



AGENDA

Planning and Zoning Commission

Wednesday, March 18, 2026

6:00 pm Planning and Zoning

Town Hall

127 N Collins Rd.

Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

C. 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.

D. 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 18, 2026, meeting minutes.
[Meeting Minutes February 18, 2026](#)

E. Discussion and Action Items

1. Discuss and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant medical office/restaurant building on an approximately 1.6-acre platted lot, described as Lot 1R1, Block 1, Gateway Park, at 3300 N. Belt Line Road, within Gateway Park Planned Development (PD) zoning district. **Case 1868-SP Covenant Sunnyvale Site Plan.**

[Staff Report](#)

[Map](#)

[Site Plan](#)

[Landscape Plan](#)

[Elevations](#)

[Signage Exhibit](#)

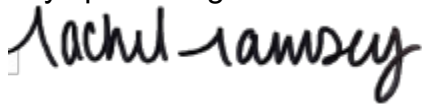
F. Adjourn

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, March 18, 2026 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to levans@sunnyvaletx.gov 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 three (3) business days preceding the scheduled date of said meeting:



Rachel Ramsey, MPA

Director of Administration/Town Secretary

Date Posted: Online: 3/11/2026 Bulletin Board: 3/11/2026

Time Posted: Online: 9:25 a.m. Bulletin Board: 8:20 a.m.

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 18, 2026

6:00 pm Planning and Zoning

Town Hall

127 N Collins Rd.

Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

Chair Jerry Johnson called the meeting to order at 6:00 p.m. with the following Members and Staff present: Chair Jerry Johnson, Vice Chair Kevin Points, Member Bronson Blackson, Member Lisa Burton, Member Carly Hagen, Member Joshua Parisi, Alternate Member Cheryl Courson, and Alternate Member Andrea Varnai, Director of Planning and Development Surupa Sen, and Senior Permit Technician Melinda Diaz.

Member Troy Childers was absent.

C. Public Comment

Chair Johnson opened the floor to public comments.

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

D. Consent Agenda Items

1. Consider and act upon the December 17, 2025, meeting minutes.

Member Bronson Blackson made a motion to approve, Member Joshua Parisi seconded the motion.

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

Absent: Member Troy Childers

Motion Passed Unanimously 7- 0 on a recorded vote

E. Discussion and Action Items

1. Discuss and consider approval of two final plats for Homestead Phase 7A and 7B, consisting of Lots 1-X, 2-3, Block A, Lots 1-X, 2-11, Block B, 1-X, 2-18, Block C, and 1-5, Block D, a total combined area of 54.63-acres tract of land, within The Homestead Planned Development (PD/PRO-464) zoning district, generally located at the southwest and southeast corners of Town East Boulevard and New Hope Road.
Cases 1866 & 1867-PLT/The Homestead Ph 7A/7B.

Chair Johnson recused himself from this item.

Surupa Sen, Director of Planning and Development, gave a presentation and was available for questions.

Larry Allen, 300 Eagles Crest Dr., asked questions regarding trees on Town East and front-entry garages.

Jim Douglas, 2309 Ave K, Plano, applicant, was available for questions.

Member Bronson Blackson made a motion to approve, Member Carly Hagen seconded the motion.

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

Absent: Member Troy Childers

Motion Passed Unanimously 7- 0 on a recorded vote

2. Discuss and consider rescheduling the March 18, 2026, regular Planning and Zoning Commission meeting due to being in the same week as the Sunnyvale ISD Spring Break Holidays.

Surupa Sen, Director of Planning and Development, discussed with the Commission if the regularly scheduled March Planning and Zoning meeting needed to be rescheduled due to the Sunnyvale ISD Spring Break holiday. It was decided that the meeting would stay on its normal night of March 18th, 2026.

3. Discuss and receive a presentation on the Planning and Zoning Commission 2026 Work Plan.

Surupa Sen, Director of Planning and Development, gave a presentation regarding a work plan for the Planning and Zoning Commissioners.

F. Adjourn

Member Bronson Blackson made a motion to adjourn the meeting at 6:48 p.m., Vice Chair Kevin Points seconded the motion.

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

Absent: Member Troy Childers

Motion Passed Unanimously 7- 0 on a recorded vote

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

Attest:

Jerry Johnson, Chair

Surupa Sen, Director of Planning and Development

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 multi-tenant medical office/restaurant building on an approximately 1.6-acre platted lot, described as Lot 1R1, Block 1, Gateway Park, at 3300 N. Belt Line Road, within Gateway Park Planned Development (PD) zoning district. **Case 1868-SP Covenant Sunnyvale Site Plan.**

Meeting: Planning and Zoning Commission - March 18, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the site plan.

BACKGROUND INFORMATION:

Applicant Gus Cortez of Element Architects has submitted a site plan application for the construction of a 5,800-square-foot multi-tenant building on an approximately 1.6-acre tract of land, generally located at 3300 N. Belt Line Road. The property is located within the Gateway Park Planned Development (PD) zoning district (Ordinance No. 2026-01). The proposed building will include approximately 3,600 square feet of medical office space and 2,200 square feet of restaurant space with 45 parking spaces. The recently approved Victory Sunnyvale site plan is located directly south of the site.

ATTACHMENTS:

[Staff Report](#)

[Map](#)

[Site Plan](#)

[Landscape Plan](#)

[Elevations](#)

[Signage Exhibit](#)

Town Council
AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Discuss and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant medical office/restaurant building on an approximately 1.6-acre platted lot, described as Lot 1R1, Block 1, Gateway Park, at 3300 N. Belt Line Road, within Gateway Park Planned Development (PD) zoning district. Case 1868-SP Covenant Sunnyvale Site Plan.

Meeting: Planning and Zoning Commission – March 18, 2026

Department: Development Services

Staff Contact: Laura Evans

Background:

Applicant Gus Cortez of Element Architects has submitted a site plan application for the construction of a 5,800-square-foot multi-tenant building on an approximately 1.6-acre tract of land, generally located at 3300 N. Belt Line Road. The property is located within the Gateway Park Planned Development (PD) zoning district (Ordinance No. 2026-01). The proposed building will include approximately 3,600 square feet of medical office space and 2,200 square feet of restaurant space with 45 parking spaces. The recently approved Victory Sunnyvale site plan is located directly south of the site.

Proposed Development:

Site Layout and Details

The Gateway Park site has been subdivided into eight lots, described as Lot 1R1, 1R2, 1R3, 2R1, 2R2, 3R, 4, and 5, Block 1, Gateway Park. The proposed medical office/restaurant building will be located on the newly created Lot 1R1, Block 1, Gateway Park. The building will face Belt Line Road and will be accessed through two shared driveways. The site plan proposes a sidewalk that surrounds the building on all four sides, which increases connectivity for the site. There are two dumpsters proposed on the site, both of which have been appropriately screened with an eight-foot-tall masonry wall and landscaping surrounding three sides.

Parking

A majority of the parking spaces for the building are located at the front of the building along Belt Line Road, while the rest of the parking spaces are located behind the building. There are two proposed handicapped spaces with a loading area between them in the front of the building. One parking space per 250 square feet of floor area is required for medical office use, and one parking space per 100 square feet of floor area is required for restaurant use, per the Sunnyvale UDO. The proposed development exceeds the UDO parking requirements.

Proposed Use	Required Parking	Proposed Parking
Restaurant – 2,200 SF	22	25
Medical Office – 3,600 SF	15	20

Landscaping

The subject property must meet the Gateway Park PD landscaping requirements as well as the Special Area landscaping requirements for Belt Line Road. A 25-ft landscape buffer is required along Belt Line Road, along with a two-to six-foot low meandering berm. One shade tree per 40 linear feet and one ornamental tree per 25 linear feet of street frontage is required. Interior parking lot landscaping is required in addition to the landscape buffer. The following table summarizes proposed landscaping for this site.

Landscaping Requirement	Provided
Landscape buffer along Belt Line Road	Yes
One shade tree per 40 linear feet of street frontage	Yes, 11 shade trees are provided on the site proposed with a combination of Lacey Oak, Southern Live Oak, and Cedar Elm.
2-ft to 6-ft low meandering berm	Yes
Interior parking lot and site landscaping	Yes, 1,652 square feet of landscape area is proposed within parking lot islands.
Rows of shrubs to provide visual buffer of parking areas and dumpster enclosure screening	Yes

In addition to the landscaping proposed within the site and within the landscape buffers, a 6-foot wide meandering concrete sidewalk is proposed along Belt Line Road to promote pedestrian access, walkability and connectivity.

Building Articulation and Design

The proposed building design is subject to the architectural standards outlined in Section 3.06.08 of the Sunnyvale UDO, including the Special Area Belt Line Road Corridor design standards.

The building elevations incorporate a tripartite composition consisting of base, middle, and top architectural elements and provides a distinctive primary entrance with a sheltered entry feature for each suite. All building facades are designed to be

architecturally finished on all four sides, with a higher level of articulation provided on the façade facing Belt Line Road.

The front façade facing Belt Line Road incorporates architectural features across a majority of the façade, ensuring that the façade does not form a continuous blank wall plane. For example, the front façade has 30% fenestration.

The design incorporates architectural features as required by the Special Area Belt Line Road Corridor regulations, including canopies, offsets and reveals, recesses and projections, display windows, architectural details/trim, integrated planters, and a variety of stone coursing. These elements satisfy the requirement that buildings include a minimum of seven architectural elements to create visual interest and façade articulation.

