AGENDA

Planning and Zoning Commission

Wednesday, April 16, 2025

6:00 pm Planning and Zoning Regular Meeting

Sunnyvale Town Hall
Council Chambers
127 N Collins Rd.
Sunnyvale, TX 75182

A. Call Meeting to Order

B. Public Comment

The Planning and Zoning Commission invites citizens to address the Planning and Zoning Commission on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Commission, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Planning and Zoning Commission is not permitted to take any action or discuss any item not listed on the agenda. The Commission may choose to place the item on a future agenda.

C. Consent Agenda Items

All items on the consent agenda are considered routine items and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the consent agenda and discussed separately.

1. Consider and act upon the February 19, 2025, meeting minutes.
   Meeting Minutes February 19, 2025

D. Public Hearing Items

1. Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Concept Plan Amendment for a Master Planned Development (MPD) generally located at the southeast corner of S. Collins Road and US Highway 80, known as the Long Creek Crossing MPD (MPD-02) zoning district, in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO). **Case 1841-Z Long Creek Crossing MPD (MPD-02) Concept Plan Amendment**.

   Map
   Amending Concept Plan
   Long Creek Crossing - MPD-02 Ordinance
   Original Concept Plan

E. Discussion and Action Items

1. Discuss, and consider making a recommendation to Town Council regarding a Site Plan application for a restaurant with drive through, Freddy's Hamburgers, generally located at the southeast corner of S. Collins Road and US Highway 80, on an approximate 1.233 -acre property, described as Lot 2R, Long Creek Crossing Addition, within the Long Creek Crossing MPD (MPD-02) zoning district. **Case 1834- SP Freddy's Hamburgers Site Plan**.

   Map
   Site Plan
   Landscape Plans
   Floor Plan
   Building Elevations
   Pylon Sign

2. Orientation and training for new and existing Planning and Zoning Commission members.

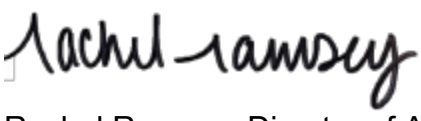
F. Adjourn

NOTE: The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226–7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale Planning and Zoning Commission will conduct its Regular Meeting on Wednesday, April 16, 2025 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to surupa.sen@townofsunnyvale.org by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting:



Rachel Ramsey, Director of Administration/Town Secretary
Date Posted: 04/11/2025

Time Posted: 2:00 p.m.
Date Removed from Bulletin Board: _____
Removed By: _____

Notice of Possible Quorum of Town Council
A quorum of the Town Council may be in attendance. This is not a regularly scheduled meeting of the Town Council. As a governmental body, the Town Council will not deliberate nor take any formal action on any items discussed.

MINUTES

Planning and Zoning Commission

Wednesday, February 19, 2025
6:00 pm Planning and Zoning Regular Meeting
Sunnyvale Town Hall
Council Chambers
127 N Collins Rd.
Sunnyvale, TX 75182

A. Call Meeting to Order

Chairman Ted Mays called the meeting to order at 6:00 p.m. with the following Members and Staff present: Chairman Ted Mays, Vice Chair Carly Hagen, Member Lisa Burton, Member Jerry Johnson n, and Member Kevin Points, Alternate Member Andrea Varnai, Director of Planning and Development Surupa Sen, Senior Planner Laura Evans, and Senior Permit Technician Melinda Diaz.

Member Troy Childers, Member Bronson Blackson, and Alternate Member Joshua Parisi were absent.

B. Public Comment

Chairman Mays opened the floor to public comments.

With no one coming forward, he closed the floor to public comments.

C. Consent Agenda Items

1. Consider and act upon January 15, 2025, Planning and Zoning Commission meeting minutes.

Member Jerry Johnson made a motion to approve as presented, Vice Chair Carly Hagen seconded the motion.

Ayes: Vice Chair Carly Hagen, Chair Ted Mays, Member Jerry Johnson, Member Andrea Varnai, Member Lisa Burton, and Member Kevin Points
Absent: Member Bronson Blackson, Member Joshua Parisi, and Member Troy Childers

Motion Passed Unanimously 6- 0 on a recorded vote

D. Public Hearing Items

1. Hold a public hearing, discuss, and consider making a recommendation to the Town Council regarding a Special Use Permit (SUP) for a proposed contractor storage yard located at 319 US Hwy 80, on an approximate 14-acre property, within Highway Commercial (HC) zoning district in accordance with the Town of Sunnyvale Unified

Development Ordinance (UDO). **Case 1830-SUP/319 US Hwy 80 – Contractor Storage Yard.**

Laura Evans, Senior Planner, presented the item and was available to answer questions.

Joel Lasich, 1007 Fairway Ranch Parkway Roanoke, TX, applicant, was available to answer questions.

Chairman Mays opened the public hearing at 6:12 p.m.

Chairman Mays closed the public hearing at 6:13 p.m.

Chairman Mays reopened the public hearing at 6:15 p.m.

Scott Clary, 332 Tripp Road, spoke in support of the project and answered questions about the property.

Daniela Clary, 332 Tripp Road, spoke in support of the project and answered questions about the property.

Surupa Sen, Director of Planning and Development, was available to answer questions.

Chairman Mays closed the public hearing at 6:30 p.m.

Member Lisa Burton made a motion to approve as presented, Member Kevin Points seconded the motion.

Ayes: Vice Chair Carly Hagen, Chair Ted Mays, Member Jerry Johnson, Member Andrea Varnai, Member Lisa Burton, and Member Kevin Points
Absent: Member Bronson Blackson, Member Joshua Parisi, and Member Troy Childers

Motion Passed Unanimously 6- 0 on a recorded vote

E. Discussion and Action Items

1. Review and discuss 2025 meeting dates and consider cancelling March 19, 2025, regular Planning and Zoning Commission meeting due to the Spring Break Holidays.
2. Training materials for Commissioners

F. Adjourn

Member Kevin Points made a motion to adjourn the meeting at 6:44 p.m. Member Jerry Johnson seconded the motion.

Ayes: Vice Chair Carly Hagen, Chair Ted Mays, Member Jerry Johnson, Member Andrea Varnai, Member Lisa Burton, and Member Kevin Points
Absent: Member Bronson Blackson, Member Joshua Parisi, and Member Troy Childers

Motion Passed Unanimously 6- 0 on a recorded vote

The undersigned presiding officer certifies that this is a true and correct record of the proceedings.

_____
Ted Mays, Chairman

Attest:

_____
Rachel Ramsey, Town Secretary

Planning and Zoning Commission

AGENDA ITEM REPORT

D.1

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Concept Plan Amendment for a Master Planned Development (MPD) generally located at the southeast corner of S. Collins Road and US Highway 80, known as the Long Creek Crossing MPD (MPD-02) zoning district, in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO). **Case 1841-Z Long Creek Crossing MPD (MPD-02) Concept Plan Amendment**.

Meeting: Planning and Zoning Commission - April 16, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

BACKGROUND INFORMATION:

The applicant, Dorothy Parks, Provident Realty, has applied for a concept plan amendment with regards to the Long Creek Crossing MPD (MPD-02) as required by the master planned development zoning ordinance (Ordinance No. 17-04). The subject property is located at the southeast corner of Collins Road (Hwy 352) and U.S. Hwy 80, comprising of six developed and one undeveloped lot.

Historically the 10-acre subject property was rezoned from General Business (GB) zoning district to a master planned development district, aka, Long Creek Crossing MPD-02 with an underlying base zoning of General Business (GB) in October of 2017. After several discussions and review with the Town Council, the rezoning was approved on October 23, 2017. The adopted ordinance allowed certain land uses by right while also requiring a concept plan amendment before making any changes to the location of approved uses.

Section IV.B *Any proposed change to approved concept plan locations for uses shall require an amended concept plan approval.*

Uses permitted by right within the GB base zoning are allowed within the MPD, along with any other land use that requires approval of a CUP within GB zoning will require approval of a CUP within this MPD. Additionally, the following land uses were permitted by right as shown on the original concept plan ***(Section IV.B)***:

1. *Convenience store with or without gasoline sales/service station (limited to maximum two (2) pump islands – a maximum of two fuel dispensing units shall be allowed)*
2. *Restaurants, cafeterias, and cafes*
3. *Restaurants with a drive through facility*

Since adoption of the MPD zoning, several development projects have been approved on this property. Following is a chronological listing of all applications processed and approved within the Long Creek Crossing MPD:

1. Long Creek Crossing MPD zoning established – Case # 1505 – approved by Town Council on 10/23/2017.
2. Long Creek Crossing Preliminary Plat – Case # 1552 – approved by Town Council on 2/26/2018.
3. Long Creek Crossing Final Plat – Case # 1553 – approved by Town Council on 2/26/2018.
4. Chick-fil-A site plan – Case # 1567 – approved by Town Council on 6/11/2018.
5. Medical Office Building site plan – Case # 1580 – approved by Town Council on 8/13/2018.
6. Panda Express site plan – Case # 1606 – approved by Town Council on 3/11/2019.
7. Long Creek Crossing Replat – Case # 1651 – approved by Town Council on 5/11/2020.
8. Long Creek Crossing Replat – Case # 1677 – approved by Town Council on 11/19/2020.
9. Starbucks site plan – Case # 1684 – approved by Town Council on 2/8/2021.
10. Burger King site plan – Case # 1687 – approved by Town Council on 3/22/2021.
11. Dental Office Building site plan – Case # 1697 – approved by Town Council on 6/14/2021.

As outlined through the list of projects above, all but one of the total seven lots is currently vacant, located between the Chick-fil-A and the Starbucks property. The applicant has submitted a site plan application, a companion item on this agenda, for a proposed drive-through restaurant, Freddy's Hamburgers, on this remainder lot.

Reviewing past Town Council meeting minutes and discussion from 2017, when the Long Creek Crossing MPD and concept plan was approved, it is apparent that the intent of the MPD concept plan was to not have more than two drive-through restaurants. The intent at the time

of the MPD zoning adoption, as expressed through the original concept plan, was to have more sit-down restaurants within this development.

The original concept plan indicated a gas station/retail development on this lot where the Freddy's Hamburgers (a restaurant with drive through) is being proposed; therefore, a concept plan amendment is required for the site plan for Freddy's Hamburgers to be compliant with MPD-02. Staff have worked closely with the developer on the site plan to ensure that this last remaining lot within MPD-02 meets all development requirements and is developed in a manner as close to the intent of the original concept plan as possible. The developer, while meeting the demands of the current market is attempting to provide a sit-down restaurant, Freddy's Hamburger that has an integrated drive-through component.

PUBLIC NOTICE:

A total of 31 letters of notification were mailed to neighboring property owners within 200 feet of the subject property. A sign has been posted on the subject property as well. As of writing of this report, the Town has not received any response with regards to the concept plan amendment request.

ATTACHMENTS:

Map
Amending Concept Plan
Long Creek Crossing - MPD-02 Ordinance
Original Concept Plan

TOWN OF SUNNYVALE

Case 1841 - Z - Concept Plan Amendment
Long Creek Crossing MPD-02





SITE AREA			BUILDING AREA		PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
					RESTAURANT		RETAIL		MEDICAL					
LOT	SF	ACRES			1 PER	100 sf	200 sf		1 PER	200				
1	85,497	1.963	4,992	sf		50					50	68	13.622	/1000 SF
2	53,346	1.225	2,905	sf	2,905	22					22	33	11.360	/1000 SF
3	36,109	0.829	2,050	sf	100%	21					21	32	15.610	/1000 SF
4	43,518	0.999	2,262	sf		23					23	45	19.894	/1000 SF
5	62,279	1.430	2,920	sf		29					29	34	11.644	/1000 SF
6	54,451	1.250	11,100	sf					100%	56	56	59	5.315	/1000 SF
7	104,418	2.397	20,887	sf					100%	104	104	117	5.602	/1000 SF
8														
TOTAL	439,618	10.092	47,116	sf							304	388		

01 SITE PLAN

1" = 50'-0"

NORTH

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com

COPYRIGHT © 2023 GSO ARCHITECTS, INC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

COLLINS & HIGHWAY 80

SUNNYVALE, TEXAS
PROVIDENT

SP29

JOB NO: 16-080
ISSUE DATE: 03/12/2025
SCALE: AS NOTED

LONG CREEK CROSSING

MPD-02

MASTER PLANNED DEVELOPMENT DISTRICT REGULATIONS

I. DEFINITIONS

A. Definitions. Words that are not defined in this MPD Ordinance shall be defined as provided in the Zoning Ordinance. If no definition is provided in the Zoning Ordinance, words shall have their ordinary and customary meanings according to Webster's dictionary. The defined terms listed below shall have the following definitions:

1. Base zoning district means the following zoning districts, as they apply to the Property on the date of the adoption of this MPD Ordinance: General Business District (GB) as illustrated on the Concept Plan.

2. Concept Plan means the Concept Plan attached as Exhibit A, as amended from time to time.

3. Design Criteria Manual means the Town of Sunnyvale Design Criteria Manual dated March 2009 prepared by SEC Planning, LLC.

4. Development plan means the development plan(s) contemplated by Chapter 17A of the Zoning Ordinance.

5. Front property line means any property line adjacent to a public or private street.

6. Loading area means a built-in dock area, raised above the surrounding grade, for the purpose of loading/unloading delivery trucks or vehicles.

7. Masonry is as defined in 20.8, A (l)(a) l-6 of the Zoning Ordinance, brick, stone, tilt-up concrete with aggregate exposed, or texture coated or textured and colored surface, poured or cast in place concrete with a design exterior approved through the development plan or site plan approval process, decorative haydite, concrete blocks, tile, glass curtain walls, glass blocks, hardi-board, or stucco.

8. Open space and useable open space means privately maintained surface areas, whether publicly or privately owned, that are not covered with an enclosed building or a vehicular surface such as a parking space or driveway. This definition shall apply for purposes of all open space requirements in this MPD Ordinance, the Design Criteria Manual, and the Zoning Ordinance, regardless of any definitions or provisions in the Design Criteria or Zoning Ordinance to the contrary.

9. Property means the property described on Exhibit B and depicted on Exhibit C.

10. Public area means an area used as a public or private street or drive, a pedestrian walkway, or a pedestrian plaza, or an area occupied by parking spaces.

11. Service area means a designated area for service to the occupant including loading/unloading, maintenance and deliverables, where no built-in dock is present.

12. Side property line means any property line that is not adjacent to a public or private street.

13. Site plan means the site plan(s) contemplated by Chapter 17A of the Zoning Ordinance.

14. Trade Dress means architectural features that contain a tenant's or owner's unique or distinct colors, materials, elements, shapes, designs, or other similar features that are trademarked, service marked, or copyrighted designs that identify a regional or national business that presents to the public a recognizable brand or business concept. Trade Dress may apply to buildings, signs, and other structures.

15. Truck Stop means a gas station that would service semi-trucks and construction vehicles.

16. Zoning Ordinance means the Town of Sunnyvale Zoning Ordinance dated October 22, 2007.

II. APPLICABLE REGULATIONS

A. Development and use of the Property shall comply with the provisions of this MPD Ordinance, the Zoning Ordinance, and the Design Criteria Manual. For purposes of the Zoning Ordinance, the provisions applicable to the base zoning district shall apply, except as otherwise modified by this MPD Ordinance. Amendments to the Zoning Ordinance and Design Criteria Manual adopted subsequent to the adoption of this MPD Ordinance shall not apply to the Property. In the event of a conflict between the Zoning Ordinance and this MPD Ordinance, this MPD Ordinance shall control. In the event of a conflict between the Design Criteria Manual and this MPD Ordinance, this MPD Ordinance shall control.

B. Notwithstanding anything to the contrary, no overlay district regulations shall apply to the Property.

III. CONCEPT PLAN AND PROCEDURAL REQUIREMENTS

A. The provisions of the MPD Ordinance shall supersede Chapter 17A of the Zoning Ordinance; except for the submittal requirements shall be per 17A.

B. Development and use of the Property shall be generally consistent with the preliminary development concept illustrated on the Concept Plan attached as Exhibit A. The Concept Plan is merely illustrative of development concepts and is not intended to be an exact or final representation of the specific development. The Town Administrator may approve concept plan variations such as building footprint and locations, lot line shifts and minor deviations from the project layout. Such amendments shall not promote a design that is fundamentally inconsistent with the overall site and all amendments shall meet the Chapter 17A Zoning Ordinance unless specifically outlined in this MPD.

C. The initial Concept Plan attached as Exhibit A is deemed to meet the minimum requirements of Chapter 17A of the Zoning Ordinance.

D. The Town Administrator may approve amendments to the approved architectural elevations and design standards applicable to the Property if the amendment is necessary to accommodate standard floor plans, site designs, or architectural requirements of a commercial user or a specific user's Trade Dress. Such amendments shall not promote a design aesthetic that is fundamentally inconsistent with the overall site design aesthetic, except as otherwise allowed Trade Dress.

E. Any approved development plan or site plan shall be valid for thirty-six (36) months from the date of its approval. If construction begins pursuant to a building permit within the twenty-four (24) months, the development and/or site plan shall not expire and shall be valid. The Planning and Zoning Commission may, prior to expiration of the development plan or site plan, extend for up to twelve (12) months the time for which the plan is valid. If site construction starts on any approved site plan and stops for a period of 8 months, the Town Staff shall have the right to review the site plan for current compliance prior to restart of construction activities.

IV. GENERAL USE STANDARDS

A. Permitted uses shall be those allowed within the applicable base zoning district. For example, if the base zoning district allows a use by right, such use shall be permitted by right within the area of the Property governed by that base zoning district, and if the base zoning district allows a use by CUP, such use shall be permitted by CUP within the area of the Property governed by that base zoning district, unless specifically noted in Section IVB

B. The additional uses listed below are permitted by right at any location within the Property as shown on Exhibit A. Any proposed change to approved concept plan locations for uses shall require an amended concept plan approval. Such uses shall have their ordinary and customary meanings, except as otherwise noted.

1. Convenience Store with or without Gasoline Sales/ Service Station (limited to maximum two (2) pump islands – a maximum of two fuel dispensing units shall be allowed
2. Restaurants, Cafeterias and Cafes
3. Restaurants with a drive though facility

C. The following uses shall be prohibited within all portions of the MPD:

1. Aquarium
2. Auto Dealership, New Cars
3. Auto Parts Store – Reconditioned Parts
4. Bowling Alley
5. Tobacco Stores – Retail
6. Car Wash – Self-Serve, Automated, or Full Service
7. Cemetery
8. Church or Rectory
9. Clubs, Service – Lodge, Fraternities, Sororities
10. Contractor's Shop
11. Contractor's Storage Yard
12. Day Care Center
13. Distribution Center, Small

14. Dog Kennel with Outside Pens
15. Dwelling, Single-family Detached
16. Electronic Cigarette/ Vaping Store, Retail
17. Electrical Substation
18. Exterminating Company – Retail
19. Fire Station
20. Funeral Home
21. Furniture and Appliance Cleaning and Repair
22. Utility Regulating Stations (gas and electrical)
23. Government Building
24. Homes, Community
25. Homes, Group
26. Hospital
27. Hotel
28. Letter & Mimeograph Shop (Small Shop)
29. Mortuary
30. Motel
31. Motion Picture Studios – Commercial Films
32. Motion Picture Theatre (Indoor Only)
33. Museum, Public
34. Neighborhood Recreation Centers
35. Public Library
36. Public Museum
37. Public Utility
38. Radio Broadcasting Towers
39. Radio or Television Broadcasting - Without Tower
40. Railway Passenger Stations
41. Railway ROW and Tracks
42. Schools – Beauty & Barber
43. Schools – Public
44. Schools – Private
45. Seed Store
46. Stone Monument Works – Retail
47. Truck Leasing – Excluding Semi-trucks and Heavy Load
48. Utility Installation – Public or Private
49. Water Pumping Plant
50. Water Supply Reservoir
51. Water Tower
52. Wedding Service

D. All restaurant site plans will be approved by the Commission and City Council.
E. Any restaurant that changes in type or category must obtain CUP approval by the Commission and City Council (i.e. – a sit down restaurant changes to a buffet or a quick serve restaurant changes to a coffee house)

V. DEVELOPMENT STANDARDS

A. Building Height.

1. Except as otherwise provided in this paragraph the maximum building height shall be thirty-five (35’), for a single story building.

2. Except as otherwise provided in this paragraph, the maximum building height shall be forty feet (40'), for multi-story buildings measured from grade at the building. Multi-story buildings shall be limited to two stories.

3. The maximum building height may be increased up to ten (10) additional feet if additional setbacks from residential zoning of two feet (2') are provided for every additional one foot (1') in height above the allowed height.

4. Notwithstanding the foregoing, the Town Administrator may approve towers and other similar vertical elements at a maximum height of seven feet (7') above maximum height upon a determination that such increase in height will not adversely affect neighboring properties or to accommodate Trade Dress.

B. Setbacks – Front and side setbacks will be fifteen (15') – all yards adjacent to a street shall be considered a front yard. Minimum Side and rear yard setbacks shall be fifteen (15') feet. Interior Side Yards – When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e. lots/ lease spaces abutting one another), no side yard is required provided it complies with the City's Building Code.

C. Lot Width Minimum lot width will be 40'

D. Parking Standards.

1. Typical parking spaces shall be twenty feet (20') in depth by nine feet (9') in width. However, the space can be reduced to eighteen feet (18') depth if a two-foot (2") overhang is provided. The two-foot (2') overhang cannot be over a required buffer area. Typical two-way drive aisles serving 90° parking shall be a minimum of twenty-four feet (24') in width if not a part of a required fire lane. Two-way drive aisles serving 60° parking to be a minimum of twenty-two feet (22') in width. Two-way drive aisles serving 45° to 30° parking shall be a minimum of twenty feet (20") in width.

2. The Reciprocal Easement Agreement will dictate shared parking and maintenance.

DESIGN STANDARDS

A. Development of the Property shall comply with the Design Criteria Manual, as modified by this MPD Ordinance, including Exhibit D.

VII. LANDSCAPING AND TREE PRESERVATION

A. Development shall comply with the minimum landscaping requirements for the base zoning district, except as otherwise provided in this Section VII or on Exhibit G. Tree mitigation calculation shall be calculated on the basis of the entire Property, rather than on a lot by lot basis. Each development plan and site plan submittal shall be accompanied by a tabulation demonstrating compliance with the tree mitigation requirements on a Property-wide basis.

B. In lieu of trees along US 80, Developer will plant trees in an off-site area equal to the number of trees required to meet the Commercial Buffer requirement in the Design Standards.

C. Trees that are planted to mitigate for the removal of protected trees may be planted at any location within the Property, and are not required to

be planted on the same lot from which trees were removed.

D. All trees that are of six-inch (6.) caliper or more, measured forty-eight inches (48.') above grade are "Protected Trees," except the following species: Hackberry/Hercules Club, Bois D'Arc, Chinaberry, Willow, Mulberry, Cottonwood, Mimosa, Mesquite, Cedar and Honey Locust.

E. Pedestrian walks are required to be a minimum of five feet (5') in width.

F. Landscaped beds shall be no less than one hundred (100) square feet in area, excluding landscaped beds within a parking lot, unless smaller landscaped beds are authorized as part of the site plan approval process.

G. Landscape materials shall be grouped in tree clusters and plant bed masses to create a more naturalistic appearance. Tree spacing may be adjusted as long as the total tree count complies with applicable requirements.

H. A ten-foot (10') landscape buffer is not required when commercial abuts commercial.

I. Approved Plant List:

BOTANICAL NAME	COMMON NAME
Shade Trees	
Quercus macrocarpa	Bur Oak
Pistacia chinensis	Chinese Pistache
Quercus muehlenbergii	Chinkapin Oak
Ulmus parvifolia 'Sempervirens'	Lacebark Elm
Quercus virginiana	Live Oak
Quercus shumardii	Shumard Red Oak
Ornamental Trees	
Lagerstroemia indica 'Natchez'	Crepe Myrtle 'Muskogee'
Chilopsis linearis	Desert Willow
Cercis canadensis 'Oklahoma'	Oklahoma Redbud
Vitex agnus-castus	Vitex
Myrica cerifera	Wax Myrtle
Shrubs	
Rosa hybrida 'Radtko'	Double Knock Out Rose
Abelia grandiflora 'Edward Goucher'	Dwarf Abelia 'Edward Goucher'
Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly
Myrica pusilla	Dwarf Wax Myrtle
Muhlenbergia capillaris	Gulf Muhly
Raphiolepsis indica 'Clara'	Indian Hawthorne 'Clara'
Miscanthus sinensis 'Adagio'	Miscanthus 'Adagio'
Hesperaloe parvifolia	Red Yucca
Salvia greggii 'Red'	Salvia Greggii 'Red'
Yucca recurvifolia	Softleaf Yucca
Leucophyllum frutescens 'Green Cloud'	Texas Sage 'Green Cloud'
Groundcover	
Liriope muscari 'Big Blue'	Liriope 'Big Blue'

Nassella tenuissima	Mexican Feathergrass
Lantana x hybrida'New Gold'	New GoldTM Lantana
Euonymus fortunei 'Coloratus'	Wintercreeper

Seasonal Color

	Comanche Wildflower Mix
Cynodon dactylon	Common Bermudagrass

VIII. SIGNAGE

A. The sign regulations set forth on Exhibit E shall be the exclusive sign regulations applicable to the Property.

IX. MISCELLANEOUS

A. Screening

1. Screening between the development and adjacent property shall be a solid eight foot (8') masonry wall in a location as shown on Exhibit A. The wall will be similar in style to the wall shown on Exhibit I and will be consistent in theme and color with the rest of the shopping center.

