ 1 / 30 LF:

SHRUBS @ 15 / 30 LF:

PARKING LOT

TOTAL PARKING SPACES: 26
REQUIRED INTERIOR LANDSCAPE AREA: 390 SF (15 SF / PARKING SPACE)
PROVIDED INTERIOR LANDSCAPE AREA: 5,208 SF
1 TREE PROVIDED AT THE TERMINUS OF EACH PARKING BAY
ADDITIONAL SHRUBS PROVIDED AS A SOLID LIVING SCREEN

DRIVE-THRU ISLAND LANDSCAPE

WEST PROPERTY LINE
ORNAMENTAL TREES @ 15' O.C.: REQUIRED
ORNAMENTAL TREES @ 15' O.C.: PROVIDED
SHRUBS @ 5 / 15': REQUIRED
SHRUBS @ 5 / 15': PROVIDED

SOUTH PROPERTY LINE

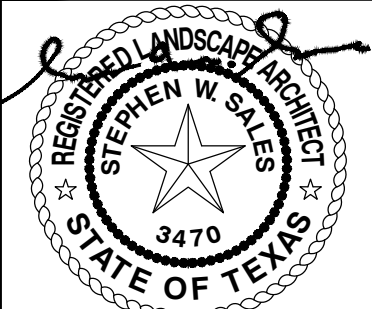
ORNAMENTAL TREES @ 15' O.C.: REQUIRED
ORNAMENTAL TREES @ 15' O.C.: PROVIDED
SHRUBS @ 5 / 15': REQUIRED
SHRUBS @ 5 / 15': PROVIDED

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.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS 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, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF 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 (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. 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 WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

NOTE TO LANDSCAPE CONTRACTOR:

- NEW INSPECTIONS WILL BE MADE FOR THE FOLLOWING:
- TREE HEIGHT, WIDTH (AT DELIVERY)
 - SHRUB HEIGHT, WIDTH & CONTAINER SIZE (AT DELIVERY)
(ANY UNDERSIZED PLANT NOT FULLY ROOTED MAY BE DENIED BY PARKS AT INSPECTION)
 - INSPECTION OF TREE PIT SIDE WALLS & DEPTH
 - INSPECT AT LEAST ONE (1) PERCOLATION TESTED PIT.



06/30/2022

BLACK RIFLE COFFEE
PROSPER, TX 75078

LANDSCAPE PLANTING

OWNER:	
BG-GBT BROADWAY & PRESTON LP 9550 JOHN W ELLIOTT DR. SUITE 106 FRISCO, TX 75033	
PH:	CONTACT NAME: TEAGE GRIFFIN
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021	
PH: 817.281.0572	CONTACT NAME : DREW DONOSKY
SURVEYOR:	
EAGLE SURVEYING 210 S. ELM ST., SUITE 104 DENTON, TX 76201	
PH: 940.222.3009	CONTACT: MASON DECKER

DESIGN:	MBT
DRAWN:	MBT
CHECKED:	DD
DATE:	3/7/2022

SHEET

LP-1

File No. 2022-XXX

PLANTING SPECIFICATIONS

GENERAL

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

PRODUCTS

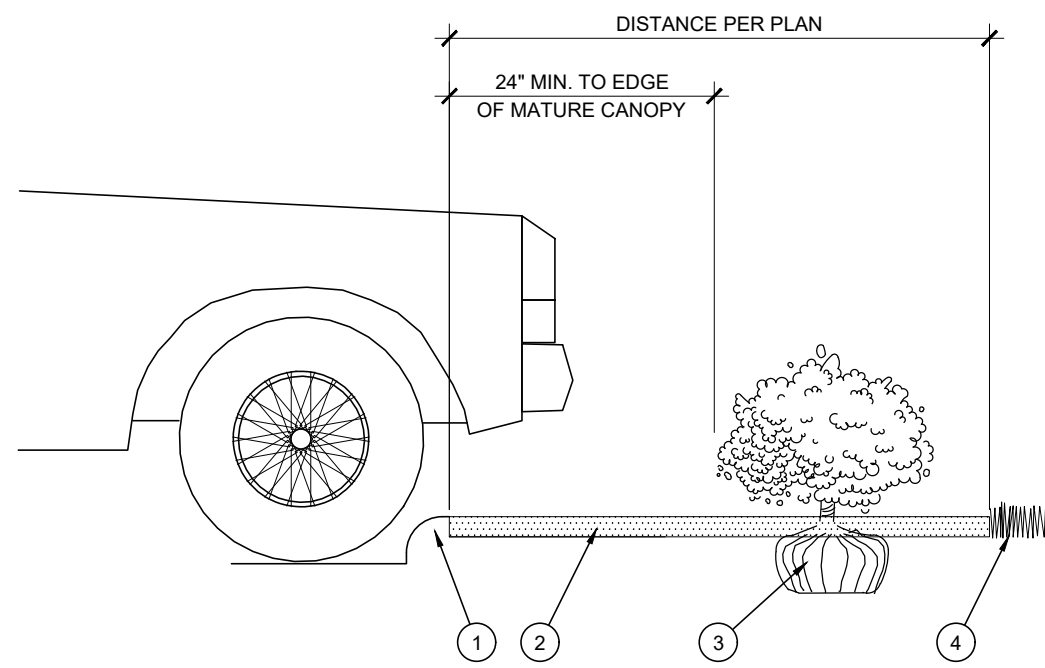
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. 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.
 5. 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.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.100 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS PREPARED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE 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.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL PLANTING