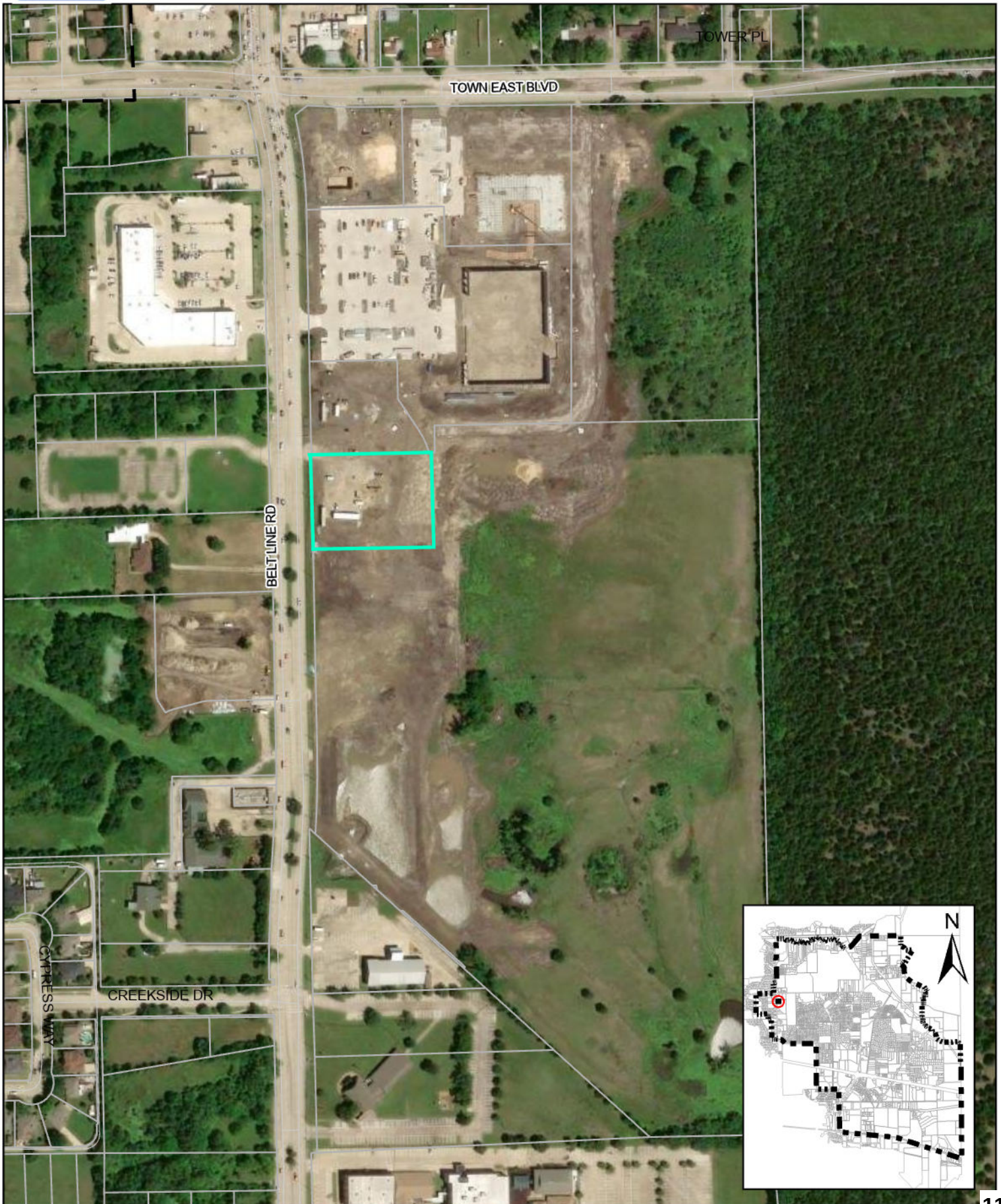
Signage

The Gateway Park PD ordinance mostly follows the UDO requirements regarding signage, with few additional signage allowances that normally would not be allowed per the UDO. The applicant is proposing one monument sign for the subject property that meets the UDO regulations for a monument sign. The applicant is also proposing two wall signs on the front facade, one for each proposed suite, that meets the UDO regulations for wall signs. The sign design will be required to be submitted as part of the sign permit approval process.



TOWN OF SUNNYVALE

Case 1868 - SP - Covenant Sunnyvale Retail Site Plan 3300 Belt Line Rd

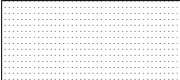
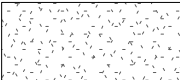
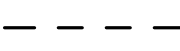


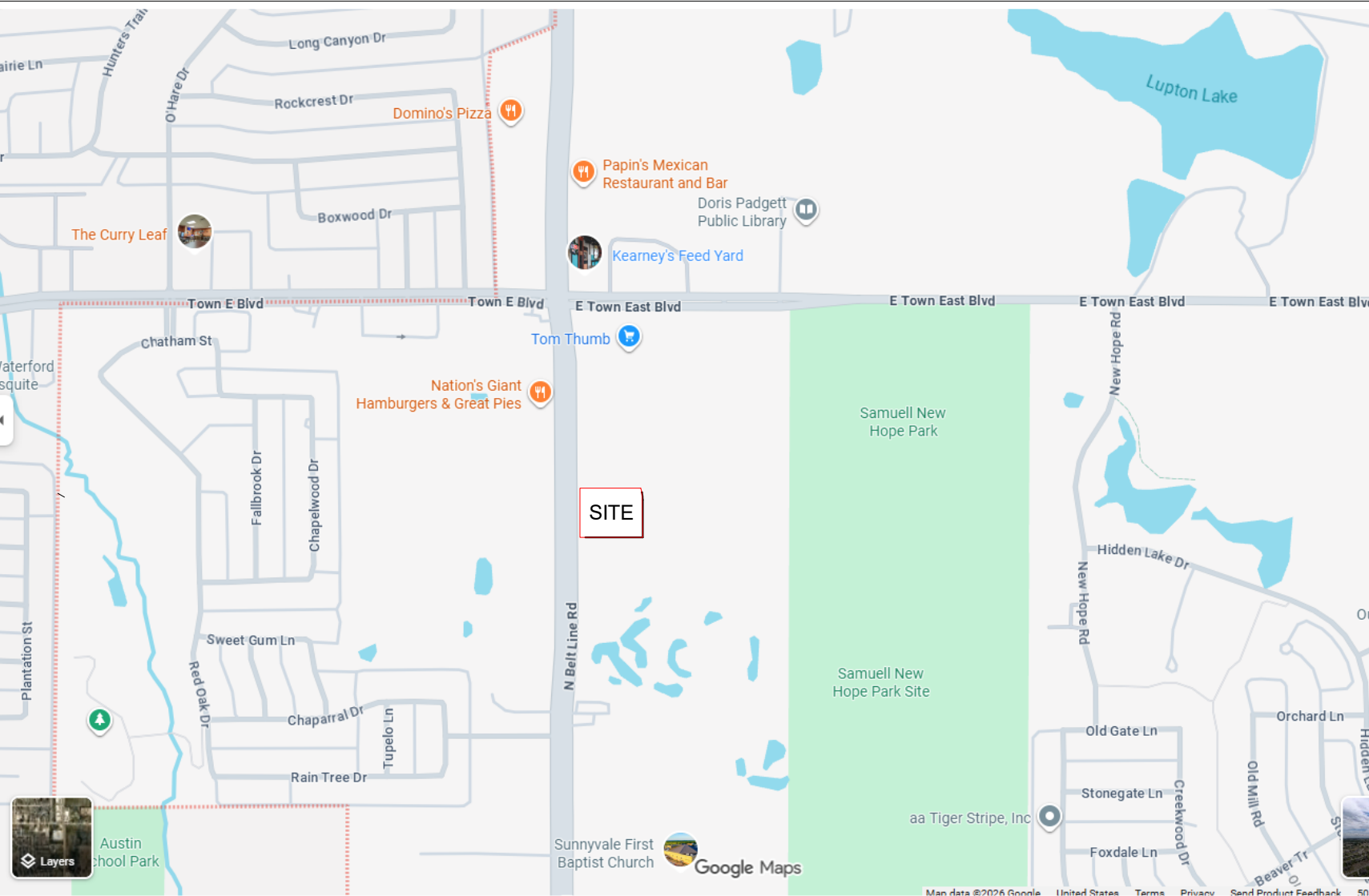
SITE DATA	
TOTAL AREA OF SITE	1.61 AC or 70,147 S.F.
TOTAL IMPERVIOUS COVER	42,374 SQFT
GROSS SF FOR ALL PROPOSED BUILDINGS	5,800 SQFT

PROPOSED BUILDING 1	
HEIGHT AND NUMBER OF STORIES	1-STORY & 25' HEIGHT
PROPOSED USE AND SQUARE FOOTAGE FOR EACH USE WITHIN THE STRUCTURE	MEDICAL CLINIC: 3,600 SF RESTAURANT: 2,200 SF
FOUNDATION TYPE	SLAB ON GRADE
FINISH FLOOR ELEVATION	533.00'

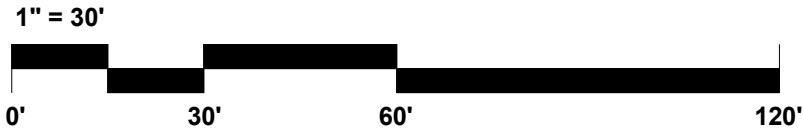
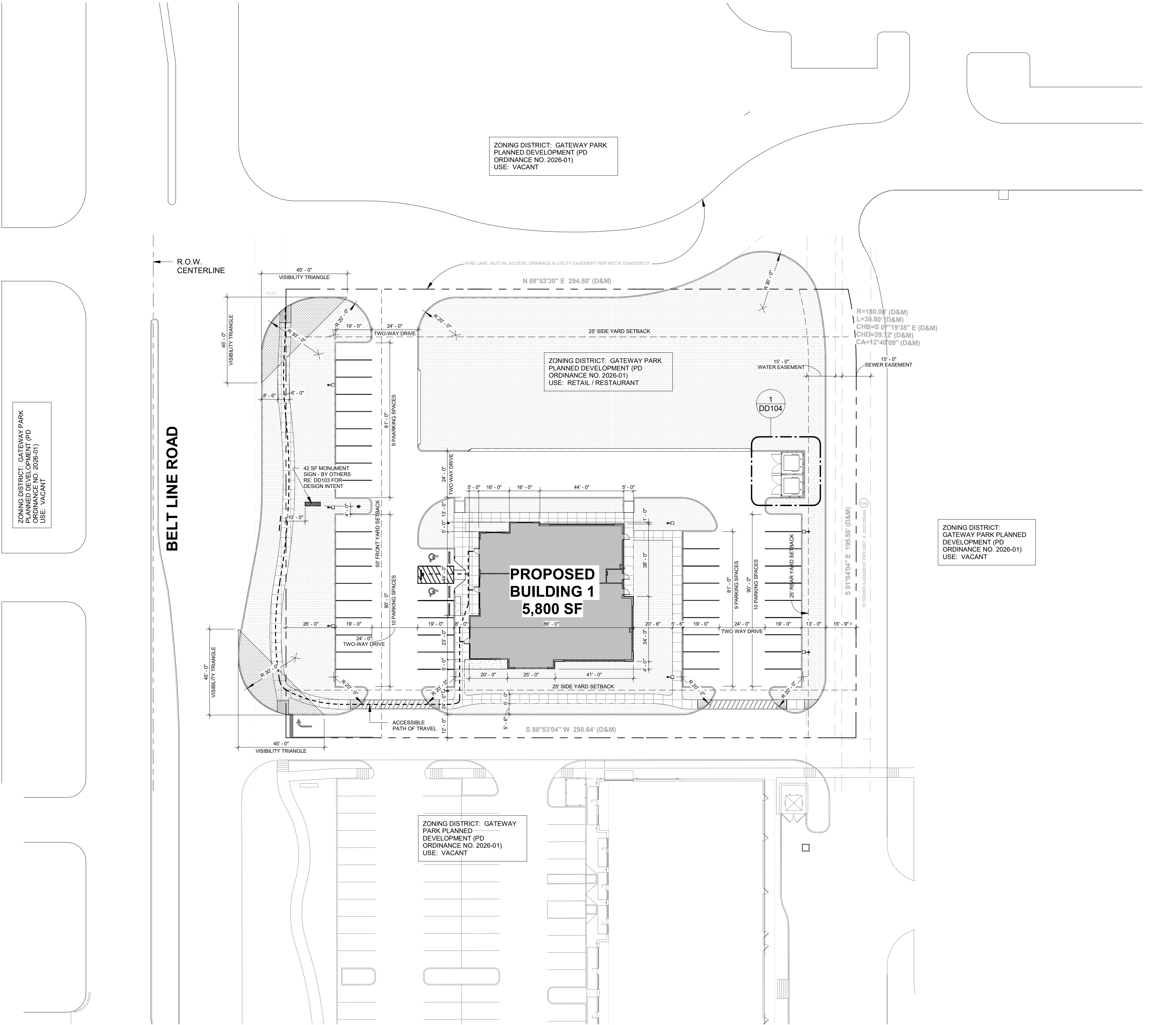
PARKING SCHEDULE		
PARKING TYPE	REQUIRED NUMBER OF SPACES *	PROVIDED PARKING SPACES
REGULAR PARKING	37	43
9' x 18' - 90 deg Tire Stop	2	2
TOTAL: 45		45
* MEDICAL CLINIC: ONE (1) SPACE PER 250 SF OF FLOOR AREA 3,600 SF / 250 SF PER SPACE = 15 SPACES RESTAURANT: ONE (1) SPACE PER 100 SF OF FLOOR AREA 2,200 SF / 100 SF PER SPACE = 22 SPACES TOTAL REQUIRED: 37 SPACES		