2. Landscaping used as screening must be a minimum of four feet (4') in height at the time of planting and shall be a minimum of seventy-five percent (75%) opaque.

B. The Property may be developed in phases, and infrastructure may be constructed on a phased basis and coordinated with the Town Engineer.

C. Notwithstanding anything to the contrary. this MPD Ordinance, the Zoning Ordinance, and the Design Criteria Manual shall not be applied to prohibit designs protected by Trade Dress.

X. EXHIBITS

The following exhibits are attached hereto and incorporated herein for all purposes:

Exhibit A	Concept Plan
Exhibit B	Metes and Bounds Description
Exhibit C	Zoning Exhibit
Exhibit D	Design Standards
Exhibit E	Sign Regulations
Exhibit F	Examples of Building Design Elements
Exhibit G	Conceptual Landscape Site Plan
Exhibit H	Wall Signs
Exhibit I	Pylon Signs
Exhibit J	Directional Signs

Lots	Zoning	Land Use	Lot Area	Building Footprint	Total Building Area	Building Height	Building Ht	Lot Coverage	Floor Area Ratio	Parking Ratio	Required Parking	Provided Parking	Landscape Buffer	Parking Lot area	Parking Lot Required LS	Parking Lot Provided LS	Other LS Area	Total LS Area	Building Footprint Area	Total Impervious Area
1	GB / MPD	Restaurant	1.69	4999	4999	1-Story	35'	7%	0.07	1 : 100	50	74	25'	44028	6604	6803	14832	21635	4999	51981
2	GB / MPD	Retail	2	5928	5928	1-Story	35'	7%	0.07	1 : 200	30	61	25'	47152	7073	7281	13698	20979	5928	66141
3	GB / MPD	Restaurant	1.31	4280	4280	1-Story	35'	7%	0.07	1 : 100	43	75	25'	33634	5045	5488	8650	14138	4280	42926
4	GB / MPD	Restaurant	1.4	6000	6000	1-Story	35'	10%	0.10	1 : 100	60	74	25'	35760	5364	5939	9670	15609	6000	45375
5	GB / MPD	Restaurant	1.12	3100	3100	1-Story	35'	6%	0.06	1 : 100	31	53	25'	31858	4779	4770	6708	11478	3100	37309
6	GB / MPD	Restaurant	1.18	5200	5200	1-Story	35'	10%	0.10	1 : 100	52	58	25'	31545	4732	4747	6800	11547	5200	39854
7	GB / MPD	Medical Facility	1.38	8600	8600	1-Story	35'	14%	0.14	1 : 200	43	54	25'	32410	4862	5717	8239	13956	8600	46157
UNIT	GENERAL BUSINESS		ACRES	SF	SF	-	FT					SPACES	FT	SF	SF	SF	SF	SF	SF	SF
TOTAL	GENERAL BUSINESS		10.1	38107	38107	1-Story					309	449		256387	38458	40745	68597	109342	38107	329743

LEGEND

FIRE LANE, ACCESS, & UTILITY EASEMENT

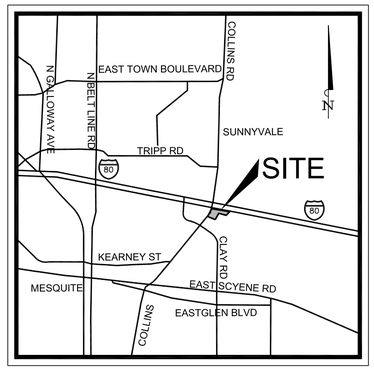
GRAPHIC SCALE

60 0 30 60 120

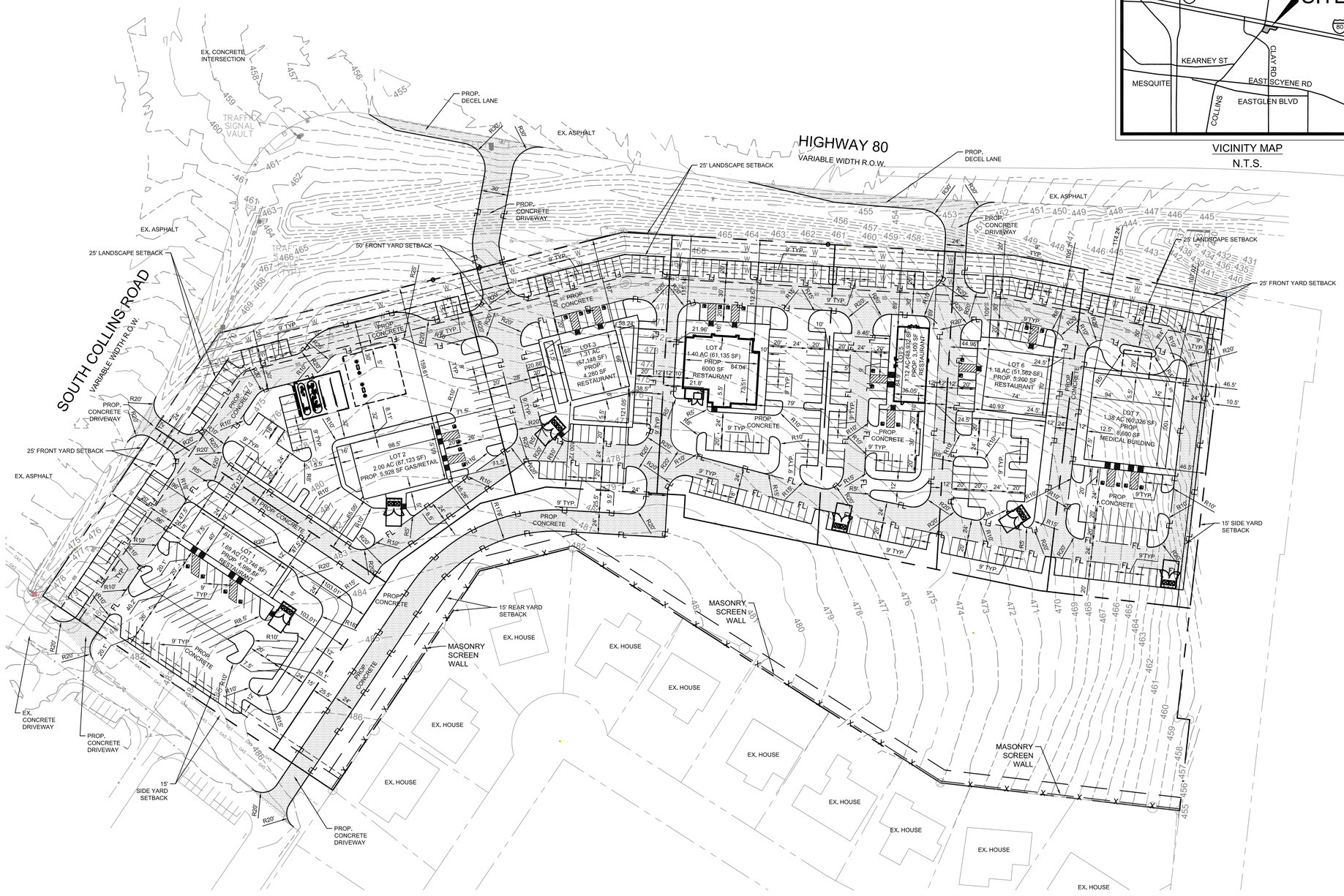
1 inch = 60 ft.

FLOODPLAIN NOTE

ACCORDING TO COMMUNITY MAP NO, 48113C0390K AND 48113C0395K, DATED JULY 7TH 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



VICINITY MAP
N.T.S.



TOWN OF SUNNYVALE
GENERAL NOTES

GENERAL

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND THE TOWN OF SUNNYVALE'S ADDENDUM THERETO.
2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SEQUENCE SCHEDULE. THE CONSTRUCTION SCHEDULE SHALL BE SUCH THAT THERE IS THE MINIMUM INTERFERENCE WITH TRAFFIC ALONG OR ADJACENT TO THE PROJECT.
3. CONSTRUCTION MAY NOT BE BEGUN EARLIER THAN 7:00 A.M. ON WEEKDAYS NOR CONTINUED AFTER DARK WITHOUT PERMISSION FROM THE TOWN OF SUNNYVALE. CONSTRUCTION ON SATURDAY MAY NOT BE BEGUN BEFORE 8:00 A.M. AND WORK ON SUNDAY IS PROHIBITED WITHOUT SPECIAL PERMISSION.
4. UTILITIES SHOWN ON THE PLANS WERE TAKEN FROM FIELD SURVEYS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE COMPLETENESS AND THE ACCURACY OF THIS DATA IS NOT GUARANTEED.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND PROTECTING THEM FROM DAMAGE DURING CONSTRUCTION.

CONTACT TEXAS ONE CALL SYSTEM 1-800-245-4545 AT LEAST 48 HOURS BEFORE EXCAVATING.

5. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE TOWN.
6. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY THE CONTRACTOR.
7. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
8. UTILITY COMPANIES AND CONTRACTORS SHALL OBTAIN A STREET CUT PERMIT BEFORE DISTURBING ANY PAVEMENT IN PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ALONG THE PROJECT.
10. REMOVE, SALVAGE AND REPLACE ALL STREET AND TRAFFIC CONTROL SIGNS WHICH MAY BE DAMAGED BY THE CONSTRUCTION OF THE PROJECT.
11. ALL TRENCHING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.

GRADING

12. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
13. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE TOWN ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
14. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
15. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
16. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.

PAVING

1. ALL EMBANKMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
2. ALL STREETS AND ALLEYS SHALL BE PLACED ON LIME STABILIZED SUBGRADE WITH A LIME CONTENT OF NOT LESS THAN 6%.
3. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE STREET PAVING SHALL NOT BE LESS THAN 3600 PSI AND SHALL BE AIR ENTRAINED. WATER MAY NOT BE APPLIED TO THE SURFACE OF CONCRETE PAVING TO IMPROVE WORKABILITY.
4. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT.
5. PARABOLIC CROWNS ARE REQUIRED ON ALL STREET PAVEMENT EXCEPT ON MAJOR THOROUGHFARES WHERE STRAIGHT SECTIONS ARE REQUIRED.
6. STREETS AND ALLEYS SHALL BE CONSTRUCTED WITH PROVISIONS FOR SIDEWALK RAMPS AT ALL INTERSECTIONS.
7. FIRE LANES SHALL BE CONSTRUCTED WITH 7" 3600 PSI CONCRETE WITH #3 REBAR ON 18 INCH CENTERS IN BOTH DIRECTIONS.

DRAINAGE

8. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III UNLESS OTHERWISE NOTED.
9. ALL STRUCTURAL CONCRETE SHALL BE CLASS "C" (3600 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS), AIR ENTRAINED.
10. THE CONTRACTOR SHALL INSTALL PLUGS IN STORM SEWER LINES OR OTHERWISE PREVENT MUD FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

WATER AND SANITARY SEWER

1. WATER MAINS SHALL BE AWWA C-900 PVC CLASS 150 UNLESS OTHERWISE NOTED, MINIMUM COVER FOR WATERLINES IS 48" OR AS REQUIRED TO CLEAR EXISTING UTILITIES, WHICHEVER IS GREATER.
2. MARKING TAPE SHALL BE INSTALLED OVER PVC WATER LINES.
3. FITTINGS FOR PVC WATER LINES SHALL BE DUCTILE IRON AND BE ENCASED IN A POLYETHYLENE SHEATH.
4. COMPACT DUCTILE OR CAST IRON FITTINGS MAY NOT BE USED.
5. VALVES SHALL BE MUELLER RESILIENT SEAT GATE VALVES.
6. ALL DIRECT BURIAL VALVES SHALL BE PROVIDED WITH CAST IRON VALVE BOXES WITH PVC STACKS. VALVE STACKS SHALL BE VERTICAL AND CONCENTRIC WITH THE VALVE STEM. STAINLESS STEEL VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES WHERE THE OPERATING NUT IS GREATER THAN 4 FEET BELOW FINISHED GRADE.
7. FIRE HYDRANTS SHALL BE MUELLER CENTURION AND BE FIELD PAINTED AND COLOR CODED AS DIRECTED BY THE SUNNYVALE FIRE CHIEF.
8. THE DISTANCE FROM FIRE HYDRANTS TO THE EDGE OF PAVEMENT FOR PUBLIC STREETS OR EDGE OF FIRE LANE SHALL NOT EXCEED FIVE FEET UNLESS OTHERWISE PERMITTED BY THE TOWN ENGINEER.
9. ALL EXPOSED BOLTING ON ANY BURIED EQUIPMENT OR MATERIAL SHALL BE STAINLESS STEEL. INCLUDED ARE:
   1. BONNET AND STUFFING BOX BOLTS ON VALVES.
   2. SHOE BOLTS ON FIRE HYDRANTS.
   3. FLANGE BOLTS.

"COR-TEN" MECHANICAL JOINT "T" BOLTS ARE ACCEPTABLE FOR DIRECT BURIAL SERVICE.

10. METER BOXES SHALL BE AS APPROVED BY THE TOWN OF SUNNYVALE. CONTACT THE TOWN ENGINEER FOR SPECIFICATIONS. METER BOX SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
11. ALL UNDERGROUND WATER SYSTEM PIPE FITTINGS SHALL FITTED WITH MEG-A-LUG JOINT RESTRAINTS.
12. SANITARY SEWER MAINS AND LATERALS SHALL BE DR 35 PVC.
13. THE CONTRACTOR SHALL INSTALL AND MAINTAIN WATER TIGHT PLUGS IN ALL CONNECTIONS TO THE TOWN'S SANITARY SEWER SYSTEM UNTIL THE PROJECT IS ACCEPTED BY THE TOWN.
14. ALL SANITARY SEWER LINES AND MANHOLES SHALL BE LEAK TESTED BEFORE THE PROJECT IS ACCEPTED. DEFLECTION TESTING OF PVC SEWER LINES IS REQUIRED.

WARRANTY

1. THE CONTRACTOR SHALL MAINTAIN THE REQUIRED PUBLIC IMPROVEMENTS FOR A PERIOD OF TWO (2) YEARS FOLLOWING ACCEPTANCE BY THE TOWN AND SHALL PROVIDE A MAINTENANCE BOND IN THE AMOUNT OF 100% OF THE COSTS OF THE IMPROVEMENTS.
2. THIRTY DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY, THE CONTRACTOR SHALL NOTIFY THE TOWN OF THE APPROACHING END OF THE TWO-YEAR WARRANTY. IN THE EVENT THE CONTRACTOR FAILS TO NOTIFY THE TOWN OF THE END OF WARRANTY, THE WARRANTY AND BOND SHALL AUTOMATICALLY BE EXTENDED TO END THIRTY DAYS AFTER NOTICE OF END-OF-WARRANTY IS FILED WITH THE TOWN.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PARKING ISLAND RADII SHALL BE 3' UNLESS NOTED OTHERWISE.

OWNER	ARCHITECT	SURVEYOR	ENGINEER
PROVIDENT REALTY ADVISORS 10210 N CENTRAL EXPY STE 300, DALLAS, TX. 75231 972-385-4100 CHRIS ANDERSON	GSO ARCHITECTS 5310 HARVEST HILL RD, SUITE 226 DALLAS, TX. 75230 PH. 972-385-9651 CONTACT: LISA SWIFT	A.J. BEDFORD GROUP, INC, 301 N. ALAMO RD. ROCKWALL, TX 75087 PH. 972.722.0225 CONTACT: A.J. BEDFORD	CLAY CRISTY, PE CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 TEXAS REGISTRATION #14199

CONCEPT SITE PLAN
LONG CREEK CROSSING
13.93 ACRES SUNNYVALE 4B DEVELOPMENT CORP.
LOTS 1-7, GROSS ACREAGE = 13.93 ACRES
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
JOHN P. LAWRENCE SURVEY ABSTRACT NO. 807
ARCHIBALD B. LANIER SURVEY ABSTRACT NO. 806
2016-10-25

PLOTTED BY: NATHAN AYRES
PLOT DATE: 10/2/2017 9:57 AM
LOCATION: Z:\PROJECTS\PROJECTS\2016-120 PROVIDENT SUNNYVALE\CADD\SHEETS\SP-1 CONCEPT SITE PLAN.DWG
LAST SAVED: 10/2/2017 9:55 AM

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer MATT MOORE
P.E. No. 95813 Date 9/29/2017

LONG CREEK CROSSING MPD
COLLINS AND HIGHWAY 80
SUNNYVALE, TX

No.	DATE	REVISION	BY

CONCEPT SITE PLAN

DESIGN:	MAM
DRAWN:	NMA
CHECKED:	MAM
DATE:	09/29/2017

SHEET
SP-1

File No. 2016-120

Exhibit B

PROPERTY DESCRIPTION:

BEING a 10.104 acre tract of land situated in the Archibald B. Lanier Survey, Abstract No. 806 and the John P. Lawrence Survey, Abstract No. 807, Town of Sunnyvale, Dallas County, Texas and being all of a 13.92 acre tract of land described in a deed to Sunnyvale 4B Development Corporation recorded in Clerk's File No. 20160022276, Official Public Records Dallas County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found in the easterly line of Collins Road (Highway No. 352) a variable width right of way and being the northerly corner of Lot 1, Block A of Sunnyvale Collins Retail Addition an addition to the Town of Sunnyvale according to the plat recorded in Clerk's File No. 20080105546 (OPRDCT);

THENCE along the easterly line of said Collins Road NORTH 33°50'00" EAST a distance of 362.76 feet to a 1/2 inch iron rod found for corner in the southerly line of State Highway 80 a variable width right of way;

THENCE along the southerly line of said State Highway 80 as follows:

NORTH 75°58'23" EAST a distance of 476.94 feet to a wooden right of way monument found for corner;

SOUTH 86°37'34" EAST a distance of 448.88 feet to a wooden right of way monument found for corner;

SOUTH 78°55'22" EAST a distance of 248.33 feet to a 1/2 inch iron rod found for corner at the northwest corner of a tract of land described in a deed to Texas Utilities Electric Company recorded in Volume 221, Page 987, Deed Records Dallas County, Texas(DRDCT);

THENCE along the westerly line of said Texas Utilities Electric Company tract as follows:

SOUTH 06°40'09" WEST a distance of 356.24 feet to a point for corner;

NORTH 83°30'55" WEST a distance of 200.80 feet to a point for corner;

NORTH 78°20'49" WEST a distance of 388.71 feet to a point for corner;

NORTH 03°23'50" EAST a distance of 25.43 feet to a point for corner;

NORTH 86°36'10" WEST a distance of 159.73 feet to a point for corner;

SOUTH 75°58'23" WEST a distance of 64.67 feet to a point for corner;

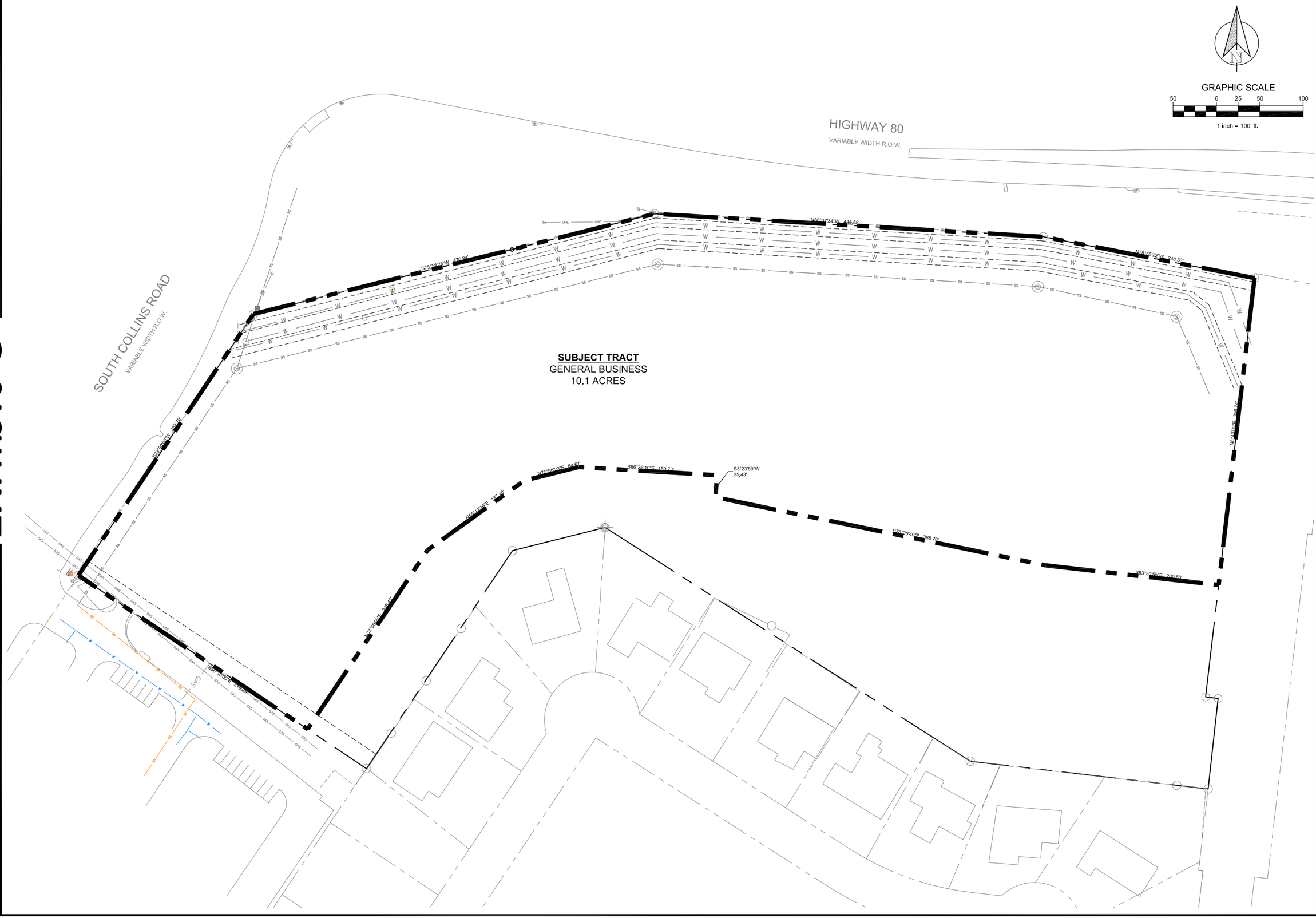
SOUTH 54°17'39" WEST a distance of 137.40 feet to a point for corner;

SOUTH 33°50'00" WEST a distance of 248.41 feet to a point IN the easterly line of said Lot 1 for corner;

THENCE along the northeast line of said Lot 1, NORTH 56°10'00" WEST a distance of 318.25 feet to the POINT OF BEGINNING;

CONTAINING 10.104 acres or 440,126 square feet of land more or less.

Exhibit C



CLAY MOORE ENGINEERING
190 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PROVIDENT DEVELOPMENT
SUNNYVILLE, TX

ZONING EXHIBIT

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	10/25/2016

SHEET
C-1

File No.

EXHIBIT D

DESIGN STANDARDS

The Design Criteria Manual shall be modified as set forth on this Exhibit D. In addition, no overlay district regulations in the Design Criteria Manual shall apply to the Property.

I. SITE DESIGN AND PLANNING PRINCIPALS

A. DESIRABLE DESIGN ELEMENTS

1. The sign regulations set forth on Exhibit E shall be the exclusive sign regulations applicable to the Property.

B. UNDESIRABLE DESIGN ELEMENTS

a. Metal siding is permitted only as authorized in Section I(K)(2) of this Exhibit D, only as it pertains to Trade Dress or if it is not visible to public areas.

b. A service area may be located in an area visible from a public street if it is screened.

