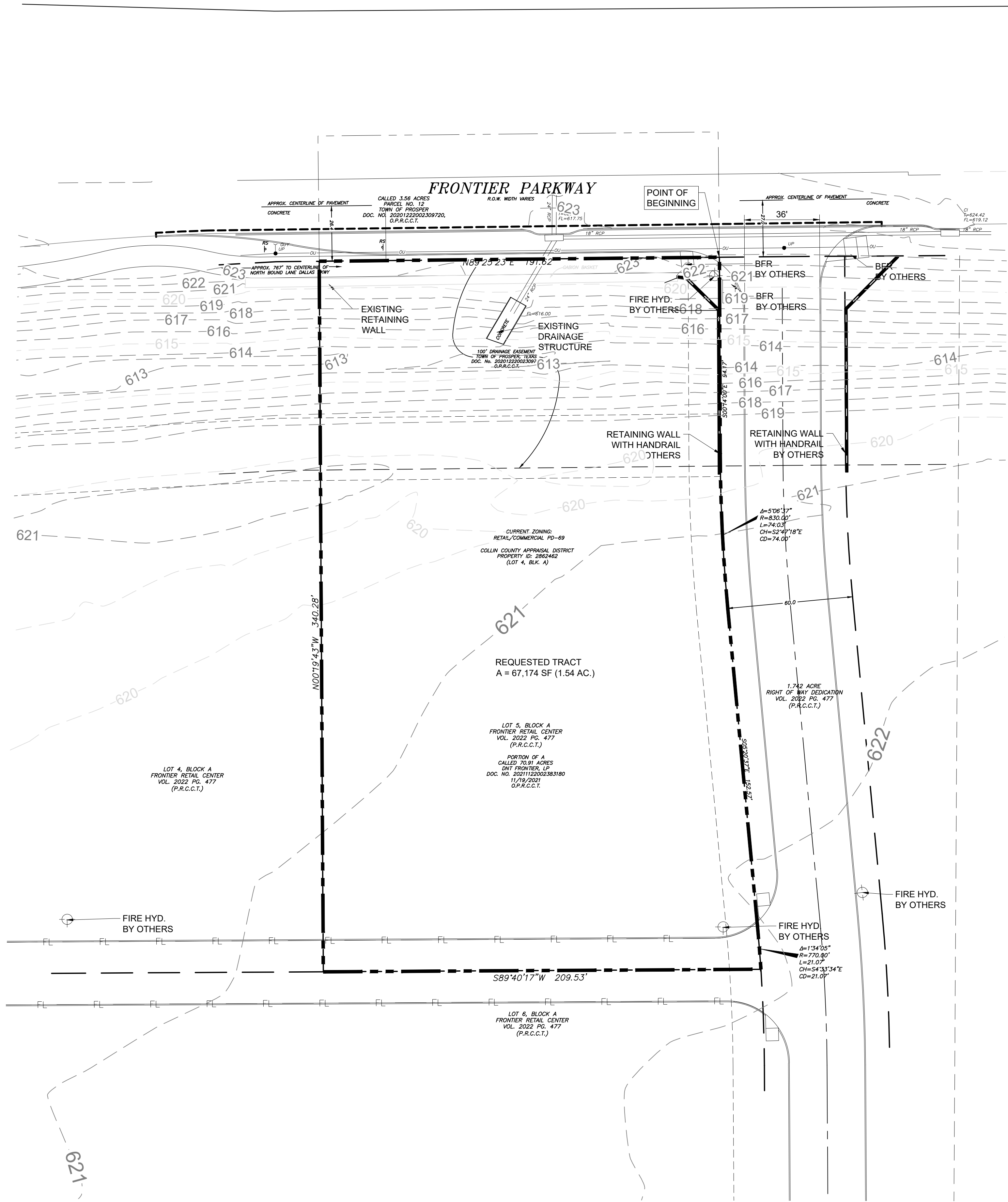


PLOTTED BY: DAN CABALLERO  
 PLOT DATE: 7/17/2023 5:32 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-029 HEB PROSPER\CADD\SHEETS\WDS PSP\EXH-A.DWG  
 LAST SAVED: 7/12/2023 10:24 AM



All that certain tract or parcel of land located in the Collin County School Land Survey, Section No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a part of a called 70.91 acre tract described by deed to DNT Frontier, LP, dated November 19, and recorded in County Clerk's Document Number 20211122002383180 in the Official Public Records of Collin County, Texas, same being a part of Lot 5, Block A as shown on the Conveyance Plat of Frontier Retail Center recorded in Volume 2022 Page 477 in the Plat Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of the above referenced Lot 5, Block A, same being at the intersection of the south right of way line Frontier Parkway with the west right of way line of a called 1.742 acre right of way dedication as shown on the aforementioned Conveyance Plat;

**THENCE** South 00 deg. 14 min. 00 sec. East with the east line of said Lot 5 and with said west right of way line, a distance of 94.17 feet to a point for corner in same and being the beginning of a curve to the left;

**THENCE** continuing with said common line and along said curve to the left, having a Delta of 05 deg. 06 min. 37 sec., a Radius of 830.00 feet, a Chord which bears South 02 deg. 47 min. 18 sec. East – 74.00 feet, and an Arc length of 74.03 feet to a point for corner in same at the end of said curve,

**THENCE** South 05 deg. 20 min. 37 sec. East continuing with said common line, a distance of 152.57 feet to a point for corner in same and being the beginning of a curve to the right;

**THENCE** continuing with said common line and along said curve to the right, having a Delta of 01 deg. 34 min. 05 sec., a Radius of 770.00 feet, a Chord which bears South 04 deg. 33 min. 34 sec. East – 21.07 feet, and an Arc length of 21.07 feet to a point for corner at the southeast corner of said Lot 5, same being the easternmost northeast corner of Lot 6, Block A;

**THENCE** South 89 deg. 40 min. 17 sec. West with the south line of said Lot 5 and the north line of said Lot 5, a distance of 209.53 feet to a point for corner in same;

**THENCE** North 00 deg. 19 min. 43 sec. West across said Lot 5, a distance of 340.28 feet to a point corner in the north line of same and being in the south right of way line of said Frontier Parkway;

**THENCE** North 89 deg. 25 min. 23 sec. East with the north line of said Lot 5 and with said south right of way line, a distance of 191.62 feet to the **PLACE OF BEGINNING**, containing 1.542 acres (67,174 sq. ft.) of land.

EXHIBIT "A"		
PROPERTY BOUNDARY - McDONALDS TOWN CASE NO.: ZONE-23-0013		
OWNER:		
DNT FRONTIER, LP 4215 W LOVERS LANE, SUITE 250 DALLAS, TX 75209 PH: 817.201.6982		
CONTACT NAME: DAVID FOGEL		
APPLICANT/ENGINEER:		
CLAYMOORE ENGINEERING, INC. 301 S COLEMAN, SUITE 40 PROSPER, TX 75078 PH: 817.201.6982		
CONTACT NAME: MATT MOORE		
ARCHITECT		
JAW ARCHITECTS PH: 817.705.3387		
CONTACT NAME: JERAMY WILLIAMS		
LEGAL DESCRIPTION:		
BEING PART OF 70.91 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS ZONING: PLANNED DEVELOPMENT-69 (PD-69)		
CITY:		STATE:
TOWN OF PROSPER		TEXAS
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	COLLIN COUNTY SCHOOL	147

DESIGN:	MAM
DRAWN:	DC
CHECKED:	MAM
DATE:	7/17/2023

SHEET	
EXH-A	
CASE NO.	2022-029

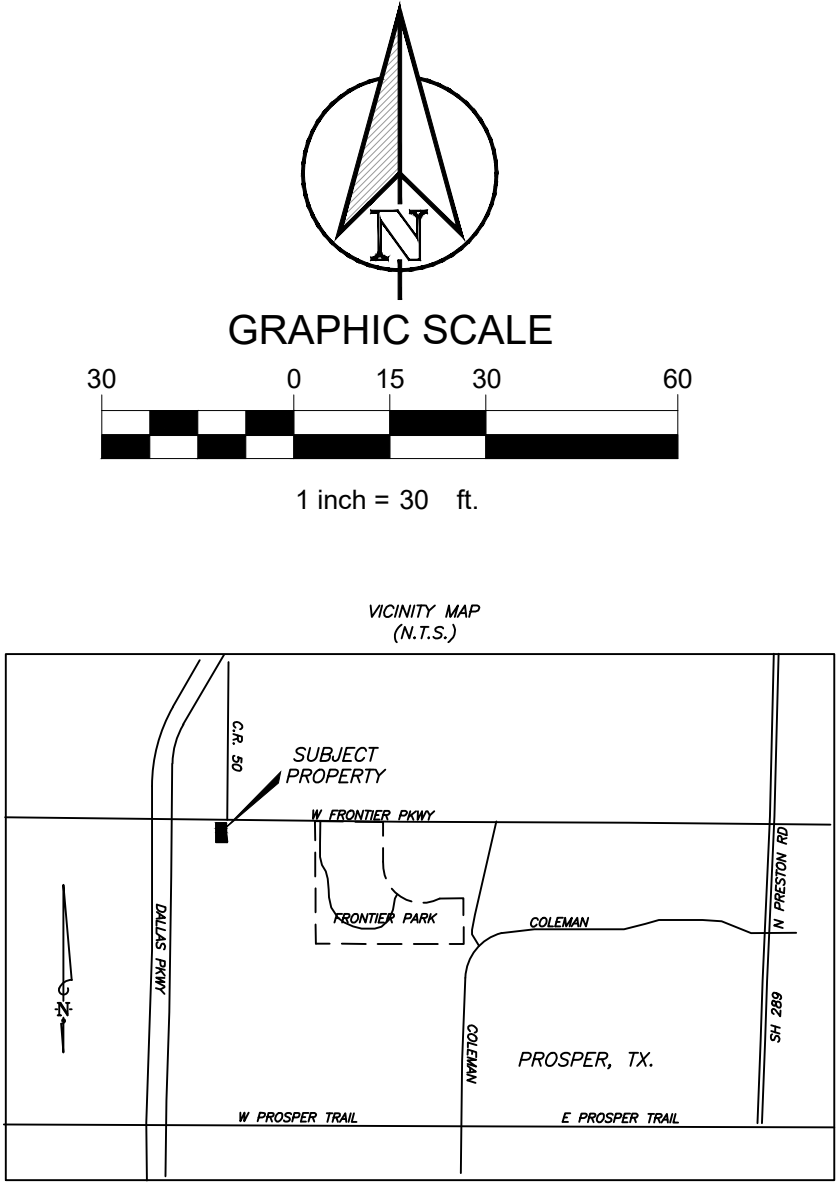
PROPERTY BOUNDARY

FRONTIER RETAIL CENTER  
 BEING PART OF 70.91 ACRES OF LAND  
 OUT OF COLLIN COUNTY SCHOOL LAND  
 SURVEY, ABSTRACT NO. 147  
 PROSPER, TEXAS

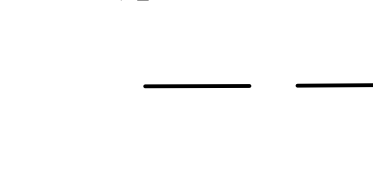
PRELIMINARY	
FOR REVIEW ONLY Not for construction purposes.	
CLAYMOORE ENGINEERING	
ENGINEERING AND PLANNING CONSULTANTS	
Engineer:	MATT MOORE
P.E. No.	98351 Date: 7/17/2023

