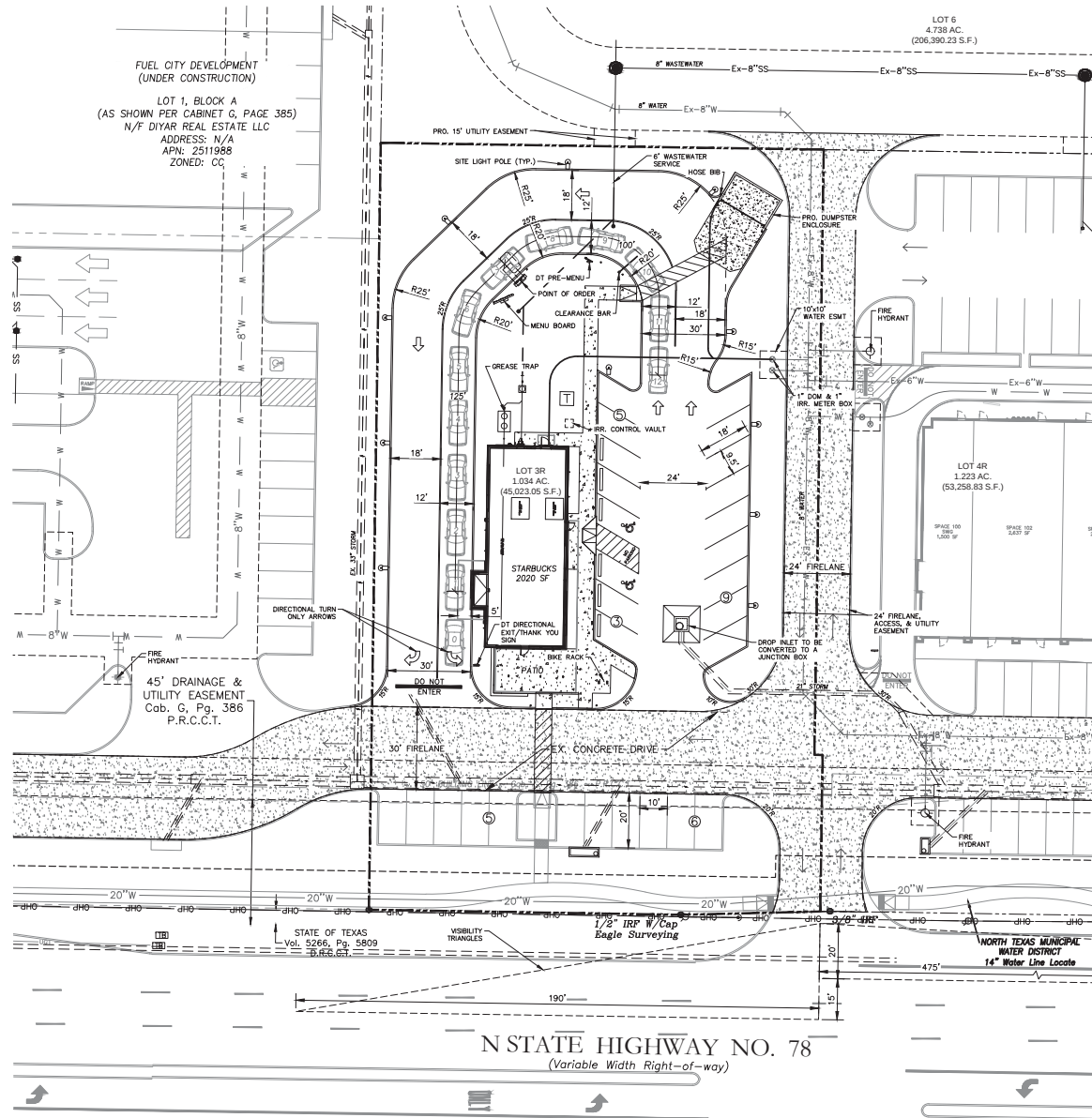


VICINITY MAP
NTS

- LEGEND**
- Existing Firelane
 - Proposed Sidewalk
 - BFR Barrier Free Ramp

SITE DATA TABLE	
LOT SIZE	LOT 3R
	1.034 ACRES
	45,023.05 SF
ZONING	PD 2022-08
LANDSCAPE AREA	15,069 SF
	33.47%
BUILDING HEIGHT	20'
USE / BUILDING AREA	
COMMERCIAL	2,020 SF - 100%
BUILDING COVERAGE	4.49%
REQUIRED PARKING	
COMMERCIAL (1 PER 200 S.F.)	11 SPACES
PARKING PROVIDED	
LOT 3 PARKING PROVIDED	28 SPACES
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	2 SPACES

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

ENGINEER:
Cross Engineering Consultants, Inc.
7720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.
JDC@CROSSENGINEERING.COM

APPLICANT/DEVELOPER:
WYLIE NEIGHBORHOOD SHOPS BY SLATE, LLC.
5729 LEBARON RD. #144589
FRISCO, TX 75034
Phone (469) 438-1905
Contact: SAHIL KURJI
SAHIL@SLATECOMMERCIAL.COM

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-6882
Contact: Lawrence Ringley

ARCHITECT:
JAW Architects, Inc.
1620 Yukon Drive
Burleson, Texas 76028
Phone (817) 705-3387
Contact: Jeremy Williams
jeremy@jaw-arc.com

N STATE HIGHWAY NO. 78

(Variable Width Right-of-way)

CITY BENCHMARK USED FOR CONTROL

CM 1 = Standard City of Wylie monument located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North. Being 79.7' west of the edge of the east concrete entrance drive, 23.2' south of a 10' wide concrete drive and 76.1 feet north of the edge of asphalt of State Highway No. 78 North. Elev. = 530.294

SITE BENCHMARKS

BM-1 = 3" in northwest corner of concrete curb inlet on the north side of Centennial Drive and 55'± north of northwest corner of the subject property. Elev. = 532.90