C. TREE PRESERVATION, TREE MITIGATION, AND NATURAL FEATURES

I. The provision related to linear parks, open space, and greenbelts along existing drainage patterns with a minimum width of seventy-five feet (75') shall be optional, not mandatory.

D. RURAL CHARACTER DESIGN ELEMENTS

The section of the Design Criteria Manual entitled "Rural Character Design Elements" is not applicable to the Property.

E. HISTORIC PRESERVATION

The section of the Design Criteria Manual entitled "Historic Preservation" is not applicable to the Property.

F. BUILDINGS

Scale

1. Wall planes shall not run in a continuous direction more than seventy-five feet (75') without an offset of at least two feet (2') unless the building design incorporates at least five (5) of the following elements:

- Canopies, awnings
- Overhangs
- Recesses or projections of 12" or more in horizontal or 24"' or more in vertical plane.

- Arcades or colonnades
- Outdoor patios or plazas
- Display windows
- Architectural details, such as tile work or moldings, integrated into building facade
- Integrated planters or wing walls that incorporate landscape and sitting areas
- Pitched roofs with multiple pitch angles and/or peaked roof forms
- Courtyards between buildings
- Exposed rafter at eaves
- Architectural upgraded accent lighting

See Exhibits F1 and F2 for examples of building design elements.

2. The subsection in the Design Criteria Manual entitled "Gateway Buildings" under the heading "Hierarchy" shall not apply to the Property.

G. PEDESTRIAN CIRCULATION

1. Pedestrian Circulation in Parking Lots

   a. No maximum walking distance from parking spaces to building entries shall apply.

   b. Medians and pedestrian pathways may be used to separate rows of parking, but shall not be required.

H. PARKING

1. Large parking areas are not required to be divided in to a series of smaller connected lots.
2. No more than twelve (12) parking stalls in a row are permitted without separation by a landscape island. Required landscape islands shall be at lease one hundred seventy (170) square feet and a minimum of eight feet (8') in width at intermediate islands within parking rows and ten feet (10') in width at the end of islands.
3. There shall be no requirement for landscaped medians between every other parking bay.
4. No dead-end parking lots are allowed without a fifty-foot (50') radius turnaround.

I. ARCHITECTURAL CRITERIA

1. Awnings

   a. Where awnings are used, they should be an integral part of the building design. Awnings may vary in form, color, location, and mounting arrangements, and should complement the overall building design, as illustrated on Exhibit F1.

2. Building Materials and Colors

   a. Building materials should vary in type and texture and include native stone, brick, cementitious stucco, textured or burnished concrete units, texture coated or textured and colored concrete, metal siding, ceramic tile, or concrete tiles. Alternative materials that achieve similar looks and are of high quality and low maintenance may be approved as part of the development or site plan approval process.

   b. All buildings must be constructed of ninety percent (90%) masonry, exclusive of doors, windows, or glass surfaces. Of the required masonry surface, no more than forty percent (40%) may be cementitious stucco. Cementitious stucco, when used, must have integral color.

   c. The use of highly reflective materials and surfaces, such as polished metal, or other materials that generate glare shall not be allowed, particularly at the pedestrian level, unless used as accent pieces.

   d. In most instances, only one to two dominant building materials should be utilized on a single structure. This limitation does not apply to accent materials.

   e. Specific masonry construction materials and colors are permitted in accordance with the "Building Materials and Color" section of the Design Criteria Manual, as well as in accordance with the definition of masonry in Section 20.8, A(I)(a) I-6 of the Zoning Ordinance. Masonry colors may be white or earth tone, including, but not limited to light gray and light brown, in addition to all other permitted colors. Metal siding is allowed in accordance with Section 20.8, A.3. except that galvanized finish is allowed.

   f. Painted surfaces are not limited to the colors designated in the Design Criteria Manual.

   g. The colors of an awning should be complimentary to the color of the building to which the awning is attached, and different shades of colors are encouraged, as illustrated on Exhibits F1 and F2.

   h. Metal roofing colors must be MCBI Slate Grey or Tundra preweathered galvalume, lead-coate, champagne or approved similar/equal color from another manufacturer.

   i. All stone colors shall be manufactured or natural stone in light tones similar to natural stone quarried within the State of Texas. Heavily irregular patterns or stone shapes should be avoided.

J. EXISTING ZONING REQUIREMENTS AFFECTING ARCHITECTURAL CRITERIA

1. Section 20.7 of the Zoning Ordinance does not apply. The following recommendations apply in lieu of the provisions of Section 20.8 of the Zoning Ordinance and the section of the Design Criteria Manual entitled "Existing Zoning Requirements Affecting Architectural Criteria. Except as expressly provided in this MPD Ordinance, the provisions of Section 20.8 of the Zoning Ordinance shall not apply.

2. The standards for acceptable masonry construction types identified in Section 20.8 (A)(l)(a)(l) -(6) of the Zoning Ordinance shall apply.

3. The provisions of Section 20.8(B)-(E) shall apply. Concrete roofing tile is a permitted roofing material.

4. Hardiboard is a permitted masonry material, but shall not exceed ten percent (10%) of the masonry area of a facade.

5. Cementitious stucco, when used. must have integral color. When a building facade faces a public area, stucco colors shall be selected from an earth tone palette.

6. Masonry percentages:
   A minimum of ninety percent (90%) of each non- residential exterior facade, excluding doors and windows. facing a public area shall be constructed of masonry veneer construction. Plain baydite or concrete block facades must be veneered with another decorative masonry material. No more than seventy percent (70%) of a facade may be glass. Where prefabricated metal is used, it shall be twenty-six (26) gauge or lesser gauge structural steel (i.e., Butler or Delta prefabricated metal buildings). Stucco shall be limited to forty percent (40%) of the required masonry area on a facade. Hardiboard shall be limited to ten percent (10%) of the required masonry area of a facade.

K. ROOF TREATMENT

1. Rooflines that run in a continuous plane for more than seventy- five feet (75') should be avoided along any facade that faces a public area unless an offset or jog of a minimum of two feet (2') is provided along the roof plane or parapet wall to provide for better visual interest.

2. All rooftop equipment, including satellite dishes and antennae, must be fully screened from view from any adjacent public area and street and must be located below the highest vertical element of the building.

3. Roof treatments for fuel sales canopies should incorporate pitched roofs or other architectural elements to add visual interest. Columns for canopies must be entirely encased with masonry to match or complement the primary building. Except for Trade Dress protected designs, the canopy band face must be consistent with the main structure and may not be backlit or used for signage other than signage to identify a logo.

L. PERIMETER PARKING LOT LANDSCAPING

1. Landscape trees will not be required along US 80. In lieu of planting along US 80 trees will be installed on the adjacent property.

2. Plantings should be grouped in meandering beds and provide variations in depth and texture to create a naturalistic screen.

M. LIGHTING

1. The lighting specifications in this Section will apply in lieu of any lighting requirements in the Design Criteria Manual and Zoning Ordinance.

2. Exterior lighting should be used to provide illumination for entry drives, parking areas, service and loading areas, pathways and courtyards on private property (not in R.0.W.). Avoid light pollution and glare. All exterior light fixtures should be designed and coordinated as a "family" of compatible fixtures which relate to the architectural character of the buildings on a site. In addition, the requirements for landscape lighting shall comply with the Zoning Ordinance.

3. Approved Fixtures– Fixtures will be consistent with the fixtures shown on Exhibit H. The finish will be bronze.

4. Parking and drive areas shall be illuminated to a minimum average of 0.2 fc and a maximum average of 0.6 fc on a maintained basis. Parking lot light sources shall be LED. Yellow/orange source lights are prohibited. Maximum intensity at property line of adjacent residential zoning is to be 0.2 fc. Poles to be setback minimum 1/2 of pole height from residential zoned property. Maximum pole height is thirty feet (30').

5. All building mounted light fixtures shall be hooded or shielded, with light directed downward along the face of the building.

6. Any building flood lighting shall be building mounted, concealed source. Special consideration may be given to other types of facade lighting on individual basis.

7. Site identification graphics and signs shall be lighted internally or from ground mounted locations. Light fixtures should be screened from view in front of the sign.

EXHIBIT E-1 SIGN REGULATIONS

A. SIGNAGE DESIGN - GENERAL

1. Purpose. The purposes stated in Chapter 29 of the Zoning Ordinance are incorporated herein by reference.
2. Applicability. The sign regulations on this Exhibit E-1 shall apply to all uses as set forth Chapter 29 of the Zoning Ordinance.
3. Definitions
    a. Decorative Banner means a premise sign located banner attached to a building. Typically not for names of an individual tenant.
    b. Billboard means a freestanding non-premise sign.
    c. Directional sign means a sign the sole purpose of which is to direct pedestrian and vehicular traffic to businesses within the Property.
    d. Identity element means a freestanding sign that may or may not display a commercial message, but is typically used to identify the development, a specific area within the development, or a building.
    e. Non-premise sign means a sign that is not a premise sign.
    f. Premise means the entire Property within the legal description of the MPD.
    g. Premise sign means any sign the message of which relates to the premises on which it is located.
    h. Projecting sign means a premise sign that is mounted perpendicular to the wall of a building. See Exhibits E-2 and E-3 for examples.
    i. Sign means any device, flag, light, figure, picture, letter, word, message, symbol, plaque, poster, display, design, painting, drawing, billboard, wind device, or other thing visible from outside the lot on which it is located. A sign does not include searchlights and landscape features that display no words or symbols, government flags, works of art that are not designed, intended or used to advertise, or temporary holiday decorations.
    j. Wall sign means a premise sign attached to a building and mounted parallel to the facade of the building.
4. General
    a. Notwithstanding anything to the contrary, any sign that may display a commercial message may also display a noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of this Exhibit E-1 that do not pertain to the content of the message displayed.
    b. Notwithstanding anything to the contrary, any sign that may display one type of noncommercial message may also display any other type of noncommercial message, so long as the sign complies with other requirements of this Exhibit E-1 that do not pertain to the content of the message displayed.
    c. Except as otherwise provided herein, the permitting requirement for signs

located in Chapter 29 of the Zoning Ordinance shall apply.

d. Except as otherwise provided herein, all signs shall be premise signs.

e. Signs should be oriented so that sight lines at intersections are not obstructed.

f. Solid masonry bases are required on freestanding signs.

g. Landscaping shall be incorporated at the base of a freestanding sign located on a lot adjacent to the boundary of the Property.

5. Illumination

a. Signs may be internally illuminated or illuminated by external sources, such as street lights, ground lights, or pedestrian lights.

b. Individually illuminated signs, whether illuminated with individual illuminated letters or back-lit, are encouraged.

c. Internally illuminated cabinet signs are limited to Trade Dress only.

d. Illuminated electronic messaging signs are only allowed on site signage, directional signs, and user signs.

6. The area of a sign shall be calculated in accordance with the definition for "sign area" in Chapter 29 of the Zoning Ordinance. Notwithstanding the foregoing, no part of the sign structure or background support will be included in the calculation of the size of a sign.

B. DIRECTIONAL SIGNS

1. Traffic control and vehicular or pedestrian directional signs may be placed along internal drives, parking lot areas, and pedestrian walks. No such sign shall exceed five feet, six inches (5'6") in height as shown on Exhibit J.

C. WALL SIGNS

1. Wall signs shall not project from the surface of which they are mounted more than twelve inches (12").

2. Wall signs shall not project more than six inches (6") above the roofline or parapet wall line (whichever is taller), unless mounted on a wall or feature element that rises above the roofline or parapet wall line.

3. See Exhibits E-2 and E-3 for examples of permitted wall signs.

4. Wall Signs:

a. On multi-tenant buildings, one front wall sign is allowed per tenant. If the tenant is a comer tenant or the space continues through to the other "front" building side, then one (1) wall sign shall be permitted on each exterior wall for that tenant allowing a maximum of two (2) wall signs.

b. Freestanding buildings on outparcel or pad sites may have signage on three (3) sides, however no signs may face the residential boundary.

c. The maximum area of a wall sign on the front or side building facade shall be a maximum of two (2) square feet per linear foot of wall length or ten percent (10%) of the area of the building facade, whichever is greater.

D. WINDOW SIGNS

1. Individual letters may be placed on the interior surface of the window.
2. Letters shall be white, black, or gold leaf paint.
3. The maximum letter size shall be three inches (3") in height.
4. A maximum of three window signs are permitted per tenant.
5. Window signs shall not cover more than 25% of the window area.

E. DECORATIVE BANNERS

Decorative Banners consisting of cloth, vinyl, or a similar material that is weather resistant and rustproof may be attached to a building subject to the following restrictions:

1. No banner shall exceed thirty-six (36) square feet in area.
2. A minimum clearance of twelve feet (12') is required between the bottom of the banner and any paved surface.
3. No banner shall project more than three feet (3')
4. No banner shall be placed on a street light.

I. SITE SIGNAGE

1. A comprehensive site signage program for the major signs is provided in the Master Sign Plan attached as Exhibit D-4 and design elevations attached as Exhibits E-4.
2. Electrical messaging signage is allowed on premise signs, provided that no sign may display streaming video or have messages that change more frequently than once every eight (8) seconds.
3. A maximum of seven (7) pylon signs are permitted within the Property. All signs must be set back at least forty feet (40') from the right-of-way. No identity element may project more than ten feet (10') above the nearest adjacent building.

J. No billboards will be allowed on the site.

K. DEVELOPMENT & SALES SIGNS

One development and sales sign is allowed on each lot; however, if the lot fronts more than one street, then one additional sign will be allowed per each street frontage. Development and sales signs shall have a unified appearance throughout the Property.

EXHIBIT E-2 WALL SIGNS



ALLOWABLE CORNER SIGNAGE



FREESTANDING LETTERS ON CANOPY





PLEXI-GLAS FACE, INTERNALLY LIT WALL SIGN WITH HALO PANEL

EXHIBIT E-3 WALL SIGNS



EXTERNALLY LIT PANEL SIGN





INDIVIDUALLY MOUNTED LETTERS WITH HALO BACKLIGHT

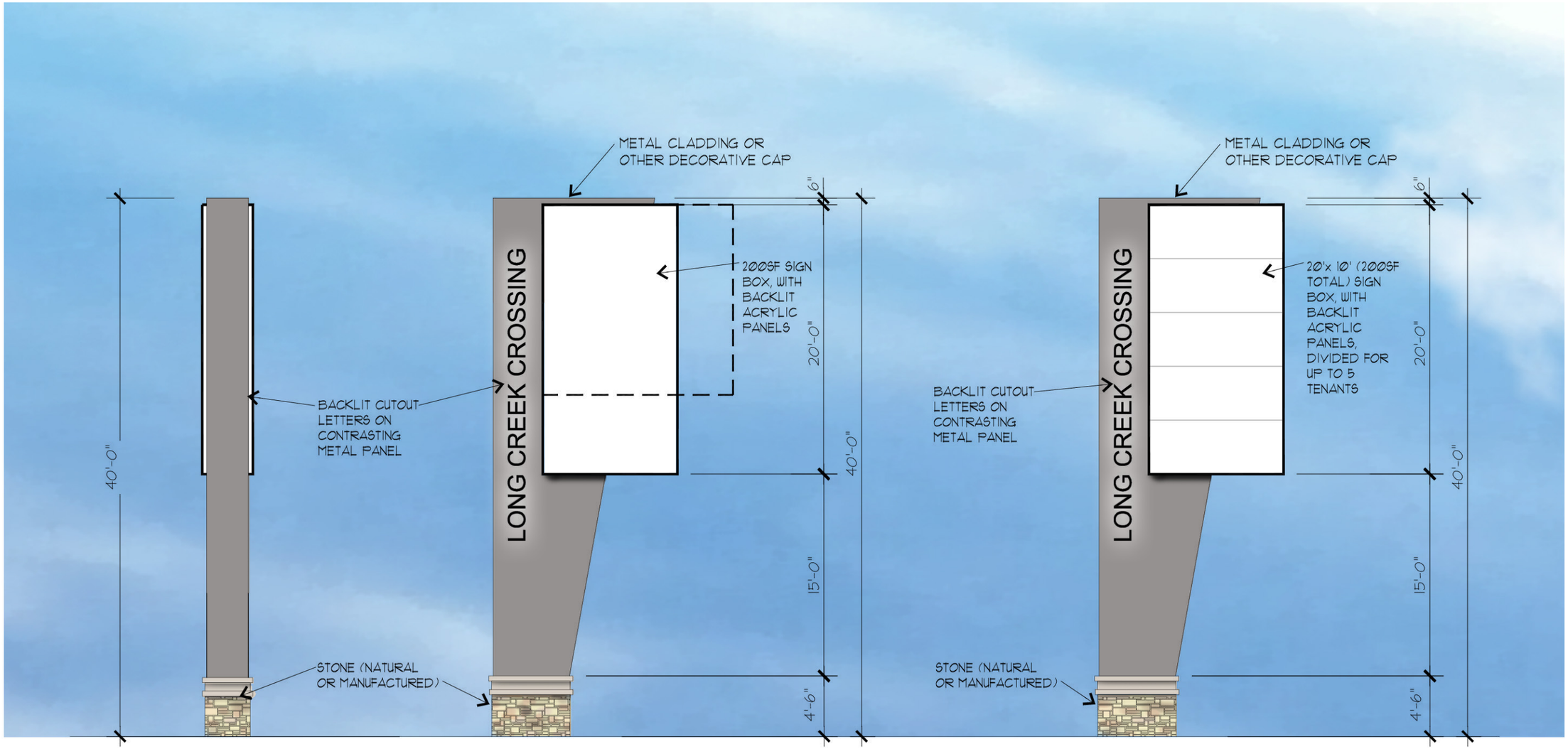


PLEXI-GLAS FACE, INTERALLY LIT LETTERS ON RACEWAY



PLEXI-GLAS FACE, INTERNALLY LIT LETTERS INDIVIDUALLY MOUNTED

Exhibit E-4



01 PYLON (SIDE)

02 SINGLE TENANT PYLON (FRONT)

03 MULTI-TENANT PYLON (FRONT)

MAX SIGN COPY 200 SF PER SIDE,
EACH SIGN MAY BE DOUBLE SIDED.
MAX HEIGHT 40 FEET

LONG CREEK CROSSING SUNNYVALE, TX
PROVIDENT REALTY PARTNERS

SIGNS

SCALE: N.T.S. ▪ JOB#: 16-034▪ ISSUE DATE: 11/22/16
APPROVED BY: _____ DATE:_____

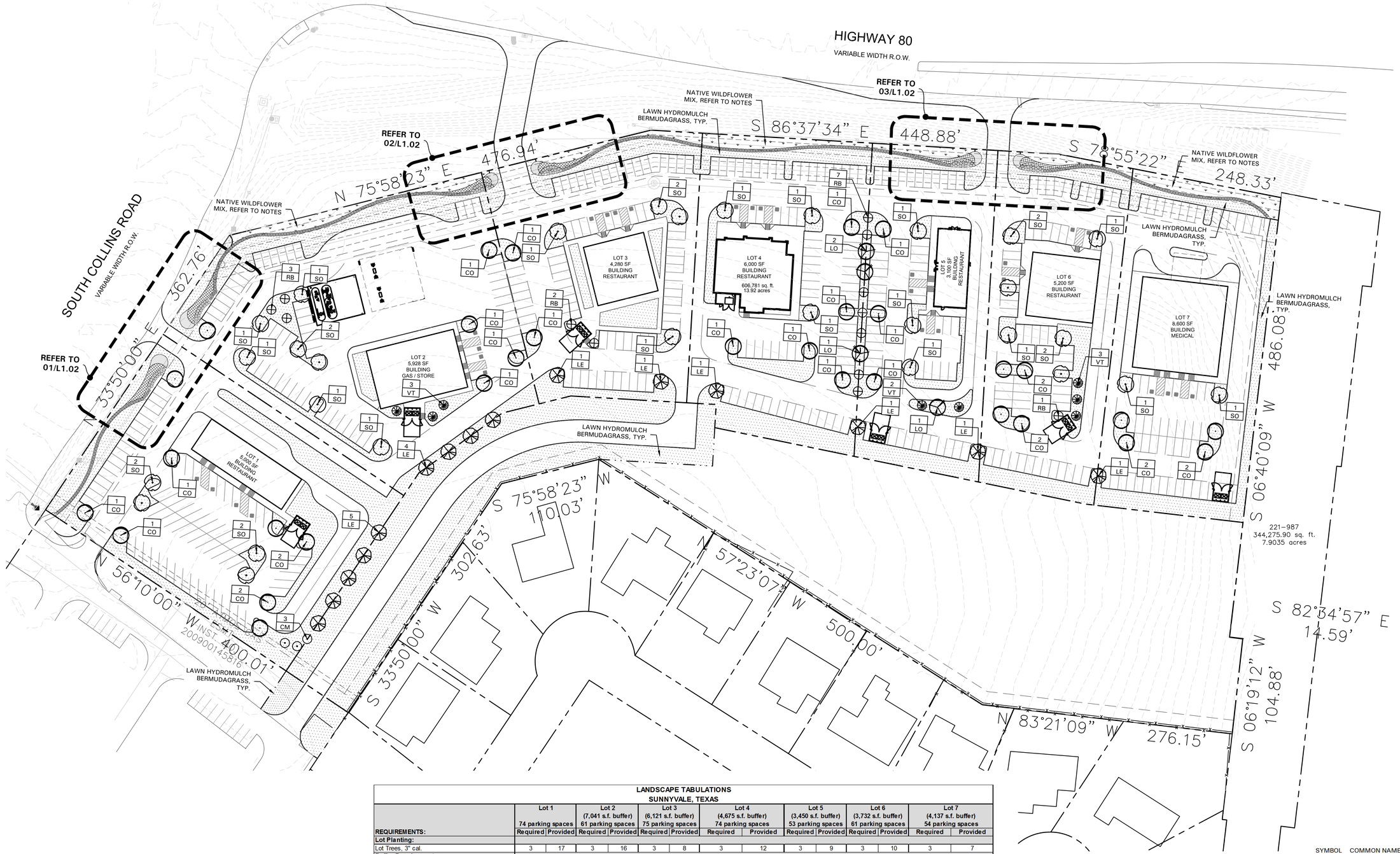
www.GSOarchitects.com
COPYRIGHT © 2016 GSO / O'BRIEN
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS/O'BRIEN & ASSOCIATES, INC.

GSO ARCHITECTS

ExhibitF-1







LANDSCAPE TABULATIONS
SUNNYVALE, TEXAS

REQUIREMENTS:	Lot 1 — 74 parking spaces		Lot 2 (7,041 s.f. buffer) — 61 parking spaces		Lot 3 (6,121 s.f. buffer) — 75 parking spaces		Lot 4 (4,675 s.f. buffer) — 74 parking spaces		Lot 5 (3,450 s.f. buffer) — 53 parking spaces		Lot 6 (3,732 s.f. buffer) — 61 parking spaces		Lot 7 (4,137 s.f. buffer) — 54 parking spaces	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
Lot Planting:														
Lot Trees, 3" cal.	3	17	3	16	3	8	3	12	3	9	3	10	3	7
Buffer Requirements:														
50' landscape buffer along U.S. 80 and 25' landscape buffer along South Collins Rd.	25'	25'	50'	25'	50'	25'	50'	25'	50'	25'	50'	25'	50'	25'
One (1) tree, 3" cal., per 1,000 s.f. of landscape buffer along U.S. 80.	N/A	N/A	7	7*	6	6*	5	5*	4	4*	4	4*	4	4*
One (1) large tree, 3" cal., every 50' l.f. along South Collins Rd.	5	5*	3	3*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Five (5) shrubs, 5 gal., per 1,000 s.f. of landscape buffer along U.S. 80.	N/A	N/A	35	145	31	80	23	63	18	49	19	53	21	53
25% of the U.S. 80 highway buffer shall be composed of native grasses and TXDOT approved wildflower mix.	N/A	N/A	1,760 s.f.		1,530 s.f.		1,169 s.f.		863 s.f.		933 s.f.		1,034 s.f.	
Parking Areas:														
16 s.f. of landscape area per parking space.	1,184 s.f.		976 s.f.		1,200 s.f.		1,184 s.f.		848 s.f.		976 s.f.		864 s.f.	
One (1) tree per 400 s.f. of landscape area.	3	12**	3	12**	3	8**	3	9**	3	8**	3	10**	3	7**
Interior Parking Lot Landscaping:														
10' landscape median required between every other parking bay with One (1) shade tree for 60 l.f. and One (1) ornamental per 25 l.f.							3 shade trees 7 ornamentals	3 shade trees 7 ornamentals						

NOTE: * REQUIRED BUFFER TREES TO BE PLANTED IN FUTURE LOCATION TO BE DETERMINED DUE TO EASEMENTS.
** ONE (1) TREE REQUIRED AT THE END OF EACH PARKING ROW.