TEXAS REGISTRATION #141199  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PHONE: 817.201.0072  
 WWW.CLAYMOOREENG.COM

CLAYMOORE  
 ENGINEERING



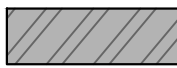
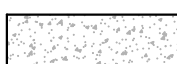
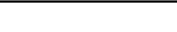
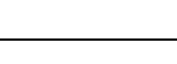
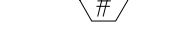







LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	LOT COVERAGE		FLR AREA	PARKING			HANDICAP SP.		OPEN SPACE	
							REQ.	PROV.		PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ. (7% SITE AREA), SQ. FT.
5	PD-69	RESTAURANT W/DRIVE-THRU	1.54	67,174	4,117	18.8' - 1 STORY	50% MAX	6.1%	.0532	1 SPACE / 100 SF (REST)	42	44	2	2	4,702	5,157

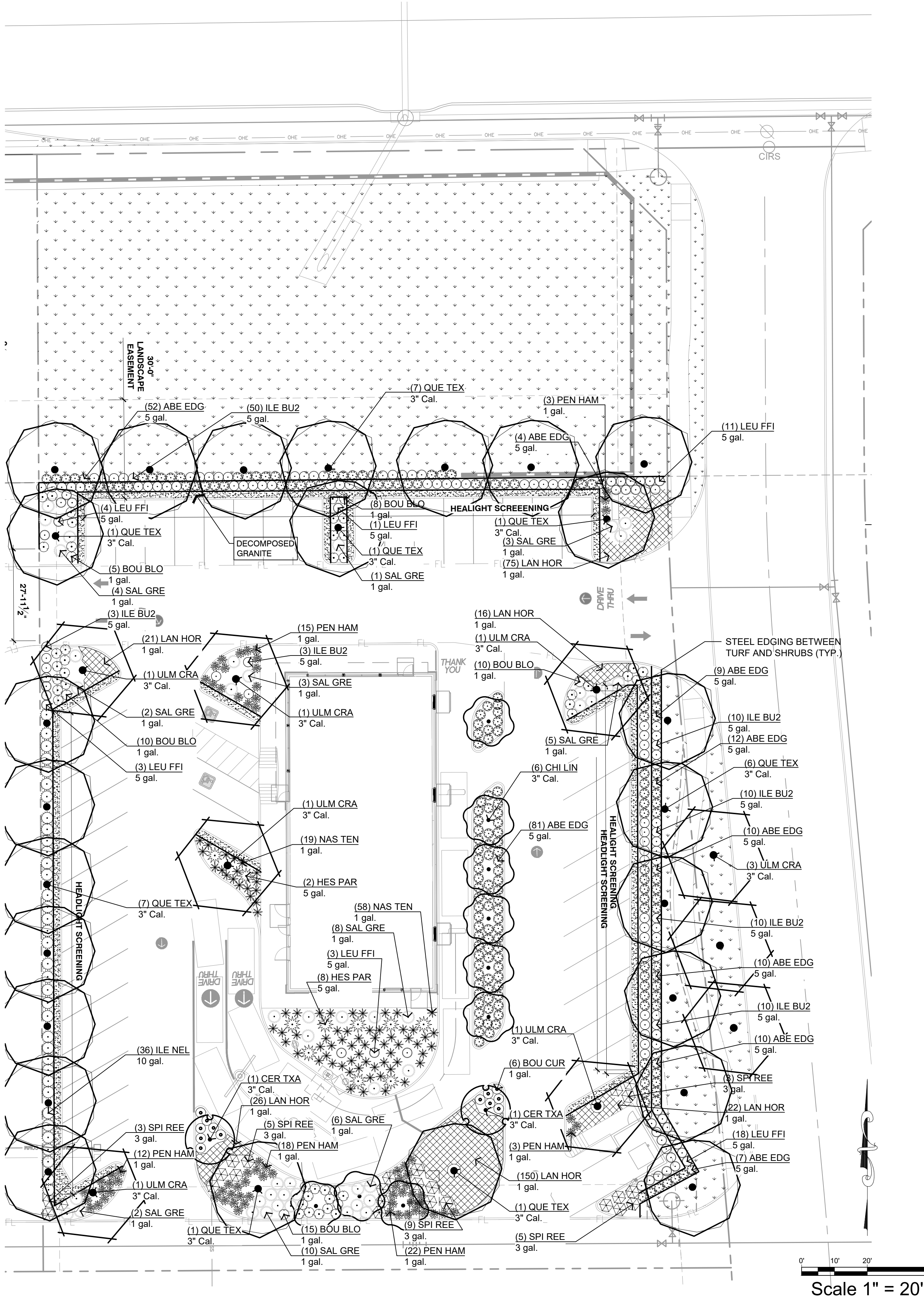
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE WITHIN 10 BUSINESS DAYS.
2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
5. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY TOWN.
6. ALL BUILDINGS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
7. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE TOWN ENGINEER.
8. 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 NOTIFICATION MUST BE IN WRITING, FOR REPAIR, 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.
9. FIRE LINES SHALL BE DESIGNATED AND CONSTRUCTED PER TOWN ORDINANCE OR AS DIRECTED BY THE FIRE DEPARTMENT.
10. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
11. SPEED BUMP/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
12. FIRE LINES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS.
13. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE.
14. BUILDINGS MORE THAN 30 FEET HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF 26-FOOT WIDE FIRE LANE. BUILDINGS IN OCCUPANCY OF HIGH-RAISE OPERATIONS OF THE BUILDING, ONE OF THE 26-FOOT WIDE LINES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET.
15. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 25 FEET.
16. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET.
17. DEAD-END FIRE LINES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
18. FIRE HYDRANT FIRE LINES SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS.
19. AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET. ALL DEVELOPMENTS, AND FACILITIES OTHER THAN RESIDENTIAL DEVELOPMENTS SHALL BE EVERY 500 FEET. 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 FLIES".
20. FIRE HYDRANT DEVELOPMENT SHALL BE A MINIMUM OF 15 FEET FROM THE PROPERTY WITHIN WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5' STORZ, 30-DEGREE DOWNWARD TURNING WITH LOCKING CAP.
21. FIRE HYDRANTS SHALL BE LOCATED 2 FEET TO 6 FOOT BACK FROM THE CURB OF FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC.
22. THE MAXIMUM DEAD END CUL-DE-SAC SHALL BE A MINIMUM OF 100 FEET. PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE, A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT.
23. A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE FIGHTING OPERATIONS.
24. 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.
25. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
26. TREE FEES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
28. SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE 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.
29. ALL NEARBY ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELATED UNDERGROUND.
30. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
31. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
32. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH 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 ANIMAL PERMIT MAY RESULT IN ADDITIONAL, IMPACT FEE AND ANIMAL PERMIT REQUIREMENTS.
33. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE TOWN ENGINEER. AT THE END OF THE PERIOD, AT WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL WILL EXPIRE. IF THE APPLICANT HAS NOT RECEIVED APPROVAL FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
34. SITE WILL BE UNAVAILABLE TO DEVELOP UNTIL A GRAVITY TRUNK MAIN HAS BEEN CONSTRUCTED.
35. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

DESIGN:	MAM
DRAWN:	DC
CHECKED:	MAM
DATE:	8/29/2023
SHEET	
EXH-B	
CASE NO.	2022-029



PLOTTED BY: CHRIS DAVIS  
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### PLANT LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CER TXA	CERCIS CANADENSIS TEXENSIS	TEXAS REDBUD	3" cal., 8'-10' high	AS SHOWN	2	
CHI LIN	CHILOPSIS LINEARIS	DESERT WILLOW	3" cal., 8'-10' high	AS SHOWN	9	
QUE TEX	QUERCUS TEXANA	TEXAS RED OAK	3" cal., 10'-12' high	AS SHOWN	25	
ULM CRA	ULMUS CRASSIFOLIA	CEDAR ELM	3" cal., 10'-12' high	AS SHOWN	9	
SHRUBS						
ABE EDG	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	#5 cont.	36" O.C.	189	
HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	#5 cont.	60" O.C.	10	
ILE NAN	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	#5 cont.	36" O.C.	97	
ILE NEL	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	#10 cont.	48" O.C.	36	
LEU FFI	LEUCOPHYLLUM FRUTESCENS 'SAN ANTONIO ROSE'	SAN ANTONIO ROSE TEXAS SAGE	#5 cont.	36" O.C.	41	
SPI REE	SPIRAEA CANTONIENSIS	BRIDAL WREATH SPIREA	#3 cont.	48" O.C.	25	
PERENNIALS AND ORNAMENTAL GRASSES						
BOU CLR	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	#1 cont.	36" O.C.	13	
BOU GLO	BOUTELOUA GRACILIS 'BONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#1 cont.	36" O.C.	50	
LAN HOR	LANTANA HORRIDA	TEXAS LANTANA	#1 cont.	24" O.C.	310	
NAS TEN	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1 cont.	36" O.C.	77	
PEN HAM	PENNISSETUM ALOPECUROIDES 'HADELN'	HAMELN FOUNTAIN GRASS	#1 cont.	36" O.C.	74	
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	#1 cont.	48" O.C.	45	
TURF AND SEED						
	Cynodon 'TifTuf'	Common Bermuda Grass	Sod	- - -	19,775 SF	
AGGREGATE / STEEL EDGING						
	Decomposed Granite	ASTM C136 - or Equivalent	Aggregate	4" Depth	1,272 SF	
	Steel Edging	ASTM C136 - or Equivalent	Edging		1,272 LF	

### LANDSCAPE CALCULATIONS

<b>PERIMETER TREES</b> FRONTIER PARKWAY FRONTAGE LENGTH: STREET TREES REQUIRED: STREET TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	191 LF 7 TREES (1 PER 30 LF OF FRONTAGE) $\frac{191}{30}=6.37$ 7 TREES 96 SHRUBS (15 SHRUBS PER 30 LF OF FRONTAGE) $6.37 \times 15=95.55$ 102 SHRUBS
<b>EASTERN STREET BOUNDARY</b> FRONTAGE LENGTH: STREET TREES REQUIRED: STREET TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	252 LF (MINUS DRIVEWAY LENGTHS) 9 TREES (1 PER 30 LF OF FRONTAGE) $\frac{252}{30}=8.4$ 9 TREES 126 SHRUBS (15 SHRUBS PER 30 LF OF FRONTAGE) $8.4 \times 15=126$
<b>WESTERN PROPERTY BOUNDARY</b> FRONTAGE LENGTH: STREET TREES REQUIRED: STREET TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	190 LF 7 TREES (1 PER 30 LF OF FRONTAGE) $\frac{190}{30}=6.33$ 7 TREES 95 SHRUBS (15 SHRUBS PER 30 LF OF FRONTAGE) $6.33 \times 15=95$ 36" DUE TO SITE CONSTRUCTIONS W/ PLANT HEIGHT INCREASE
<b>DRIVE THRU REQUIREMENTS</b> ISLAND LENGTH: TREES REQUIRED: TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	103 LF 7 TREES (1 PER 15 LF OF ISLAND) $\frac{103}{15}=6.86$ 7 TREES 35 SHRUBS (@ 36" O.C.) $\frac{103}{3}=34.33$ 94 SHRUBS
<b>INTERIOR PARKING</b> REQUIRED LANDSCAPE AREA: TREES PROVIDED: TREES REQUIRED: TREES PROVIDED: HEADLIGHT SCREENING: SHRUBS PROVIDED:	15 SF PER EACH PARKING STALL 615 SF REQUIRED / 4,465 PROVIDED 1 TREE PER 10 PARKING STALLS 4.1 TREES REQUIRED / 5 TREES PROVIDED SHRUBS @ 36" O.C. FULL LENGTH OF PARKING - 415 LF 139 ( $4.1 \times 33=138.33$ )

### GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL 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 GROUPINGS) SHALL PREVAIL.
  - 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).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

### TOWN OF PROSPER LANDSCAPE GENERAL NOTES:

- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDED 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 ALL STRUCTURES. SINGLE-TRUNK TREES SHALL HAVE A SINGLE, STRAIGHT LEADER, AND ALL TREES SHALL BE FULL, WITH BALANCED CANOPY. MAJOR DAMAGE TO TRUNK(S), OR BRANCHES, WILL BE CAUSE FOR DENIAL.
- ALL ROOT FLARES SHALL BE SET AT THREE(3) TO FOUR (4) INCHES ABOVE SURROUNDING GRADE.
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DERIS.
- BURLAP, TWIG AND WIRE BASKETS SHALL BE SEVERED AND REMOVED FROM THE TOP OF THE ROOT BALL.
- 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 INCLUDING, BUT NOT LIMITED TO: TOPPING OR OTHER NON SYMMETRICAL TRIMMING OF TREES, DAMAGE FROM A BACKHOE, CAUSE OF FIRE OR POISON. FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) GUIDELINES ON PRUNING AND MAINTENANCE.
- 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 BRANCH HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR BRANCH 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 THE UPHILL SLOPE.
- ALL AREAS OF LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF DECORATIVE RIVER ROCK, PAVERS, OR CONCRETE.
- 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 AT ALL TIMES INCLUDING, BUT NOT LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, DE-WEEDING, AND TRASH REMOVAL.
- PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANTS MEETING MINIMUM SPECIFICATIONS PER LANDSCAPE PLAN. ALL TURF/GROUND COVER AREAS TO BE ESTABLISHED PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS INTO STREETS, SIDEWALKS, OR ALLEYS.
- NO PLANTING AREA S SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS.
- ALL WALKWAYS SHALL MEET ADA AND TAS REQUIREMENTS.
- LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS, AND AS-BUILT PLANS SUBMITTED TO PARKS AND RECREATION, 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 BEING ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER PUBLIC WORKS DEPARTMENT STANDARDS.
- IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INTERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.
- CALL PARKS AND RECREATION AT (972)668-1160) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE FOLLOWING INSPECTIONS:
  - PROPOSED TRAIL ALIGNMENT
  - BERM CONSTRUCTION & GRADING
  - ESCROW RELEASE
  - FINAL INSPECTION

BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83/2011) EPOCH2010.3) NORTH CENTRAL ZONE (2022) USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 3 AND 5:	
GPS-3 N 714040.803 E 2480701.977 ELEV. 615.09	GPS-5 N 7144654.054 E 2480931.292 ELEV. 704.95
TEB# 01: 7" CUT IN INLET ON THE EAST SIDE OF DALLAS NORTH TOLLWAY NORTHBOUND SERVICE ROAD, APPROXIMATELY 146 FEET SOUTH OF FRONTIER PARKWAY CENTERLINE. N 7146338.56 E 2482444.24 ELEV. 619.13	

EVERGREEN  
DESIGN GROUP

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15455 Dallas Pkwy., Ste 600  
Addicks, TX 75001  
www.EvergreenDesignGroup.com

CLAY MOORE  
ENGINEERING

Christopher B. Davis

06/04/2023

FRONTIER RETAIL CENTER  
BEING PART OF 70.91 ACRES OF LAND  
OUT OF COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
PROSPER, TEXAS

DESIGN: CBD  
DRAWN: CBD  
CHECKED: CBD  
DATE: 06/04/2023

SHEET

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CASE NO. 2022-029

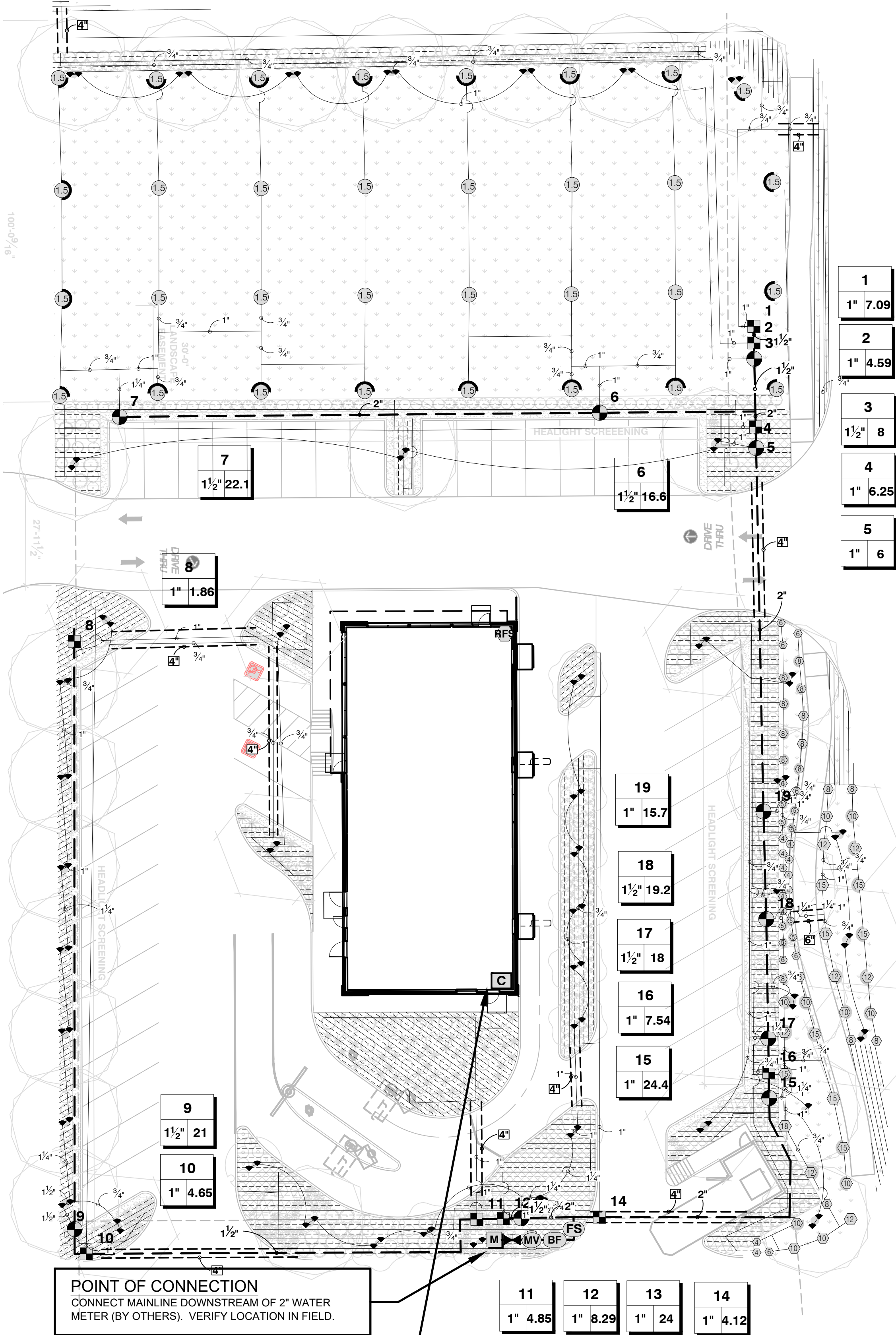


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CASE NO.	2022-029
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CHRIS DAVIS  
7/17/2023 2:30 PM  
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7/17/2023 2:28 PM



## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird RD-04-P30-F 5 Series MPR Turf Spray, 4in. Pop-Up, with 30 psi in-stem pressure regulation, and Flow-Shield Technology. 1/2in. NPT female threaded inlet.
	Rain Bird RD-04-P30-F 8 Series MPR Turf Spray, 4in. Pop-Up, with 30 psi in-stem pressure regulation, and Flow-Shield Technology. 1/2in. NPT female threaded inlet.
	Rain Bird RD-04-P30-F 10 Series MPR Turf Spray, 4in. Pop-Up, with 30 psi in-stem pressure regulation, and Flow-Shield Technology. 1/2in. NPT female threaded inlet.
	Rain Bird RD-04-P30-F 12 Series MPR Turf Spray, 4in. Pop-Up, with 30 psi in-stem pressure regulation, and Flow-Shield Technology. 1/2in. NPT female threaded inlet.
	Rain Bird RD-04-P30-F 15 Series MPR Turf Spray, 4in. Pop-Up, with 30 psi in-stem pressure regulation, and Flow-Shield Technology. 1/2in. NPT female threaded inlet.
	Rain Bird RD-04-P30-F ADJ Turf Spray, 4in. Pop-Up, with 30 psi in-stem pressure regulation, and Flow-Shield Technology. 1/2in. NPT female threaded inlet.
	Rain Bird 1804-5 Series Stream Stream Bubbler 4.0in. popup.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5004-PC-LA 1.5 Turf Rotor, 4.0in. Pop-Up, Plastic Riser. Adjustable to Full Circle. Low Angle Nozzle.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCV-100-IVMQ 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.
	Area to Receive Dripline Rain Bird XFS-CV-06-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PGA Globe 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.
	Rain Bird PGA Globe 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.
	Shut Off Valve
	Rain Bird 300-BPES Globe 3" 3in. Brass Master Valve, with Globe Configuration. With a Patented Nylon Scrubber that Scrapes a Stainless Steel Screen to Prevent Debris Build-Up and Clogging.
	Febco 825YA 2" Reduced Pressure Backflow Preventer
	Rain Bird ESPLXME2P w/ (1) ESPLXMSM12 24 Station, Traditionally-Wired, PRO Smart, Commercial Controller. (1) ESPLXME2P 12-Station, PRO Smart, (Module Included) Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules.
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.
	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P)   LXD   LXME2(P)   ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.
	Water Meter 2"
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" - 1-1/2"
	Irrigation Mainline: PVC Schedule 40 - SEE PLANS FOR SIZE
	Pipe Sleeve: PVC Schedule 40 - SEE PLAN FOR SIZE
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size

## STUB-OUTS FOR TEMPORARY IRRIGATION

STUB-OUTS FOR TEMPORARY IRRIGATION SHALL CONSIST OF THE FOLLOWING:

- 1) BALL VALVE IN 6" ROUND VALVE BOX
- 2) TWO CONTROL WIRES AND TWO COMMON WIRES RUN FROM CONTROLLER, TERMINATING IN A 36" LENGTH OF EACH WIRE COILED IN A SEPARATE 6" ROUND VALVE BOX ADJACENT TO BALL VALVE BOX

CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION FOR TREES AND SEEDED AREAS, WHICH SHALL REMAIN ACTIVE AND IN PLACE THROUGH AT LEAST ONE FULL GROWING SEASON.