BM-2 = 1" Aluminum Disk on the northwest corner of concrete curb inlet on the north side of State Highway No. 78 and 98'± west of the southeast corner of the subject property. Elev. = 532.67

Issue Dates	Revision & Date
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street
McKinney, Texas 75069
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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. NO. 82618 ON 4/3/23. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN		Sheet No.
WYLIE STARBUCKS BY SLATE		SP
WYLIE SHOPS BY SLATE & BUSINESS PARK, LLC.		Project No. 23012
WYLIE, TEXAS		

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

WYLIE STARBUCKS BY SLATE

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11	⊗	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'	3 gallon, 20"-24" H, 18"-20" spread, full, bushy specimen
25	⊗	ROSIERINE LIGULSTRUM	Ligustrum sinense 'Rosierine'	3 gallon, 18"-20" H, 18"-20" spread, full, bushy specimen
22	⊗	BORDEAUX DWARF YAUPOIN HOLLY	Ilex cornuta 'Bordeaux'	3 gallon, 17"-21" H, 10"-12" spread, full, bushy specimen
24	⊗	BRASSIA LIGHTS RED YUCCA	Hesperaloe parviflora 'Flamingo'	3 gallon, 10"-12" H, 10"-12" spread, full, bushy specimen
11	⊗	PINTER GREEN BOXWOOD	Buxa sempa 'Pinter Green'	3 gallon, 12"-14" H, 10"-12" spread, full, bushy specimen
TURF GRASS / MISCELLANEOUS				
225 S.F.	⬢	TEXAS NATIVE REVER GRASS		2" to 4" size, Gravel to be 4" deep with filter fabric
15,551 S.F.	⬢	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid seed
220 L.F.	—	RYERSON COMMERCIAL STEEL EDGE		