SITE PLAN LEGEND

-  GRASS
-  INTEGRATED PLANTERS - RE: LANDSCAPE DWG'S
-  VISIBILITY TRIANGLE
-  ACCESSIBLE ROUTE OF TRAVEL



VICINITY MAP
SCALE: 1" = 800'-0"



DETAILED SITE PLAN
SCALE: 1" = 30'-0"



PROJECT TEAM

OWNER
COVENANT GROUP
2044 CALIFORNIA AVE.
CORONA, CA 92881
(951) 582 5745
ATTN: JULIE MARGETICH

ARCHITECT
ELEMENT ARCHITECTS, LLC.
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ATTN: FRANK PARMA

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
110 TRADERS CROSS
BLUFFTON, SC 29909
(800) 680 6630
ATTN: STEPHEN SALES

#	DESCRIPTION	DATE
1	CITY COMMENT RESPONSE #1	01/12/2026
2	CITY COMMENT RESPONSE #2	01/26/2026
3	CITY COMMENT RESPONSE #3	02/27/2026

SUBDIVISION NAME
GATEWAY PARK

BLOCK AND LOT NUMBER
LOT 1R1, BLOCK 1

SURVEY NAME AND ABSTRACT NUMBER
HENRY J. WEBB SURVEY NO.1588

NUMBER OF ACRES
1.61 AC.

PROJECT NAME
SUNNYVALE RETAIL SHELL

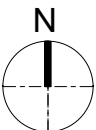
PROJECT ADDRESS
BELT LINE RD, SUNNYVALE, TX, 75182
DALLAS COUNTY

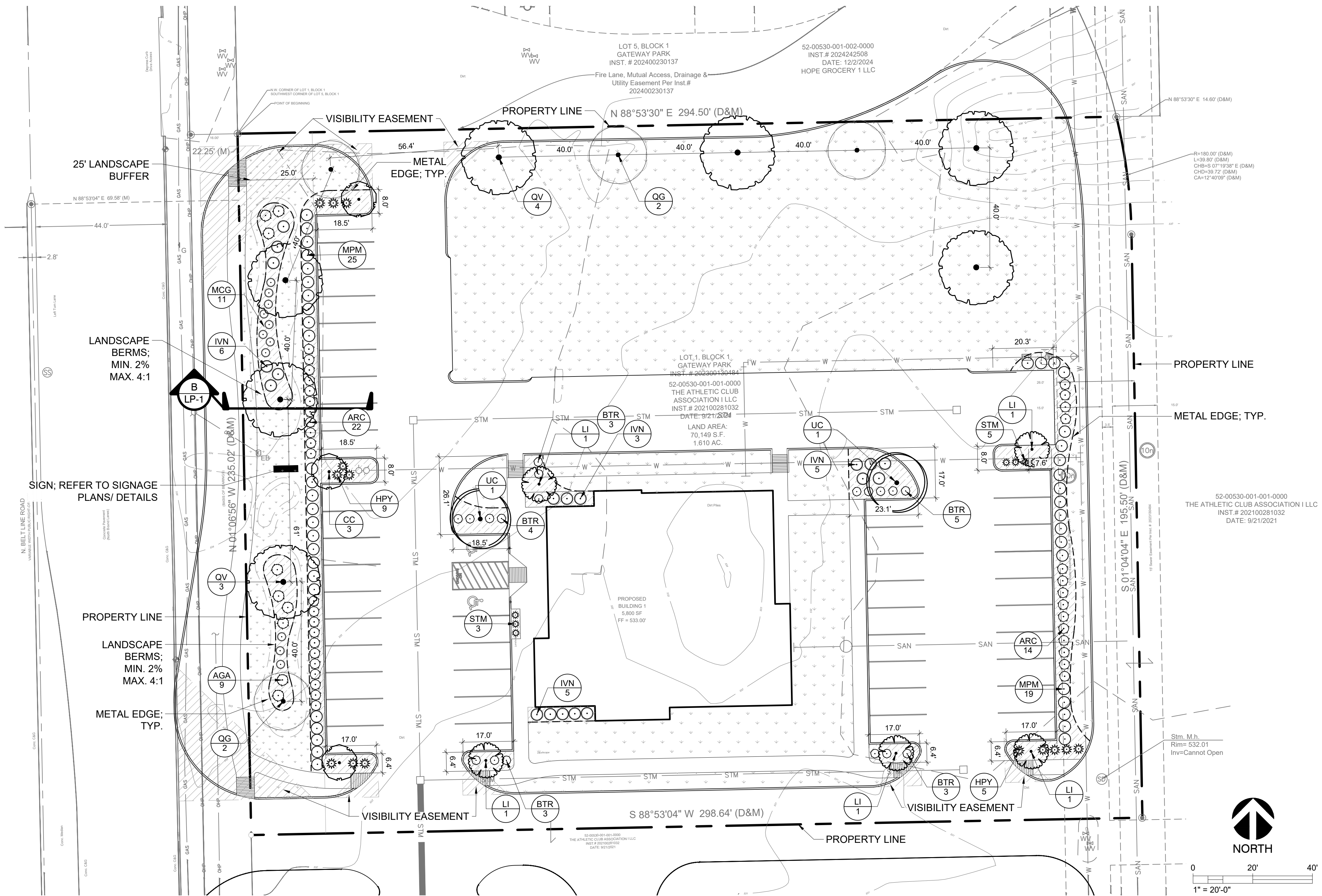
EA PROJECT NUMBER
EA25129

DATE
02/27/2026

DETAILED SITE PLAN

DD101





A LANDSCAPE PLAN
SCALE: 1" = 20'-0"

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE 100% GENTURY OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

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

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

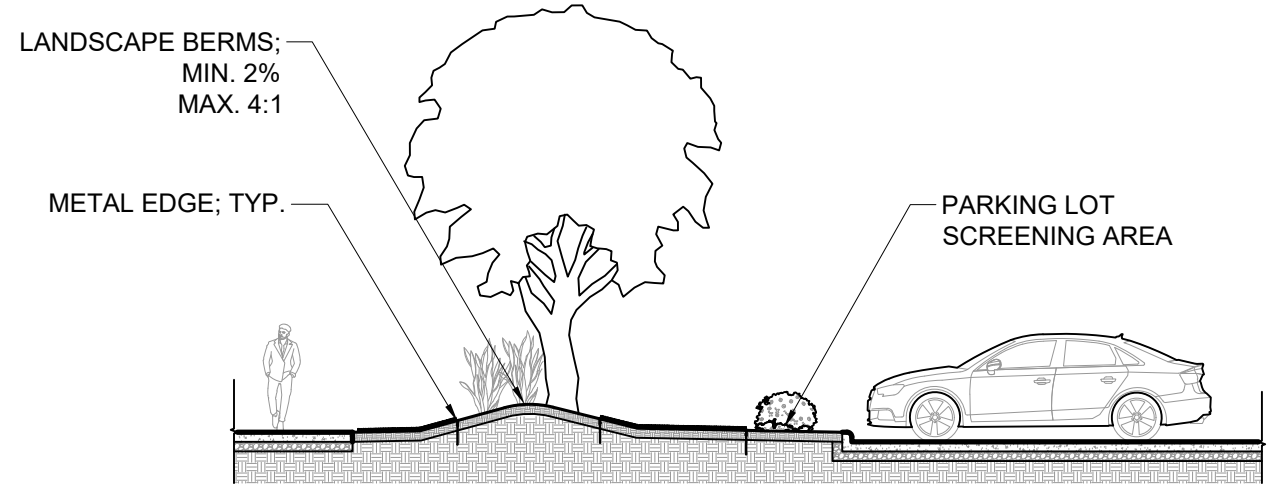
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

STANDARD NOTES AND DETAILS

- APPROVAL OF IRRIGATION PLAN IS REQUIRED TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM UNLESS AN ALTERNATIVE WATER-WISE IRRIGATION SYSTEM IS APPROVED BY THE TOWN.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

LANDSCAPE CALCULATIONS

OVERALL SITE: ZONING: SITE USE:	70,149 SF (1.61 AC) GATEWAY PARK PD (ORDINANCE 2024-08) MEDICAL CLINIC, RESTAURANT, RETAIL
LANDSCAPE REQUIREMENTS: OVERALL LANDSCAPE AREA PROVIDED:	31,214 SF (45%)
LANDSCAPE BUFFER: N BELT LINE RD: (SPECIAL AREA LANDSCAPING REQUIREMENTS) PRINCIPAL ARTERIAL - 25' WIDE BUFFER:	235 LF
SHADE TREES REQUIRED (2/ 1,000 SF): SHADE TREES PROVIDED: (TREES MUST BE MIN. 40' SPACING, CAN BE LOCATED ELSEWHERE ON SITE)	PROVIDED: 5,274 SF 11 SHADE TREES ((5,274 / 1,000) x 2) 11 SHADE TREES*
SHRUBS REQUIRED (5/ 1,000 SF): SHRUBS PROVIDED:	26 SHRUBS ((5,274 / 1,000) x 5) 26 SHRUBS PROVIDED
2-6', LOW MEANDERING BERM (MIN. 2%, MAX 4:1 SLOPE):	
PARKING LOT SCREENING: CONTIGUOUS SCREENING ADJACENT TO LA BUFFER: SHRUBS REQUIRED (1/ 5 LF): SHRUBS PROVIDED:	PROVIDED 47 SHRUBS 47 SHRUBS
INTERIOR PARKING LOT LANDSCAPING: PARKING SPACES PROPOSED (PS): LANDSCAPE AREA REQUIRED (16 SF/ 1 PS): LANDSCAPE AREA PROVIDED:	45 PS 720 SF 1,652 SF
SHADE OR ORNAMENTAL TREES REQUIRED (1/ 400 SF): SHADE OR ORNAMENTAL TREES PROVIDED:	2 TREES 9 TREES* (2 SHADE, 7 ORNAMENTAL) (DUE TO TERMINUS REQUIREMENT) PROVIDED
SHADE OR ORNAMENTAL TREE AT EACH TERMINUS: SHADE OR ORNAMENTAL TREE WITHIN 100' EACH PS:	PROVIDED
LANDSCAPING ADJACENT TO BUILDINGS: GROSS BUILDING SF: ORNAMENTAL TREES REQUIRED (1/ 10,000 SF): ORNAMENTAL TREES PROVIDED:	5,800 SF 1 ORNAMENTAL TREES 1 ORNAMENTAL TREES