## IRRIGATION DISCLAIMER

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

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

## SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

## CRITICAL ANALYSIS

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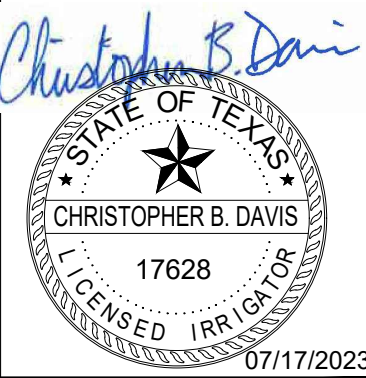
P.O.C. NUMBER: 01  
Water Source Information:

FLOW AVAILABLE  
Water Meter Size: 2"  
Flow Available: 120 GPM

PRESSURE AVAILABLE  
Static Pressure at POC: 65 PSI  
Elevation Change: 3.00 ft  
Service Line Size: 3"  
Length of Service Line: 5 ft  
Pressure Available: 63 PSI

DESIGN ANALYSIS  
Maximum Station Flow: 24.35 GPM  
Flow Available at POC: 120 GPM  
Residual Flow Available: 95.65 GPM

Critical Station: 7  
Design Pressure: 35 PSI  
Friction Loss: 2.33 PSI  
Fittings Loss: 0.23 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 1.9 PSI  
Pressure Req. at Critical Station: 39.5 PSI  
Loss for Fittings: 0.19 PSI  
Loss for Main Line: 1.85 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 12.3 PSI  
Loss for Master Valve: 6.6 PSI  
Loss for Water Meter: 0.48 PSI  
Critical Station Pressure at POC: 60.8 PSI  
Pressure Available: 63 PSI  
Residual Pressure Available: 2.15 PSI



FRONTIER RETAIL CENTER  
BEING PART OF 70.91 ACRES OF LAND  
OUT OF COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
PROSPER, TEXAS

BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH2013) NORTH CENTRAL ZONE 46020 USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 3 AND 5.

GPS-3  
N: 7141040.803  
E: 2480701.977  
ELEV: 615.09

GPS-5  
N: 7144654.054  
E: 2480831.202  
ELEV: 704.95

TM# 81:  
7" CUT IN INLET ON THE EAST SIDE OF DALLAS NORTH TOLLWAY  
NORTHBOUND SERVICE ROAD, APPROXIMATELY 146 FEET SOUTH  
OF FRONTIER PARKWAY CENTERLINE.  
N: 7146308.55  
E: 2482444.24  
ELEV: 615.13

DESIGN: CBD

DRAWN: CBD

CHECKED: CBD

DATE: 05/04/2023

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CASE NO. 2022-029



CHRIS DAVIS  
PLOT DATE: 7/17/2023 2:30 PM  
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**A. QUALIFICATIONS OF IRRIGATION CONTRACTOR**

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTOR. THE CONTRACTING FIRM MUST BE AN ENVIRONMENTAL QUALITY, A LICENSED CONTRACTOR, A LICENSED IRRIGATION CONTRACTOR, A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES A LICENSED IRRIGATION CONTRACTOR, A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

**B. SCOPE OF WORK**

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, AND EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL REGULATIONS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, THE CODES SHALL PREVAIL.
2. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION SYSTEM IS GENERALLY DESIGNED TO PROVIDE PERMANENT IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NOT BE IDENTICAL TO THE IRRIGATION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE CURB OF THE DRIVE OR SIDEWALK OR IN AN OPEN FIELD. ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF FIVE YEARS AGAINST MANUFACTURING DEFECTS. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR ANY CHANGES TO THE MATERIALS AND TYPES NOTED ON THE DRAWINGS. IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.

B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION CODES AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

C. PIPING

1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION: A. SCHEDULE 40 PVC FOR PIPE 1/2" OR LESS B. CLASS 155 PVC FOR PIPE 2" TO 2-1/2" C. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" & LARGER
2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): SCHEDULE 40 PVC
3. FITTINGS: SCH. 40, 40 PVC, EXCEPT AS NOTED OTHERWISE.

D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.

E. QUICK COUPLERS, BURN VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.

F. TUBING: TYPE AND SIZE AS NOTED ON PLANS. ALL VALVES SHALL BE LOCKING BOLT-DOWN TYPE, FULL FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HAND-BRANDED INTO THE LID WITH 2" HIGH LETTERS.

G. HEADS: HEADS SHALL BE OF THE TYPE POP-UP WITH THE REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.

H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.

I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.

J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR TUBING AND COMMON WIRE.

K. STATION WIRE - RED

1. STATION WIRE - RED
2. COMMON WIRE - WHITE
3. EXTRA COMMON WIRES - BLUE

L. WIRE LINES SHALL BE ENCASED IN A 1/2" THICK POLYURETHANE COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BODY.

M. RAIN SENSOR: TYPE AND MODEL PER PLANS.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR ROADWORK. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN RISK. IF ANY DISCREPANCY OR CORRECTION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.

B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION TO REVIEW THE IRRIGATION DESIGN AND DETERMINE IF ANY ADDITIONAL APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.

C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER AND LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION. IF THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS TO CORRECT.

D. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SERVICE CONNECTION.

E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 10 PSI AND THE LOSS OF PRESSURE IN THE WATER PRESSURE IS OUTSIDE OF THE STATED RANGE. DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SYSTEM. TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.

G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.

H. WITH THE OWNER AND THE CONTRACTOR, PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER, AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.

I. TRENCING NEAR EXISTING TREES:

1. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE OF ANY 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 OF 10" FOR TREES 1" TO 4" IN DBH, 15" FOR TREES 4" TO 6" IN DBH, AND 20" FOR TREES 6" AND LARGER IN DBH. THE CRZ SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE AVERAGE GRADE AT THE TRUNK.
2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
3. AFTER ALIGNMENT OF PIPE TO THE CRZ, THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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 OR LINES WITHIN 24 HOURS.
4. ALL EXPOSED ROOTS SHALL BE REPAIRED AND PROTECTED WITH BURLAP AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE OR THE BACKFILL. BEFORE ANY OPERATIONS, SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.

2. IF, AT ANY EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND FURNISH SUITABLE BACKFILL MATERIALS, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

K. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINES AS NOTED ON THE DETAILS. THE BACKFLOW PREVENTER SHALL BE INSTALLED AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A SCREEN BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO PREVENT ISOLATION OF VALVE. TO EVENT EXTENT POSSIBLE, INSTALL A BACKFLOW PREVENTER ON A LOCATION SCROSSED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

L. PIPING:

1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.

2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.

3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.

4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.

5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

M. VALVES

1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE VALVES WITHIN 12 TO 24" OF SIDEWALKS OR DRIVEWAYS, 12" ABOVE FINISH GRADE, 12" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH). EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.

3. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

N. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

1. SURFACE PIPING LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.

2. DRIP LINES MOUNTED ON GRADE SHALL BE SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.

O. SPRAY, ROTOR, AND BUBBLER HEADS:

1. ROTOR, SPRAY, AND BUBBLER HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

2. SPRAY HEADS SHALL BE CONNECTED WITH A 1/2 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLDER WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.

3. ROTOR, SPRAY, AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BouldERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.

4. ROTOR, SPRAY, AND BUBBLER HEADS AND VALVES SHALL BE ADJUSTED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.

P. AUTOMATIC CONTROLLER

1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL THE CONTROLLER AND BACKUP POWER SUPPLY IN A DRY, VENTILATED AREA.

2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.

3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TIE, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER, WHERE SPLICES MAY BE NECESSARY. SPlicing ADJESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3/MS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.

4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.

5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3/MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).

6. PROVIDE THREE (3) 1/2 INCH COMMON CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.

7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE GLEESSES AND PIPES UNDER PAVED AREAS PRIOR TO PAVING. SEE SLEEPING NOTES.

Q. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN AN ADEQUATE LOCATION. IF THE RAIN SENSOR IS PLACED IN AN OBSTRUCTIONS, IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT AN ADDITIONAL COST TO THE OWNER.

R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

S. QUALITY CONTROL

1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE IRRIGATION CONTRACTOR MANAGER.

2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.

3. TESTING NEEDS ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

U. CLEAN UP

1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL AREAS IN A CLEAN, ORDERLY AND SAFE STATE FOR THE OWNER'S USE.

2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

V. INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE TO THE OWNER FREE OF DEBRIS AND TRASH AND SHALL STALL FOR THE OWNER'S INSPECTION. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED AND THE OWNER HAS GIVEN WRITTEN NOTICE OF ACCEPTANCE. WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR CODED, 100% REPRODUCED CHART, TO BE POSTED IN THE IRRIGATION CONTROL AREA. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.

5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:

a. QUICK COUPLER KEYS (2)

b. CONTROLLER MANUAL (1)

c. CONTROLLER KEYS (2)

d. A MINIMUM OF (2) SETS OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

W. REFER TO THE ATTACHING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

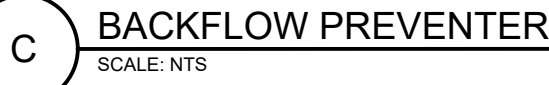
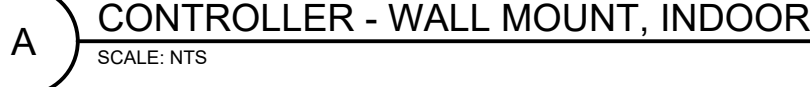
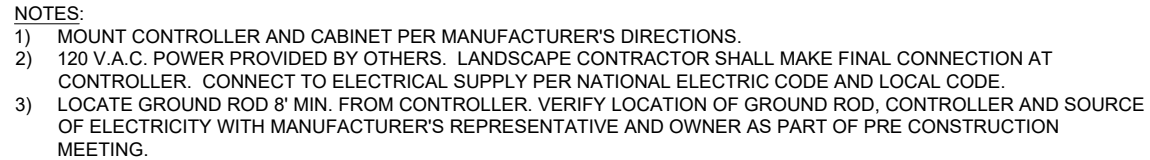
X. WARRANTY

1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) FOR LIMITED OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.

2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.

3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

Y. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT AN ADDITIONAL COST TO THE OWNER.