SYMBOL	COMMON NAME
CM	Crepe Myrtle 'Muskogee'
CO	Chinkapin Oak
LE	Lacebark Elm
LO	Live Oak
MFG	Mexican Feathergrass
RB	Oklahoma Redbud
SC	Seasonal Color
SO	Shumard Red Oak
SY	Softleaf Yucca
TS	Texas Sage 'Green Cloud'
VT	Vitex

REFER TO L1.02 FOR PLANT LIST

SCALE: 1" = 50'-0"
0 25 50 100

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1101 OVERLAND BRIDGE RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PROGRESS SET - FOR REVIEW ONLY
ISSUED
10.05.17
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
They were prepared by, or under the supervision of:
Kori Ann Haug
TX Registered Landscape Architect #2246

LONG CREEK CROSSING
COLLINS AND HIGHWAY 80
SUNNYVALE, TX

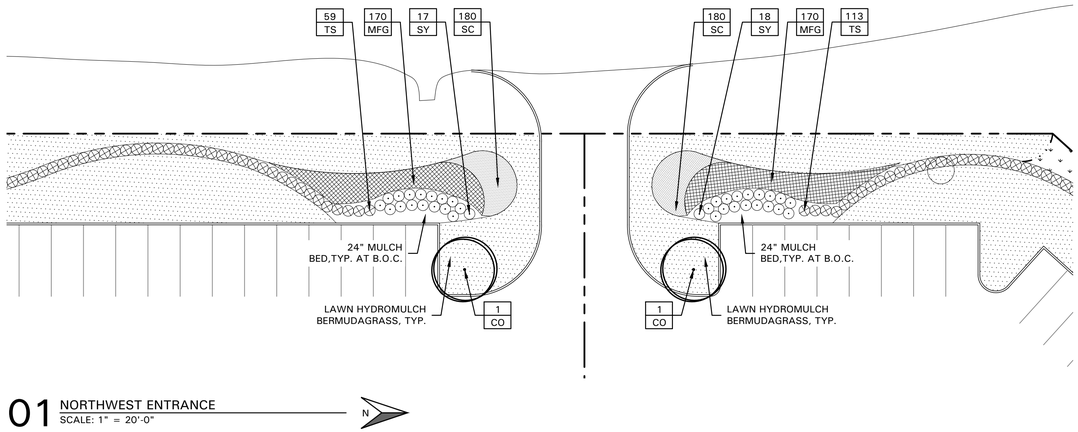
No.	DATE	REVISION	BY

CONCEPTUAL LANDSCAPE PLAN

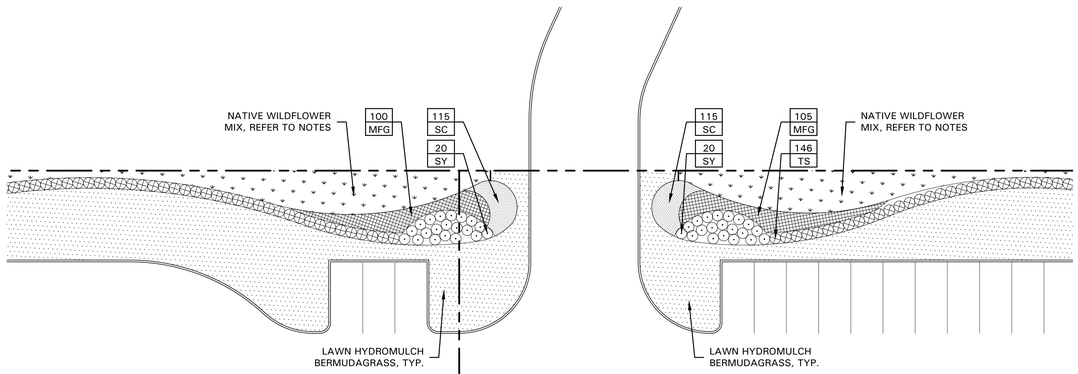
DESIGN:	KAH
DRAWN:	MGC
CHECKED:	KAH
DATE:	11/01/2016

SHEET
L1.01

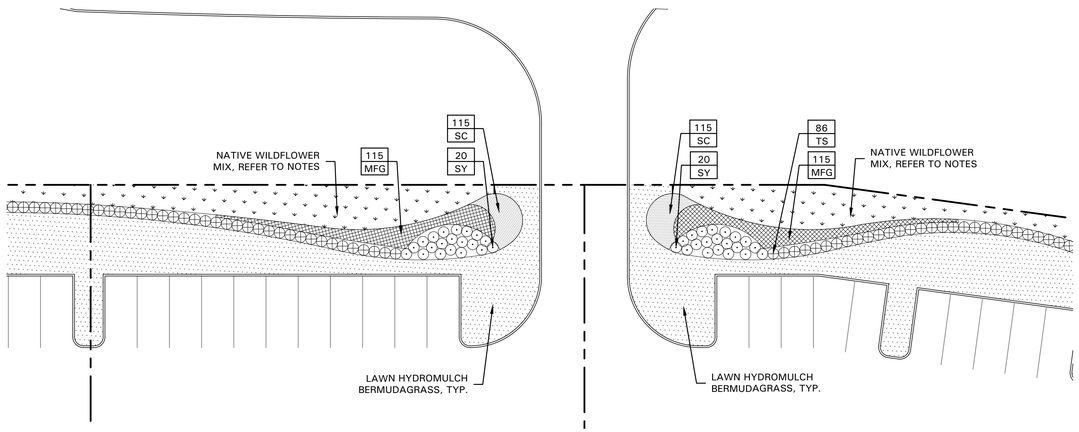
File No. 2016-120



01 NORTHWEST ENTRANCE
SCALE: 1" = 20'-0"



02 NORTH ENTRANCE
SCALE: 1" = 20'-0"



03 NORTHEAST ENTRANCE
SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE HYDROMULCH BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

NATIVE WILDFLOWER MIX NOTES

1. INSTALLATION OF NATIVE WILDFLOWERS TO BE PERFORMED BY HYDRO-SEEDING.
2. PROVIDE A HYDROMULCH CAP PER HYDROMULCH NOTES.
3. FINAL GRADES TO BE SMOOTH AND LEVEL FREE OF DEBRIS, ROCKS OVER 1" AND SHALL HAVE NO RUTS OR DEPRESSIONS.
4. INSTALL THE FOLLOWING COMANCHE SEED MIX AT THE SPECIFIED RATE: 20 LBS. PER ACRE

   COMANCHE SEED MIX
   - GREENTHREAD
   - HUISACHE DAISY
   - INDIAN BLANKET
   - LAZY DAISY
   - PRAIRIE VERBENA
   - TEXAS BLUEBONNET
   - LEMON MINT
   - ANNUAL WINECUP
   - SCRAMBLED EGGS
5. AVAILABLE FROM:
   NATIVE AMERICAN SEED
   1-800-728-4043

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	*Lagerstroemia indica 'Muskogee'*	Crepe Myrtle 'Muskogee'	3	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CO	*Quercus muehlenbergii*	Chinkapin Oak	31	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	15	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	4	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	13	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	29	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	8	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
	SHRUBS/GROUNDCOVER				
MFG	*Nassella tenuissima*	Mexican Feathergrass	775	1 gal.	container full, 18" o.c.
SC		Seasonal Color	820	4" pots	container full, 12" o.c., selection by Owner
SY	*Yucca recurvifolia*	Softleaf Yucca	115	5 gal.	container full, 36" o.c.
TS	*Leucophyllum frutescens 'Green Cloud'*	Texas Sage 'Green Cloud'	404	5 gal.	container full, 20" spread,36" o.c.
		Wildflower Mix			refer to notes
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1101 CHERI SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PROGRESS SET - FOR REVIEW ONLY
ISSUED
10.05.17
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
They were prepared by, or under the supervision of:
Kori Ann Haug
TX Registered Landscape Architect #2246

LONG CREEK CROSSING
COLLINS AND HIGHWAY 80
SUNNYVALE, TX

No.	DATE	REVISION	BY

CONCEPTUAL LANDSCAPE PLAN

DESIGN: KAH
DRAWN: MGC
CHECKED: KAH
DATE: 11/01/2016

SHEET
L1.02

File No. 2016-120

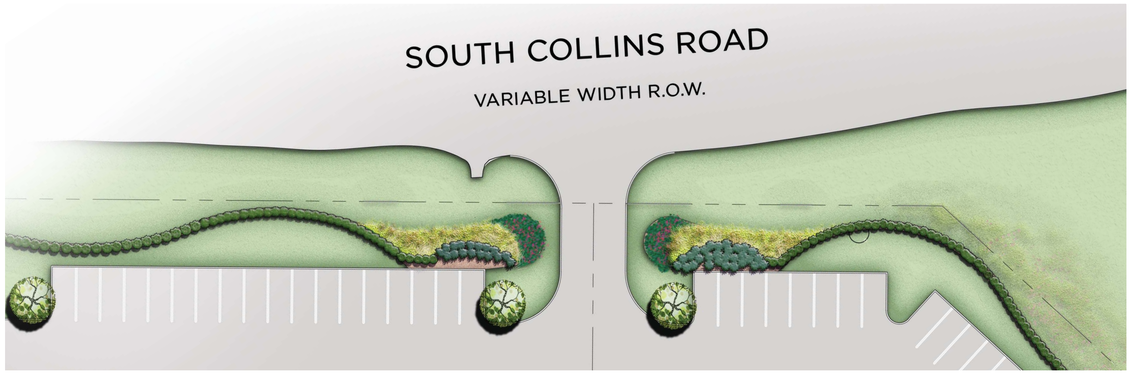


CONCEPTUAL LANDSCAPE PLAN

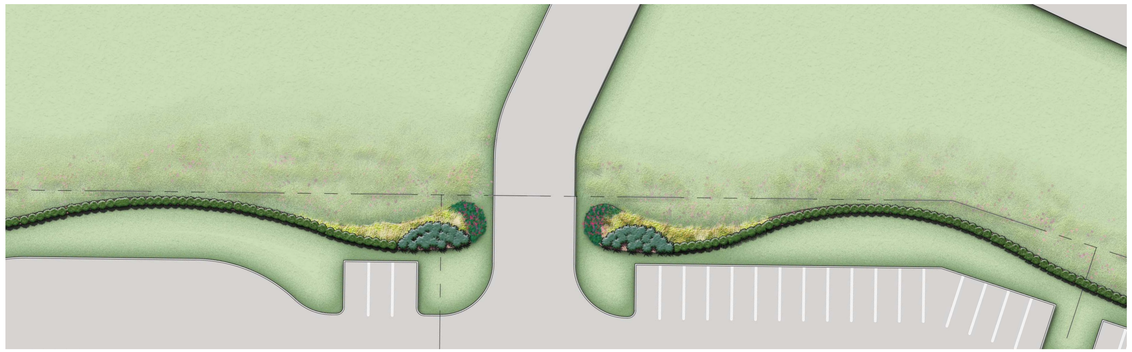
OCTORBER 2017 | SCALE: 1" = 40'

LONG CREEK CROSSING

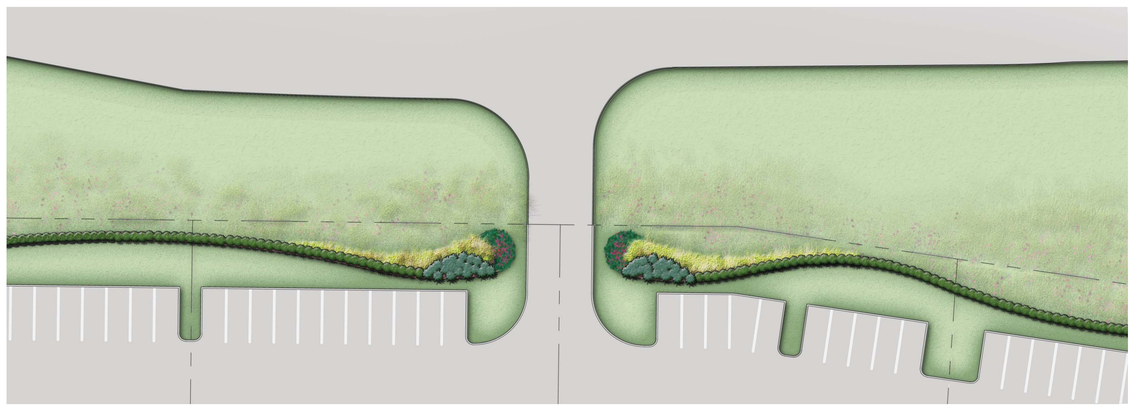
BELLE FIRMA



01 NORTHWEST ENTRANCE
SCALE: 1" = 20'



02 NORTH ENTRANCE
SCALE: 1" = 20'



03 NORTHEAST ENTRANCE
SCALE: 1" = 20'











Exhibit H

Crossover® LED LIGHTING TECHNOLOGY



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS

		Lumens (Nominal) Type FT	Type 5	Watts (Nominal)
Cool White	SS	11400	11400	97
	HO	15500	15700	140
Neutral White	SS	9200	9300	97
	HO	12100	12200	140

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. Available with High Output (HO) drive current only.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K nominal), or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types FT and 5. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-*-CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · ARRA Funding Compliant · DLC · cULus LISTED wet location · RoHS COMPLIANT · CE · FC · ida · IP65

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

REQUIRED LIGHTING PER MPD

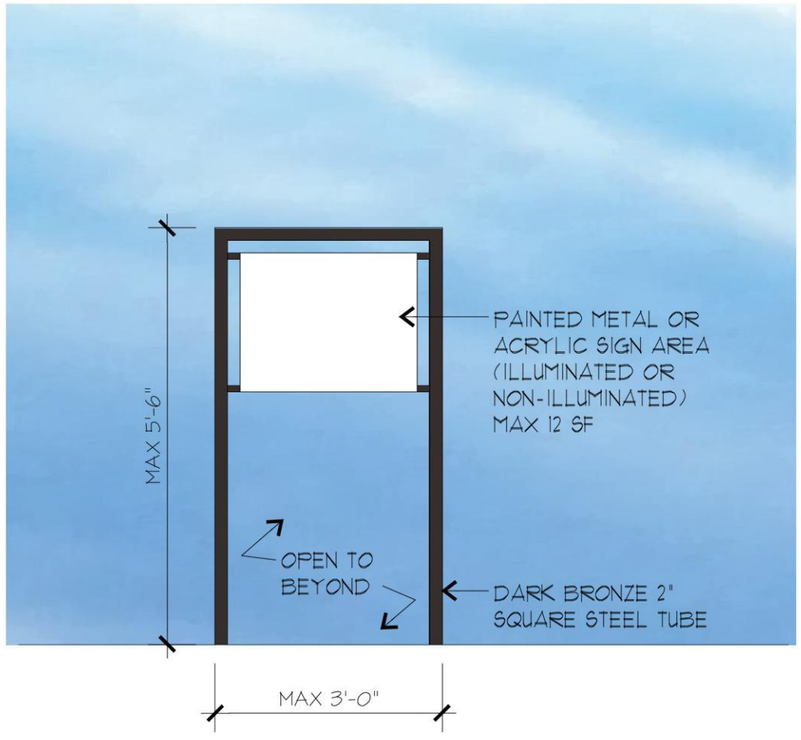
Retaining Wall

Exhibit I





Exhibit J



01 DIRECTIONAL SIGN

LONG CREEK CROSSING SUNNYVALE, TX

PROVIDENT REALTY PARTNERS

SIGNS

SCALE: N.T.S. ▪ JOB#: 16-034▪ ISSUE DATE: 02/08/17
APPROVED BY: _____ DATE:_____

www.GSOarchitects.com
COPYRIGHT © 2017 GSO ARCHITECTS, INC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD,
FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS/OBRIEN & ASSOCIATES, INC.

GSO ARCHITECTS

Lots	Zoning	Land Use	Lot Area	Building Footprint	Total Building Area	Building Height	Building Ht	Lot Coverage	Floor Area Ratio	Parking Ratio	Required Parking	Provided Parking	Landscape Buffer	Parking Lot area	Parking Lot Required LS	Parking Lot Provided LS	Other LS Area	Total LS Area	Building Footprint Area	Total Impervious Area
1	GB / MPD	Restaurant	1.69	4999	4999	1-Story	35'	7%	0.07	1 : 100	50	74	25'	44028	6604	6803	14832	21635	4999	51981
2	GB / MPD	Retail	2	5928	5928	1-Story	35'	7%	0.07	1 : 200	30	61	25'	47152	7073	7281	13698	20979	5928	66141
3	GB / MPD	Restaurant	1.31	4280	4280	1-Story	35'	7%	0.07	1 : 100	43	75	25'	33634	5045	5488	8650	14138	4280	42926
4	GB / MPD	Restaurant	1.4	6000	6000	1-Story	35'	10%	0.10	1 : 100	60	74	25'	35760	5364	5939	9670	15609	6000	45375
5	GB / MPD	Restaurant	1.12	3100	3100	1-Story	35'	6%	0.06	1 : 100	31	53	25'	31858	4779	4770	6708	11478	3100	37309
6	GB / MPD	Restaurant	1.18	5200	5200	1-Story	35'	10%	0.10	1 : 100	52	58	25'	31545	4732	4747	6800	11547	5200	39854
7	GB / MPD	Medical Facility	1.38	8600	8600	1-Story	35'	14%	0.14	1 : 200	43	54	25'	32410	4862	5717	8239	13956	8600	46157
UNIT	GENERAL BUSINESS		ACRES	SF	SF	-	FT					SPACES	FT	SF	SF	SF	SF	SF	SF	SF
TOTAL	GENERAL BUSINESS		10.1	38107	38107	1-Story					309	449		256387	38458	40745	68597	109342	38107	329743

LEGEND

FIRE LANE, ACCESS, & UTILITY EASEMENT

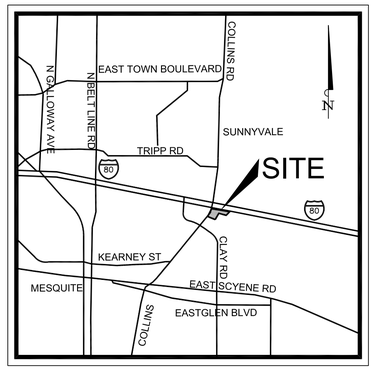
GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

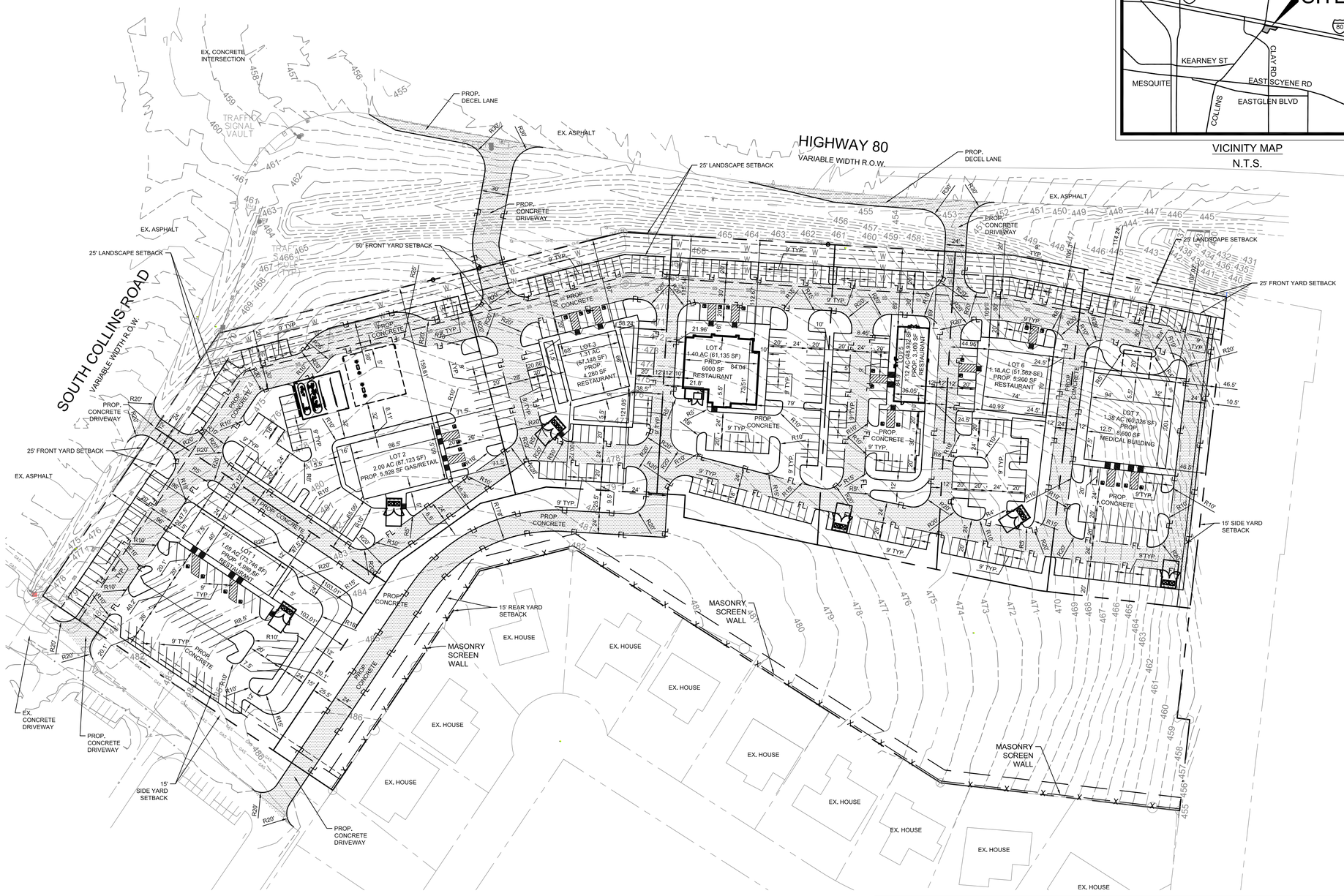
FLOODPLAIN NOTE

ACCORDING TO COMMUNITY MAP NO, 48113C0390K AND 48113C0395K, DATED JULY 7TH 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



VICINITY MAP

N.T.S.



TOWN OF SUNNYVALE
GENERAL NOTES

GENERAL

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND THE TOWN OF SUNNYVALE'S ADDENDUM THERETO.
2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SEQUENCE SCHEDULE. THE CONSTRUCTION SCHEDULE SHALL BE SUCH THAT THERE IS THE MINIMUM INTERFERENCE WITH TRAFFIC ALONG OR ADJACENT TO THE PROJECT.
3. CONSTRUCTION MAY NOT BE BEGUN EARLIER THAN 7:00 A.M. ON WEEKDAYS NOR CONTINUED AFTER DARK WITHOUT PERMISSION FROM THE TOWN OF SUNNYVALE. CONSTRUCTION ON SATURDAY MAY NOT BE BEGUN BEFORE 8:00 A.M. AND WORK ON SUNDAY IS PROHIBITED WITHOUT SPECIAL PERMISSION.
4. UTILITIES SHOWN ON THE PLANS WERE TAKEN FROM FIELD SURVEYS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE COMPLETENESS AND THE ACCURACY OF THIS DATA IS NOT GUARANTEED.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND PROTECTING THEM FROM DAMAGE DURING CONSTRUCTION.

CONTACT TEXAS ONE CALL SYSTEM 1-800-245-4545 AT LEAST 48 HOURS BEFORE EXCAVATING.

5. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE TOWN.
6. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY THE CONTRACTOR.
7. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
8. UTILITY COMPANIES AND CONTRACTORS SHALL OBTAIN A STREET CUT PERMIT BEFORE DISTURBING ANY PAVEMENT IN PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ALONG THE PROJECT.
10. REMOVE, SALVAGE AND REPLACE ALL STREET AND TRAFFIC CONTROL SIGNS WHICH MAY BE DAMAGED BY THE CONSTRUCTION OF THE PROJECT.
11. ALL TRENCHING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.

GRADING

12. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
13. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE TOWN ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
14. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
15. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
16. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.

