

1
2
3
4

K:\17007\17007-0033-00 Salad and Go - Preston and Prosper Trail\2 Design Phase\CAO\Exhibits\SUP Submittal\Exhibit A - Zoning Exhibit.dwg ACH: November 22, 2021



| SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT | |
|--|-------------------------------|
| THE SHOPS AT PROSPER TRAIL, LOT 6R BLOCK A | |
| GENERAL | |
| EXISTING ZONING: | C1/COMMERCIAL - REAL |
| PROPOSED ZONING: | SUP |
| LOT AREA EXISTING: | 46,948 SQUARE FEET (1.078 AC) |
| LOT AREA PROPOSED: | 46,948 SQUARE FEET (1.078 AC) |

VICINITY MAP
N.T.S.

GEOGRAPHIC ID: R-10950-00A-006R-1

ZIP CODE: 75078

PROJECT LOCATION

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

EXISTING KROGER FUEL CENTER

1252 NORTH PRESTON ROAD

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 6R, BLOCK A

THE SHOPS AT PROSPER TRAIL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 7R1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: AUTO ZONE

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 20201230010004980

P.R.T.C.T

LOT 10, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 1, BLOCK A

THE SHOPS AT PROSPER TRAIL

OWNER: KROGER

LAND USE: RETAIL

ZONNING: PD-68/COMMERCIAL - REAL

DOC. NO. 2016-193

P.R.T.C.T

LOT 2, BLOCK A

THE SHOPS AT PROSPER TRAIL

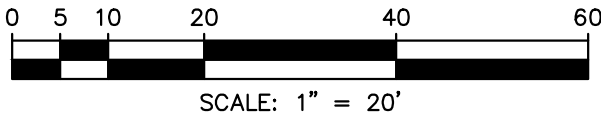
OWNER: KROGER

| SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT ESTATES ABOVE WIMBLEDON, LOT 3R BLOCK 6, S21-0005 | |
|--|--|
| GENERAL | |
| EXISTING ZONING: PROPOSED ZONING: | PD-68/COMMERCIAL - REAL SUP |
| FRONT SETBACK: SIDE SETBACK: REAR SETBACK: | 20 FEET NONE NONE |
| LOT AREA: | 46,948 SQUARE FEET (1.078 AC) |
| LOT COVERAGE ALLOWED: BUILDING AREA: | N/A DRIVE THRU RESTAURANT - 750 SQUARE FEET (0.017 AC) |
| PROPOSED BUILDING AREA: PROPOSED BUILDING HEIGHT: | 750 SQUARE FEET 1 STORY - 20 FEET |
| EXISTING USE: PROPOSED USE: | VACANT LOT RESTAURANT WITH DRIVE-THRU AND NO INDOOR DINING |
| PARKING REQUIRED: PARKING PROVIDED: HANDICAP PARKING REQUIRED: HANDICAP PARKING PROVIDED: | 10 SPACES (1/2 SPACE PER SQUARE FEET OF BUILDING) 10 SPACES 1 SPACES 2 SPACES |
| LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED: LOT COVERAGE PERCENTAGE: IMPERVIOUS AREA PERCENTAGE: FLOOR AREA RATIO: | 3,286 SQUARE FEET (7%) 9,749 SQUARE FEET 0.02% 37,199 SQUARE FEET 0.02 : 1 |

| | |
|--|---|
| OWNER MQ PROSPER RETAIL, LLC 4622 MAPLE AVENUE, SUITE 200 DALLAS, TEXAS 75129 TEL (972) 980-8789 CONTACT: DONALD L. SILVERMAN | SURVEYOR EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE 104 DENTON, TEXAS 76201 TEL (940) 222-3009 CONTACT: MASON DECKER |
| APPLICANT JONES CARTER, INC. 4500 MERCANTILE PLAZA DRIVE SUITE 210 FORT WORTH, TEXAS 76137 TEL (972) 265-7190 CONTACT: RYAN ALCALA, PE | |