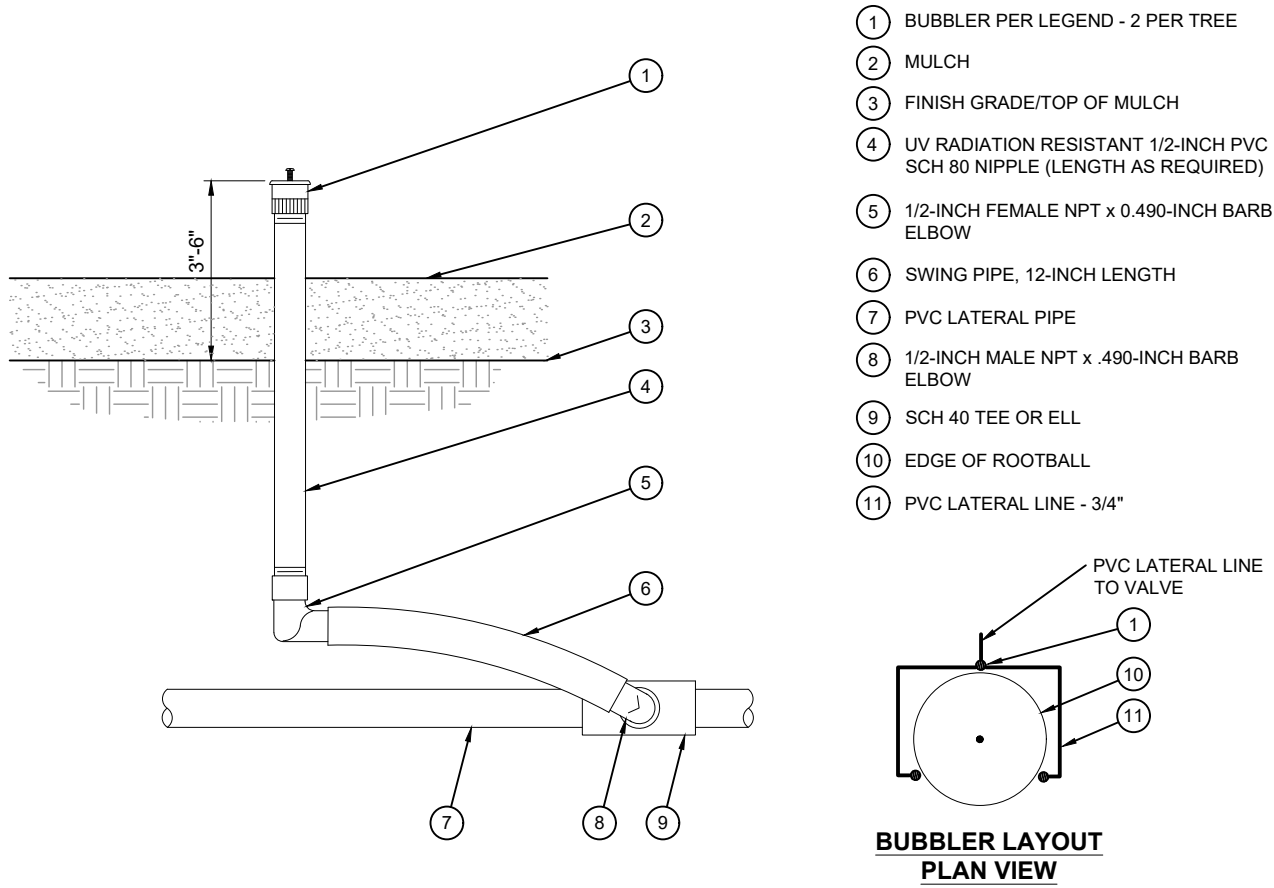


**FRONTIER RETAIL CENTER  
BEING PART OF 70.91 ACRES OF LAND  
OUT OF COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
PROSPER, TEXAS**

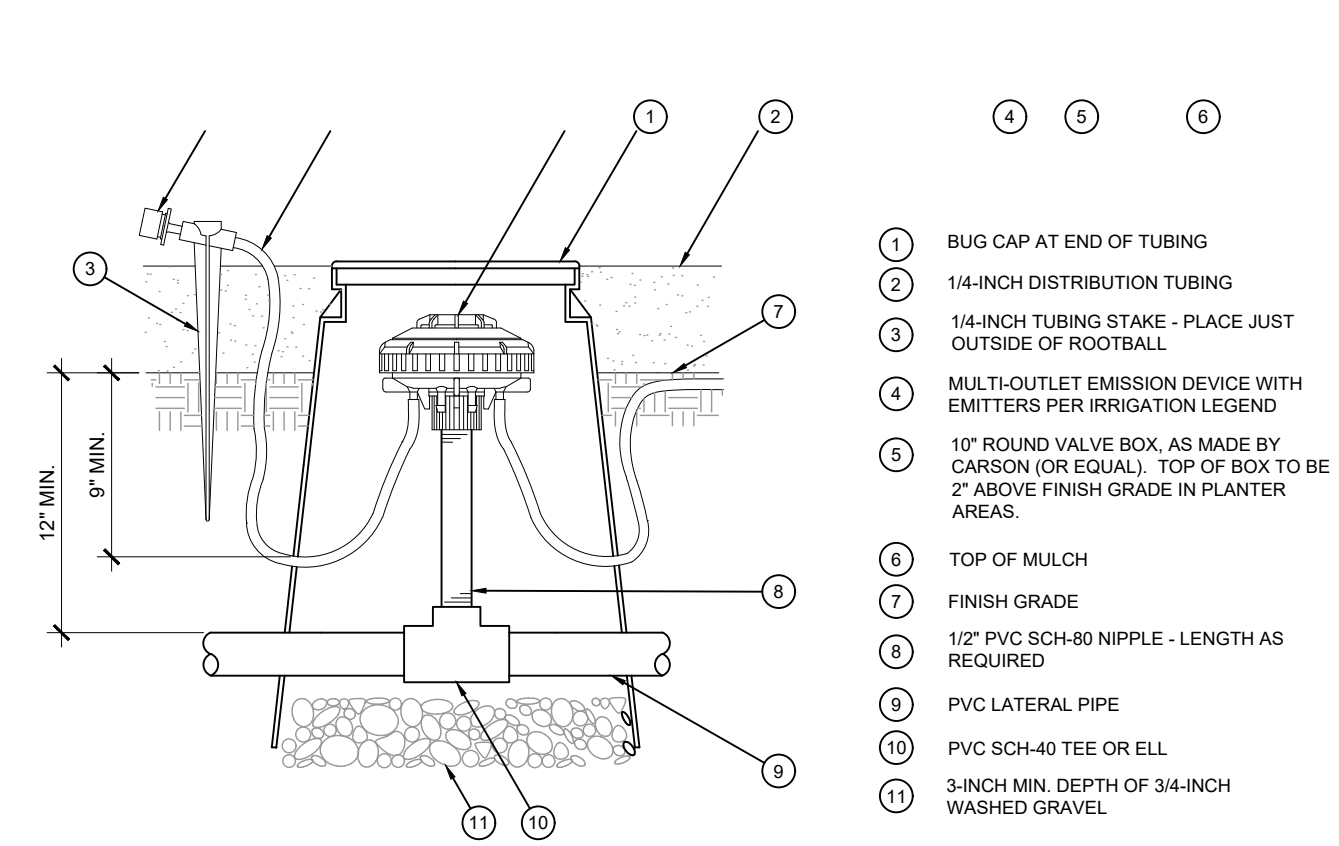

DESIGN:	CBD
DRAWN:	CBD
CHECKED:	CBD
DATE:	06/04/2023
SHEET	
LI-2	
CASE NO.	2022-029



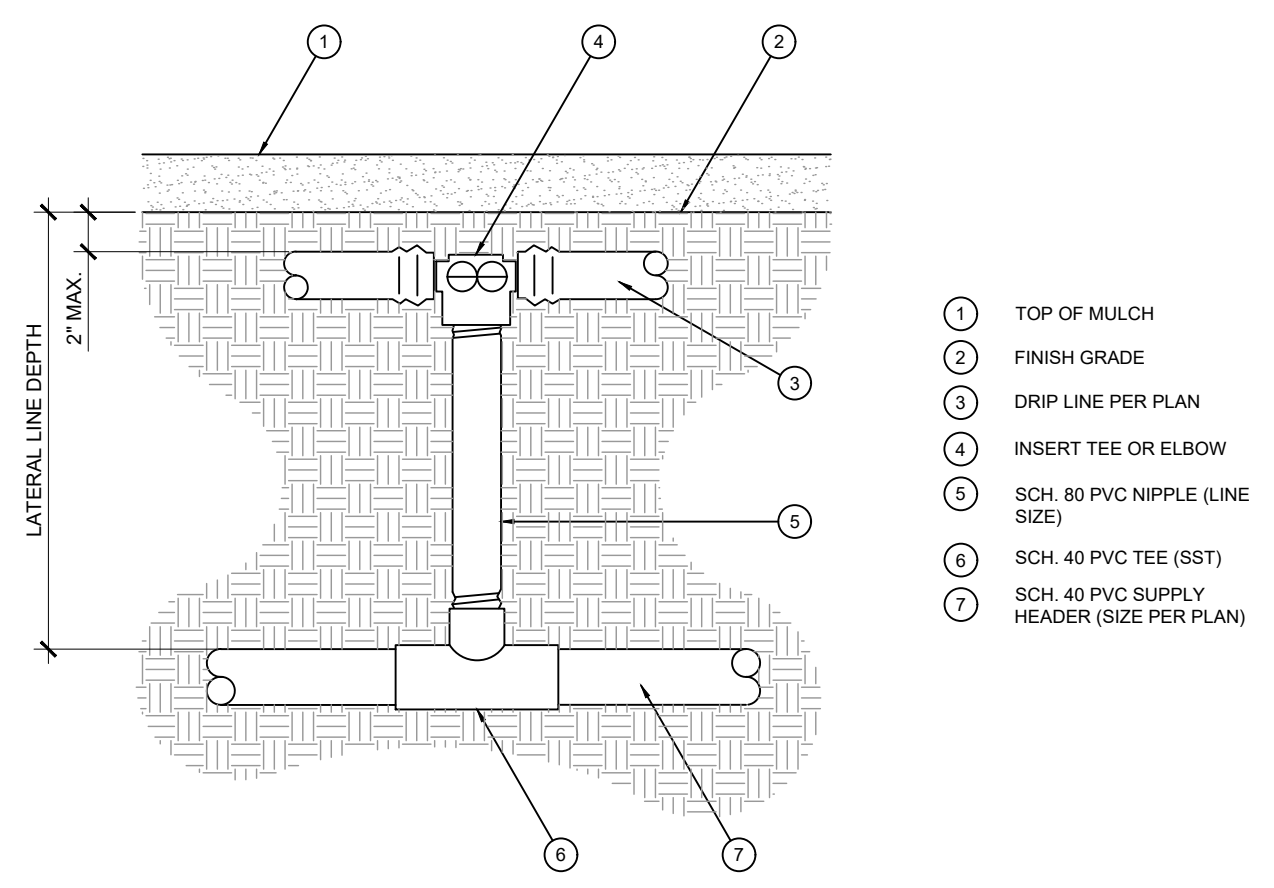
CHRIS DAVIS  
7/17/2023 2:30 PM  
C:\USERS\LOGIC\EDG DROPBOX\EDG -- PROSPER TX -- FRONTIER RETAIL CTR\IRRIGATION -- PROSPER McDONALD'S 22X34 2023-07-15.DWG  
7/17/2023 2:28 PM