PAVING

1. ALL EMBANKMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
2. ALL STREETS AND ALLEYS SHALL BE PLACED ON LIME STABILIZED SUBGRADE WITH A LIME CONTENT OF NOT LESS THAN 6%.
3. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE STREET PAVING SHALL NOT BE LESS THAN 3600 PSI AND SHALL BE AIR ENTRAINED. WATER MAY NOT BE APPLIED TO THE SURFACE OF CONCRETE PAVING TO IMPROVE WORKABILITY.
4. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT.
5. PARABOLIC CROWNS ARE REQUIRED ON ALL STREET PAVEMENT EXCEPT ON MAJOR THOROUGHFARES WHERE STRAIGHT SECTIONS ARE REQUIRED.
6. STREETS AND ALLEYS SHALL BE CONSTRUCTED WITH PROVISIONS FOR SIDEWALK RAMPS AT ALL INTERSECTIONS.
7. FIRE LANES SHALL BE CONSTRUCTED WITH 7" 3600 PSI CONCRETE WITH #3 REBAR ON 18 INCH CENTERS IN BOTH DIRECTIONS.

DRAINAGE

8. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III UNLESS OTHERWISE NOTED.
9. ALL STRUCTURAL CONCRETE SHALL BE CLASS "C" (3600 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS), AIR ENTRAINED.
10. THE CONTRACTOR SHALL INSTALL PLUGS IN STORM SEWER LINES OR OTHERWISE PREVENT MUD FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

WATER AND SANITARY SEWER

1. WATER MAINS SHALL BE AWWA C-900 PVC CLASS 150 UNLESS OTHERWISE NOTED, MINIMUM COVER FOR WATERLINES IS 48" OR AS REQUIRED TO CLEAR EXISTING UTILITIES, WHICHEVER IS GREATER.
2. MARKING TAPE SHALL BE INSTALLED OVER PVC WATER LINES.
3. FITTINGS FOR PVC WATER LINES SHALL BE DUCTILE IRON AND BE ENCASED IN A POLYETHYLENE SHEATH.
4. COMPACT DUCTILE OR CAST IRON FITTINGS MAY NOT BE USED.
5. VALVES SHALL BE MUELLER RESILIENT SEAT GATE VALVES.
6. ALL DIRECT BURIAL VALVES SHALL BE PROVIDED WITH CAST IRON VALVE BOXES WITH PVC STACKS. VALVE STACKS SHALL BE VERTICAL AND CONCENTRIC WITH THE VALVE STEM. STAINLESS STEEL VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES WHERE THE OPERATING NUT IS GREATER THAN 4 FEET BELOW FINISHED GRADE.
7. FIRE HYDRANTS SHALL BE MUELLER CENTURION AND BE FIELD PAINTED AND COLOR CODED AS DIRECTED BY THE SUNNYVALE FIRE CHIEF.
8. THE DISTANCE FROM FIRE HYDRANTS TO THE EDGE OF PAVEMENT FOR PUBLIC STREETS OR EDGE OF FIRE LANE SHALL NOT EXCEED FIVE FEET UNLESS OTHERWISE PERMITTED BY THE TOWN ENGINEER.
9. ALL EXPOSED BOLTING ON ANY BURIED EQUIPMENT OR MATERIAL SHALL BE STAINLESS STEEL. INCLUDED ARE:
   1. BONNET AND STUFFING BOX BOLTS ON VALVES.
   2. SHOE BOLTS ON FIRE HYDRANTS.
   3. FLANGE BOLTS.

"COR-TEN" MECHANICAL JOINT "T" BOLTS ARE ACCEPTABLE FOR DIRECT BURIAL SERVICE.

10. METER BOXES SHALL BE AS APPROVED BY THE TOWN OF SUNNYVALE. CONTACT THE TOWN ENGINEER FOR SPECIFICATIONS. METER BOX SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
11. ALL UNDERGROUND WATER SYSTEM PIPE FITTINGS SHALL FITTED WITH MEG-A-LUG JOINT RESTRAINTS.
12. SANITARY SEWER MAINS AND LATERALS SHALL BE DR 35 PVC.
13. THE CONTRACTOR SHALL INSTALL AND MAINTAIN WATER TIGHT PLUGS IN ALL CONNECTIONS TO THE TOWN'S SANITARY SEWER SYSTEM UNTIL THE PROJECT IS ACCEPTED BY THE TOWN.
14. ALL SANITARY SEWER LINES AND MANHOLES SHALL BE LEAK TESTED BEFORE THE PROJECT IS ACCEPTED. DEFLECTION TESTING OF PVC SEWER LINES IS REQUIRED.

WARRANTY

1. THE CONTRACTOR SHALL MAINTAIN THE REQUIRED PUBLIC IMPROVEMENTS FOR A PERIOD OF TWO (2) YEARS FOLLOWING ACCEPTANCE BY THE TOWN AND SHALL PROVIDE A MAINTENANCE BOND IN THE AMOUNT OF 100% OF THE COSTS OF THE IMPROVEMENTS.
2. THIRTY DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY, THE CONTRACTOR SHALL NOTIFY THE TOWN OF THE APPROACHING END OF THE TWO-YEAR WARRANTY. IN THE EVENT THE CONTRACTOR FAILS TO NOTIFY THE TOWN OF THE END OF WARRANTY, THE WARRANTY AND BOND SHALL AUTOMATICALLY BE EXTENDED TO END THIRTY DAYS AFTER NOTICE OF END-OF-WARRANTY IS FILED WITH THE TOWN.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PARKING ISLAND RADII SHALL BE 3' UNLESS NOTED OTHERWISE.

OWNER	ARCHITECT	SURVEYOR	ENGINEER
PROVIDENT REALTY ADVISORS 10210 N CENTRAL EXPY STE 300, DALLAS, TX. 75231 972-385-4100 CHRIS ANDERSON	GSO ARCHITECTS 5310 HARVEST HILL RD, SUITE 226 DALLAS, TX. 75230 PH. 972-385-9651 CONTACT: LISA SWIFT	A.J. BEDFORD GROUP, INC, 301 N. ALAMO RD. ROCKWALL, TX 75087 PH. 972.722.0225 CONTACT: A.J. BEDFORD	CLAY CRISTY, PE CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 TEXAS REGISTRATION #14199

CONCEPT SITE PLAN
LONG CREEK CROSSING
13.93 ACRES SUNNYVALE 4B DEVELOPMENT CORP.
LOTS 1-7, GROSS ACREAGE = 13.93 ACRES
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
JOHN P. LAWRENCE SURVEY ABSTRACT NO. 807
ARCHIBALD B. LANIER SURVEY ABSTRACT NO. 806
2016-10-25

PLOTTED BY: NATHAN AYRES
PLOT DATE: 10/2/2017 9:57 AM
LOCATION: Z:\PROJECTS\PROJECTS\2016-120 PROVIDENT SUNNYVALE\CADD\SHEETS\SP-1 CONCEPT SITE PLAN.DWG
LAST SAVED: 10/2/2017 9:55 AM

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer MATT MOORE
P.E. No. 95813 Date 9/29/2017

LONG CREEK CROSSING MPD
COLLINS AND HIGHWAY 80
SUNNYVALE, TX

No.	DATE	REVISION	BY

CONCEPT SITE PLAN

DESIGN:	MAM
DRAWN:	NMA
CHECKED:	MAM
DATE:	09/29/2017

SHEET
SP-1

File No. 2016-120

Planning and Zoning Commission

AGENDA ITEM REPORT

E.1

To: Planning and Zoning Commission

Subject: Discuss, and consider making a recommendation to Town Council regarding a Site Plan application for a restaurant with drive through, Freddy's Hamburgers, generally located at the southeast corner of S. Collins Road and US Highway 80, on an approximate 1.233 -acre property, described as Lot 2R, Long Creek Crossing Addition, within the Long Creek Crossing MPD (MPD-02) zoning district. **Case 1834- SP Freddy's Hamburgers Site Plan**.

Meeting: Planning and Zoning Commission - April 16, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

BACKGROUND INFORMATION:

The applicant, Jeff Landon, P.E. Kimley Horn, has applied for a site plan to allow a drive through restaurant, Freddy's Hamburgers, generally located at the southeast corner of S. Collins Road and US Highway 80, on an approximate 1.23 -acre property, described as Lot 2R, Long Creek Crossing Addition, within the Long Creek Crossing MPD (MPD-02) zoning district. The MPD-02 zoning district (established by Ordinance No. 17-04) requires all restaurant site plans to be approved by the Planning & Zoning Commission and City Council. The subject property is located north of the current Chick-fil-A restaurant. It is the last undeveloped lot as part of the seven-lot, Long Creek Crossing master planned development (MPD-02).

Historically the 10-acre subject property was rezoned from General Business (GB) zoning district to a Master Planned Development district, aka, Long Creek Crossing MPD-02 with an underlying base zoning of General Business (GB) to develop seven (7) lots in October of 2017. The rezoning application was approved on October 23, 2017. MPD-02 includes District Regulations, which designates specific variations from the base zoning district with regards to development standards and allowed land uses. MPD-02 also includes an approved Concept Plan. The Concept Plan depicts retail/gas land use for this lot.

Development and use of the property must comply with the provisions of the MPD-02 Ordinance, the 2007 Town of Sunnyvale Zoning Ordinance, and the Design Criteria Manual. For the purposes of this site plan, the provisions of the base zoning district of GB shall apply, except as otherwise modified by the MPD Ordinance. Staff notes that the MPD was adopted under development regulations the Town had in place prior to the establishment of the current Unified Development Ordinance (UDO) which was adopted in March 2018 and has been amended twice since. Restaurants with a drive-through facility are permitted by right ***(Section IV.B)*** as shown on the original concept plan within the MPD zoning. The standards for approving site plans in Section 25.3.A of the 2007 Zoning Ordinance are: (1) the site plan conforms to the zoning district regulations for the property and (2) the site plan substantially conforms to any concept plan approved for the property. Section 25.4 of the 2007 Zoning Ordinance states that a site plan may be approved, conditionally approved, or denied.

Site Layout and Details:

The proposed site plan shows a 3,026 sq. ft. one-story building with an articulated facade and three external doors providing public access. Vehicular traffic may access the site through two shared driveways from S. Collins Road (Hwy 352), one between the Chick-fil-A property and a second shared driveway between the Starbucks property and the subject property. There are other interior shared access driveways throughout the development that will connect this site with the rest of the Long Creek Crossing MPD. Pedestrian access is available through the extension of a six feet wide, concrete sidewalk along S Collins Road and U.S. Hwy 80 Service Road.

The proposed Freddy's Hamburgers restaurant will be oriented longitudinally, facing the interior drive between Chick-fil-A and the proposed Freddy's Hamburgers. Vehicles at the proposed drive-through lane will enter through the south side of the lot and exit towards S Collins Road. There is a 10-car stacking proposed at the drive-through lane, between order board and food pick up window.

The MPD allows for a maximum building height of thirty-five feet (35'), measured from grade. The proposed building will be twenty-four feet and eight inches (24'-8") tall. Based on the proposed floor plan, 74 interior seating and 16 outdoor patio seating will be provided at Freddy's Hamburgers restaurant.

Building exterior / façade - The proposed building exterior will be a combination of majority brick veneer with cooler freezer boxes covered in Nichiha Panels and cornices made of EIFS. There will be metal awnings at each window. An outdoor covered patio for seating is proposed facing S. Collins Road. Patio cover will be constructed of metal panels with under awning lighting and fans. All the metal canopies proposed would be in red and white color providing the latest Freddy's Hamburgers restaurant corporate look.

Building articulation - The design guidelines of the Long Creek Crossing MPD Ordinance require that building elevations have articulation. Wall planes shall not run in a continuous direction more than seventy-five feet (75') without an offset of at least two feet (2'), unless the building design incorporates at least five (5) of the following elements:

- Canopies, awnings
- Overhangs
- Recesses or projections of 12" or more in horizontal or 24'" or more in vertical plane
- Arcades or colonnades
- Outdoor patios or plazas
- Display windows
- Architectural details, such as tile work or moldings, integrated into building façade
- Integrated planters or wing walls that incorporate landscape and sitting areas.
- Pitched roofs with multiple pitch angles and/or peaked roof forms.
- Courtyards between buildings
- Exposed rafter at eaves
- Architectural upgraded accent lighting

The proposed Freddy's Hamburgers building exterior design incorporates awnings over windows, horizontal projections of 12" or more, vertical projection of 24" or more, outdoor patio, raiser parapets with cornices, and architectural accent lighting. Staff finds that the proposed building design meets the articulation and design requirements.

Parking - Required parking for a restaurant, with drive-through is one (1) space per 100 square feet of floor area (3,026/100 = 31 spaces). The proposed restaurant is required to have 31 off-street surface parking spaces. The site plan accommodates 31 parking spaces, which meets the MPD parking requirement.

Lighting – An LED strip light along the entire roof line of the building shielded by compression cap has been proposed. Four dual-pack light fixtures on two long exterior walls have been proposed. No building exterior light packs are shown on the elevation facing S. Collins Road. These fixtures are downward sloping covered light fixtures to reduce night sky light pollution.

Landscaping – A 50-feet wide landscape buffer along U.S. Hwy 80 and 25-feet wide landscape buffer is required along S Collins Road. One large tree, 3" caliper every 50-linear foot along S Collins Road or one large tree per 1000 square feet of landscape buffer along U.S. Hwy 80 is required. Plantings should be grouped in meandering beds and provide variations in depth and texture to create a naturalistic screen.16 square foot landscape area per parking space and one tree per 400 square feet of landscaped area is required.

The proposed landscape plan includes a 30-feet wide landscape buffer along U.S. Hwy 80 and S. Collins Road. This buffer zone also contains a six-feet wide concrete sidewalk. One Live Oak tree is proposed within the landscape buffer along S. Collins Road. A continuous row of shrubs is proposed to screen surface parking along the property line adjacent to U.S. Hwy 80 service road. Within the site a total of two Live Oaks, four Lacebark elms, and three Chinkapin Paks are proposed. Overall, 24% of the total site area is proposed to be landscaped including parking lot landscaping. Proposed landscaping meets the intent of the MPD ordinance requirements if not all the technical requirements of landscaping.

Signage – Six wall signs are proposed on four sides of the building exterior of varying dimensions. The applicant has also proposed a 40-feet tall pylon sign matching the other free-standing signs within the MPD. A four-foot-deep brick veneer base to match the main building exterior is proposed. The rest of the 40-feet pylon sign will be made of metal panel/metal cladding matching the other free-standing signs within the development. Before any new sign is installed on this property, a separate sign permit and review will be required where the proposed signage will have to comply with the MPD-02 Ordinance requirements.

Analysis -The proposed Freddy's Hamburgers site plan meets the technical requirements for building exterior and articulation, parking, lighting, and landscaping in the Long Creek Crossing MPD (MPD-02). However, as discussed within the Long Creek Crossing Concept Plan Amendment staff report, which is a companion item on this agenda, the proposed use, restaurant with drive through, was not part of the original approved MPD-02 Concept Plan at this location. While independent review of the proposed Freddy's Hamburgers site plan has its merits and qualities, when considered as part of the larger master planned development that was approved by Town Council in 2017, the proposed use does not substantially conform to the approved MPD-02 Concept Plan. As a result, if the Concept Plan Amendment is not approved by the Town Council, the proposed Freddy's Hamburgers site plan will not be compliant with the MPD zoning.

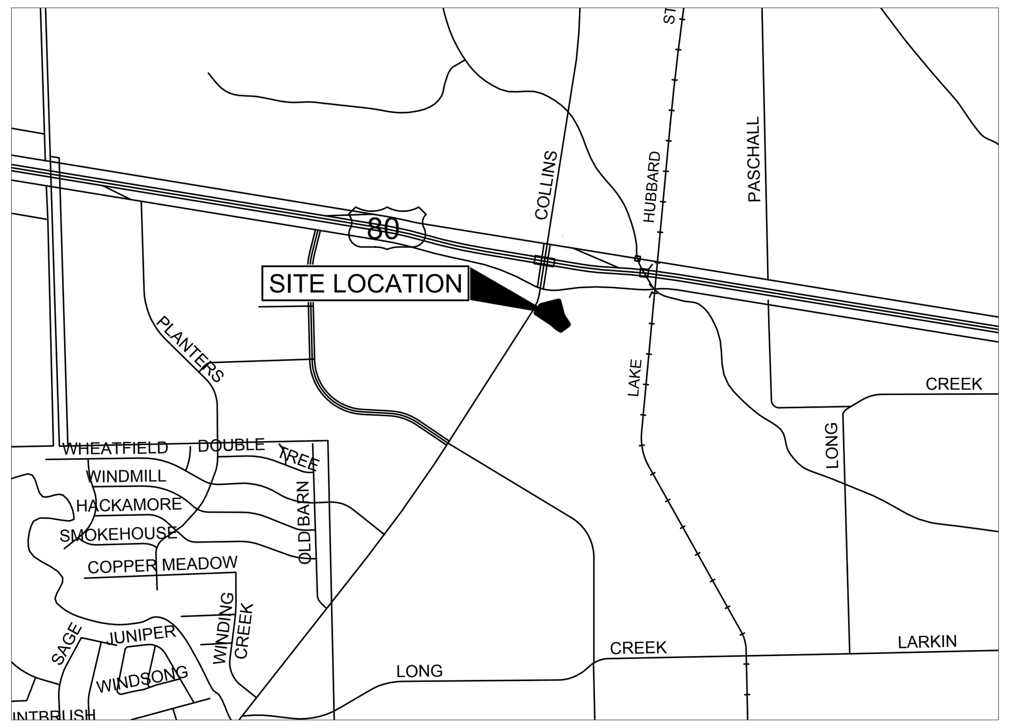
ATTACHMENTS:

Map
Site Plan
Landscape Plans
Floor Plan
Building Elevations
Pylon Sign

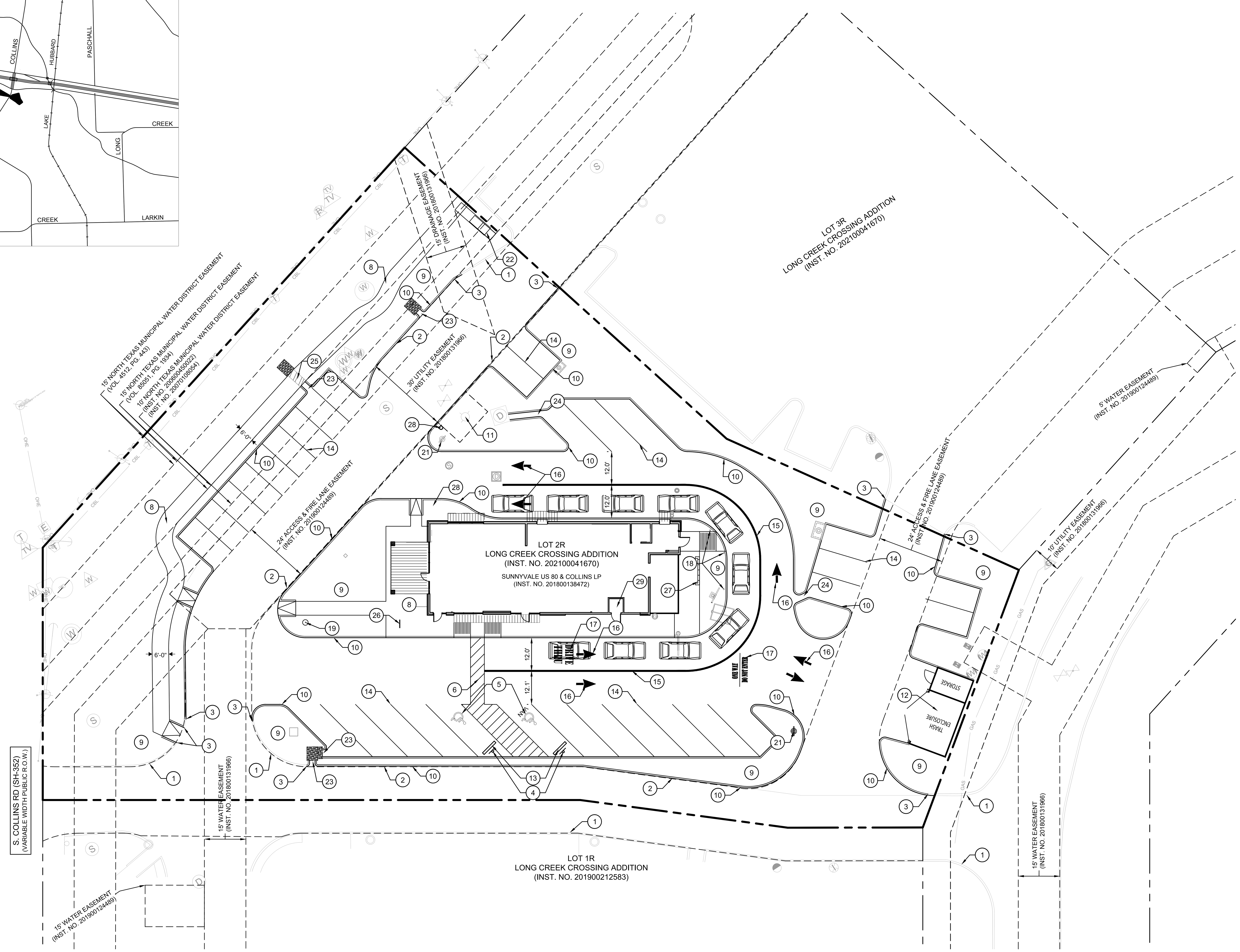
TOWN OF SUNNYVALE

Case 1834-SP Freddy's Hamburger Site Plan





N.T.S.



NORTH

GRAPHIC SCALE IN FEET

0 10 20 40

KEY NOTES

1. EXISTING 6" CURB.
2. EDGE OF CONCRETE ROAD
3. CONNECT TO EXISTING CURB
4. PROPOSED ADA SIGNS. REFERENCE DETAILS (TYP).
5. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP).
6. PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45° SPACED AT 2.0' O.C. SEE PAVING DETAILS SHEET (TYP.)
7. SAWCUT 1.5' AND CONNECT TO EXISTING CONCRETE PAVEMENT. CONSTRUCT LONGITUDINAL BUTT JOINT (SEE PAVING DETAILS SHEET) AND MATCH EXISTING PAVEMENT ELEVATION
8. PROPOSED SIDEWALK. SEE PAVING DETAILS SHEET (TYP.)
9. PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS BY OTHERS FOR DETAILS.
10. PROPOSED 6" CURB. SEE PAVING DETAILS SHEET (TYP.)
11. EXISTING FIRE HYDRANT
12. PROPOSED DUMPSTER ENCLOSURE
13. PROPOSED WHEEL STOPS
14. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING
15. PROPOSED 8" WHITE PAINT STRIPE
16. WHITE ARROW. SEE PAVING DETAILS SHEET (TYP.)
17. PROPOSED "DRIVE THRU" & "DO NOT ENTER" STRIPING. CONTRACTOR TO PROVIDE SHOP DRAWING OF PAVEMENT MARKINGS FOR APPROVAL PRIOR TO INSTALLATION. SEE PAVING DETAILS SHEET.
18. INSTALL BOLLARD. REF. DETAIL SHEET C-102
19. FLAG POLE. REF. ARCH PLAN FOR DETAILS
20. MONUMENT SIGN. REF. ARCH PLANS FOR DETAILS
21. DIRECTIONAL SIGN. REF. ARCH PLANS FOR DETAILS
22. PYLON SIGN. REF. ARCH PLANS FOR DETAILS
23. PROPOSED 2' CURB CUT. REF. DETAIL SHEET C-102
24. PROPOSED 2' FLUME. REF. DETAIL SHEET C-102
25. PROPOSED CURB CHASE DETAIL. REF. DETAIL SHEET C-102
26. PROPOSED BIKE RAMP DETAIL. REF. DETAIL SHEET C-102
27. PROPOSED ELECTRICAL PANEL WALL. REF. MEP PLANS FOR DETAILS
28. PROPOSED REMOTE FDC. REF. MEP PLANS FOR DETAILS
29. PROPOSED EXTERIOR ACCESS OF FIRE RISER ROOM. REF. ARCH PLANS FOR DETAILS

NOTES

1. ALL EXISTING VALVES, MANHOLES, METERS, VAULTS, ETC. TO BE RAISED TO PROPOSED GRADE BY CONTRACTOR PER PROPOSED GRADING PLAN

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811
Know what's **below.**
Call before you dig.