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



LEGEND

| | |
|--|--|
| | PROPERTY LINE |
| | EXIST. FIRELANE |
| | PARKING COUNT |
| | EXIST. FIRE HYDRANT TO REMAIN |
| | EXIST. CONCRETE DRIVE |
| | EXIST. CONCRETE SIDEWALK |
| | EXIST. FIRE LANE |
| | PROPOSED 4" REINFORCED CONCRETE SIDEWALK |
| | PROPOSED MENU BOARD |
| | PROP. BARRIER FREE RAMP |
| | PROP. WATER METER |
| | PROP. GREASE TRAP |

SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
- 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- 5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- 6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- 7) OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- 8) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 9) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- 10) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 11) FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- 12) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- 13) BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- 14) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- 15) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- 16) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- 17) FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- 18) AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLYES." AMENDMENT 507.5.1
- 19) FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- 20) FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- 21) THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- 22) A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- 23) THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- 24) ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 25) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- 26) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 27) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 28) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 29) SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- 30) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- 31) SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- 32) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 33) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- 34) ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 35) IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- 36) THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

CASE NO. S21-0005

CASE NO. D21-0126

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!

www.texas811.org
Texas811 or 1-800-545-6005

| REVISIONS | |
|-----------|------|
| No. | Date |
| | |
| | |
| | |

| | |
|--|------------------|
| JONES CARTER | |
| Texas Board of Professional Engineers Registration No. F-439 4390 Lockhill-Spring Road, Suite 100 • San Antonio, Texas 78249 • 210.684.5511 | |
| SCALE: AS SHOWN | DESIGNED BY: ACH |
| DATE: NOVEMBER 2021 | CHECKED BY: RJA |
| JOB NO.: 17007-0033-00 | DRAWN BY: RBZ |

| INTERIM REVIEW | |
|--|-------------------------|
| Not intended for construction, bidding or permit purposes. | |
| Engineer: RYAN J. ALCALA, P.E. | P.E. Serial No.: 137823 |
| Date: NOVEMBER 2021 | |