B TYPICAL BERM SECTION-ELEVATION
SCALE: 1" = 20'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHADE TREES					
	QG	Quercus glaucooides 10' MIN. HT.	Lacey Oak	3' Cal.	4
	QV	Quercus virginiana 10' MIN. HT.	Southern Live Oak	3' Cal.	7
	UC	Ulmus crassifolia 10' MIN. HT.	Cedar Elm	3' Cal.	2
ORNAMENTAL TREES					
	CC	Cercis canadensis texensis 10' MIN. HT.	Texas Redbud	3' Cal.	3
	LI	Lagerstroemia indica 'Whit II' 10' MIN. HT.	Crape Myrtle Dynamite	3' Cal.	5
SHRUBS					
	ARC	Abelia x 'Rose Creek' 24' MIN. HT.	Rose Creek Abelia	5 gal.	36
	AGA	Abelia x grandiflora 24' MIN. HT.	Glossy Abelia	5 gal.	9
	BTR	Berberis thunbergii 'Rose Glow' 24' HT. MIN.	Rose Glow Japanese Barberry	5 gal.	18
	HPY	Hesperaloe parviflora 24' MIN. HT.	Red Yucca	5 gal.	14
	IVN	Ilex vomitoria 'Nana' 24' MIN. HT.	Dwarf Yaupon Holly	5 gal.	19
	MPM	Myrica pusilla 24' MIN. HT.	Dwarf Wax Myrtle	5 gal.	44
ORNAMENTAL GRASSES					
	MCG	Muhlenbergia capillaris 24' MIN. HT.	Pink Muhly Grass	5 gal.	11
	STM	Stipa tenuissima (Nasella tenuissima) 24' MIN. HT.	Mexican Feather Grass	5 gal.	8
SOD/SEED					
	TRF	Cynodon dactylon x transvaalensis 'DT-1' Preferred	TuffTru Bermudagrass	sod	26,754 sf
MULCHES					
	WM	(1-1/2") Shredded Wood Mulch 3" Depth Shredded Wood Mulch compacted over weed barrier/landscape fabric. Contractor shall submit samples to landscape architect and owner for approval.	(1-1/2") Shredded Wood Mulch	3" depth	2,831 sf



PROJECT TEAM

OWNER
COVENANT GROUP
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(951) 582 5745
ATTN: JULIE MARGETICH

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ATTN: GUS CORTEZ

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HOUSTON, TX 77043
(832) 714 2568
ATTN: FRANK PARMA

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SUBDIVISION NAME
GATEWAY PARK

BLOCK AND LOT NUMBER
BLOCK 1 & LOT 9

SURVEY NAME AND ABSTRACT NUMBER
HENRY J. WEBB SURVEY NO.1588

NUMBER OF ACRES
1.61 AC.

PROJECT NAME
SUNNYVALE RETAIL SHELL

PROJECT ADDRESS
BELT LINE RD. SUNNYVALE, TX, 75182
DALLAS COUNTY

EA PROJECT NUMBER
EA25129

DATE
02/26/2026

LANDSCAPE PLAN

LP-1



02/26/2026



PLANTING SPECIFICATIONS

GENERAL

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

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WOUNDS, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, UNDEVELOPED, NON-ROOT-BOUNDED, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP: CARBONFIBER GUARANTEED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR RIDGING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL GRADING & PLANTING NOTES

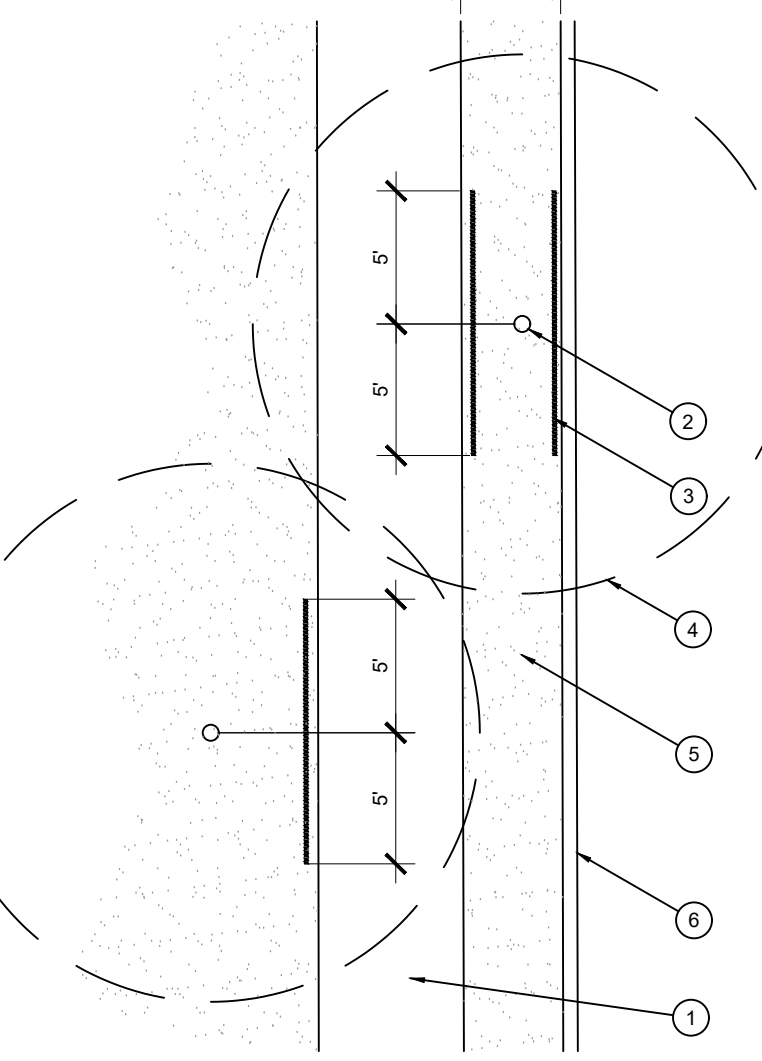
1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING
 - a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - b. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - c. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT, DO NOT TEASE ROOTS OUT FROM THE ROOTBALL.
 - d. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - e. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE CRZ TO THE EXISTING SOIL.
 - f. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - g. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
 - a. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - b. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - c. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. SODDING
 - a. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - b. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - c. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - d. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - e. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
7. CLEAN UP
 - a. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - b. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
8. INSPECTION AND ACCEPTANCE
 - a. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - b. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - c. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
9. LANDSCAPE MAINTENANCE
 - a. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - b. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - c. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
10. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 - a. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - b. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 - c. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

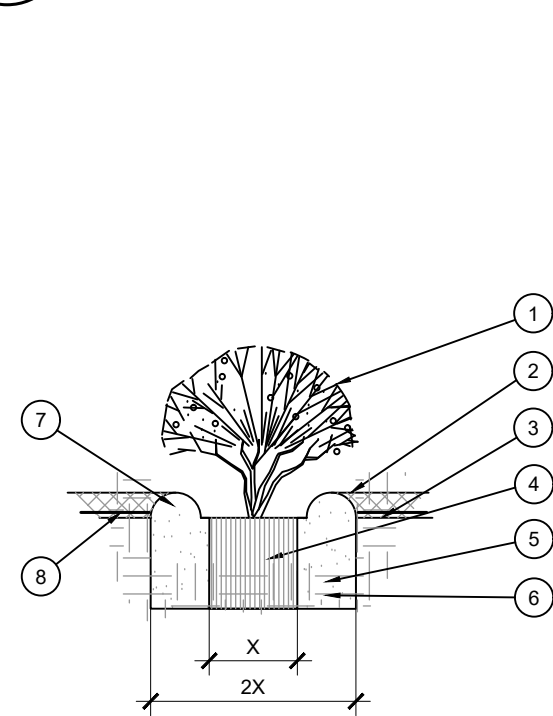
OPEN LANDSCAPE

PARKWAY OR ISLAND



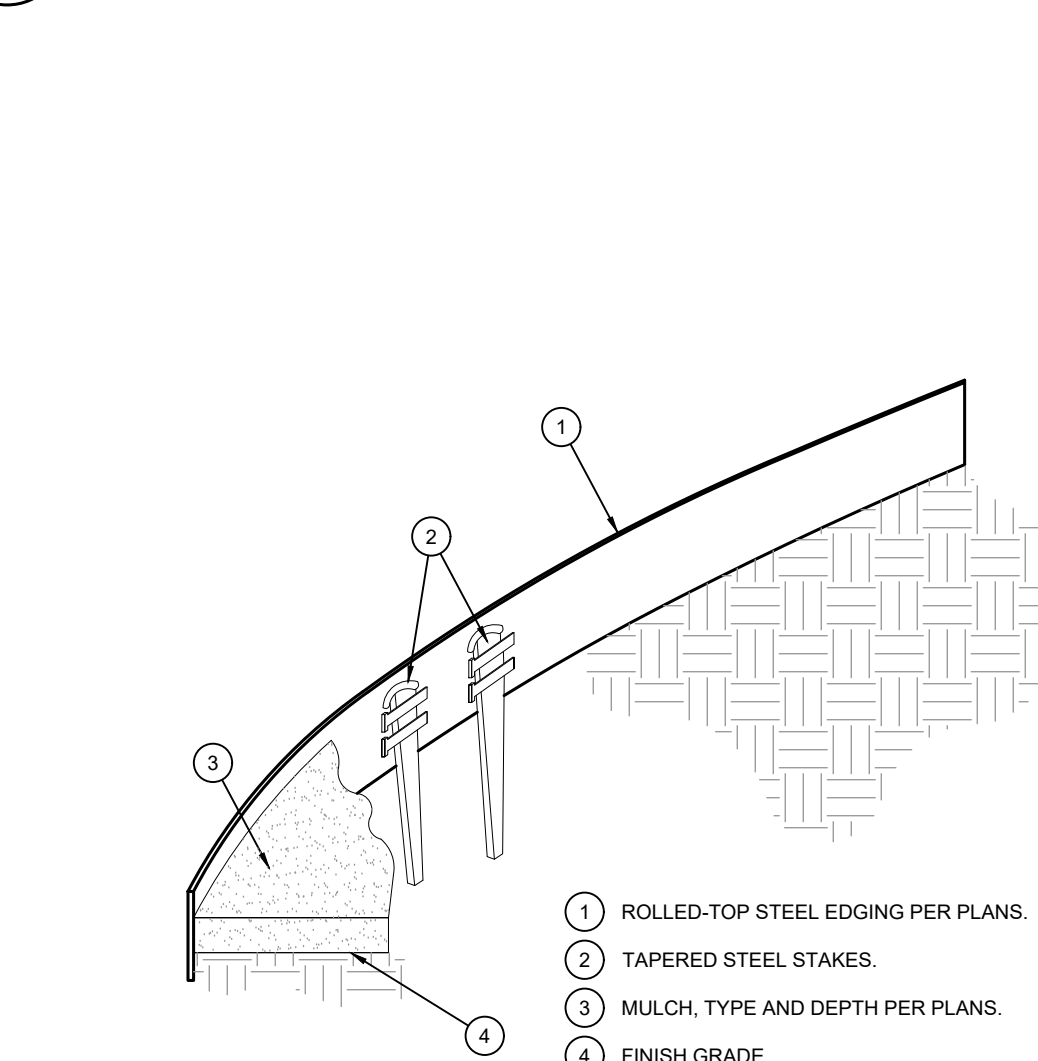
ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