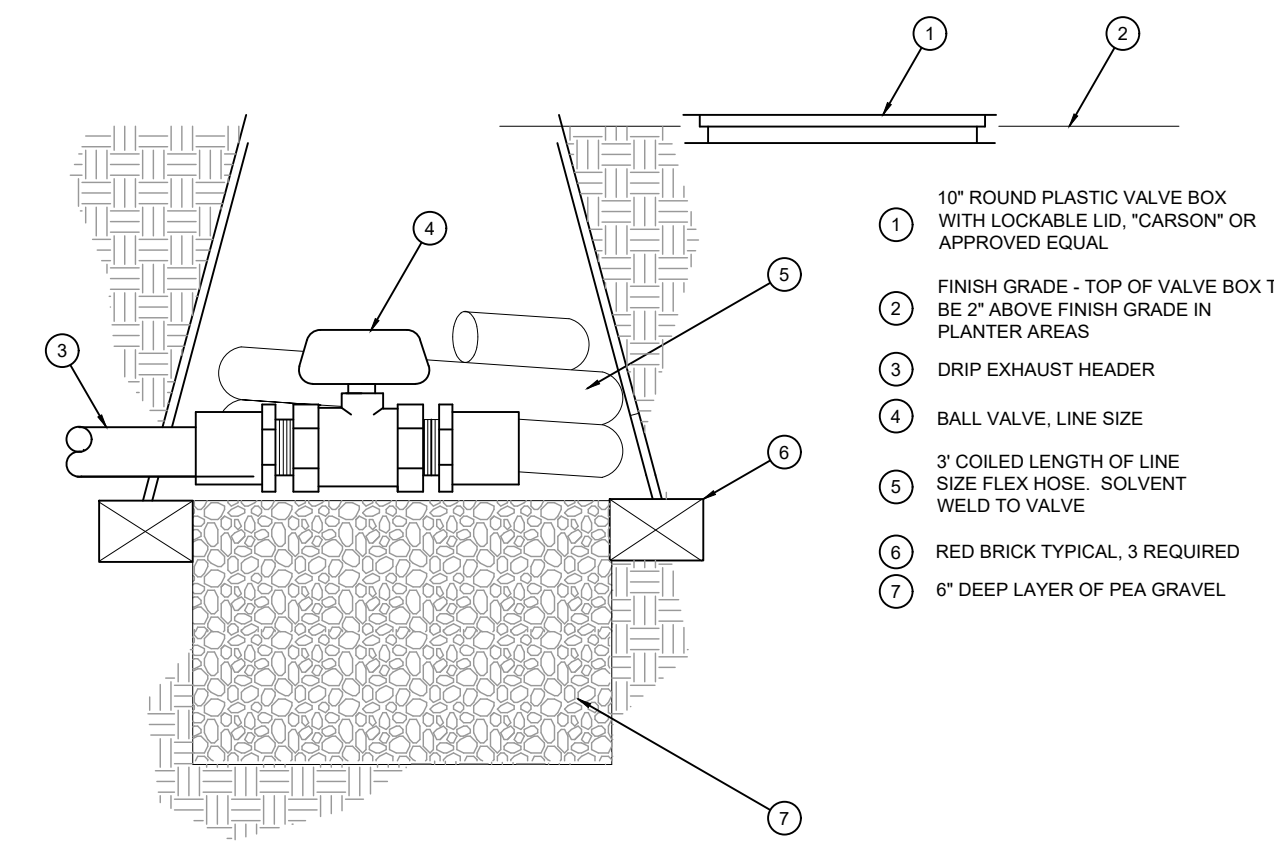
M BUBBLER  
SCALE: NTS



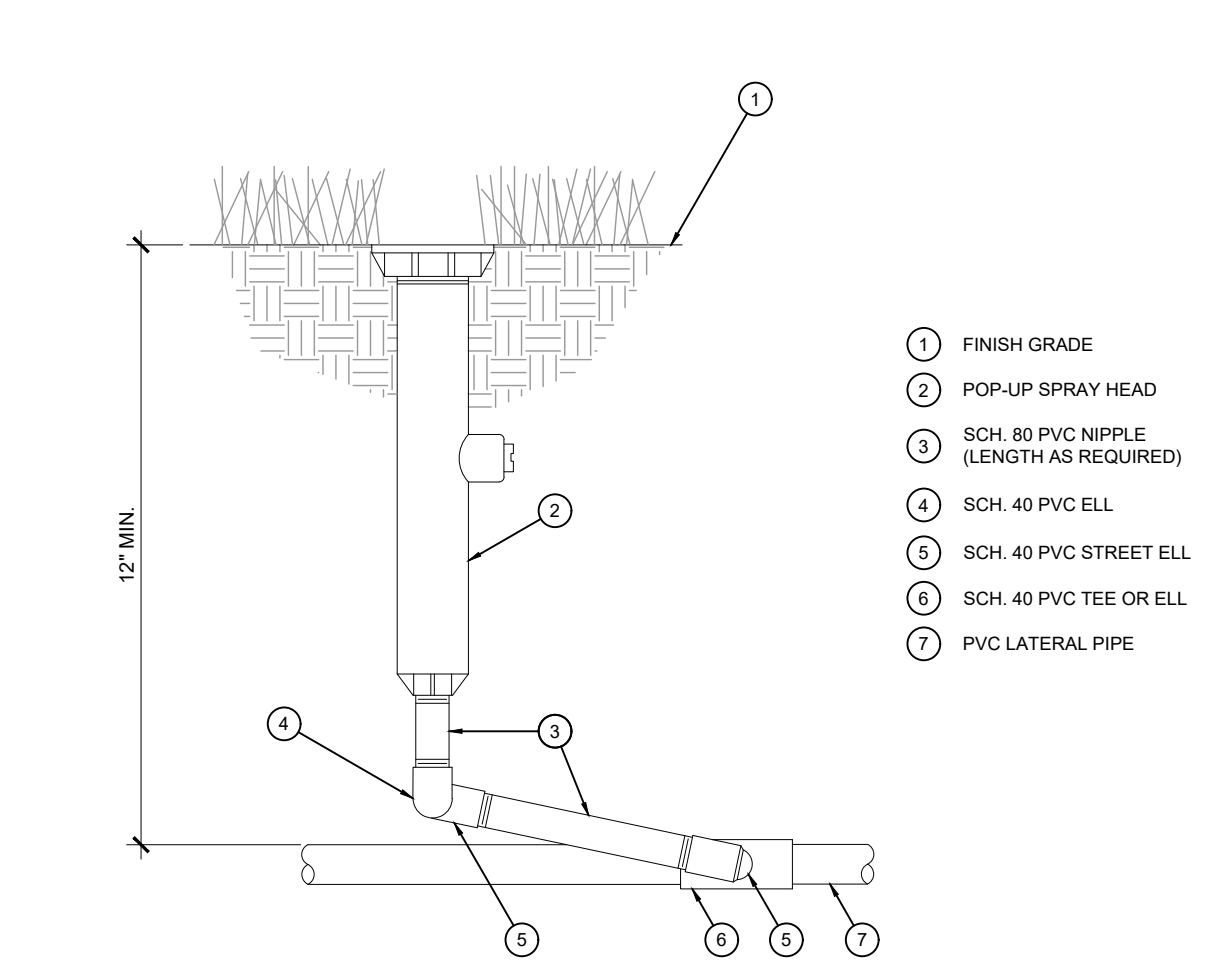
X MULTI-OUTLET EMISSION DEVICE  
SCALE: NOT TO SCALE



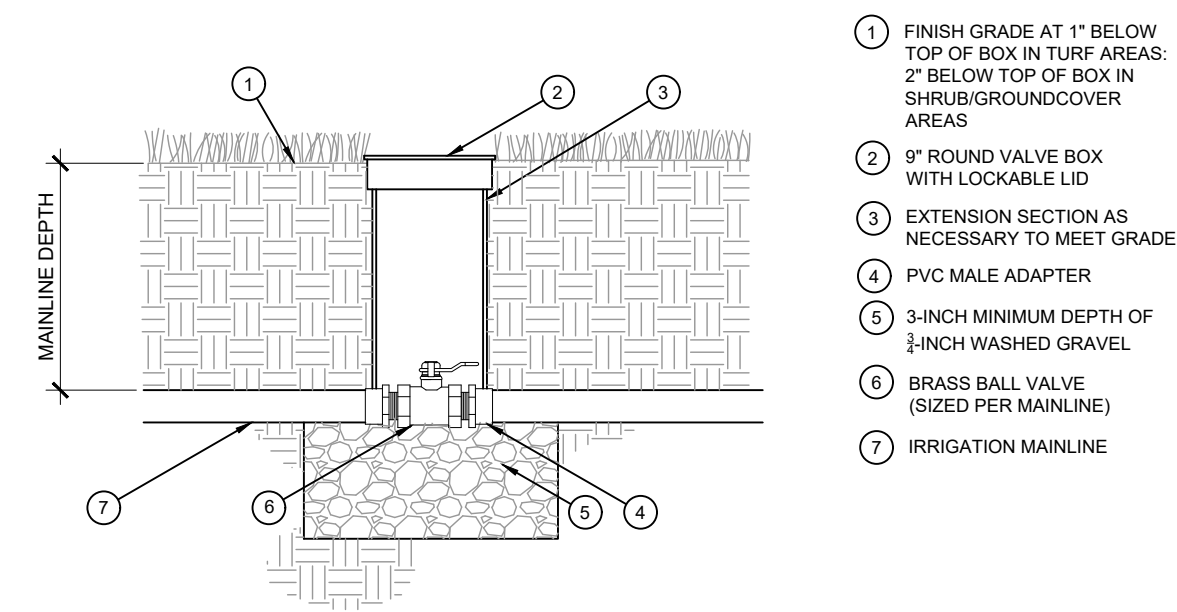
J SUBSURFACE DRIPLINE CONNECTION  
SCALE: NOT TO SCALE



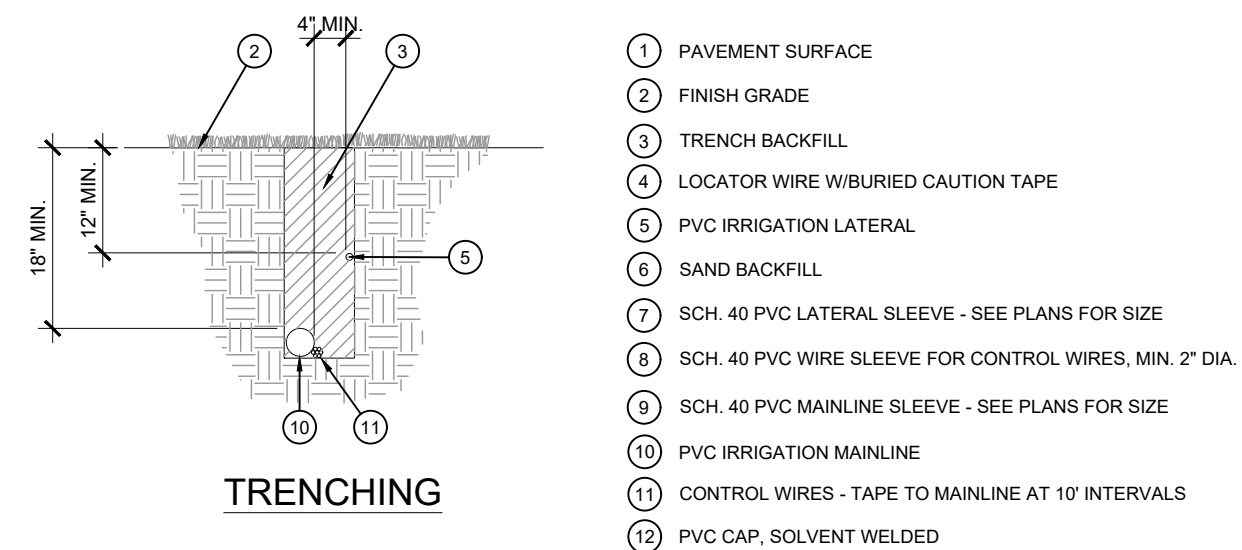
K FLUSH VALVE  
SCALE: NTS



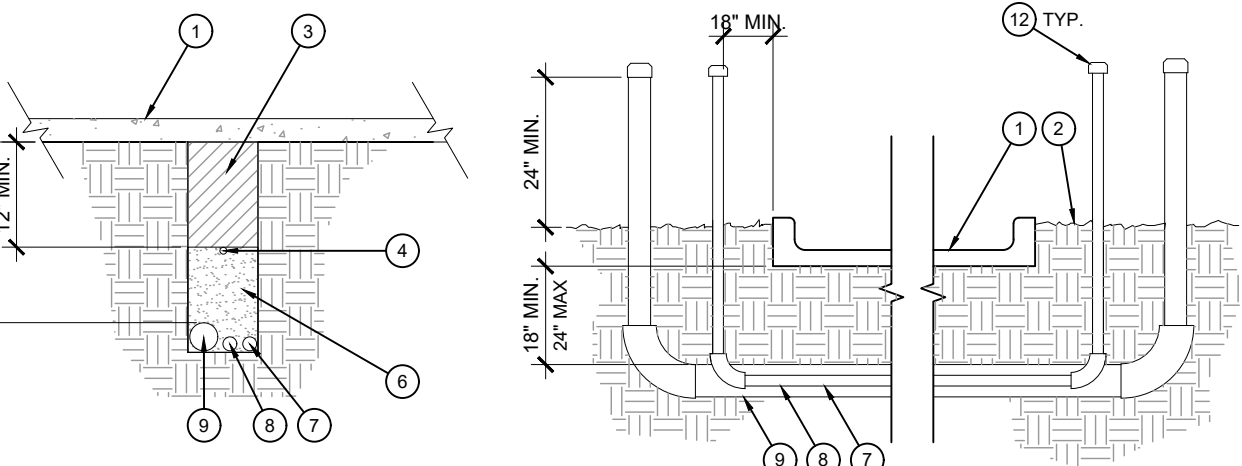
L POP-UP SPRAY HEAD  
SCALE: NTS



G BRASS BALL VALVE  
SCALE: NTS

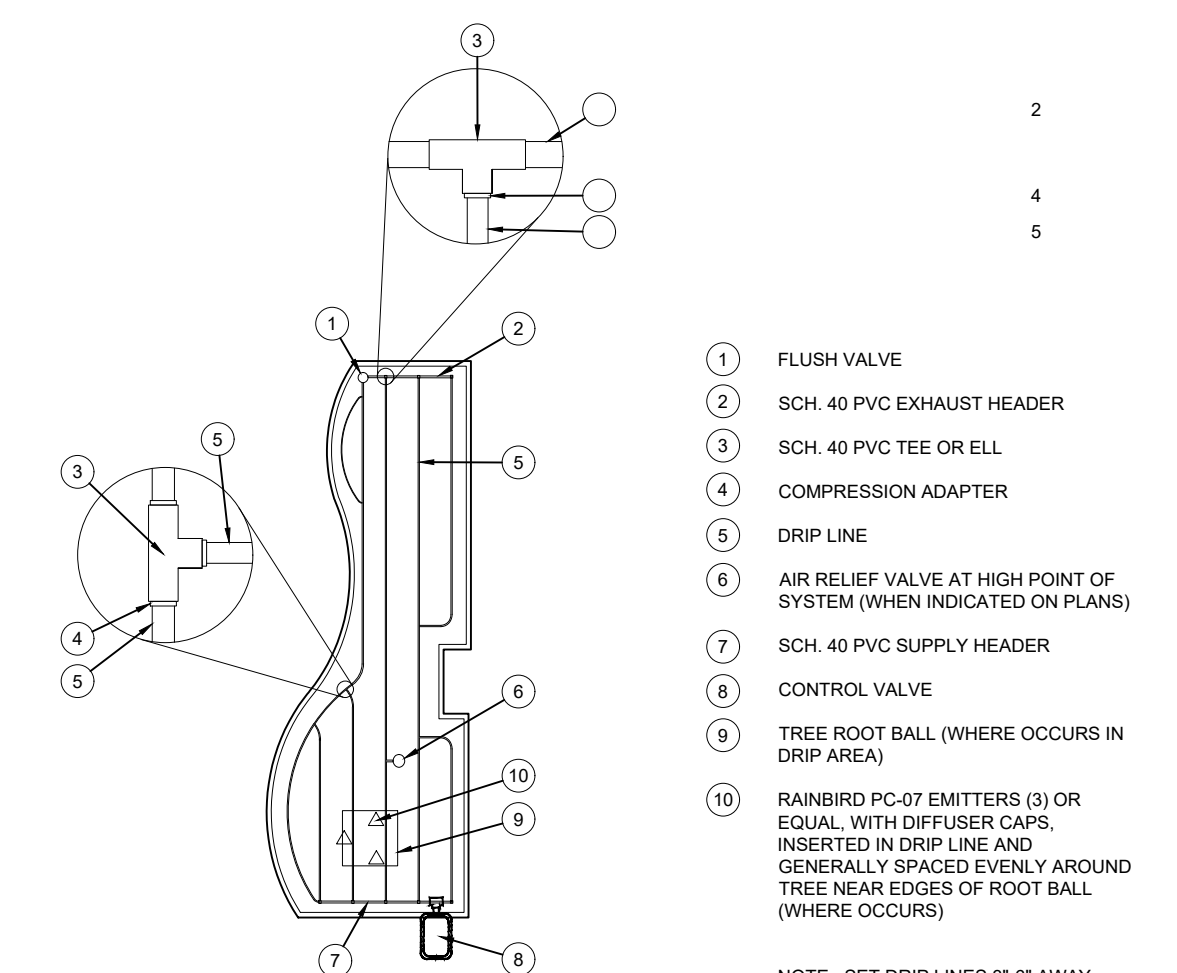


TRENCHING



SLEEVING

H PIPE AND SLEEVE INSTALLATION  
SCALE: NTS



I SUBSURFACE DRIPLINE LAYOUT  
SCALE: NOT TO SCALE

BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH2013) NORTH CENTRAL ZONE (4020) USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 3 AND 5:

GPS-3  
N: 7141040.803  
E: 2480701.977  
ELEV: 615.09

GPS-5  
N: 7144654.054  
E: 2480831.202  
ELEV: 704.95

TBM #1:  
7'x10" CUT IN INLET ON THE EAST SIDE OF DALLAS NORTH TOLLWAY NORTHBOUND SERVICE ROAD, APPROXIMATELY 146 FEET SOUTH OF FRONTIER PARKWAY CENTERLINE.  
N: 7146308.55  
E: 2482444.24  
ELEV: 619.13

DESIGN: CBD  
DRAWN: CBD  
CHECKED: CBD  
DATE: 09/04/2023

SHEET  
**LI-3**

CASE NO. 2022-029

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

GLAY MOORE  
ENGINEERING