SALAD AND GO - PROSPER - PRESTON AND PROSPER TRAIL
1300 NORTH PRESTON ROAD - PROSPER, TEXAS 75078

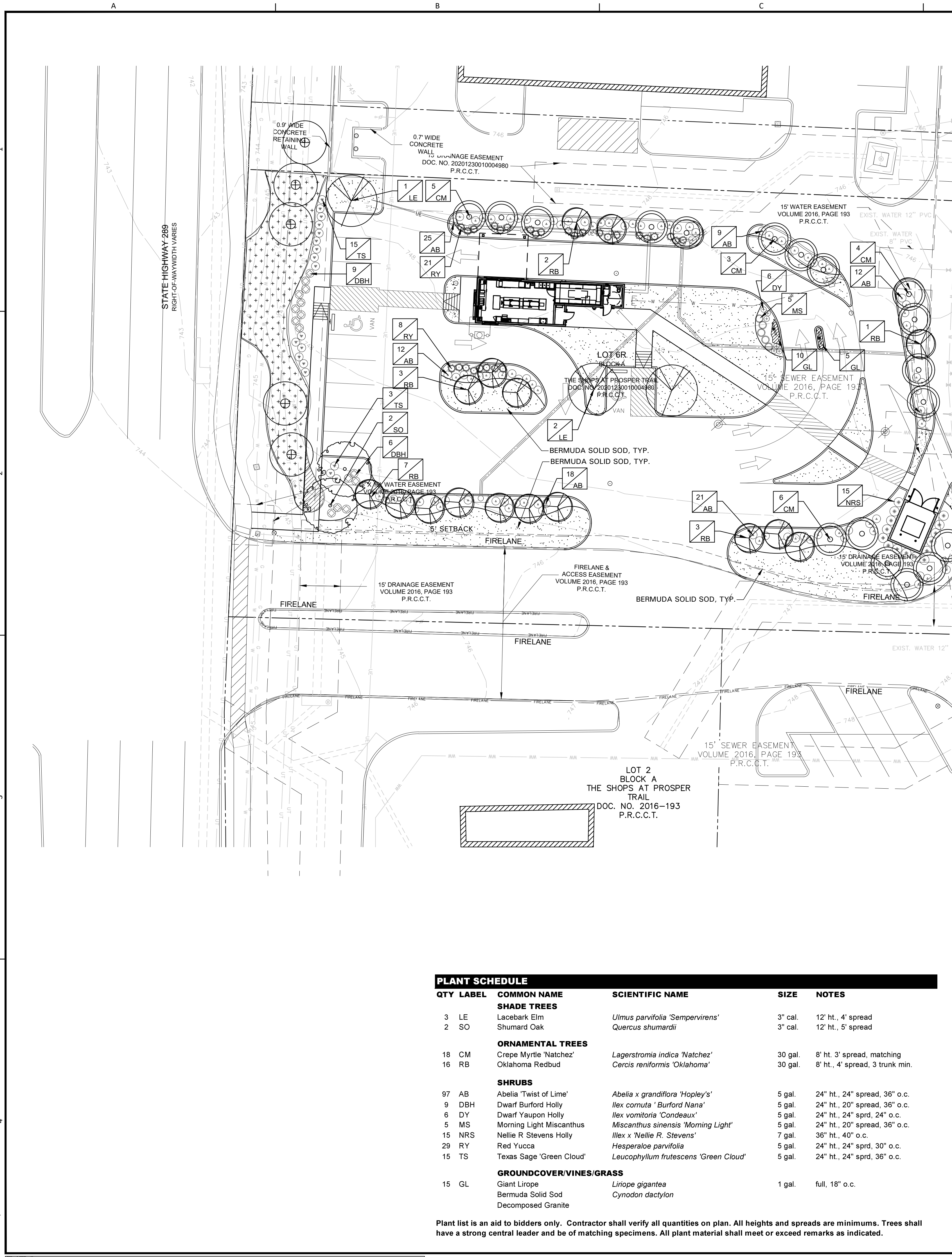
SITE PLAN

LOT 6R, BLOCK A
THE SHOPS AT PROSPER TRAIL
ABSTRACT NUMBER: 172
1.078 ACRES
PREPARATION DATE: 11/22/2021

SHEET NO.

2

© 2010 Jones | Carter



LANDSCAPE TABULATIONS for Prosper, TX PERIMETER REQUIREMENTS

| | |
|---|--|
| 1. A 30' landscape area shall be provided adjacent to and outside of the r.o.w. on all properties. | |
| 2. One tree, 3" caliper, shall be provided for every 30 l.f. of roadway frontage. | |
| 3. A minimum of 15 shrubs, 5 gal. shall be planted for every 30 l.f. of roadway frontage. | |
| 4. Parking a butting the landscape area shall be screened from adjacent roadway. | |
| 5. Where development is adjacent to the property line of parcels zoned for uses other than residential, a 5' wide landscape area is required. | |
| 6. One small tree and one 5 gallon shrubs shall be planted for every 15 l.f. in the 5' wide landscape area in the drive thru area | |
| State Highway 289 - 166 l.f. | |
| REQUIRED | PROVIDED |
| 30' buffer | 30' buffer |
| 5.5 (3" cal.) trees | 5 existing trees; 1 proposed tree |
| 83 (5 gal.) shrubs | mass of existing shrubs to remain 83+ shrubs; 33 additional shrubs added |
| parking screen | parking screen is existing but additional shrubs to be provided |
| Drive Through Area - 127' | |
| REQUIRED | PROVIDED |
| 10' buffer | 10' buffer |
| 8 ornamental trees | 8 ornamental trees |
| 42 (5 gal.) shrubs | 46 proposed shrubs |
| South and West - 307 l.f. | |
| REQUIRED | PROVIDED |
| 5' buffer | 5' buffer |
| 21 ornamental trees | 21 ornamental trees |
| 21 (5 gal.) shrubs | 51 proposed shrubs |