SHRUB AND GROUNDCOVER PLANTING

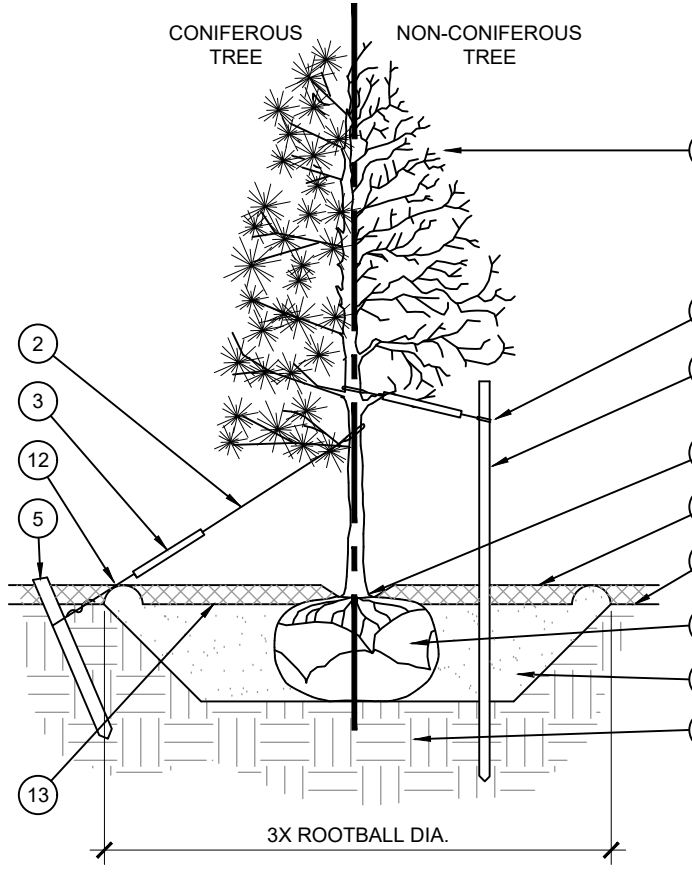
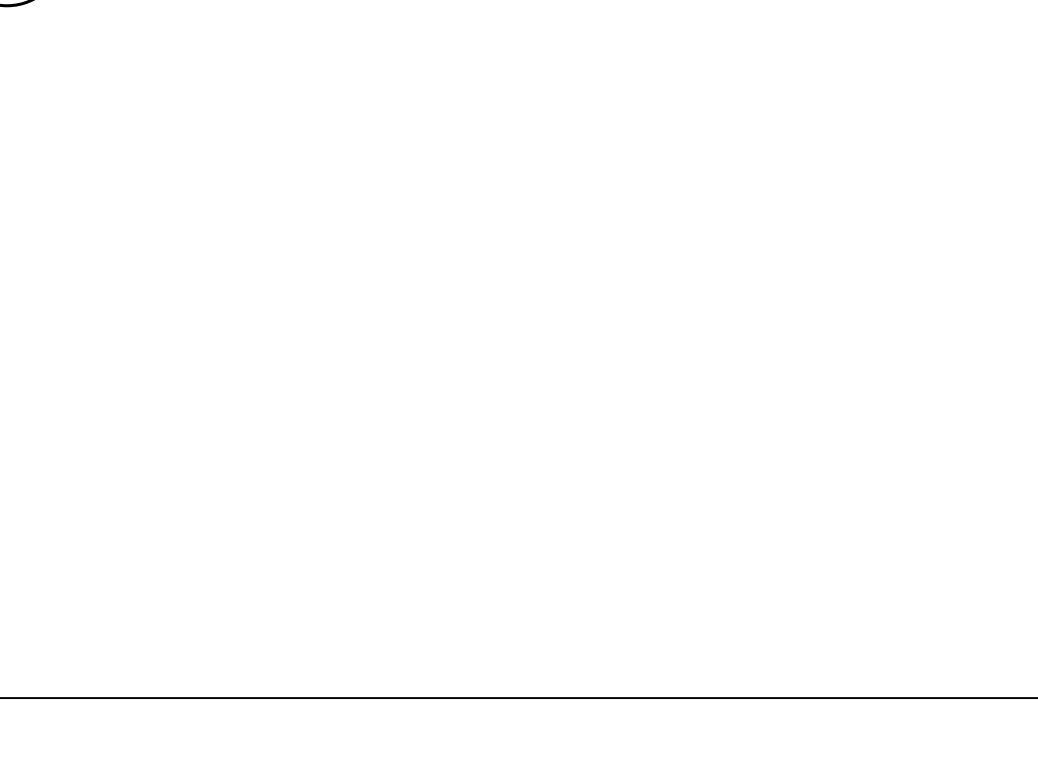
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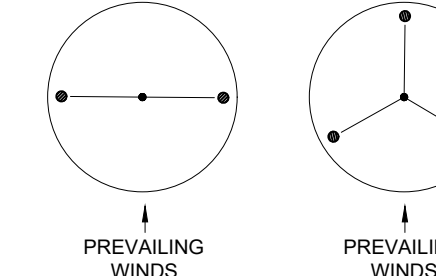
- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING

SCALE: NOT TO SCALE



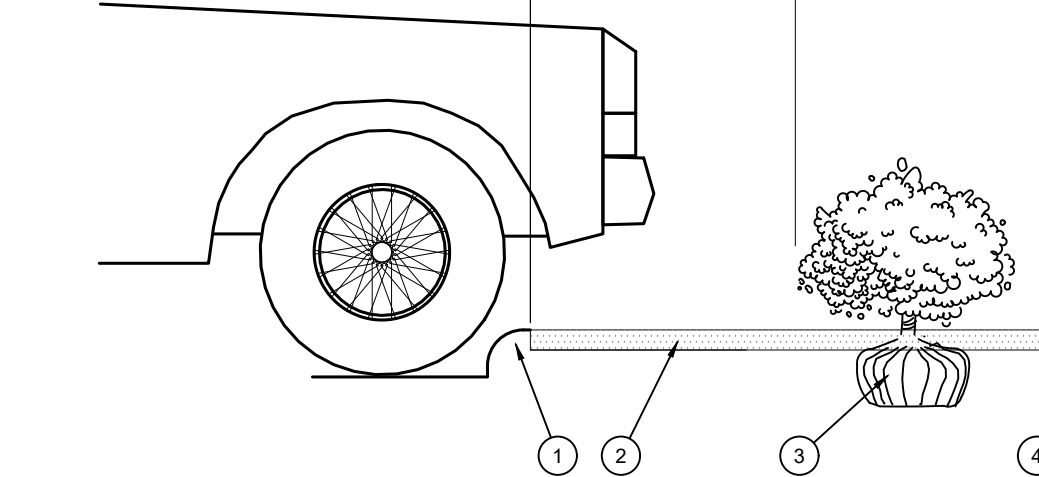
STAKING EXAMPLES (PLAN VIEW)



TREE PLANTING

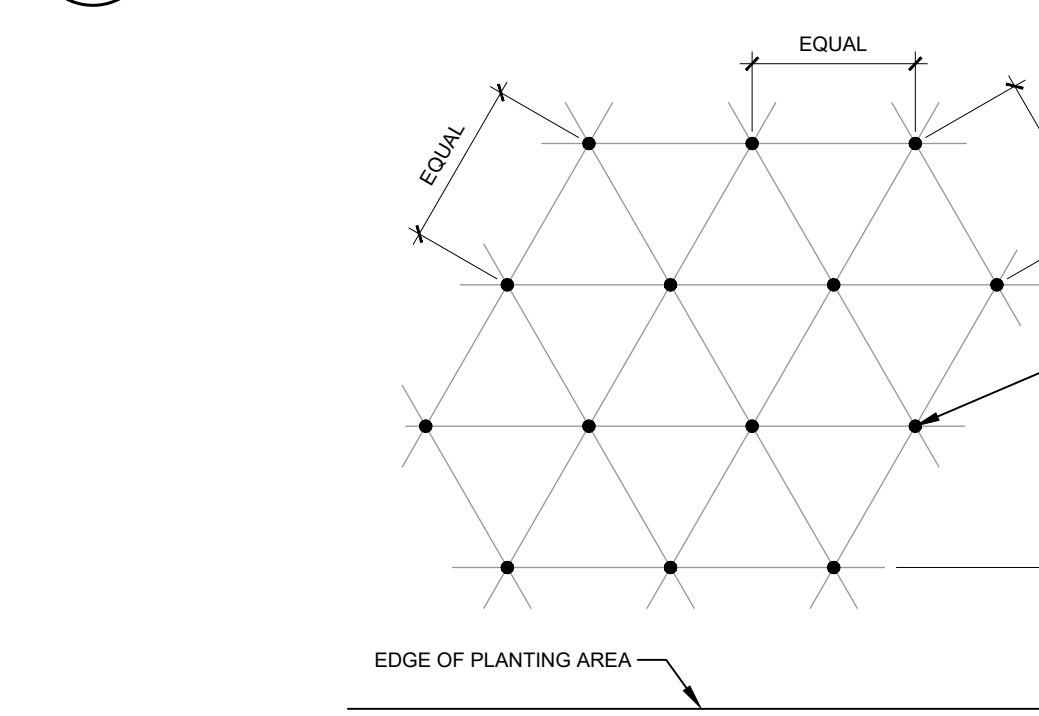
SCALE: NOT TO SCALE

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



PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

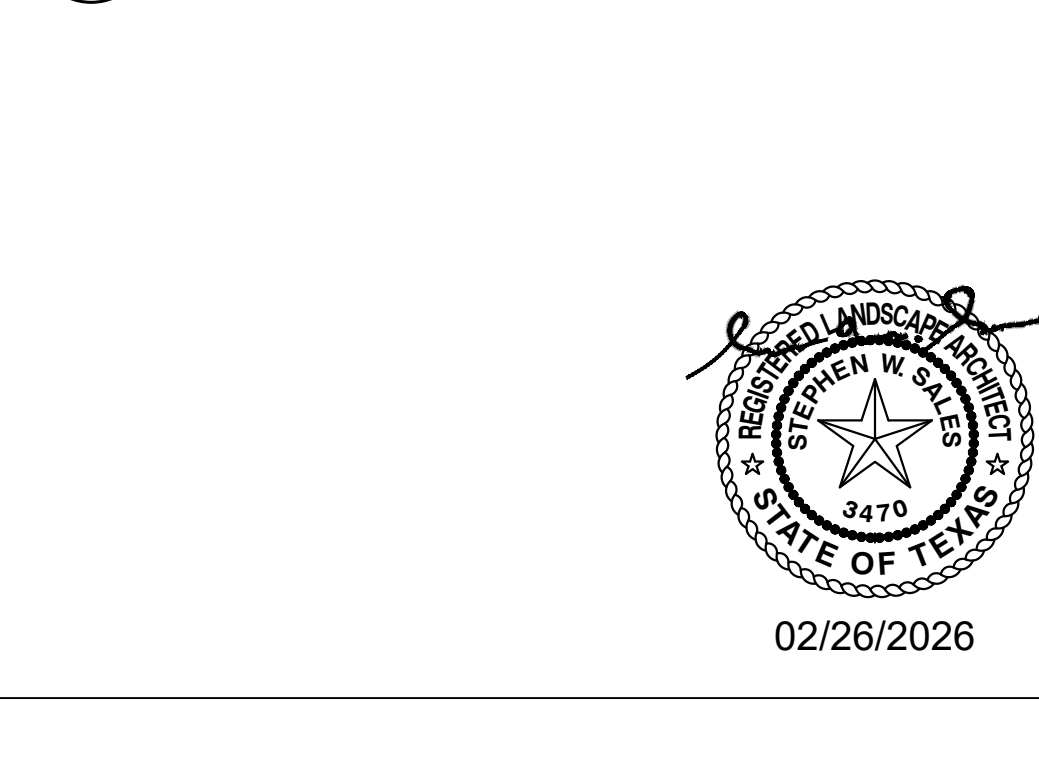
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.61	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW(S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 3.46 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING

SCALE: NTS



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#	DESCRIPTION	DATE
1	CITY COMMENT RESPONSE #1	01/12/2026
2	CITY COMMENT RESPONSE #2	01/30/2026
3	CITY COMMENT RESPONSE #3	02/26/2026

SUBDIVISION NAME
GATEWAY PARK

BLOCK AND LOT NUMBER
BLOCK 1 & LOT 9

SURVEY NAME AND ABSTRACT NUMBER
HENRY J. WEBB SURVEY NO.1588

NUMBER OF ACRES
1.61 AC.

PROJECT NAME
SUNNYVALE RETAIL SHELL

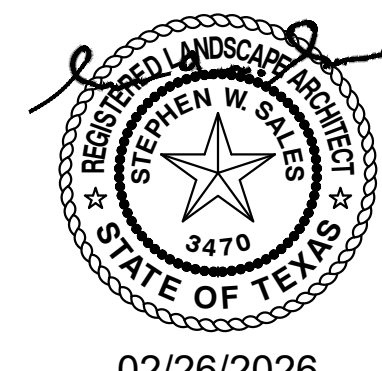
PROJECT ADDRESS
BELT LINE RD. SUNNYVALE, TX, 75182
DALLAS COUNTY

EA PROJECT NUMBER
EA25129

DATE
02/26/2026

LANDSCAPE SPECIFICATIONS & DETAILS

LP-2



02/26/2026



A LANDSCAPE PLAN
SCALE: 1" = 20'-0"

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE 10-CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

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

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

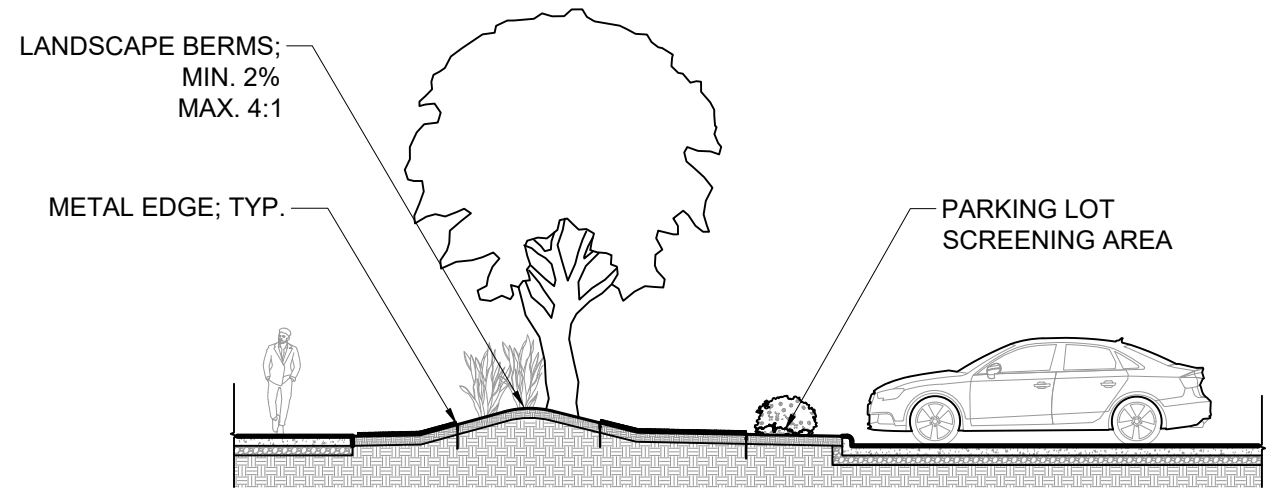
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDD AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

STANDARD NOTES AND DETAILS

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM UNLESS AN ALTERNATIVE WATER-WISE IRRIGATION SYSTEM IS APPROVED BY THE TOWN.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

LANDSCAPE CALCULATIONS

OVERALL SITE: ZONING: SITE USE:	70,149 SF (1.61 AC) GATEWAY PARK PD (ORDINANCE 2024-08) MEDICAL CLINIC, RESTAURANT, RETAIL
LANDSCAPE REQUIREMENTS: OVERALL LANDSCAPE AREA PROVIDED:	31,214 SF (45%)
LANDSCAPE BUFFER: N BELT LINE RD: (SPECIAL AREA LANDSCAPING REQUIREMENTS) PRINCIPAL ARTERIAL - 25' WIDE BUFFER:	235 LF
SHADE TREES REQUIRED (2/ 1,000 SF): SHADE TREES PROVIDED: (TREES MUST BE MIN. 40' SPACING, CAN BE LOCATED ELSEWHERE ON SITE)	PROVIDED: 5,274 SF 11 SHADE TREES ((5,274 / 1,000) x 2) 11 SHADE TREES*
SHRUBS REQUIRED (5/ 1,000 SF): SHRUBS PROVIDED:	26 SHRUBS ((5,274 / 1,000) x 5) 26 SHRUBS PROVIDED
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PARKING LOT SCREENING: CONTIGUOUS SCREENING ADJACENT TO LA BUFFER: SHRUBS REQUIRED (1/ 5 LF): SHRUBS PROVIDED:	PROVIDED 47 SHRUBS 47 SHRUBS
INTERIOR PARKING LOT LANDSCAPING: PARKING SPACES PROPOSED (PS): LANDSCAPE AREA REQUIRED (16 SF/ 1 PS): LANDSCAPE AREA PROVIDED:	45 PS 720 SF 1,652 SF
SHADE OR ORNAMENTAL TREES REQUIRED (1/ 400 SF): SHADE OR ORNAMENTAL TREES PROVIDED:	2 TREES 9 TREES* (2 SHADE, 7 ORNAMENTAL) (DUE TO TERMINUS REQUIREMENT)
SHADE OR ORNAMENTAL TREE AT EACH TERMINUS: SHADE OR ORNAMENTAL TREE WITHIN 100' EACH PS:	PROVIDED PROVIDED
LANDSCAPING ADJACENT TO BUILDINGS: GROSS BUILDING SF: ORNAMENTAL TREES REQUIRED (1/ 10,000 SF): ORNAMENTAL TREES PROVIDED:	5,800 SF 1 ORNAMENTAL TREES 1 ORNAMENTAL TREES



B TYPICAL BERM SECTION-ELEVATION
SCALE: 1" = 10'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHADE TREES					
	QG	Quercus glaucooides 10' MIN. HT.	Lacey Oak	3' Cal.	4
	QV	Quercus virginiana 10' MIN. HT.	Southern Live Oak	3' Cal.	7
	UC	Ulmus crassifolia 10' MIN. HT.	Cedar Elm	3' Cal.	2
ORNAMENTAL TREES					
	CC	Cercis canadensis texensis 10' MIN. HT.	Texas Redbud	3' Cal.	3
	LI	Lagerstroemia indica 'Whit II' 10' MIN. HT.	Crape Myrtle Dynamite	3' Cal.	5
SHRUBS					
	ARC	Abelia x 'Rose Creek' 24" MIN. HT.	Rose Creek Abelia	5 gal.	36
	AGA	Abelia x grandiflora 24" MIN. HT.	Glossy Abelia	5 gal.	9
	BTR	Berberis thunbergii 'Rose Glow' 24" HT. MIN.	Rose Glow Japanese Barberry	5 gal.	18
	HPY	Hesperaloe parviflora 24" MIN. HT.	Red Yucca	5 gal.	14
	IVN	Ilex vomitoria 'Nana' 24" MIN. HT.	Dwarf Yaupon Holly	5 gal.	19
	MPM	Myrica pusilla 24" MIN. HT.	Dwarf Wax Myrtle	5 gal.	44
ORNAMENTAL GRASSES					
	MCG	Muhlenbergia capillaris 24" MIN. HT.	Pink Muhly Grass	5 gal.	11
	STM	Stipa tenuissima (Nasella tenuissima) 24" MIN. HT.	Mexican Feather Grass	5 gal.	8
SOD/SEED					
	TRF	Cynodon dactylon x transvaalensis 'DT-1' Preferred	Tuffurf™ Bermudagrass	sod	26,754 sf
MULCHES					
	WM	(1-1/2) Shredded Wood Mulch 3" Depth Shredded Wood Mulch compacted over weed barrier/landscape fabric. Contractor shall submit samples to landscape architect and owner for approval.	(1-1/2) Shredded Wood Mulch	3" depth	2,831 sf



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BLOCK 1 & LOT 9

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NUMBER OF ACRES
1.61 AC.