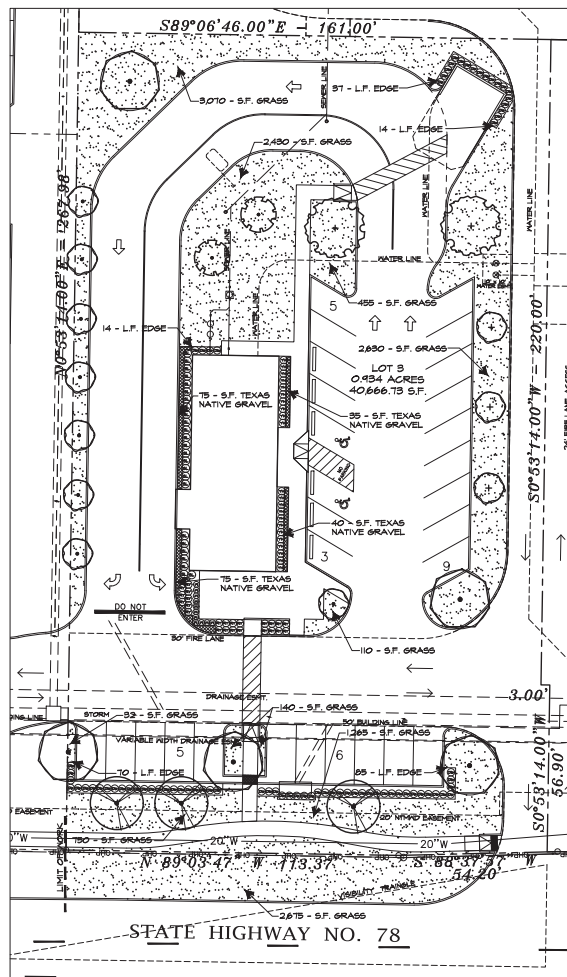
ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8	⊙	CHEYENNE GRAPE HYDRATE	Lagenstroemia indica 'Cheyenne'	7 H, 8' spread min, 50 gallon, 3 Trunk Min, full, bushy tree formed specimen
8	⊙	TUSCARORA GRAPE HYDRATE	Lagenstroemia indica 'Tuscarora'	8 H, 8' spread min, 50 gallon, 3 Trunk Min, full, bushy tree formed specimen
2	⊙	SHOAL CREEK VITEX	Vitex agnus-castus 'Shoal Creek'	8 H, 8' spread min, 50 gallon, 3 Trunk Min, full, bushy tree formed specimen

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5	⊙	CEDAR ELM	Ulmus crassifolia	8" caliper, 17'-21" H, 4-6" spread, B&B, straight trunk
2	⊙	CHINCAPIN OAK	Quercus muhlenbergii	8" caliper, 17'-21" H, 4-6" spread, B&B, straight trunk
5	⊙	PISTACHE	Pistacia chinensis	8" caliper, 17'-21" H, 4-6" spread, B&B, straight trunk

WYLIE LANDSCAPE TABULATIONS	
SITE AREA LANDSCAPING	
20% OF THE SITE SHALL BE IN PERMANENT LANDSCAPING	20,000 S.F.
TOTAL SITE AREA UNDER DEVELOPMENT	45,025.08 S.F.
20% SITE LANDSCAPE AREA REQUIRED	9,005 S.F.
TOTAL SITE LANDSCAPE AREA PROVIDED	10,980 S.F.
PARKING LOT LANDSCAPING	
50 S.F. OF LANDSCAPE AREA FOR EACH PARKING SPACE	
LOT 4 PARKING SPACES PROVIDED	28 SPACES
PARKING LANDSCAPE AREA REQUIRED (28 x 424)	11,872 S.F.
PARKING LANDSCAPE AREA PROVIDED	12,200 S.F.
STREET FRONTAGE LANDSCAPING	
AT LEAST 50% OF THE REQUIRED REQUIRED YARD, EXCLUDING ANY ACCESS DRIVES, MUST BE DEVELOPED AS A 10' MIN. WIDE LANDSCAPE BUFFER. TREES SHALL BE PLANTED ON 50' OR 40' CENTERS DEPENDING ON SPECIES. REQUIRED TREES SHALL BE 8" CALIPER.	
STATE HIGHWAY 78	16,151 L.F.
LOT 3 FRONTAGE L.F.	6 TREES
REQUIRED FRONTAGE TREES (166 / 50 = 3.32)	6 TREES
FRONTAGE TREES PROVIDED	6 TREES
3 CANOPY TREES PUSHED INTO PARKING DUE TO THE NTHWD.	