INTERIOR PARKING LOT LANDSCAPE

| | |
|---|---------------------|
| 1. 15 s.f. of landscaping shall be provided for each parking space. | |
| 2. One shade tree, 3" cal. shall be provided no farther than 150' from every parking space. One large tree is required for each parking terminus island or 3 small trees for one required large tree. | |
| Parking Spaces = 10 | |
| REQUIRED | PROVIDED |
| 150 s.f. landscape | 1068 s.f. landscape |

OPEN SPACE

| | |
|--|----------------------|
| 1. 7% of the net lot area shall be open space. Open space cannot include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks or detention ponds. | |
| REQUIRED | PROVIDED |
| 3,286 s.f. landscape | 3,874 s.f. landscape |

TOWN OF PROSPER LANDSCAPE GENERAL NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
4. GROUND COVERS IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
5. TREES MUST BE PLANTED 9 FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. 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.
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF PIT WITHIN A 24 HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING OR DEVISE ALTERNATIVE DRAINAGE.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK FLARE.
9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL 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.
12. 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.
13. NO PERSONS 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 BACKHOE, OR USE OF FIRE OR POISON TO CAUSE DEATH OF A TREE.
14. TOPSOIL SHALL BE A MINIMUM OF 8" IN DEPTH FOR PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL TO PLANT GROWTH.
15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" OF MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE LANE SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14'.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 9' IN HEIGHT AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9'.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3' IN WIDTH. ALL BEDS LESS THAN 3' IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF EQUAL.
20. 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.
21. ALL PLANT MATERIALS 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 30 DAYS UNLESS OTHERWISE APPROVED BY THE TOWN OR PRINTER.
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON THE RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPAIRED.
25. NO PLANTING AREA SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLURPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
27. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
28. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 348-3502 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.
29. 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 PUBLIC WORKS DEPARTMENT STANDARDS. PRIOR TO CALLING FOR LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND ALL OTHER UTILITY APPURTENANCES WITH FLAGGING OR FIELD VERIFICATION BY THE TOWN.

- PRUNING AND TRIMMING NOTES**
1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
 2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
 3. DO NOT TOP OR HEAD TREES.
 4. IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
 5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
 6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
 7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
 8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
 9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

IRRIGATION

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

MAINTENANCE REQUIREMENTS

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. 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.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS

1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF SOLES. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. 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 BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. 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.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD

1. 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.
2. 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.
3. 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.
4. TOP DRESS JOINTS IN SOD WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. 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

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. 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.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 9" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. 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.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. 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.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BURLAP AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. 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.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION

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

MAINTENANCE REQUIREMENTS

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. 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.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS

1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF SOLES. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

App.

REVISIONS

No.

Date

JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
4320 Lull-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.484.9331

DESIGNED BY:
NOVEMBER 2021

CHECKED BY:

DRAWN BY:

SCALE: AS SHOWN

DATE: NOVEMBER 2021

JOB NO.:

REGISTERED LANDSCAPE ARCHITECT
AMANDA M. RICHARDSON
2754

SALAD AND GO - CITY - PRESTON AND PROSPER TRAIL
1300 NORTH PRESTON ROAD - PROSPER, TEXAS 75078

LANDSCAPE PLAN

SHEET NO.