Christopher B. Davis  
STATE OF TEXAS  
CHRISTOPHER B. DAVIS  
17628  
LICENSED IRRIGATOR  
07/17/2023

FRONTIER RETAIL CENTER  
BEING PART OF 70.91 ACRES OF LAND  
OUT OF COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
PROSPER, TEXAS



BUILDING MATERIAL CALCULATIONS BUILDING									
	North Elevation		West Elevation		South Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Brick	467	62.85%	1,291	75.10%	601	62.93%	1,234	60.40%	3,593 65.81%
Limestone	55	7.40%	216	12.57%	133	13.93%	325	15.91%	729 13.35%
Wood-Look Battens	194	26.11%	155	9.02%	194	20.31%	103	5.04%	646 11.83%
Metal Trim/Paneling	27	3.63%	57	3.32%	27	2.83%	381	18.65%	492 9.01%
Totals (Excluding Glazing)	743	100%	1,719	100%	955	100%	2,043	100%	5,460 100%
Materials	South Elevation		North Elevation		East Elevation		West Elevation		Totals
Glazing/Openings	SF	%	SF	%	SF	%	SF	%	SF %
Glazing/Openings	247	24.95%	385	18.30%	35	3.54%	61	2.90%	728 11.76%
Total Façade	990	25%	2,104	18%	990	4%	2,104	3%	6,188 12%

BR - BRICK "ONYX"

CM - METAL (REMOVED)

BR - BRICK "SLATE GRAY"



CN - ALUM CANOPY WHITE  
UN - UNDERSCORE YELLOW

AL - ALUMINUM BATTENS

AP - APOLIC METAL PANELS

T/BLK'G @ PARAPET  
ELEV. + 21'- 5 1/2"

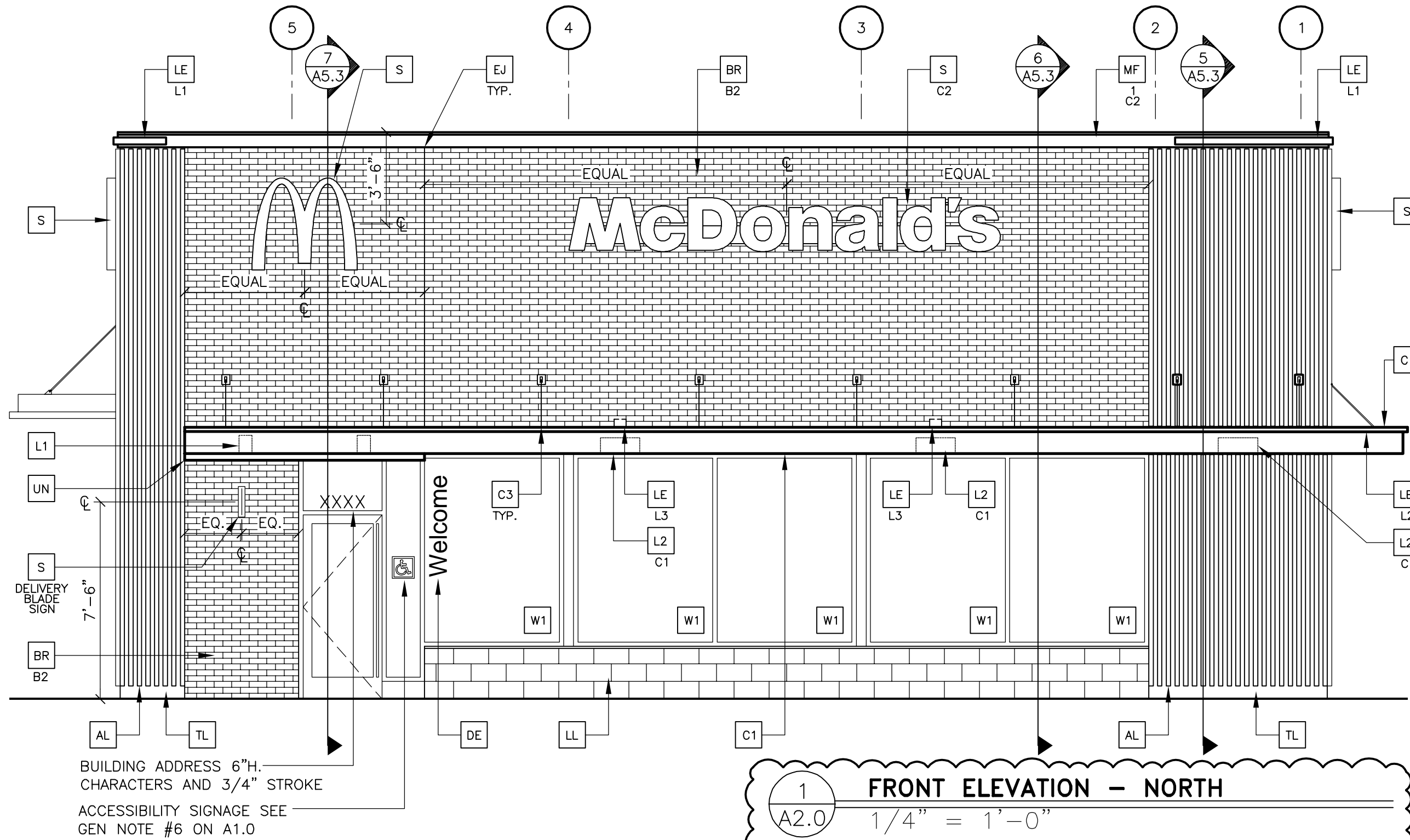
T/ROOF TOP UNITS  
ELEV. + 20'- 11"