IRRIGATION NOTE
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NTHWD NOTE
A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTHWD) 20 INCH WATER PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.
B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTHWD EASEMENTS AS APPROVED BY THE NTHWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTHWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE. NO MATERIALS SHALL BE STOCKPILED ON THE NTHWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTHWD. IF THE CONTRACTOR DESIRES TO USE THE NTHWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTHWD ENGINEERS AT (469) 442-5405 SO YOUR PLANS FOR USE OF THE NTHWD'S EASEMENT CAN BE REVIEWED.
D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTHWD PIPELINE IS REQUIRED. IN ADDITION IF SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, THEN A THICKENED PAVEMENT SECTION IS REQUIRED.
E. CROSSINGS OF THE NTHWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTHWD TO AVOID DAMAGE TO THE NTHWD FACILITIES.
F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN THE NTHWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTHWD.
G. UNLESS OTHERWISE SHOWN OR REQUIRED A MINIMUM OF TWO FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTHWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR FEET CLEARANCE.
H. THE CONTRACTOR SHALL CONTACT NTHWD LINE LOCATES AT (469) 442-5404 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTHWD FACILITIES.



Date:	
Revisions:	
1	
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Issued For:
CONSTRUCTION
Job No.
23104
Scale
1" = 20'-0"
Drawn By
JDS
Date
09-31-2023

Wylie Starbucks By Slate
Wylie Texas



Sheet Title:
Landscape Plan
Sheet Number:
L1
of **L2** Sheets

LANDSCAPING
PART I - GENERAL

- 1.1. SCOPE:
Provide all labor, materials and equipment for complete installation of landscaping as indicated on the drawings and specified herein.
- 1.2. RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements
- 1.3. QUALITY ASSURANCE:
A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants rejected for the work may be inspected and tagged at the growing site before being dug.
C. Observation of growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site. Testing (paid by Landscape Contractor).
1. Provide source of off-site soil (if Required For Job) to the Owners representative for the purpose of soil investigation.
2. Take random representative soil samples from areas to be planted.
3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4. REFERENCED STANDARDS:

- A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - "ANSI Standard"
B. Harsh, Third, HTS - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Method - Sharp sand.

1.5. PRODUCT DELIVERY, STORAGE AND HANDLING:

- A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Do not deliver materials that can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of plants in excess of 24 hours shall be at the discretion of the Landscape Architect. The owner will not be held responsible for theft or damage.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heaving in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball and exposure of leaves.
5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed prior to arrival at job site.
6. Remove rejected plant material immediately from site.

1.6. JOB CONDITIONS:

- A. Planting Restrictions:
Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 26" minimum slope away from building.
B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimal possibility of damage to utilities.
2. Monitor grade stakes set by others until removal is mutually agreed upon by parties concerned.
3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7. WARRANTY:

- A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and missing plants in vigorous, thriving condition as soon as weather permits and on notification by Owner's Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees in kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next growing season. If such cases, remove dead trees immediately. Protect irrigation system and other piping conduct or other work during replacement. Replace any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drawing fire, freeze, insects or diseases.
D. As the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8. MAINTENANCE:

- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, clearing and repairing as necessary to keep landscape in a vigorous, healthy condition and rules based areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1. PLANTS:

- A. Quantities: The drawings and specifications are complementary. Anything called out on one and not the other is to be installed in full and called for on both. The plant schedule is an aid to quantities only. Confirm all quantities on plan.
B. Plants shall be grown in a well-developed fibrous root system and shall be branched with an even branch distribution, densely foliated and/or balled, and a strong straight trunk between heights and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scraggy, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the size indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range listed.
H. Plants indicated "B&B" shall be balled and wrapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well tapered. Non-tapered balls of planting material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be 10" (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants will be well rooted and established in the container in which they are growing. They shall have grown to the container for a sufficient length of time prior to planting so that the planting medium when taken from the container, but not long enough to become root bound.