L1.02

OF

| NORTH ELEVATION MATERIALS | | | |
|---------------------------|-------------|------------|--|
| DESCRIPTION | AREA | PERCENTAGE | |
| STONE | 158.83 S.F. | 14.54 % | |
| BRICK | 783.08 S.F. | 68.94 % | |
| BUMP | 150.2 S.F. | 13.75 % | |

| EAST ELEVATION MATERIALS | | | |
|--------------------------|-------------|------------|--|
| DESCRIPTION | AREA | PERCENTAGE | |
| STONE | 38.42 S.F. | 10.30 % | |
| BRICK | 248.78 S.F. | 65.96 % | |
| BUMP | 67.38 S.F. | 17.76 % | |

| SOUTH ELEVATION MATERIALS | | | |
|---------------------------|-------------|------------|--|
| DESCRIPTION | AREA | PERCENTAGE | |
| STONE | 147.51 S.F. | 13.19 % | |
| BRICK | 781.82 S.F. | 68.75 % | |
| BUMP | 194.9 S.F. | 14.75 % | |

| WEST ELEVATION MATERIALS | | | |
|--------------------------|-------------|------------|--|
| DESCRIPTION | AREA | PERCENTAGE | |
| STONE | 42.19 S.F. | 11.7 % | |
| BRICK | 208.01 S.F. | 55.08 % | |
| BUMP | 198.33 S.F. | 30.32 % | |

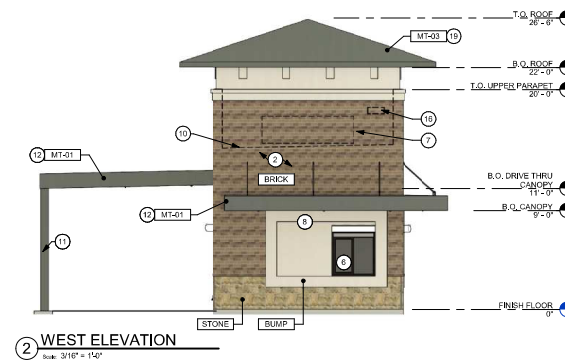
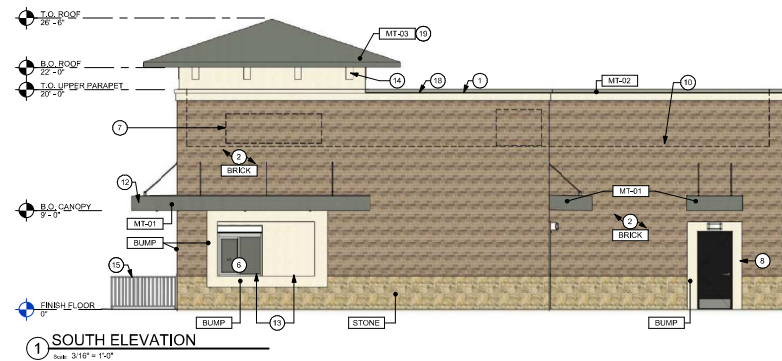
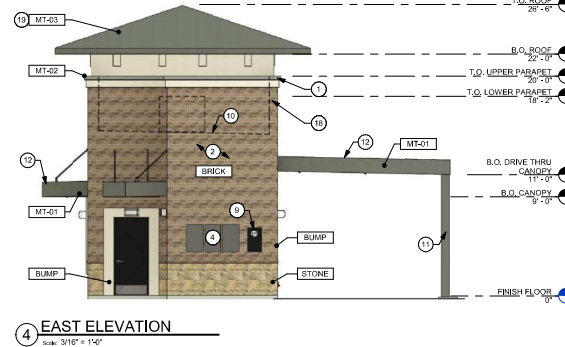
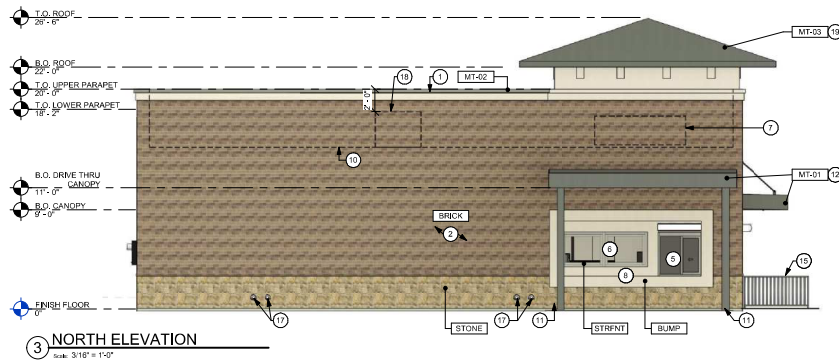
| FINISH SAMPLES | |
|----------------|---|
| STONE | TEXAS STONE DESIGN INC. GRANBURY COBBLE |
| BRICK | QUICK BRK TIMBERLAND W/ RED FLASH |
| BUMP | DRYVT OYSTER SHELL |
| MT-01 | METAL FASCIA DESIGN |
| MT-02 | METAL COPING |
| MT-03 | PAC-CLAD CHARCOAL GREY STANDING SEAM |
| STFRNT | CLEAR ANODIZED |