B/CANOPY  
ELEV. + 9'-4"

T/WINDOW &  
B/UNDERSORE  
ELEV. + 9'-1"

T/SILL  
ELEV. + 2'-0"

T/SLAB  
ELEV. + 0'-0"



"EXHIBIT D"

T/ALUMINUM BATTEN  
ELEV. + 20'-11"

C.L./TIEBACK  
ELEV. + 12'-1"

T/WINDOW & B/CANOPY  
ELEV. + 9'-4"

T/ALUMINUM BATTEN  
ELEV. + 9'-3 1/2"

B/ALUMINUM BATTEN  
ELEV. + 0'-6"

T/SLAB  
ELEV. + 0'-0"

T/BLK'G @ PARAPET  
ELEV. + 21'- 5 1/2"

T/ALUMINUM BATTEN  
ELEV. + 20'-11"

T/ROOF TOP UNITS  
ELEV. + 20'- 11"

C.L./TIEBACK  
ELEV. + 12'-1"

B/ALUMINUM BATTEN  
ELEV. + 10'-2"

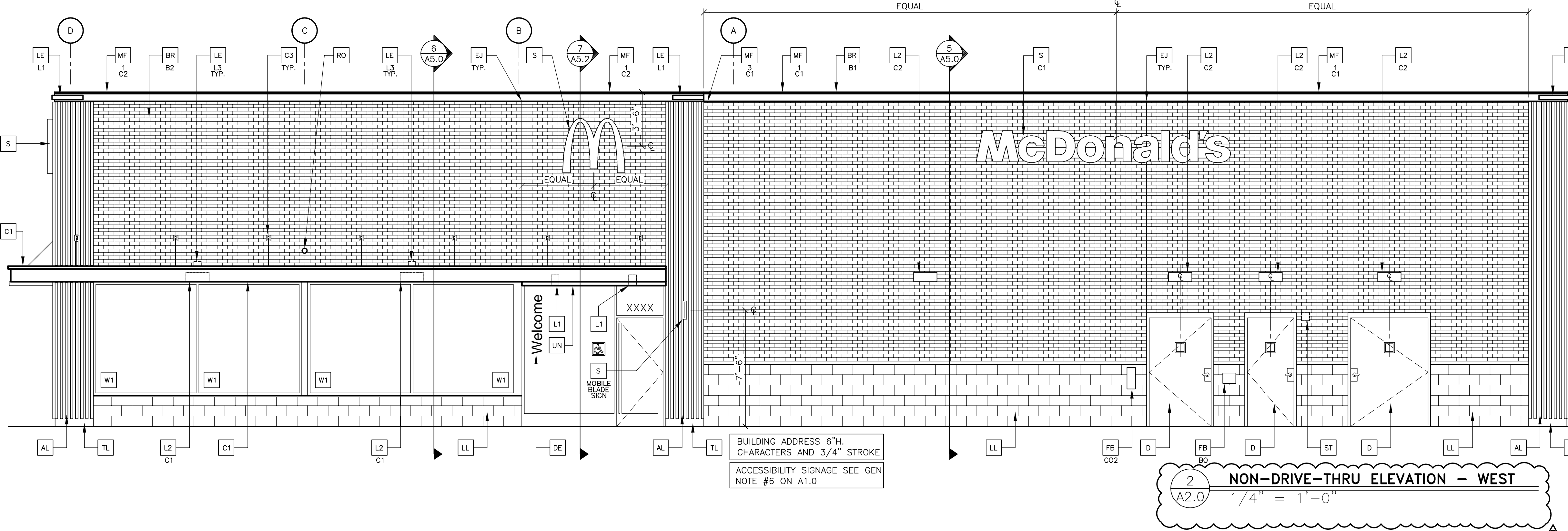
T/WINDOW & B/CANOPY  
ELEV. + 9'-4"

T/WINDOW & B/UNDERSORE  
ELEV. + 9'-1"

T/SILL  
ELEV. + 2'-0"

B/ALUMINUM BATTEN  
ELEV. + 0'-6"

T/SLAB  
ELEV. + 0'-0"



T/ALUMINUM BATTEN  
ELEV. + 20'-11"

B/SCONCE  
ELEV. + 9'-4"

T/DOOR  
ELEV. + 7'-4"

T/STONE WAINSCOTTING  
ELEV. + 4'-0"

B/ALUMINUM BATTEN  
ELEV. + 0'-6"

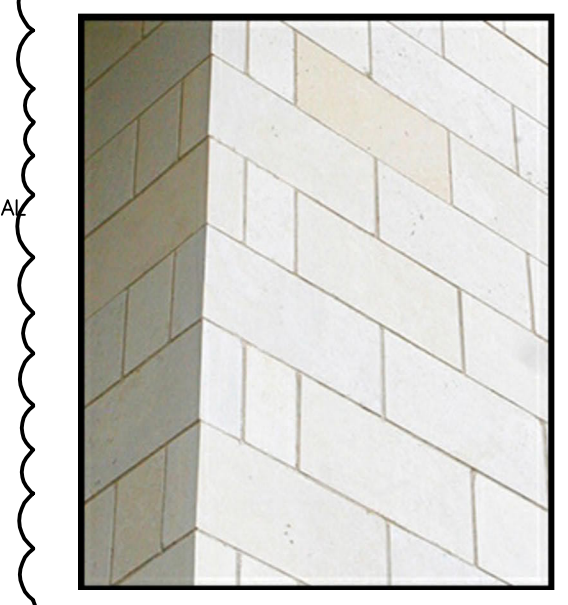
T/SLAB  
ELEV. + 0'-0"

#### KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM  
MFR: B+N INDUSTRIES  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES. APAP TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DRAINT BOTH SIDES AND ALL EDGES.  
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR MODULAR FACE BRICK COLOR:  
B1 = "SLATE GRAY" SMOOTH BY HEBRON BRICK COMPANY  
B2 = "ONYX" SMOOTH BY HEBRON BRICK COMPANY  
(GROUT TO MATCH BRICK COLOR AS MUCH AS POSSIBLE)
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK  
COLOR: RAL 7022  
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.  
SEE DETAIL 3/A5.0
- D HOLLOW METAL DOOR  
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS:  
VOMELA (865) 330-7337, ann.bowen@vomela.com  
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT
- LL LIMESTONE BY SALADO LIMESTONE (ARCHITECTURAL CUT)  
COLOR: LINEN (RUNNING BOND) SIZE: 8"x16"x4"  
LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS (MORTAR COLORS TO BE LIGHT GRAY/IVORY)  
SUBMIT TO ARCHITECT FOR APPROVAL
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)  
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
GUARD RAIL TO BE 1.5" STAINLESS STEEL
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: GOLD

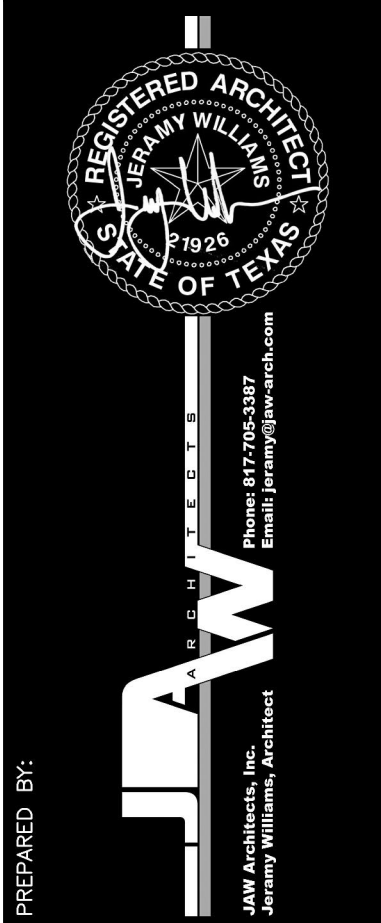
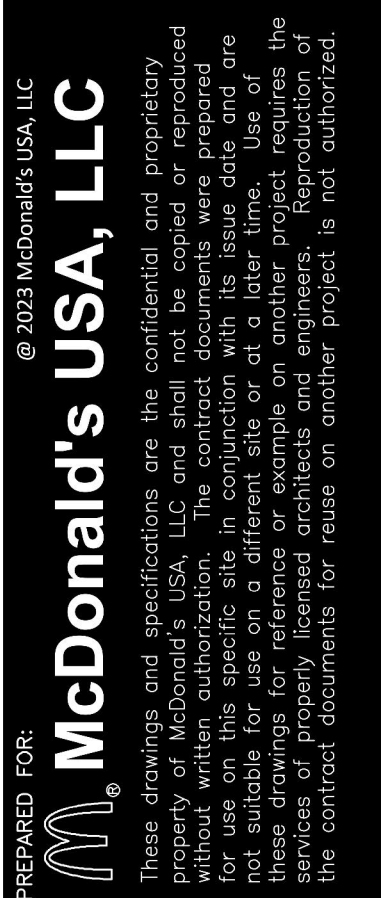
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL  
C1= COLOR:  
C1= WHITE  
C2= PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL  
L1= LED LIGHT:  
L1 = SLIM LED (DOWN ONLY)  
L2 = INTEGRAL CANOPY FIXTURE  
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA  
C1= TYPE:  
1 = PRE-FAB ANCHOR-TITE FASCIA  
2 = BOTTOM TRIM AT METAL REVEAL PANEL  
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES  
COLOR:  
C1= WEATHERED ZINC  
C2= RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR  
MODEL: #WPT STD  
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
C1= COLOR:  
C1= WEATHERED ZINC RACEWAY  
C2= RAL 7022 RACEWAY
- TL TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE  
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSORE  
COLOR: GOLD

LL - LIMESTONE "LINEN"





REV	DATE	DESCRIPTION	BY
1	07/24/23	CITY/SUP COMMENTS	
2	08/28/23	CITY/SUP COMMENTS	

BR - BRICK "ONYX" CM - METAL (REMOVED) BR - BRICK "SLATE GRAY"

## A close-up photograph of a brick wall corner. The bricks are light-colored, possibly white or light grey, with dark mortar joints. The corner is formed by two bricks meeting at a right angle. The lighting is bright, casting soft shadows.





2 | DUMPSTER ELEVATIONS SCALE 1/4"=1'-0"

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD 8/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F=DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH ACM.

PROVIDE A 12"x12" LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

4 | WALL SECTION DETAIL SCALE 3/4"=1'-0"