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PROJECT ADDRESS
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DALLAS COUNTY

EA PROJECT NUMBER
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DATE
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LANDSCAPE PLAN

LP-3



02/26/2026





ELEMENT
ARCHITECTS
+ interiors



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LOT 1R1, BLOCK 1

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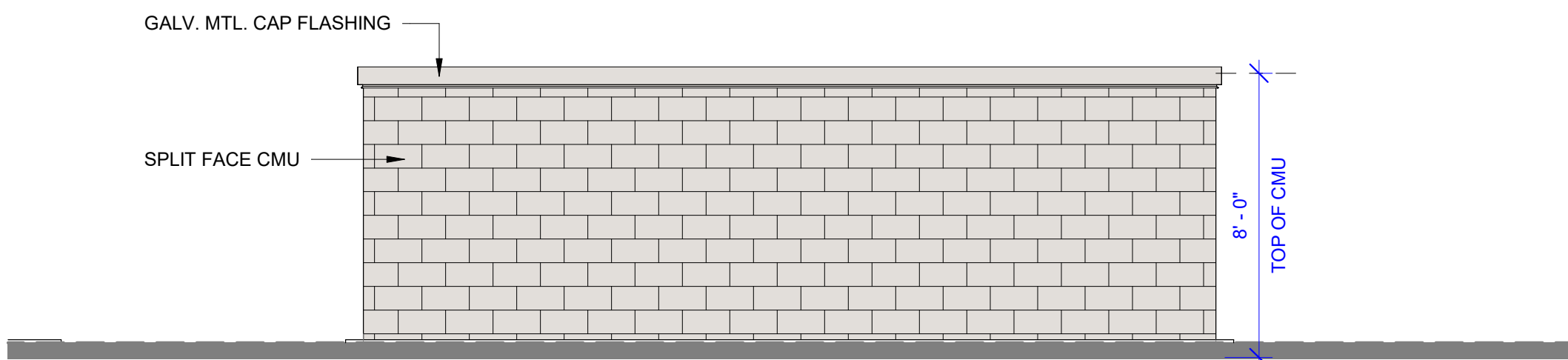
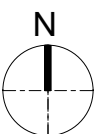
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DATE

02/27/2026

TRASH ENCLOSURE
ELEVATION

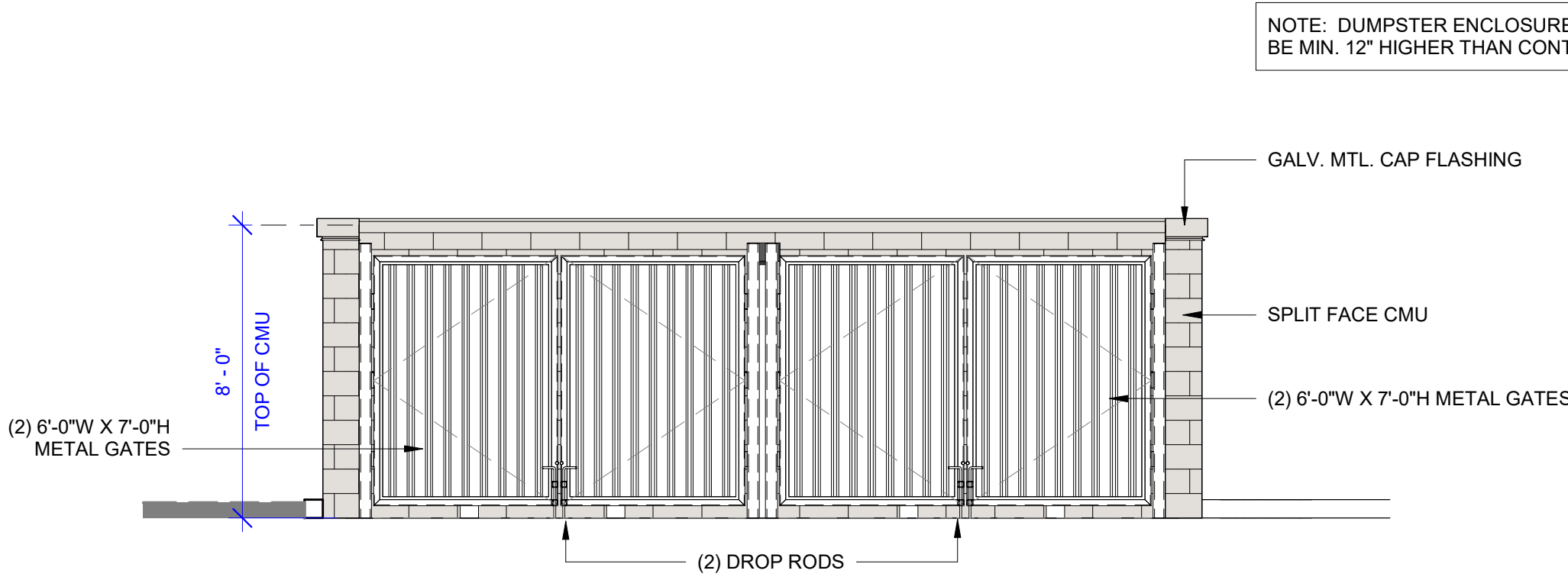
DD104



TRASH ENCLOSURE EAST ELEVATION

SCALE: 1/4" = 1'-0"

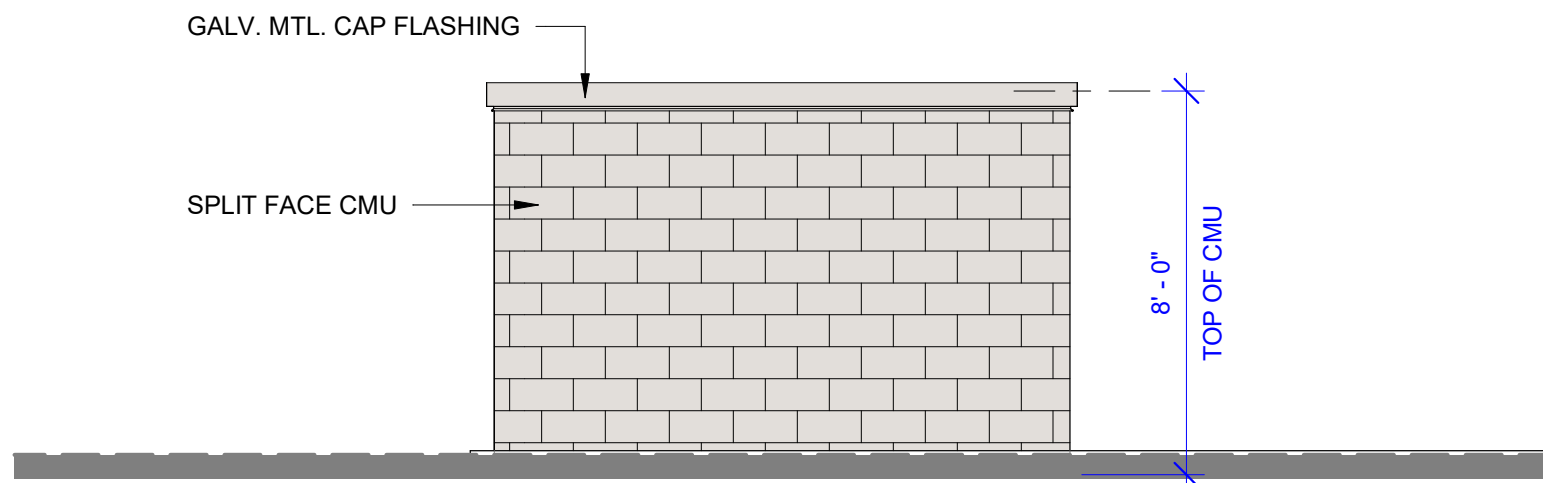
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TRASH ENCLOSURE WEST ELEVATION

SCALE: 1/4" = 1'-0"

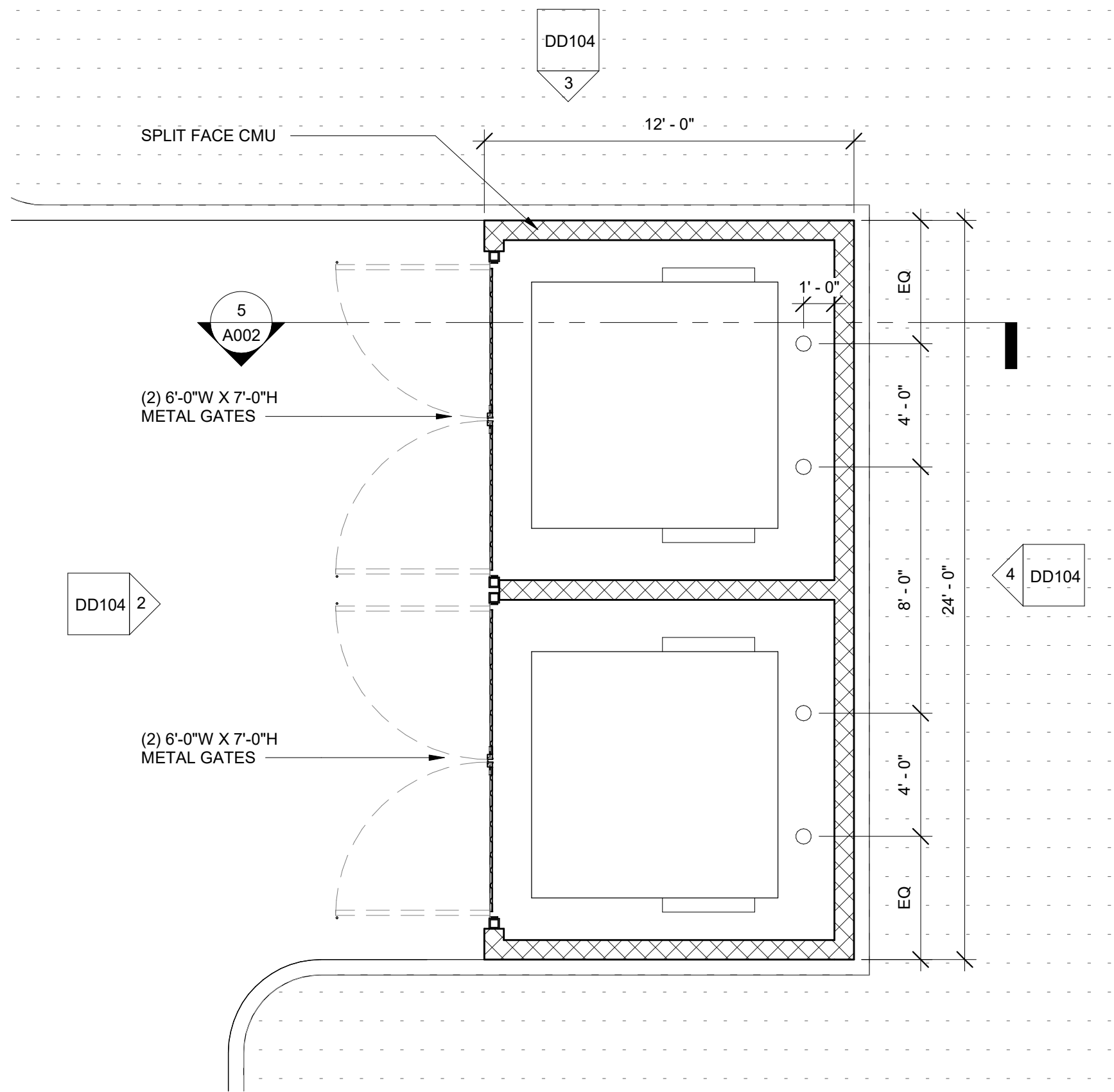
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TRASH ENCLOSURE NORTH ELEVATION

SCALE: 1/4" = 1'-0"