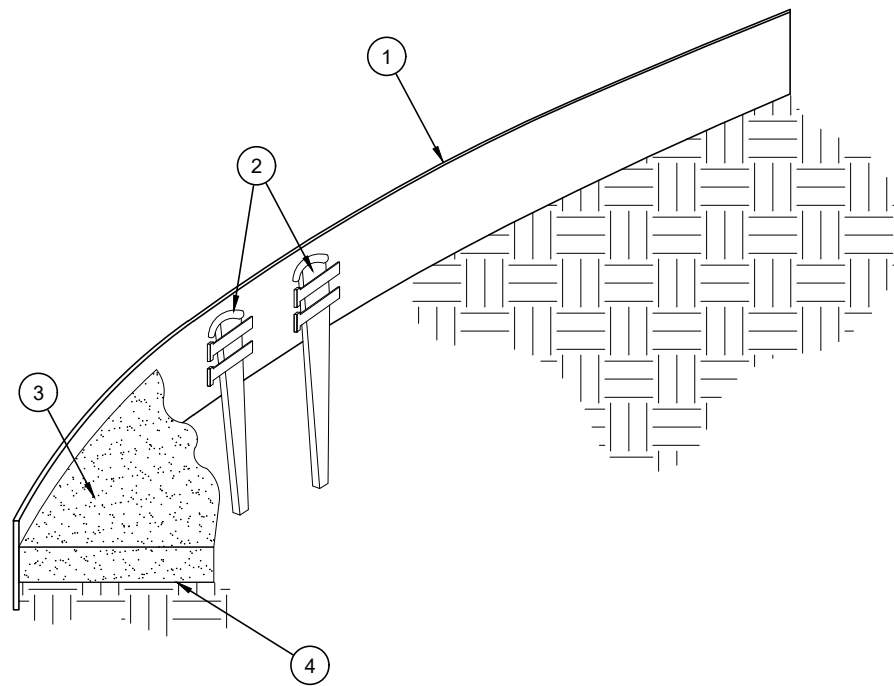
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING:
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUM LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING:
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. 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. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. 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.
7. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
8. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE WARRANTY 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 WARRANTY PERIOD WILL COMMENCE.
9. PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
10. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