| EXTERIOR FINISH SCHEDULE | | | | |
|--------------------------|---------------|---------------|----------------|----------------------------|
| | DESCRIPTION | PRODUCT | FINISH | COLOR |
| STONE | STONE | COBBLE | GRANBURY | |
| BRICK | BRICK | QUICK BRK | N/A | TIMBERLAND W/ RED FLASH |
| BUMP | STUCCO | DRYVT | PAINTED | OYSTER SHELL |
| MT-01 | METAL FASCIA | TBD | - | CHARCOAL GREY |
| MT-02 | METAL COPING | TBD | - | CHARCOAL GREY |
| MT-03 | METAL ROOFING | STANDING SEAM | - | CHARCOAL GREY |
| STFRNT | STOREFRONT | KAWNEER | CLEAR ANODIZED | |

EXTERIOR ELEVATION KEYNOTES

- METAL PARAPET CAP PAINTED SIW 7863 MONORAIL SILVER.
- BRICK FINISH AS SCHEDULED.
- FIRE DEPARTMENT KNOX BOX.
- ELECTRICAL PANELS, REF. ELEC. PAINTED TO MATCH ADJACENT BUILDING MATERIAL.
- SLIDER WINDOW WITH DOUBLE INSULATED GLASS.
- FIXED WINDOW WITH DOUBLE INSULATED GLASS.
- FUTURE BUILDING SIGNAGE LOCATION, ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
- POP-OUT.
- ELECTRICAL EQUIPMENT, UTILITY BOXES AND CONDUIT TO BE PAINTED TO MATCH BUILDING COLOR, REF. ELECTRICAL. PAINTED TO MATCH ADJACENT BUILDING MATERIAL.
- ROOF LINE, BEHIND.
- PAINTED STEEL COLUMN.
- PAINTED C-CHANNEL CANOPY.
- ACCESSIBLE SERVICE COUNTER.
- STUCCO ACCENTS TO MATCH COMPLEX.
- PAINTED 3-4" METAL GUARD RAIL.
- BUILDING NUMBER.
- ROOF DRAIN.
- PARAPET WALL TO SCREEN ROOFTOP EQUIPMENT. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- STANDING SEAM METAL ROOF.

ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL, SEC 22.100.4A.
MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.



OWNER

SALAD AND GO CONCEPTS, LLC
743 N. GILBERT RD
GILBERT, AZ 85234

MATTHEW COPENHAVER
(410) 371-1563

ARCHITECT

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102

DONNY RORSCHACH
(817) 820-9433 PHONE
(822) 244-8917 FAX
CONTACT: ASHLEY MORELAND

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN - 11/12/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

| REVISION SCHEDULE | | | |
|-------------------|------|----|--------------|
| REV | DATE | BY | DESCRIPTIONS |
| | | | |
| | | | |
| | | | |

PROJECT #: 21-1125
ORIGINAL ISSUE DATE: 11/12/2021
PRODUCTION DESIGNER: J. JEFFERY
CHECKED BY: A. MORELAND

SHEET TITLE:

FACADE PLAN

SHEET NUMBER:

FP-01