Site Data

Proposed Use	Restaurant, with Dive-Up Window
Existing Zone District	PD (MPD-02)
Gross Site Area	1.23 Acres
Building Area	3,026 Sq. Ft
Floor Area Ratio	0.56
Total Impervious Cover	43,55.55 Sq. Ft.
Impervious Cover Percent	81.28%
Max Building Height	35'
Proposed Building Height	24'
Front Setbacks	15'
Side Setbacks	15'

Parking Information

Parking Requirements	1 Space/ 100 SF of Building	
Accessible Spaces	2 spaces for 26-50 total spaces	
Van Accessible Spaces	1 Van space/ 6 Accessible Spaces	
	Required	Proposed
Minimum Parking	31	31
ADA Parking	2	2
ADA Van Parking	1	1
Drive-Through Stacking for Food Pick-Up Window	6	6
Stacking for The Order Board	4	4

BENCH MARK LIST

BM 100 MAG NAIL WITH SHINER STAMPED "YP CONTROL POINT" SET IN A CONCRETE AREA DRAIN, ±12' SOUTHEAST OF A FIRE HYDRANT, ±97' SOUTHWEST OF A SANITARY SEWER MANHOLE IN A FIRE LANE, AND ±40' SOUTHEAST OF A SANITARY SEWER MANHOLE IN A FIRE LANE.
ELEV: 478.9'

BM 101 MAG NAIL WITH SHINER STAMPED "YP CONTROL POINT" SET IN THE BACK OF CURB ON THE EAST SIDE OF A FIRE LANE, ±124' SOUTHWEST OF A WATER VALVE IN THE FIRE LANE, ±129' SOUTHWEST OF A WATER METER ON THE NORTH SIDE OF THE FIRE LANE, AND ±116' SOUTHEAST OF A LIGHT POLE ON THE SOUTH SIDE OF A FIRE LANE.
ELEV: 485.4'

BM 102 MAG NAIL WITH SHINER STAMPED "YP CONTROL POINT" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF A FIRE LANE, ±29' EAST OF A WATER VALVE IN THE FIRE LANE, ±57' SOUTHEAST OF A WATER METER ON THE NORTH SIDE OF THE FIRE LANE, AND ±33' NORTHEAST OF A BEND IN BRICK WALL ON THE SOUTH SIDE OF THE FIRE LANE.
ELEV: 482.1'

THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), BASED ON OBSERVATIONS MADE ON January 31, 2025 WITH AN APPLIED COMBINED SCALE FACTOR OF 1.00012.

OWNER/DEVELOPER:

LONE STAR CUSTARD HOLDINGS, LLC
4630 N LOOP 1604 W
SUITE 513
SAN ANTONIO, TX 78249
CONTACT: JOE DEPINTO
PHONE: (817) 789-2130

ENGINEER:

Kimley»Horn
TX. REGISTRATION NO. F-928
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: JEFF LANDON, P.E.
PHONE: (817) 900-8530
FAX: (817) 335-5070

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JEFFREY LANDON
P.E. No. 134895 Date 04/03/2025

PROJECT No. 061346004
DATE: MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

FREDDY'S - SUNNYVALE

TOWN OF SUNNYVALE
DALLAS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
C-301

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS XREF xbndy - XREF xexist-site - XREF xexist-util - XREF xstrm - XREF xutil - XREF X2436-Plans Border - XREF xsite
PLOTTED BY NOGUCHI, JOSE 4/2/2025 5:54 PM
DWG NAME K:\FTW_CIVIL\061346004- FIVE POINT -SUNNYVALE\CAD\PLANSHEETS (24X36)\C-SITE PLAN.DWG
LAST SAVED 4/2/2025 5:49 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Chinkapin Oak / Quercus muehlenbergii	3" cal	10`-12` ht	As Shown	3	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Lacebark Elm / Ulmus parvifolia	3" cal	10`-12` ht	As Shown	4	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Live Oak / Quercus virginana	3" cal	10`-12` ht	As Shown	3	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
FLOWERING TREES						
	Wax Myrtle / Myrica cerifera	45 gal	8`-10` ht	As Shown	2	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Blue Grama / Bouteloua gracilis `Blonde Ambition`	5 gal	24" h x 18" w	24" OC	141	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights`	3 gal	12" h X 12" w	18" OC	17	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Burford Holly / Ilex cornuta 'Burfordii'	7 gal	36" ht. min.	36" OC	19	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	30" OC	46	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Edward Goucher Abelia / Abelia x grandiflora 'Edward Goucher'	7 gal	36" ht. min.	36" OC	22	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Sage / Leucophyllum frutescens `Green Cloud`	7 gal	36" ht. min.	36" OC	55	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`	15 gal	4` ht min.	48" OC	22	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	3 gal	18" h X 18" w	As shown	10	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Yellow Yucca / Hesperaloe parviflora `Yellow`	3 gal	18" h X 18" w	24" OC	16	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SYMBOL	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
GROUND COVERS						
	Bermuda Grass / Cynodon dactylon	sod			10,520 sf	REFER TO SPECIFICATIONS
	Mexican Feather Grass / Schizachyrium scoparium	1 gal	12"h x 8"w	18" o.c.	1,099	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Scarlet Sage / Salvia coccinea	1 gal	12" h x 12" w	24" o.c.	195	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Texas Sedge / Carex texensis	1 gal	12" h x 12" w	18" o.c.	224	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Wintercreeper / Euonymus fortunei	1 gal	8"h x 8"w	18" o.c.	269	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
MISCELLANEOUS						
	Shredded Hardwood Mulch				TBD	MIN 3" DEPTH, TREES IN SOD TO RECEIVE 4' DIAMETER MULCH RING, DARK BROWN IN COLOR

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

TOWN OF SUNNYVALE NOTES:

1. ALL PLANTING SHALL BE ADEQUATELY IRRIGATED AND MAINTAINED ON A PERMANENT BASIS.
2. THE DEVELOPER OR OWNER OF THE TRACT SHALL FURNISH A TWO (2) YEAR MAINTENANCE BOND FROM A LICENSED LANDSCAPE COMPANY THAT GUARANTEES THAT ALL PLANTINGS THAT DIE OR FAIL TO THRIVE DURING THE TWO (2) YEAR PERIOD WILL BE REPLACED IMMEDIATELY AT THE DEVELOPER OR OWNER'S EXPENSE.
3. LANDSCAPE BUFFERS SHALL BE COVERED IN LIVING GRASS OR GROUND COVER AND SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS.

MATERIALS LEGEND:

AGGREGATES

AG-1 — DECORATIVE GRAVEL

TYPE:	BRAZOS RIVER ROCK
SIZE:	1-3" SIZE, 4" DEPTH
INSTALL:	REFER TO DETAILS
SUPPLIER:	THE ORGANIC RECYCLER (OR APPROVED EQUAL)
CONTACT:	(817.437.2277)
APPROVAL:	***SAMPLE, MOCKUP***

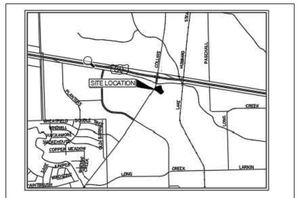
METALS

M-1 — STEEL EDGE

MATERIAL:	3/16" x 4" STEEL PLATE (@ PLANTING) 1/8" x 4" STEEL PLATE (@ AGGREGATE)
COLOR:	POWDERCOATED (COLOR BLACK)
SIZE:	LENGTHS PER PLANS
INSTALL:	REF. DETAILS, ALL JOINTS TO BE FLUSH AND LEVEL
APPROVAL:	***CUT SHEET, SAMPLE***

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT ALREADY INCLUDED IN PLANTING PLANS) TO BE FINE GRADED, AND PLANTED WITH PLANTED WITH PLANTS OR SOD TO MATCH EXISTING CONDITIONS.

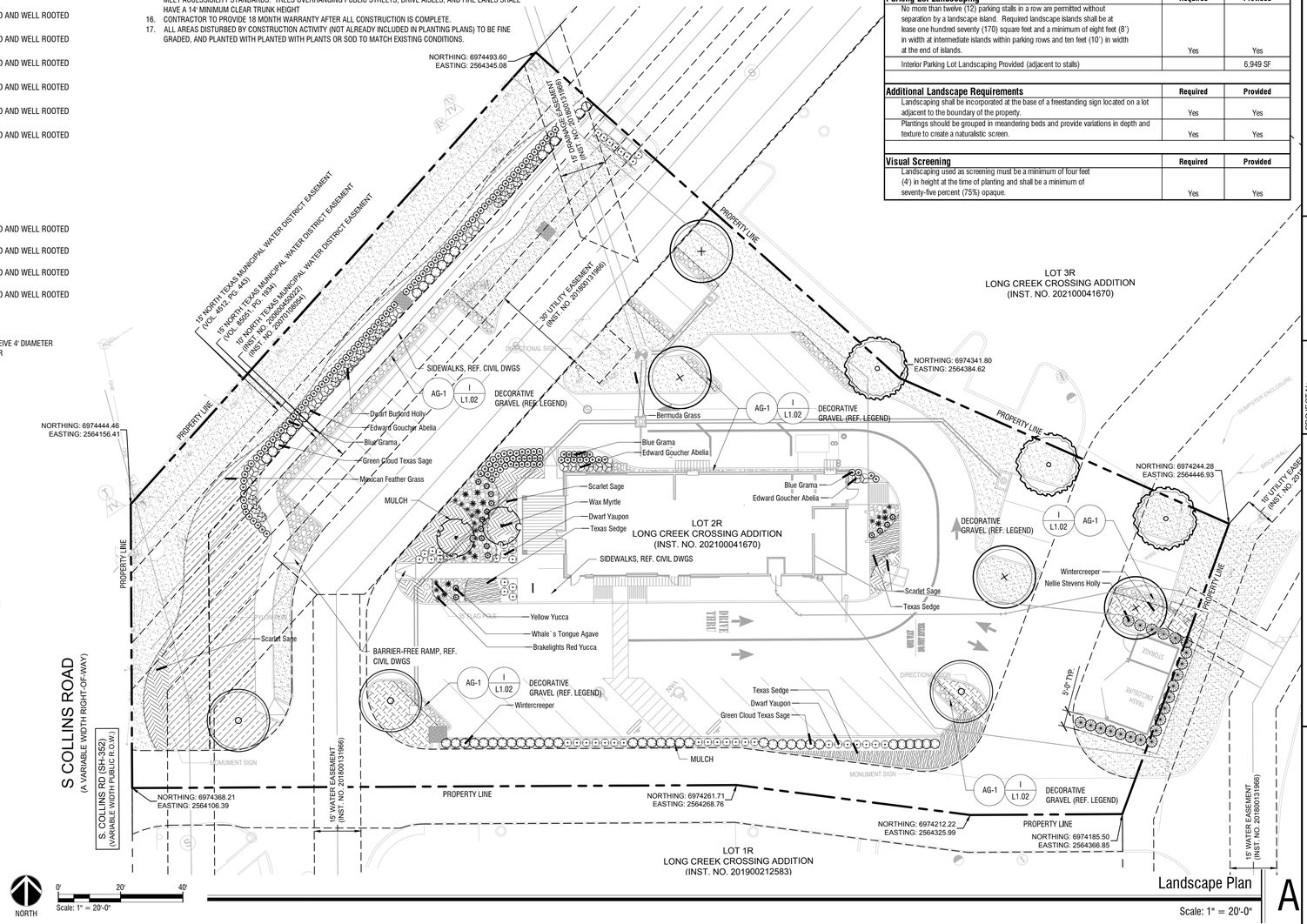


LOCATION MAP
MAPSCO# 50-M
N.T.S.

Freddys Frozen Custard - Sunnyvale
Code Calculations Chart

MPD-02 ZONING

Site Data	**AC**	**SF**
Total Site Area	1.58	68,627
Surface Parking Spaces		31 spaces
Total Landscape Area Provided		17,069 SF (24%)
General Landscape Standards	**Required**	**Provided**
Required trees shall be a minimum of 3" cal. and 10' tall at time of planting, and have a crown spread greater than 15' at maturity	Yes	Yes
Screening shrubs shall have a minimum height of 3' at time of installation	Yes	Yes
Non-dwarf shrubs shall be a minimum of 2' in height at time of installation	Yes	Yes
No more than 50% of the trees and shrubs within a buffer of the same species	Yes	Yes
Landscape Buffers	**Required**	**Provided**
In lieu of trees along US 80, previous Developer planted trees in an off-site area equal to the number of trees required to meet the Commercial Buffer requirement in the Design Standards.	NA	NA
Pedestrian walks are required to be a minimum of five feet (5') in width.	Yes	Yes
Landscaped beds shall be no less than one hundred (100) square feet in area, excluding landscaped beds within a parking lot, unless smaller landscaped beds are authorized as part of the site plan approval process.	Yes	Yes
Landscape materials shall be grouped in tree clusters and plant bed masses to create a more naturalistic appearance. Tree spacing may be adjusted as long as the total tree count complies with applicable requirements.	Yes	Yes
A ten-foot (10') landscape buffer is not required when commercial abuts commercial.	NA	NA
Parking Lot Landscaping	**Required**	**Provided**
No more than twelve (12) parking stalls in a row are permitted without separation by a landscape island. Required landscape islands shall be at lease one hundred seventy (170) square feet and a minimum of eight feet (8') in width at intermediate islands within parking rows and ten feet (10') in width at the end of islands.	Yes	Yes
Interior Parking Lot Landscaping Provided (adjacent to stalls)		6,949 SF
Additional Landscape Requirements	**Required**	**Provided**
Landscaping shall be incorporated at the base of a freestanding sign located on a lot adjacent to the boundary of the property.	Yes	Yes
Plantings should be grouped in meandering beds and provide variations in depth and texture to create a naturalistic screen.	Yes	Yes
Visual Screening	**Required**	**Provided**
Landscaping used as screening must be a minimum of four feet (4') in height at the time of planting and shall be a minimum of seventy-five percent (75%) opaque.	Yes	Yes



Landscape Plan A
Scale: 1" = 20'-0"

LOT 2R
LONG CREEK CROSSING ADDITION
(INST.NO. 202100041670)
SUNNYVALE US 80 & COLLINS LP
(INST.NO. 201800138472)
1.2 ACRES
PREPARED: JANUARY 31, 2025

CITY CASE NO. XXXXXX

OWNER/DEVELOPER:

LONE STAR CUSTARD HOLDINGS, LLC
4630 N LOOP 1604 W
SUITE 513
SAN ANTONIO, TX 78249
CONTACT: JOE DEPINTO
PHONE: (817) 789-2130

APPLICANT / LANDSCAPE ARCHITECT:

Kimley»Horn

TX. REGISTRATION NO. F-928
260 DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75048
CONTACT: ANNE HARMAN, PLA, LI
PHONE: (817) 521-2541

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.I.A. Anne M. Harman
L.A. No. 3146 Date 04/03/2025

PROJECT No:	061346000
DATE:	APRIL 2025
SCALE:	AS SHOWN
DESIGNED BY:	NJF
DRAWN BY:	NJF
CHECKED BY:	AMH

FREDDY'S - SUNNYVALE
TOWN OF SUNNYVALE,
DALLAS COUNTY, TEXAS

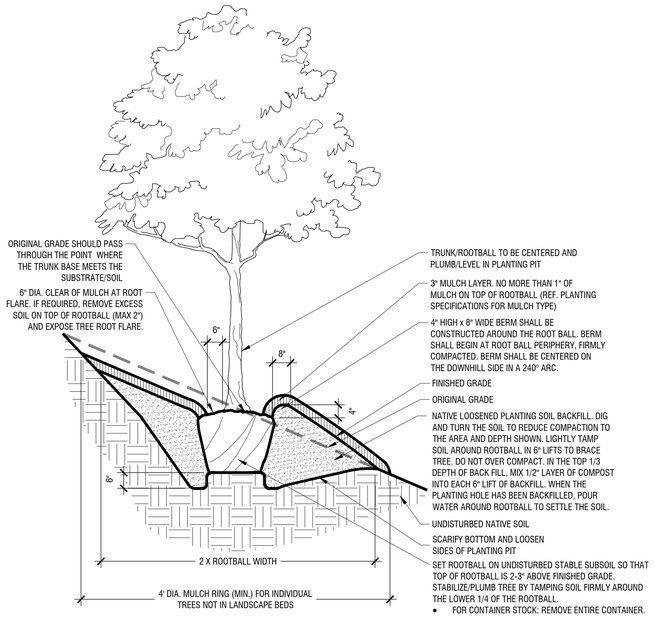
LANDSCAPE PLAN

SHEET NUMBER
L1.01

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

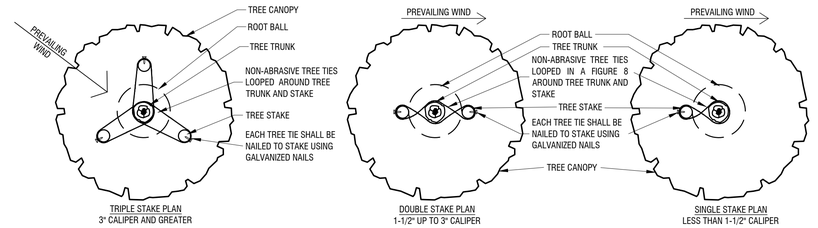
IMAGES Location map
XREFs XREF: tPlant Freddys Sunnyvale - XREF: tHard Freddys Sunnyvale - XREF: tBody - XREF: X24-Plans Border - XREF: storm - XREF: sani - XREF: sanit-site - XREF: waste-sani - XREF: tPg - XREF: tFg
PLOTTED BY HARMAN, ANNE 4/3/2025 8:43 AM
PLOTTED AT 1:1 PROJECTS\061346000 - FREDDYS SUNNYVALE\CAD\SHEETS\L1.01 LANDSCAPE PLAN.DWG
LAST SAVED 4/3/2025 8:42 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.

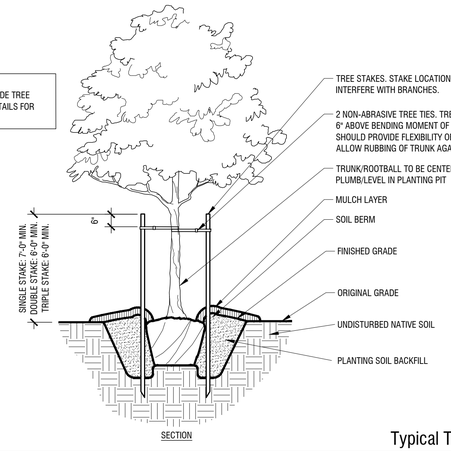


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) D

Scale: NTS



NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



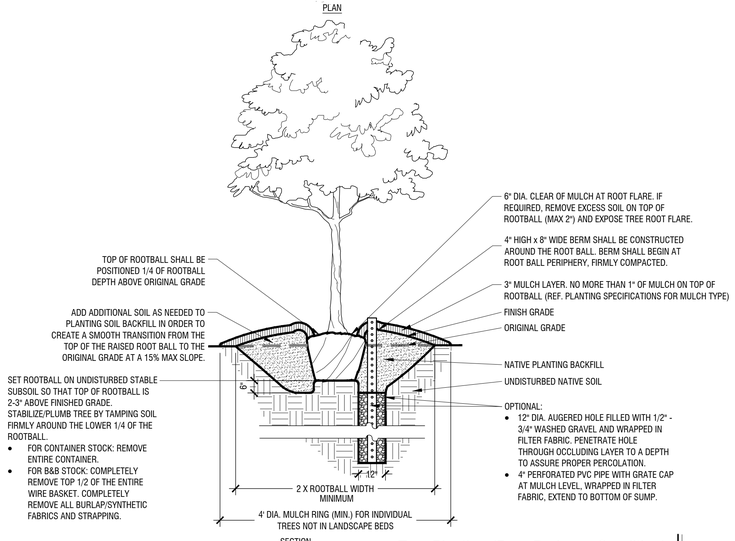
SECTION

Typical Tree Staking B

Scale: NTS

PLAN

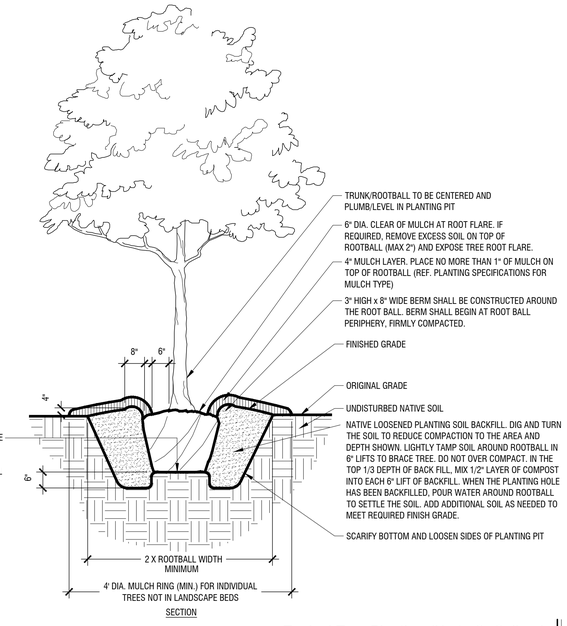
NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



SECTION

Tree Planting (Poor Drainage Condition) C

Scale: NTS



SECTION

Typical Tree Planting (Up to 3" Caliper) A

Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.I.A. Anne M. Harman
L.A. No. 3146 Date 03/19/2025

PROJECT No.	061346000
DATE:	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	NJF
DRAWN BY:	NJF
CHECKED BY:	AMH

FREDDY'S - SUNNYVALE

TOWN OF SUNNYVALE,
DALLAS COUNTY, TEXAS

PLANTING DETAILS

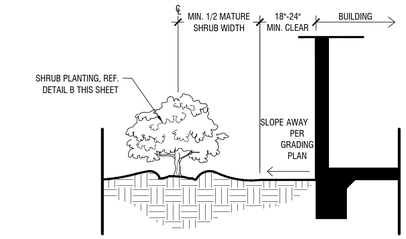
SHEET NUMBER
L1.02

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
VOID
PLOTTED BY ALFARO, ANDREA 3/19/2025 3:59 PM
PLOTTED AS L1.02 - PROJECTS\061346000 - FREDDYS SUNNYVALE\CAD\SHEETS\L1.02 PLANTING DETAILS.DWG
LAST SAVED 3/19/2025 3:56 PM

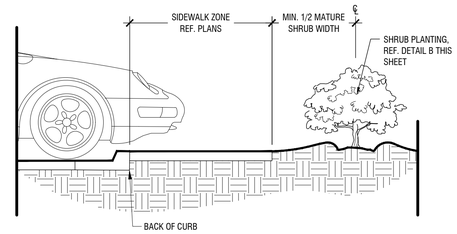
XREF Decorative Gravel - XREF Decomposed granite - XREF X2356 Plum Border

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



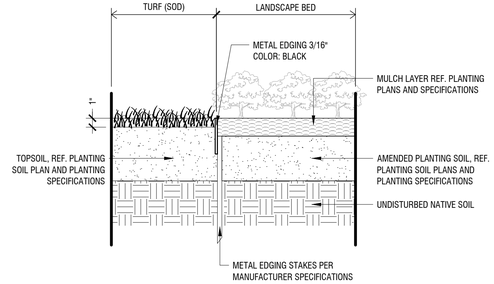
Shrub Planting at Building Edge — F

Scale: NTS



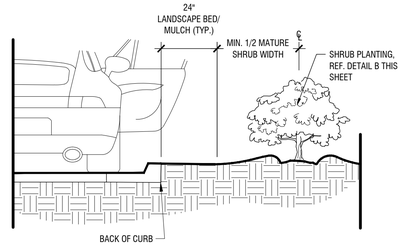
Shrub Planting at Sidewalk — C

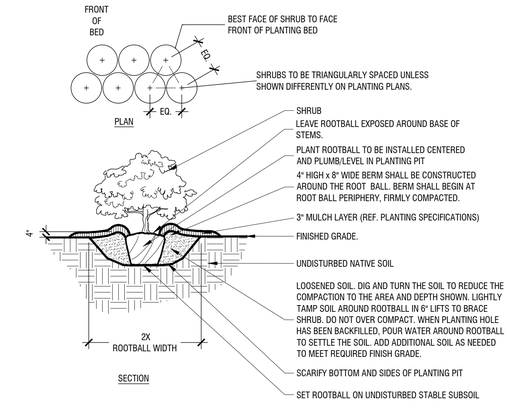
Scale: NTS

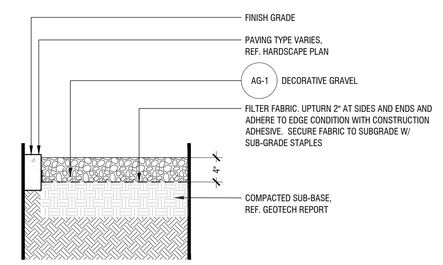


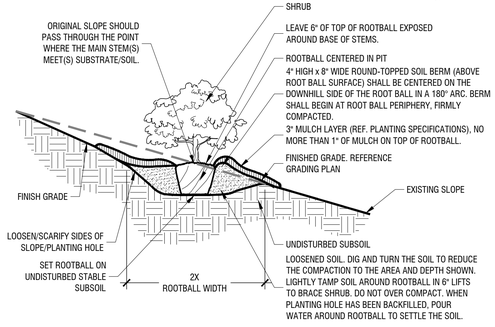
Metal Edging (at Turf & Landscape Bed) — H