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

C PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

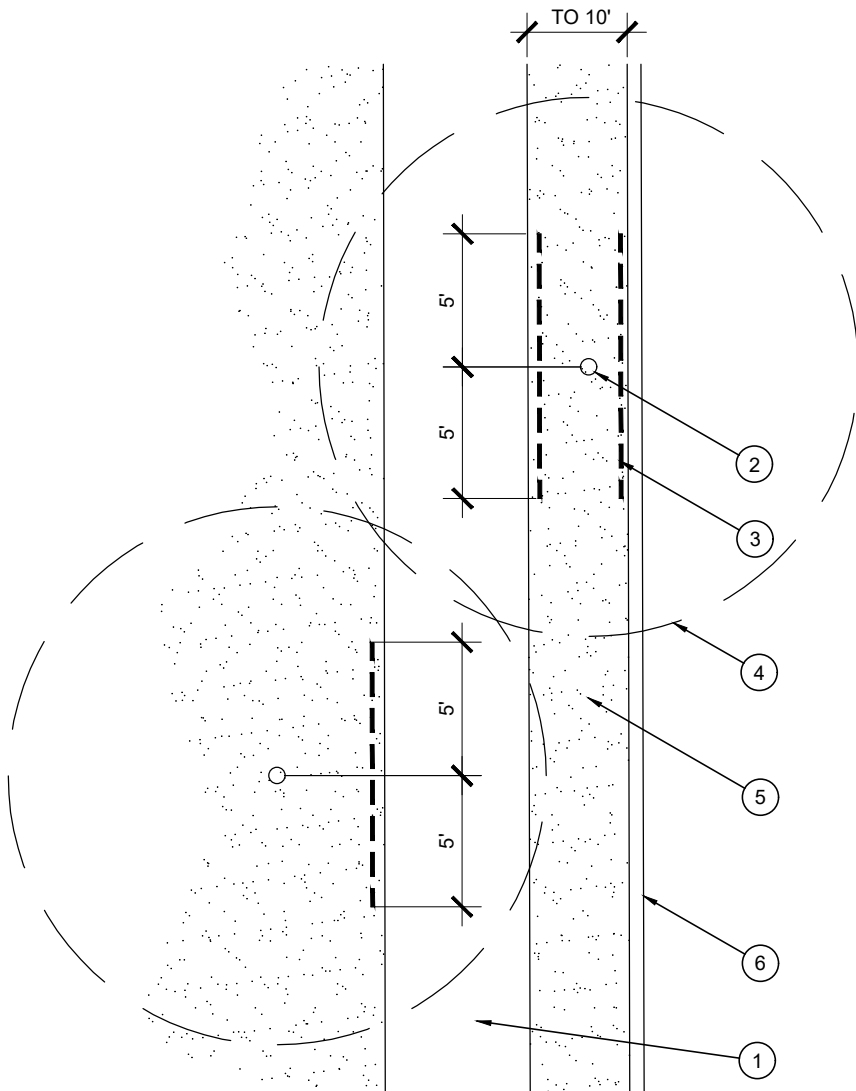
- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

SCALE: NOT TO SCALE

OPEN LANDSCAPE

PARKWAY



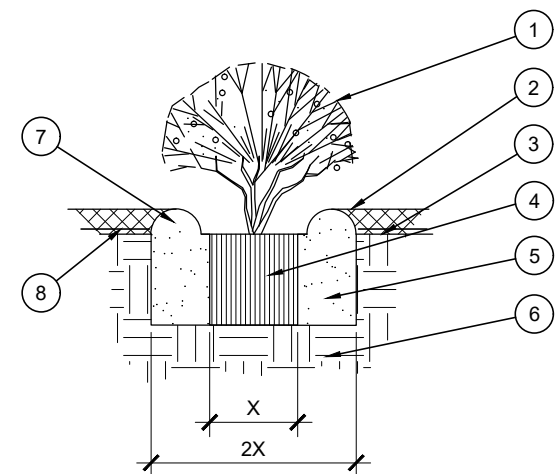
1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER



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

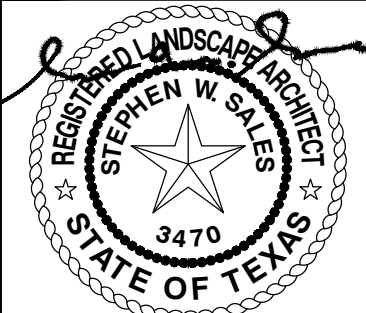
B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (8" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.



06/30/2022

BLACK RIFLE COFFEE
PROSPER, TX 75078

NO.	DATE	REVISION	BY
1	06/30/22		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

LANDSCAPE PLANTING
DETAILS & SPECIFICATIONS

DESIGN:	MBT
DRAWN:	MBT
CHECKED:	DD
DATE:	3/7/2022

LP-2

File No. 2022-XXX

<u>OWNER:</u> BG-GBT BROADWAY & PRESTON LP 9550 JOHN W ELLIOTT DR. SUITE 106 FRISCO, TX 75033 PH: 817.281.0572		<u>CONTACT NAME:</u> TEAGE GRIFFIN	
<u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		<u>CONTACT NAME :</u> DREW DONOSKY	
<u>SURVEYOR:</u> EAGLE SURVEYING 210 S. ELM ST., SUITE 104 DENTON, TX 76201 PH: 940.222.3009		<u>CONTACT:</u> MASON DECKER	
<u>LEGAL DESCRIPTION:</u> LOT 3, BLOCK A OF WINDMILL HILL ADDITION AREA = 0.81 AC			
CITY: PROSPER		COUNTY: COLLIN	
STATE: TEXAS			
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY		ABSTRACT NO.: 147	
		DATE: 4/25/2022	