2.2. SOIL PREPARATION MATERIALS:

- A. Peat Moss: Commercial sphagnum moss or peat moss.
B. The mixed soils can be used as long as samples are submitted with written permission from manufacturer's data and laboratory test reports.
C. Sandy Loam:
1. Fertilize, fertile, dark, loamy soil, free of clay lumps, stones, salts, and other extraneous material and reasonably free of weeds and foreign matter.
2. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 35-50 percent
Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-885.

2.3. COMMERCIAL FERTILIZER:

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rates per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 5% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release Fertilizer: Fertilizer for use in planting pits, shall be equal to Agriform 32-0-00 plantings as specified by Terra Chemical Co., Milpitas, California 95028 or approved equal.
D. MULCH:
Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, untreated.

2.4. CONDITION OF SURFACES:

- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Existing subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

2.5. SHRUB PLANTING:

- A. All shrubs to be potted plants. Discard plants hole 8" larger than the width and 10" larger than the height. Backfill with 1/2" soil mix and/or peat moss, 1/8" native soil and 1/8" sand.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, wavy tops, and shape to smooth even surface to smooth even surfaces, and much bed areas 1 inch deep.
E. GROUNDCOVER PLANTING:
1. 2" to 3" inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1 part sandy loam
1 part peat moss
1 part sharp sand
Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and much bed areas 1 inch deep.

2.6. TREE PLANTING:

- A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant arborvitae trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree stump. Plant 1/2" solid pipe and cover dirt. After tree is installed pour water and allow to drain.
D. In the event of any underground construction work or obstructions are encountered in any plant pit excavation work, to be done under this section, alternate locations may be selected by the Landscape Architect. These locations cannot be changed the excavations shall be removed to a depth of not less than six (6") inches below bottom of root ball and properly set at the required depth. The work in this section shall include the removal from the site of each root, or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peat moss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add lime or sulfur as directed by tree pit to bring soil to the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp over 4 inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and allow water to soak in. Backfill planting location per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plants until established. During arborvitae staking to maintain that plants condition shall be at the Contractor's discretion. However, if trees are not planted, the Contractor will be required to dig and/or stake these trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of need by pruning and pruning. DO NOT cut back terminal branches. This nature guard plants heavier than nursery grown plants. Remove sucker growth and broken or badly broken branches.

2.7. SEASONAL COLOR PLANTING:

- A. Plants shall be installed to a depth of 3 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and much bed areas 1 inch deep.
E. CLEANUP:
During work, keep premises neat and orderly, including organization of storage areas, materials, equipment, or planting profits from site daily as work progresses. Keep work area and driveway clear of weeds or debris.

END OF LANDSCAPING SECTION

LAWNS

PART I - GENERAL

- 1.1. SCOPE:
Furnish all labor, tools, transportation materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
Make any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, seeding, filling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grading.
1.2. RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Landscaping
1.3. MAINTENANCE OF GRASS:
The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing, etc., plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.
1.4. JOB CONDITIONS:
A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.
1.5. SCHEDULE:
A. Seeding/hydroseeding - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydroseeding - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of projects, as determined by owner under favorable climatic conditions.
C. Seeding: Seed bermuda between March 15 and September 30. Between October 1 and March 14 overseed seed with Perennial ryegrass under favorable conditions. (use warm season seed and overseed with Perennial ryegrass under favorable conditions).
D. Qualifications: Due to undesirable weather, the above dates may vary however, do not proceed with seeding operations beyond these dates without assuming full responsibility for a stand of grass.
1.6. ACCEPTANCE:
The lawn will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1. TOPSOIL:

- A. (If specified on the plans as a requirement) Fertilize, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonably free of weeds and foreign grasses. Topsoil containing deleterious or noxious soil shall be rejected.
B. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 35-50 percent
Sand - less than 52 percent

2.2. GRASS:

- A. Bermudagrass: Dense, fine, hulled and broadleaf, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 100 percent.
B. "Rustproof" St. Augustine grass: Solid seed, fine, rich, dark green in color, free of foreign grasses, weeds, noxious soil, with a 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
2.3. FERTILIZER:
Fertilizer shall be organic based, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
1. First application: 12-12-12 element percentage with minimum 5% sulfur and 4% iron plus micro nutrients.
2. Second application: 9-12-12 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UFI) plus minimum 5% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1. PREPARATION:

- A. Scarify lawn areas where excessive compaction is greater than 50% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Lay the base line of roads and curbs and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2. FINAL GRADING:

- A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris in the exposed dirt.
B. Provide final grading leaving surface uniform without depressions and obstructions, graded approximately 1-inch below planned.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3. HERBICIDE:

- Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4. FERTILIZER:

- A. Apply first application with hydramulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 5-4 inches after first application at 12 pounds per 1,000 square feet.

3.5. HYDROMULCHING:

- A. At the time of hydramulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to maintain soil.
B. Hydramulch seed uniformly at the rate of 2 pounds of hydramulch seed per 100 square feet.
C. Add tackifier to hydramulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mix.
D. Use a 4" x 8" battler board against bed areas.

3.6. MESH/ANGULAR SEEDING:

- A. Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre. Use grass drill, blower seeder, or viking roller.

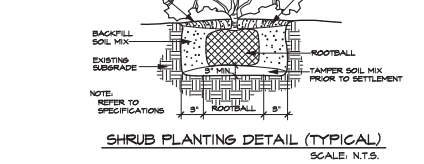
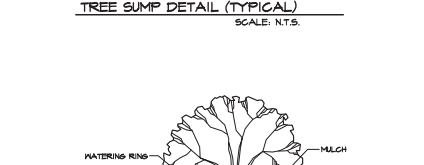
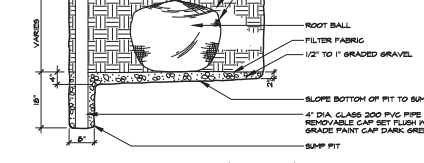
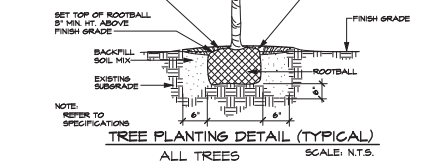
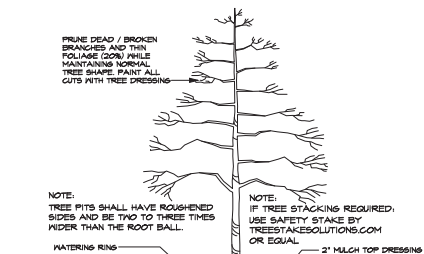
3.7. SOIL MIX:

- A. Solid Soil: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand rolled in carefully to fill joints. Roll to eliminate voids and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

3.8. ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

- A. Watering:
1. Water lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soil.
B. Rerooting/Erosion Control:
1. Correct any erosion that may occur during the establishment of grass.
2. Renewed (seed) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (tackling) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches, set mower to cut at 2-inches. A minimum of two mowings is required.
2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.
3. CLEANUP:
During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clear by sweeping or hosing.