Scale: 1 1/2" = 1'-0"



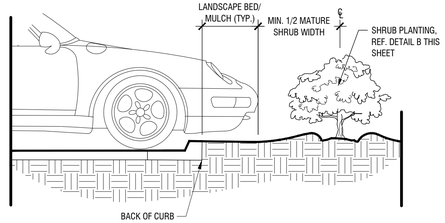






Shrub Planting On 5-50% (20:1 TO 2:1) Slope — G

Scale: NTS

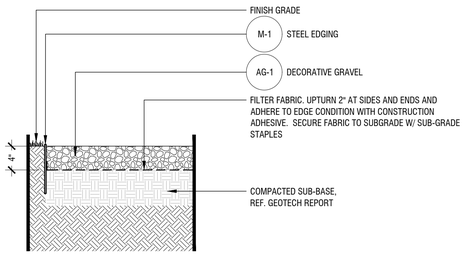


Shrub Planting at Curb — E

Scale: NTS

Typical Shrub Planting — B

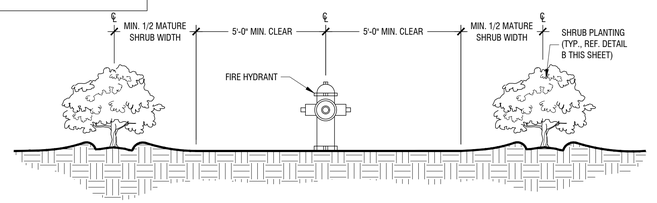
Scale: NTS



Decorative Gravel — I

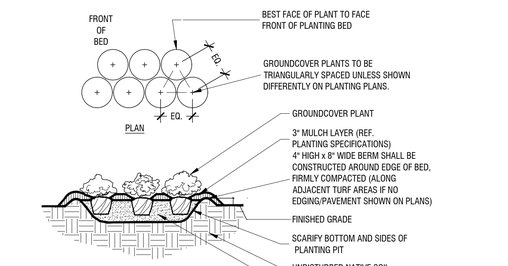
Scale: 1"=1'-0"

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant — D

Scale: NTS



Typical Groundcover Planting — A

Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.I.A. Anne M. Harman
L.A. No. 3146 Date 03/18/2025

PROJECT No. 061346000
DATE: MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: NJF
DRAWN BY: NJF
CHECKED BY: AMH

FREDDY'S - SUNNYVALE

TOWN OF SUNNYVALE
DALLAS COUNTY, TEXAS

PLANTING DETAILS

SHEET NUMBER
L1.03

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
NOT USED
PLOTTED BY ALFARO, ANDREIA 3/19/2025 3:39 PM
FILENAME M:\AUS_LA\PROJECTS\061346000 - FREDDYS SUNNYVALE\CAD\SHEETS\L1.02 PLANTING DETAILS.DWG
LAST SAVED 3/20/2025 5:56 PM
XREF Decorative Gravel - XREF Decomposed granite - XREF 32456 Plum Border
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

      2. SOD/SEED AREA TOPSOIL
      ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Anne M. Harman
L.A. No. 3146 Date 03/19/2025

PROJECT No. 061346000
DATE: MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: NJF
DRAWN BY: NJF
CHECKED BY: AMH

FREDDY'S - SUNNYVALE

TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PLANTING SPECIFICATIONS

SHEET NUMBER
L1.04

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS XREF Decorative Gravel - XREF Decomposed granite - XREF X2436-Plans Border
PLOTTED BY ALFARO, ANDREIA 3/19/2025 3:39 PM
DWG NAME K:\MKN_LALP_PROJECTS\061346004 - FREDDYS SUNNYVALE\CAD\SHEETS\L1.02 PLANTING DETAILS.DWG
LAST SAVED 1/28/2025 5:56 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Chinkapin Oak / Quercus muehlenbergii	3" cal	10`-12` ht	As Shown	3	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Lacebark Elm / Ulmus parvifolia	3" cal	10`-12` ht	As Shown	4	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Live Oak / Quercus virginana	3" cal	10`-12` ht	As Shown	3	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
FLOWERING TREES						
	Wax Myrtle / Myrica cerifera	45 gal	8`-10` ht	As Shown	2	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Blue Grama / Bouteloua gracilis `Blonde Ambition`	5 gal	24" h x 18" w	24" OC	144	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights`	3 gal	12" h X 12" w	18" OC	17	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Burford Holly / Ilex cornuta 'Burfordii'	7 gal	36" ht. min.	36" OC	23	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	30" OC	46	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Edward Goucher Abelia / Abelia x grandiflora'Edward Goucher'	7 gal	36" ht. min.	36" OC	22	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Sage / Leucophyllum frutescens `Green Cloud`	7 gal	36" ht. min.	36" OC	55	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`	15 gal	4` ht min.	48" OC	22	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	3 gal	18" h X 18" w	As shown	10	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Yellow Yucca / Hesperaloe parviflora `Yellow`	3 gal	18" h X 18" w	24" OC	16	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Bermuda Grass / Cynodon dactylon	sod			10,578 sf	REFER TO SPECIFICATIONS
	Mexican Feather Grass / Nassella tenuissima	1 gal	12"h x 8"w	18" o.c.	1,094	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Scarlet Sage / Salvia coccinea	1 gal	12" h x 12" w	24" o.c.	195	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Texas Sedge / Carex texensis	1 gal	12" h x 12" w	18" o.c.	190	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Wintercreeper / Euonymus fortunei	1 gal	8"h x 8"w	18" o.c.	308	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
MISCELLANEOUS						
	Shredded Hardwood Mulch				TBD	MIN 3" DEPTH, TREES IN SOD TO RECEIVE 4' DIAMETER MULCH RING, DARK BROWN IN COLOR

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

TOWN OF SUNNYVALE NOTES:

1. ALL PLANTING SHALL BE ADEQUATELY IRRIGATED AND MAINTAINED ON A PERMANENT BASIS.
2. THE DEVELOPER OR OWNER IF THE TRACT SHALL FURNISH A TWO (2) YEAR MAINTENANCE BOND FROM A LICENSED LANDSCAPE COMPANY THAT GUARANTEES THAT ALL PLANTINGS THAT DIE OR FAIL TO THRIVE DURING THE TWO (2) YEAR PERIOD WILL BE REPLACED IMMEDIATELY AT THE DEVELOPER OR OWNER'S EXPENSE.
3. LANDSCAPE BUFFERS SHALL BE COVERED IN LIVING GRASS OR GROUND COVER AND SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS.

MATERIALS LEGEND:

AGGREGATES

AG-1 — DECORATIVE GRAVEL

TYPE:	BRAZOS RIVER ROCK
SIZE:	1-3" SIZE, 4" DEPTH
INSTALL:	REFER TO DETAILS
SUPPLIER:	THE ORGANIC REC'LER (OR APPROVED EQUAL)
CONTACT:	(817.437.2277)
APPROVAL:	***SAMPLE, MOCKUP***

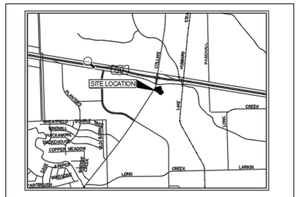
METALS

M-1 — STEEL EDGE

MATERIAL:	3/16" x 4" STEEL PLATE (@ FLANTING) 1/8" x 4" STEEL PLATE (@ AGGREGATE)
COLOR:	POWDERCOATED (COLOR BLACK)
SIZE:	LENGTHS PER PLANS
INSTALL:	REF. DETAILS, ALL JOINTS TO BE FLUSH AND LEVEL
APPROVAL:	***CUT SHEET, SAMPLE***

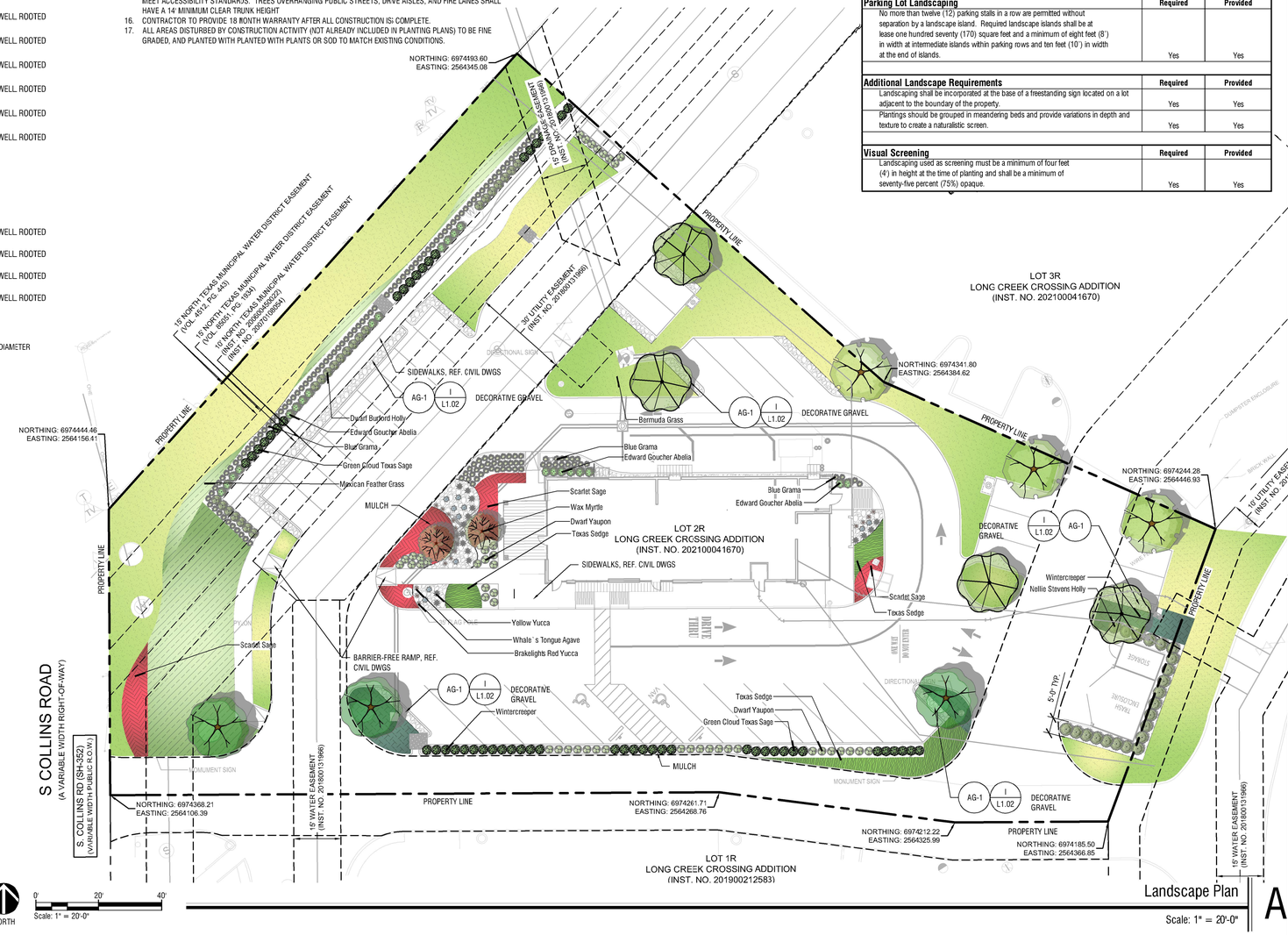
PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT ALREADY INCLUDED IN PLANTING PLANS) TO BE FINE GRADED, AND PLANTED WITH PLANTED WITH PLANTS OR SOD TO MATCH EXISTING CONDITIONS.



LOCATION MAP
MAPSCO# 50-M
N.T.S.

Freddys Frozen Custard - Sunnyvale Code Calculations Chart		
MPD-02 ZONING		
Site Data	**AC**	**SF**
Total Site Area	1.58	68,627
Surface Parking Spaces		31 spaces
Total Landscape Area Provided		17,069 SF (24%)
General Landscape Standards	**Required**	**Provided**
Required trees shall be a minimum of 3" cal. and 10' tall at time of planting, and have a crown spread greater than 15' at maturity	Yes	Yes
Screening shrubs shall have a minimum height of 3' at time of installation	Yes	Yes
Non-dwarf shrubs shall be a minimum of 2' in height at time of installation	Yes	Yes
No more than 50% of the trees and shrubs within a buffer of the same species	Yes	Yes
Landscape Buffers	**Required**	**Provided**
In lieu of trees along US 80, previous Developer planted trees in an off-site area equal to the number of trees required to meet the Commercial Buffer requirement in the Design Standards.	NA	NA
Pedestrian walks are required to be a minimum of five feet (5') in width.	Yes	Yes
Landscaped beds shall be no less than one hundred (100) square feet in area, excluding landscaped beds within a parking lot, unless smaller landscaped beds are authorized as part of the site plan approval process.	Yes	Yes
Landscape materials shall be grouped in tree clusters and plant bed masses to create a more naturalistic appearance. Tree spacing may be adjusted as long as the total tree count complies with applicable requirements.	Yes	Yes
A ten-foot (10') landscape buffer is not required when commercial abuts commercial.	NA	NA
Parking Lot Landscaping	**Required**	**Provided**
No more than twelve (12) parking stalls in a row are permitted without separation by a landscape island. Required landscape islands shall be at lease one hundred seventy (170) square feet and a minimum of eight feet (8') in width at intermediate islands within parking rows and ten feet (10') in width at the end of islands.	Yes	Yes
Additional Landscape Requirements	**Required**	**Provided**
Landscaping shall be incorporated at the base of a freestanding sign located on a lot adjacent to the boundary of the property.	Yes	Yes
Plantings should be grouped in meandering beds and provide variations in depth and texture to create a naturalistic screen.	Yes	Yes
Visual Screening	**Required**	**Provided**
Landscaping used as screening must be a minimum of four feet (4') in height at the time of planting and shall be a minimum of seventy-five percent (75%) opaque.	Yes	Yes



Landscape Plan A
Scale: 1" = 20'-0"

LOT 2R
LONG CREEK CROSSING ADDITION
(INST.NO. 202100041670)
SUNNYVALE US 80 & COLLINS LP
(INST.NO. 201800138472)
1.2 ACRES
PREPARED: JANUARY 31, 2025

CITY CASE NO. XXXXXX

OWNER/DEVELOPER:

LONE STAR CUSTARD HOLDINGS, LLC
4630 N LOOP 1604 W
SUITE 513
SAN ANTONIO, TX 78249
CONTACT: JOE DEPINTO
PHONE: (817) 789-2130

APPLICANT / LANDSCAPE ARCHITECT:

Kimley»Horn

TX. REGISTRATION NO. F-928
260 DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75048
CONTACT: ANNE HARMAN, PLA, LI
PHONE: (817) 521-2541

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.I.A. Anne M. Harman
L.A. No. 3146 Date 03/19/2025

PROJECT No.	061346000
DATE:	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	NJF
DRAWN BY:	NJF
CHECKED BY:	ANH

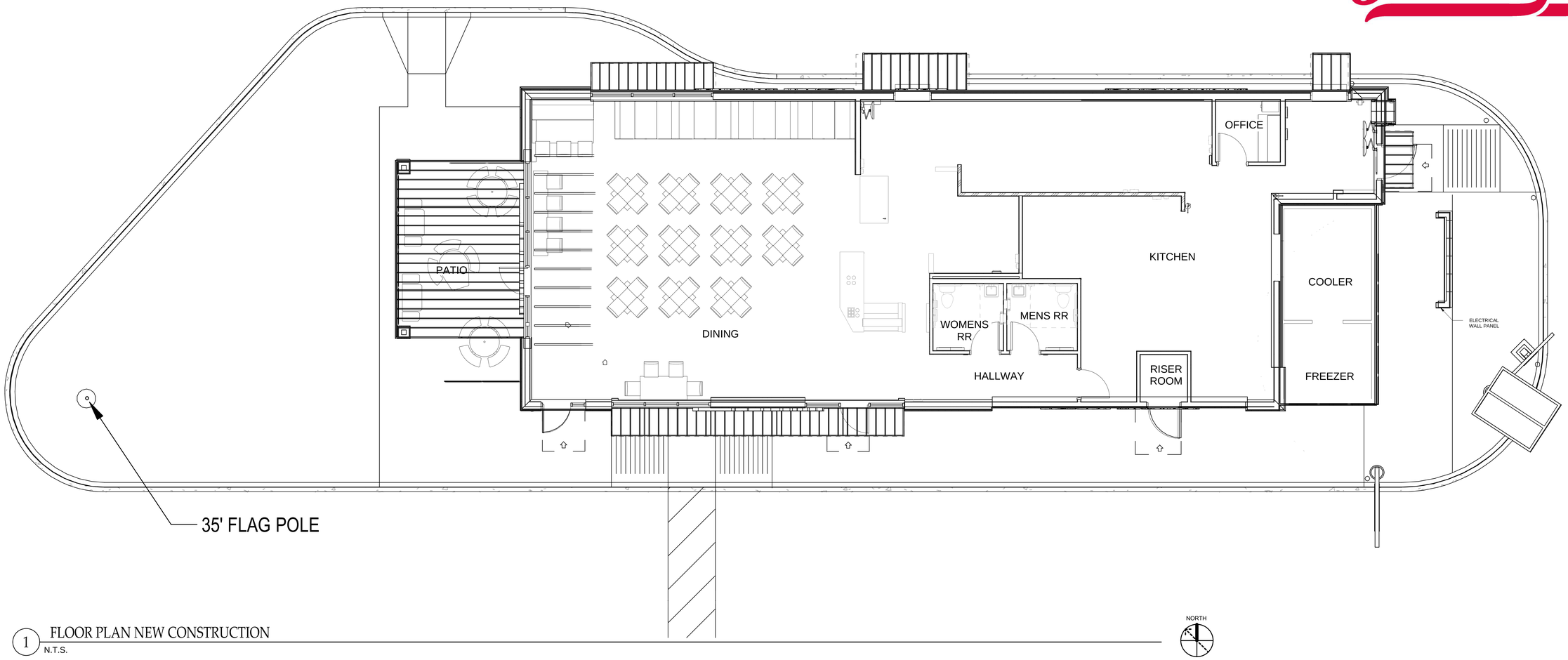
FREDDY'S - SUNNYVALE
TOWN OF SUNNYVALE,
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L1.01

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

location map
XREF xbase - XREF xPlan Freddys Sunnyvale - XREF xHard Freddys Sunnyvale - XREF xbody - XREF X2A9e3Pens Border - XREF xsurv - XREF xutil - XREF xexisting - XREF xexisting - XREF xfg - XREF xfg
PLOTTED BY HARMAN, ANNE 3/19/2025 4:39 PM
DRAWING SAVED 3/19/2025 4:38 PM C:\PROJECTS\061346000 - FREDDYS SUNNYVALE\CAD\SHEETS\L1.01 LANDSCAPE PLAN.DWG
LAST SAVED 3/19/2025 3:58 PM
IMAGES XREF xbase
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



1 FLOOR PLAN NEW CONSTRUCTION
N.T.S.

LARGE PROTO-TYPE WITH VESTIBULE
BUILDING AREA (N.I.C. WALKIN) = **2,808 SQ FT**
BULDING AREE (WALKIN INCLUDED) = **3,026 SQ FT**

SEAT COUNT
INTERIOR SEAT COUNT = **74**
PATIO SEAT COUNT = **16**

OCCUPANT LOAD (BASED OFF AREA)
INTERIOR OCCUPANCY COUNT = **96 OCCUPANTS**
EXTERIOR PATIO = **17 OCCUPANTS**

TESSERE
www.tessere.com
All work herein is the exclusive property of TESSERE and is not to be copied or used in any way without the express written consent of TESSERE. All drawings, specifications, ideas, designs, and arrangements appearing herein constitute the original and unpublished Work of: © 2024 TESSERE

BC ENGINEERS INCORPORATED
MEP ENGINEER

MKEC
STRUCTURE

NOT FOR CONSTRUCTION
NOT FOR BID

#	DESCRIPTION	DATE
1		

PROJECT NUMBERS:
FRANCHISEE #: 5670
TABS2025011145
TESSERE # - 23186R24005

PROJECT TYPE:
New Construction

CONTACT INFO:
3020 N CYPRESS STE
WICHITA, KS 67226
Tel: (000) 000-0000
www.freddys.com

Freddy's Frozen Custard
LONESTAR CUSTARD LLC
172 S COLLINS RD SUNNYVALE TEXAS 75182 DALLAS COUNTY

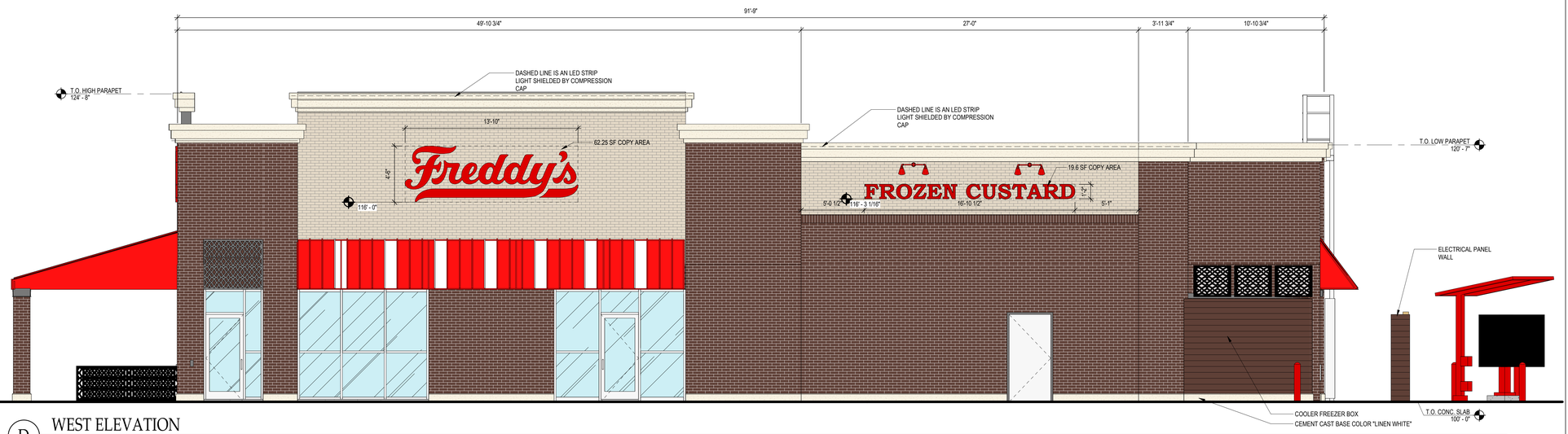
DATE: 01.07.2025 DRAWN BY: Author CHECKED BY: Checker