END OF LAWN SECTION



Date:	
Revisions:	

Issued For: CONSTRUCTION
Job No. 23104
Scale: N.T.S.
Drawn By: JDS
Date: 08-31-2023

Wylie Starbuck By State
Wylie Texas



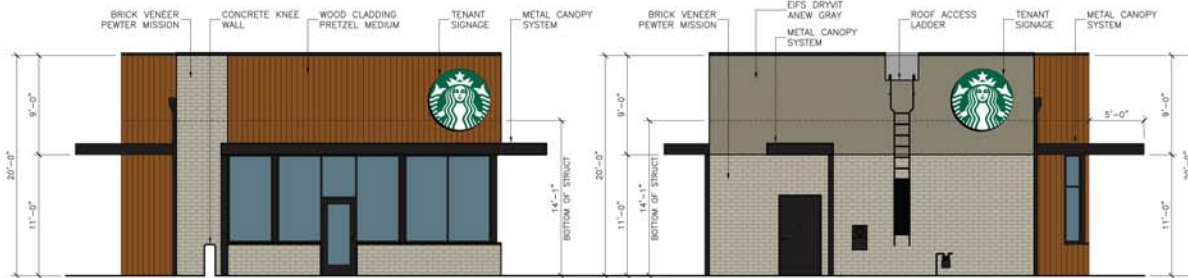
Sheet Title: Landscape Specifications
Sheet Number: L2
of L2 Sheets



1 - MAIN ENTRY ELEVATION SCALE 3/16"=1'-0"
(EAST FACING)



2 - DRIVE-THRU ELEVATION SCALE 3/16"=1'-0"
(WEST FACING)



3 - FRONT ELEVATION SCALE 3/16"=1'-0"
(SOUTH FACING)

4 - BACK ELEVATION SCALE 3/16"=1'-0"
(NORTH FACING)



CORE PALETTE

** SEND SAMPLES TO STARBUCKS FOR FINAL APPROVAL **

DESIGN ID	MATERIAL	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
00100	BRICK VENEER	MULTI-MATERIALS	PEWTER MISSION	FLAMING BOND, DRIVE DRIVE
00200	EIFS	EIFS	COLOR TO MATCH	COLOR MATCH
00300	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00400	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00500	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00600	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00700	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00800	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00900	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01000	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01100	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01200	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01300	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01400	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01500	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01600	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01700	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01800	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
01900	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
02000	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH

SUBSTITUTE OPTIONS

00100	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00200	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00300	WOOD CLADDING (IF PALACE & LIGNATURE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
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BUILDING MATERIAL CALCULATIONS BUILDING											
East Elevation			West Elevation			South Elevation			North Elevation		
Materials	SF	%	SF	%	SF	SF	%	SF	SF	%	Totals
Shore	254	21.73%	425	31.11%	0	0.00%	273	47.98%	952	27.24%	
Brick	489	41.83%	761	55.71%	142	40.57%	296	52.02%	1,706	48.61%	
Wood Cladding	626	53.44%	1360	100.00%	231	59.08%	0	0.00%	837	23.15%	
Totals (Excluding Glazing)	1,369	100%	1,366	100%	273	100%	569	100%	1,495	100%	
South Elevation			North Elevation			East Elevation			West Elevation		
Materials	SF	%	SF	%	SF	SF	%	SF	SF	%	Totals
Shore	318	21.28%	119	8.01%	206	34.51%	28	4.69%	569	16.07%	
Brick	489	33.12%	761	53.69%	142	23.84%	296	48.31%	1,706	48.61%	
Wood Cladding	626	42.60%	1360	96.30%	231	37.65%	0	0.00%	837	21.52%	
Totals (Excluding Glazing)	1,433	100%	1,440	100%	584	100%	597	100%	1,495	100%	

PRELIMINARY DESIGN

SLATE LAND & DEVELOPMENT CO.

SLATE LAND & DEVELOPMENT CO.

DRAWING ISSUE & REVISION LOG

PROJECT NAME: SLATE SHILL BUILDING
PROJECT NUMBER: JUNE 22-0085
PROJECT DESCRIPTION: NEW BUILDING OF ONE STORY SINGLE TENANT BUILDING
PROJECT ADDRESS: (ADDRESS VALUE LOT 2) NORTH STATE HWY 78, WYLLIE TEXAS

A2.0