FLOOR PLAN

CP-200

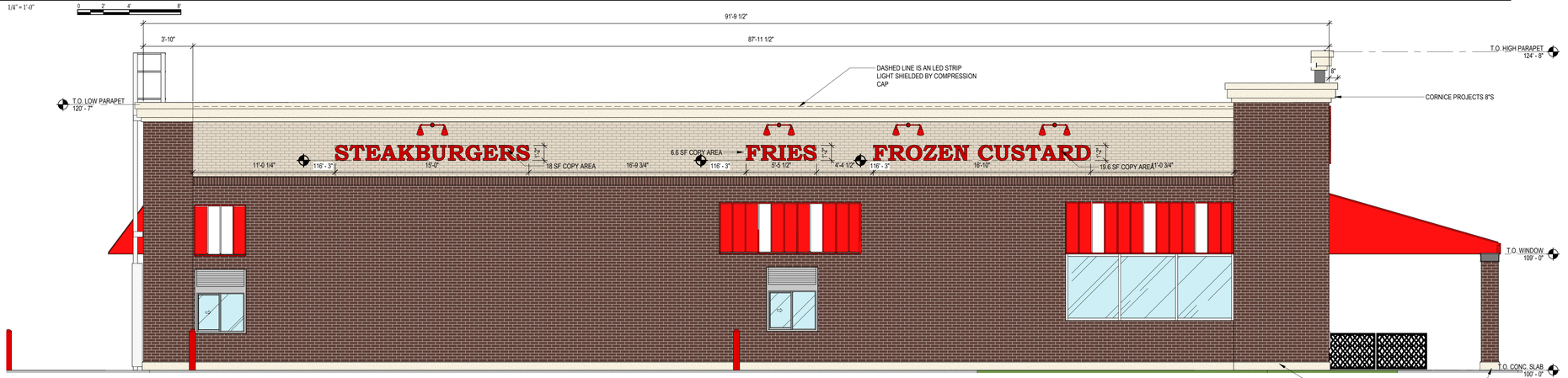
LARGE PROTOTYPE

SHEET SEQ:
PLOT DATE: 4/2/2025 8:24:48 PM
FILE NAME: J:\Projects\2025\R24005_LoneStarCustard_FNB-Sunnyvale\TX\Freddy's Sunnyvale Texas.rvt
TESSERE Project #: 23186R24005



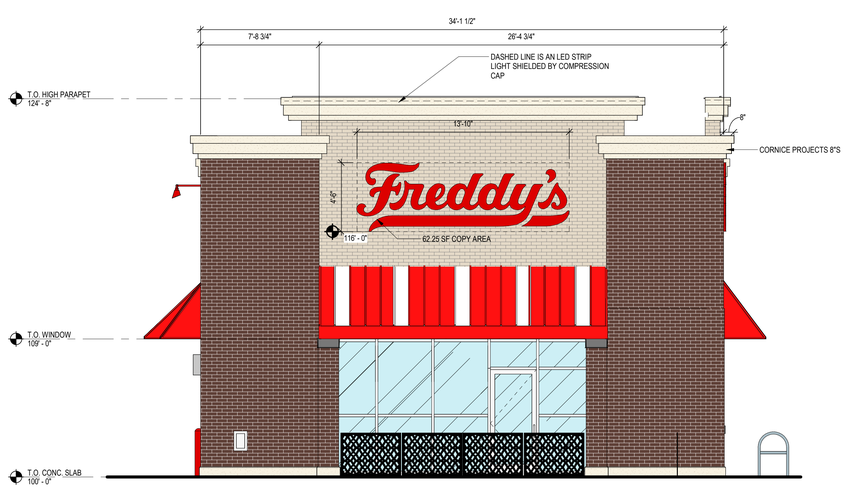
D WEST ELEVATION

1/4" = 1'-0"



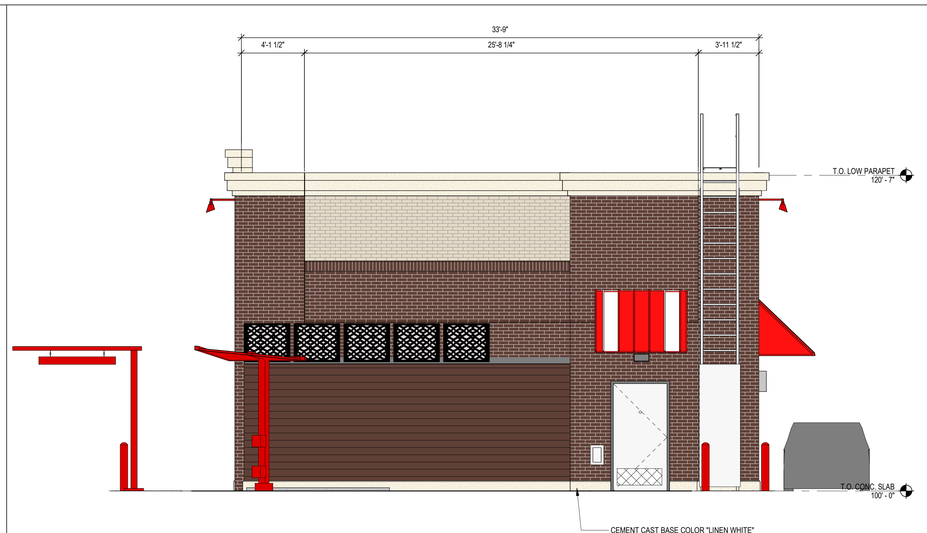
C EAST ELEVATION

1/4" = 1'-0"



B NORTH ELEVATION

1/4" = 1'-0"



A SOUTH ELEVATION

1/4" = 1'-0"

Freddy's®

WEST ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 2003 = 200 SF
PROVIDED = 82 SF

EAST ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

EAST SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 1913 = 189.8 SF
PROVIDED = 44.2 SF
*FACADE IS 100% MASONRY

NORTH ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 784= 78.4F
PROVIDED = 62.25 SF
*FACADE IS 100% MASONRY

SOUTH ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

SOUTH SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 702 = 70SF
NONE.

BOLLARD COLORS PAINTED FREDDYS RED

EXAMPLE UNDERAWNING



UNDERAWNING LIGHTS

****FANS AND UNDERAWNING LIGHTING TO BE INCLUDED IN THIS PROJECT****

MATERIAL LEGEND

ALL METAL AWNINGS
EXCEPTIONAL METALS
(DUROLAST)
COLOR: FREDDY'S RED AND
BONE WHITE

MARION CERAMICS
410 Gunstock Brown
(FIELD MAIN MATERIAL)

MARION CERAMICS
710 SEASHELL (FIELD ACCENT)

NICHIHA VINTAGEWOOD
CEDAR (LOCATED AT COOLER
FREEZER BOX AND TRASH
ENCLOSURE.

FULLERTON FINISH
CAST STONE BASE
COLOR: LINEN WHITE

(LOCATED AT BASE OF
ENTIRE BUILDING)

TESSERE
www.tessere.com

All work herein is the exclusive property of TESSERE and is not to be copied or used in any way without the express written consent of TESSERE. All drawings, specifications, ideas, designs, and arrangements appearing herein constitute the original and unpublished Work of:
© 2024 TESSERE

BC ENGINEERS INCORPORATED
MEP ENGINEER

MKEC
STRUCTURE

NOT FOR CONSTRUCTION
NOT FOR BID

DESCRIPTION	DATE

PROJECT NUMBERS:
TESSERE # - 2316BR0470
TABS2025091145
TESSERE # - 2316BR24005

PROJECT TYPE:
New Construction

Freddy's Frozen Custard
CONTACT INFO:
3020 N CYPRESS DR
WICHITA, KS 67226
Tel: (000) 000-0000
www.freddys.com

Freddy's Frozen Custard
LONESTAR CUSTARD LLC
172 S COLLINS RD SUNNYVALE TEXAS 75182 DALLAS COUNTY

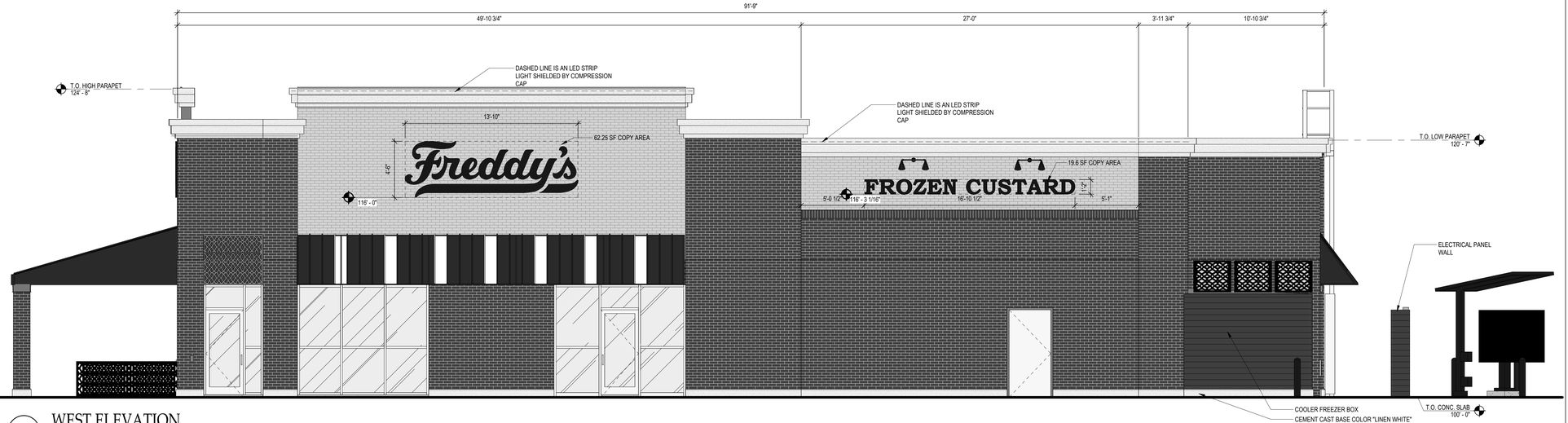
DATE: 01.07.2025 DRAWN BY: Author CHECKED BY: Checker

ELEVATION

CP-300

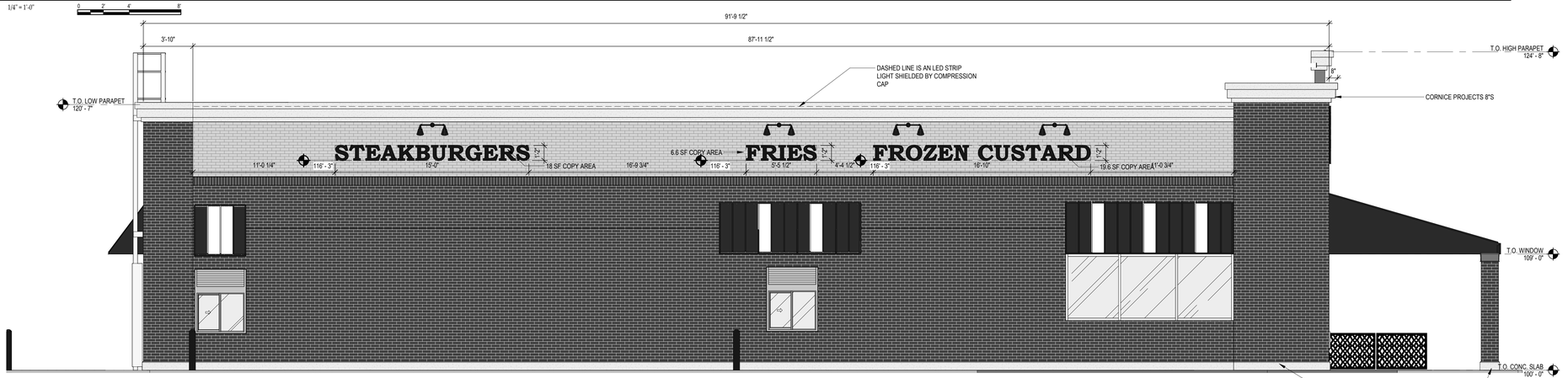
LARGE PROTOTYPE

SHEET SEQ
PLOT DATE: 4/2/2025 8:29:43 PM
FILE NAME: A-Architectural Plans/2316BR24006_LoneStarCustard_FNB-Sunnyvale/TX/Freddy's Sunnyvale Texas.rvt
TESSERE Project #: 23 16BR24005



D WEST ELEVATION

1/4" = 1'-0"



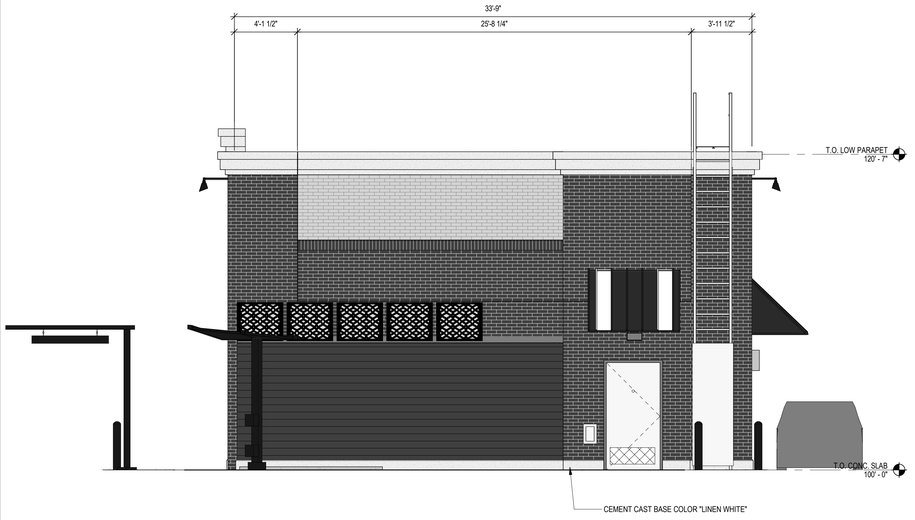
C EAST ELEVATION

1/4" = 1'-0"



B NORTH ELEVATION

1/4" = 1'-0"



A SOUTH ELEVATION

1/4" = 1'-0"

WEST ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 2003 = 200 SF
PROVIDED = 82 SF

EAST ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

EAST SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 1913 = 189.8 SF
PROVIDED = 44.2 SF
*FACADE IS 100% MASONRY

NORTH ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 784= 78.4F
PROVIDED = 62.25 SF
*FACADE IS 100% MASONRY

SOUTH ELEVATION

ALL FIELD MATERIALS ARE THIN BRICK WITH THE EXCEPTION OF THE COOLER FREEZER BOX BEING COVERED IN NICHIHA AND THE CORNICES ARE EIFS

SOUTH SIGNAGE ALLOWABLE ON THIS FACADE = 10% OF 702 = 70SF
NONE.

BOLLARD COLORS PAINTED FREDDYS RED

EXAMPLE UNDERAWNING



UNDERAWNING LIGHTS

****FANS AND UNDERAWNING LIGHTING TO BE INCLUDED IN THIS PROJECT***

MATERIAL LEGEND

ALL METAL AWNINGS
EXCEPTIONAL METALS
(DUROLAST)
COLOR: FREDDYS RED AND
BONE WHITE

MARION CERAMICS
410 Gunstock Brown
(FIELD MAIN MATERIAL)

MARION CERAMICS
710 SEASHELL (FIELD ACCENT)

NICHIHA VINTAGEWOOD
CEDAR (LOCATED AT COOLER
FREEZER BOX AND TRASH
ENCLOSURE.

FULLERTON FINISH
CAST STONE BASE
COLOR: LINEN WHITE

(LOCATED AT BASE OF
ENTIRE BUILDING)

TESSERE
www.tessere.com

All work herein is the exclusive property of TESSERE and is not to be copied or used in any way without the express written consent of TESSERE. All drawings, specifications, ideas, designs, and arrangements appearing herein constitute the original and unpublished Work of:
© 2024 TESSERE

BC ENGINEERS INCORPORATED
MEP ENGINEER

MKEC
STRUCTURE

NOT FOR CONSTRUCTION
NOT FOR BID

DESCRIPTION	DATE

PROJECT NUMBERS:
TESSERE # - 2316BR0473
TABS2025011145
TESSERE # - 2316BR24005

PROJECT TYPE:
New Construction

Freddy's
CONTACT INFO:
3959 N CYPRESS DR.
WICHITA, KS 67226
Tel: (000) 000-0000
www.freddys.com

Freddy's Frozen Custard
LONESTAR CUSTARD LLC
172 S COLLINS RD SUNNYVALE TEXAS 75182 DALLAS COUNTY

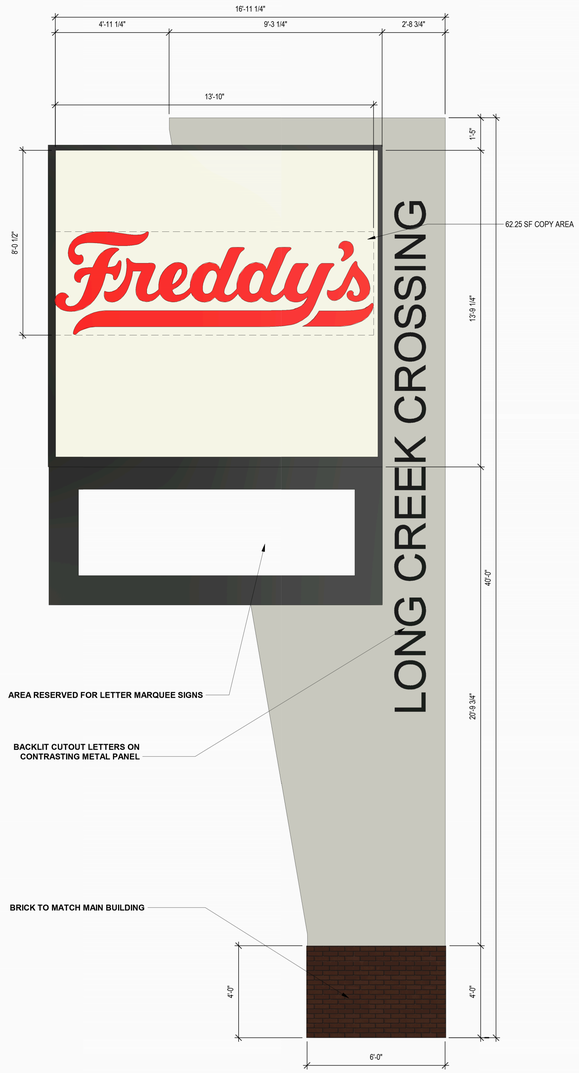
DATE: 01.07.2025 DRAWN BY: Author CHECKED BY: Checker

ELEVATION Copy 2

CP-302

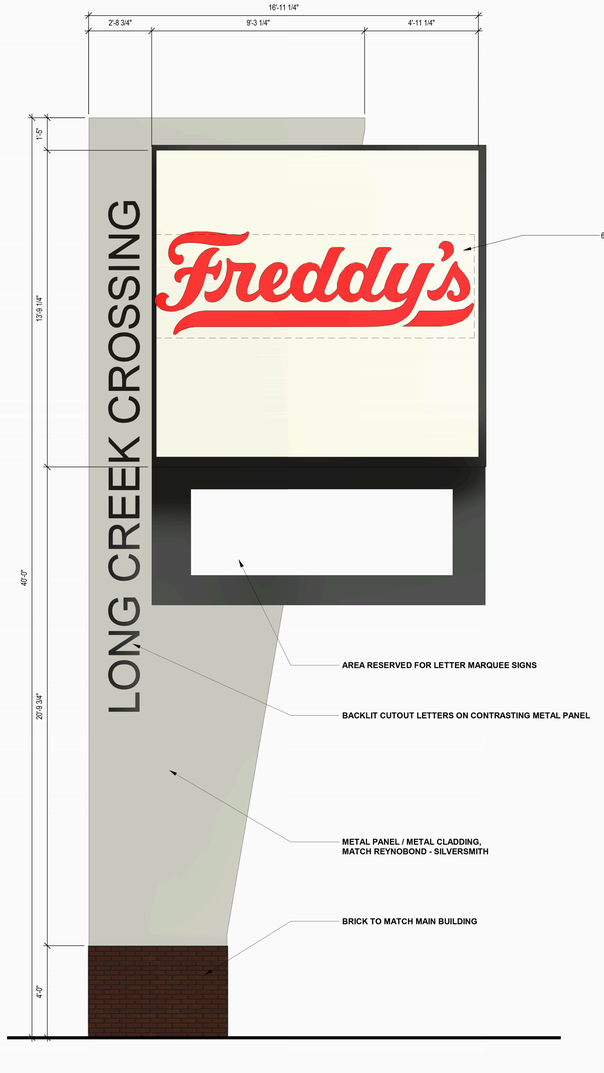
LARGE PROTOTYPE

SHEET SIZE:
PLOT DATE: 4/2/2026 8:21:28 PM
FILE NAME: P:\Projects\2025\2316BR24005_LoneStarCustard_FNB-SunnyvaleTX\Freddy's Sunnyvale Texas.rvt
TESSERE Project #: 2316BR24005



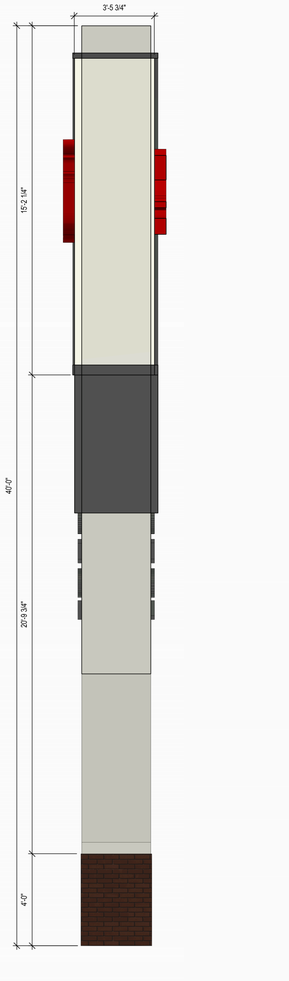
1 ELEVATION 1

3/8" = 1'-0"



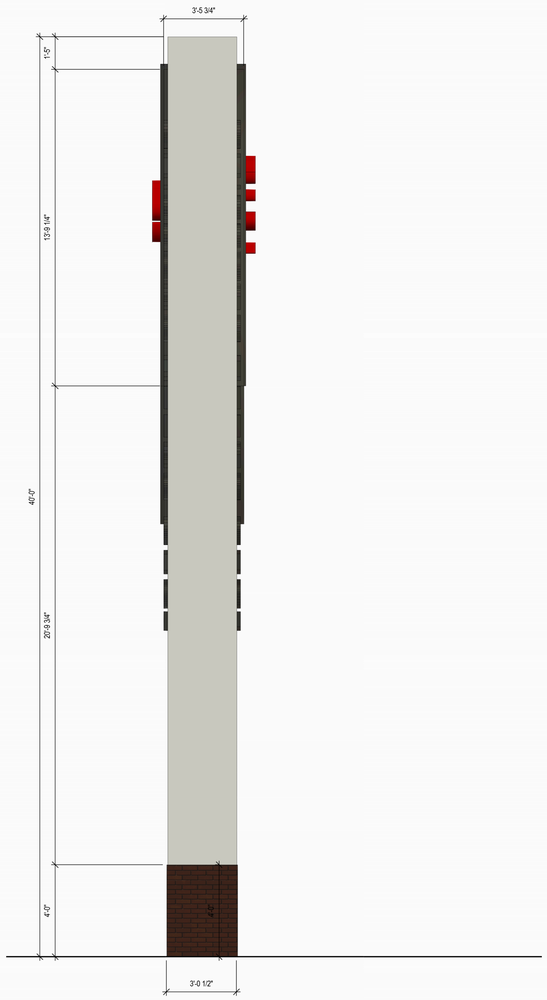
2 ELEVATION 2

3/8" = 1'-0"



3 ELEVATION 3

3/8" = 1'-0"



4 ELEVATION 4

3/8" = 1'-0"

SHEET SEQ:
PLOT DATE: 4/4/2025 9:09:10 AM
FILE PATH: M:\Work Docs\7TABS\7TABS2025911145_LoneStarCustard_FNB-Sunnyvale\7X\Freddy's Sunnyvale Texas.rvt
TESSERE Project #: 23186R24005

TESSERE
www.tessere.com

All work herein is the exclusive property of TESSERE and is not to be copied or used in any way without the express written consent of TESSERE. All drawings, specifications, ideas, designs, and arrangements appearing herein constitute the original and unpublished Work of. © 2024 TESSERE

BC ENGINEERS INCORPORATED
MEP ENGINEER

MKEC
STRUCTURE

NOT FOR CONSTRUCTION
NOT FOR BID

DESCRIPTION	DATE

PROJECT NUMBERS:
TESSERE FILE #: 7TABS
7TABS2025911145
TESSERE # - 23186R24005

PROJECT TYPE:
New Construction

Freddy's

CONTACT INFO:
3020 N CYPRESS DR
WICHITA, KS 67226
Tel: (000) 000-0000
www.freddys.com

Department of Administration
Office of Facilities & Procurement Management
Design, Construction & Compliance
700 SW Harrison, Suite 1200
Topeka, Kansas 66603
Phone 785-296-8899

Freddy's Frozen Custard
LONESTAR CUSTARD LLC
172 S COLLINS RD SUNNYVALE TEXAS 75182 DALLAS COUNTY

DATE: 01.07.2025 DRAWN BY: Author CHECKED BY: Checker

MONUMENT SIGN EXHIBIT

CP-600

LARGE PROTOTYPE