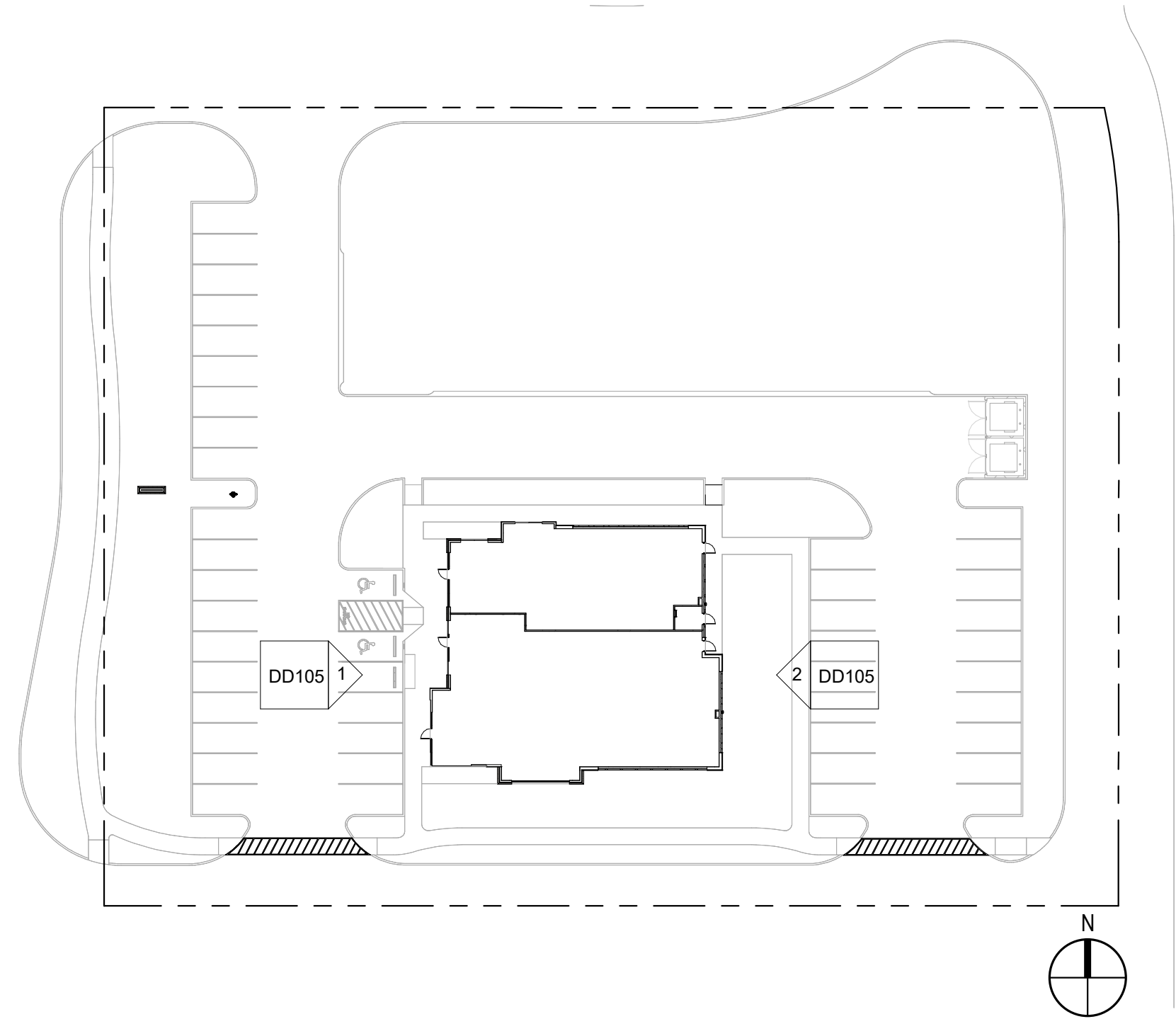
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DUMPSTER ENCLOSURE PLAN (SD)

SCALE: 1/4" = 1'-0"

1



ELEVATION - KEY MAP 1
SCALE: 1" = 40'-0"

3

EAST (REAR) ELEVATION

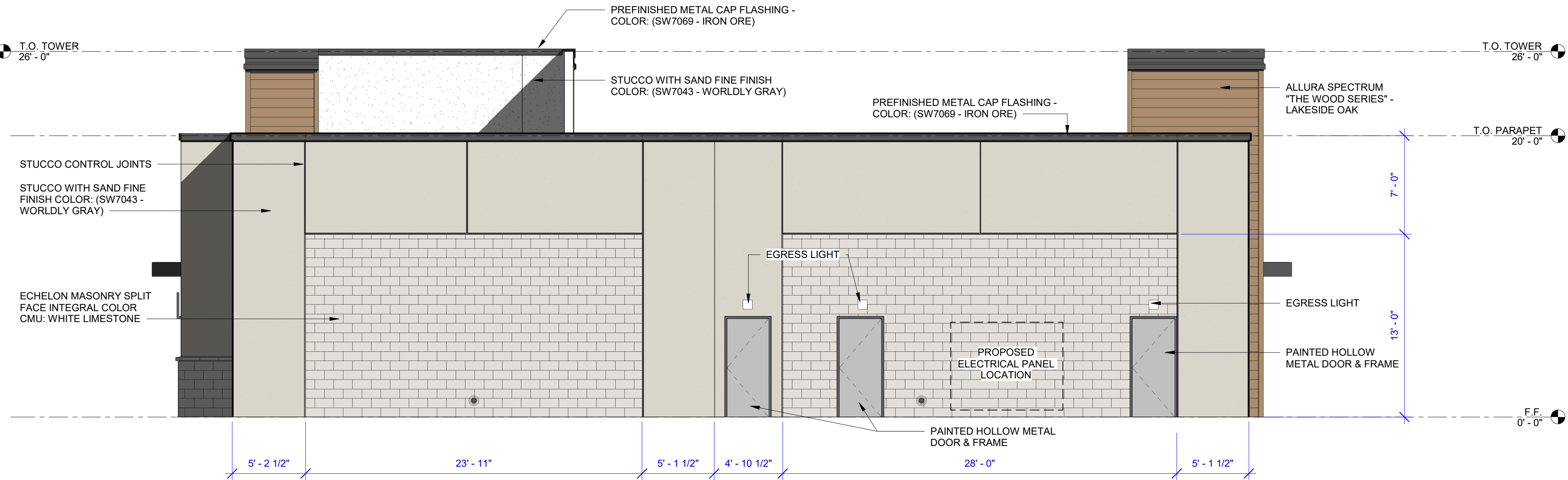
MATERIAL	SQFT	PERCENTAGE
WOODTONE PANELS	84 SQFT	5%
STUCCO	730 SQFT	46%
SPLIT FACE CMU	720 SQFT	46%
FENESTRATION	48 SQFT	3%
TOTAL	1,582 SQFT	100%

WEST (FRONT) ELEVATION

MATERIAL	SQFT	PERCENTAGE
METAL PANELS	247 SQFT	15%
WOODTONE PANELS	372 SQFT	23%
STUCCO	453 SQFT	28%
SPLIT FACE CMU	69 SQFT	4%
FENESTRATION	480 SQFT	30%
TOTAL	1,621 SQFT	100%

- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR
- BUILDING CONSTRUCTION TYPE: TYPE V - B
- OCCUPANCY: MEDICAL CLINIC - GROUP B
RESTAURANT - GROUP A-2
- FIRE SPRINKLER SYSTEM: SPRINKLERED

- SUNNYVALE UDO - ARCHITECTURAL ELEMENTS
- CANOPIES
 - OFFSETS & REVEALS
 - RECESSES & PROJECTIONS
 - DISPLAY WINDOWS
 - ARCHITECTURAL DETAILS/TRIM
 - INTEGRATED PLANTERS
 - VARIETY OF STONE COURSING



EAST (REAR) ELEVATION - COLOR
SCALE: 3/16" = 1'-0"

2



WEST (FRONT) ELEVATION - COLOR
SCALE: 3/16" = 1'-0"

1



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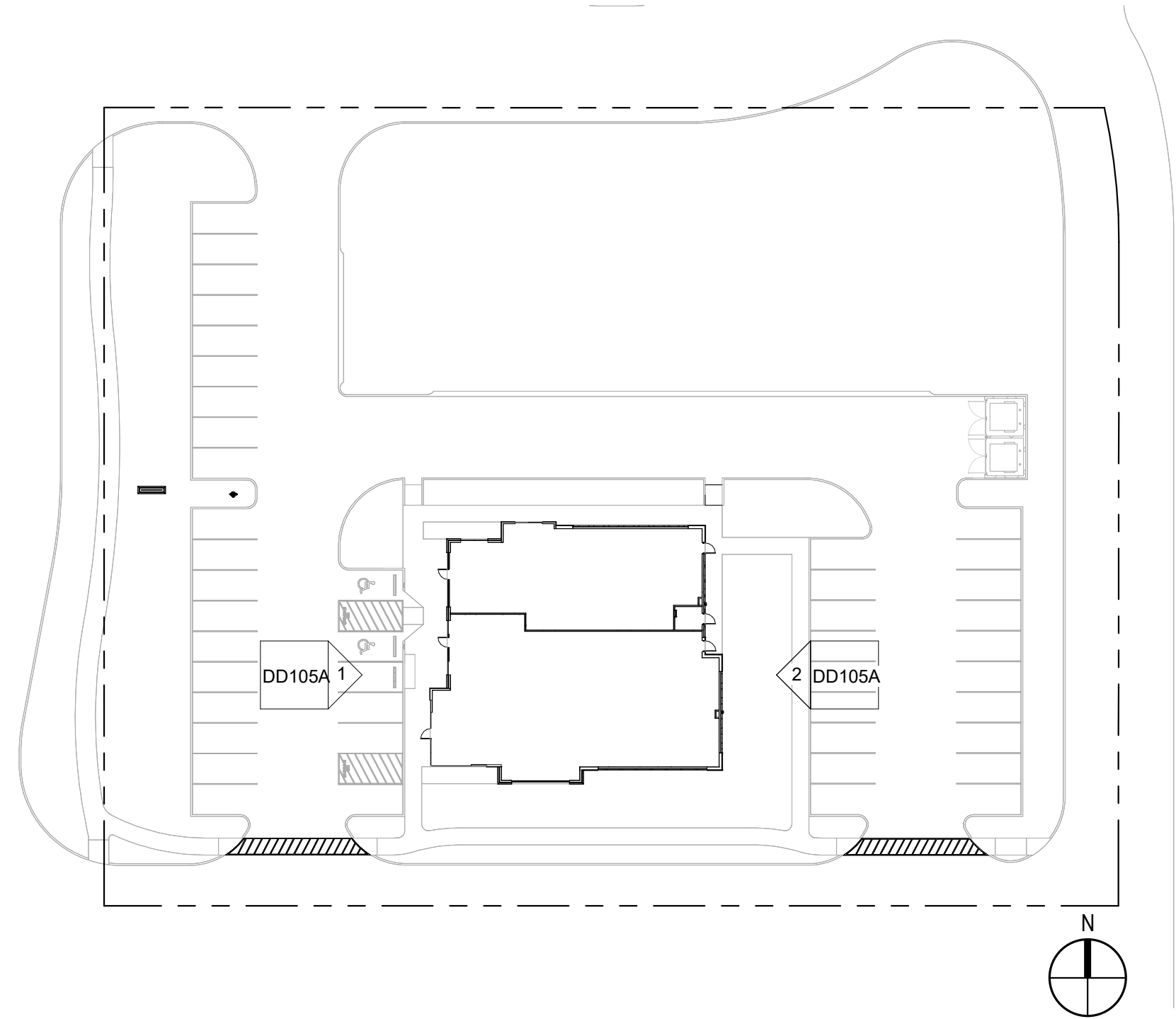
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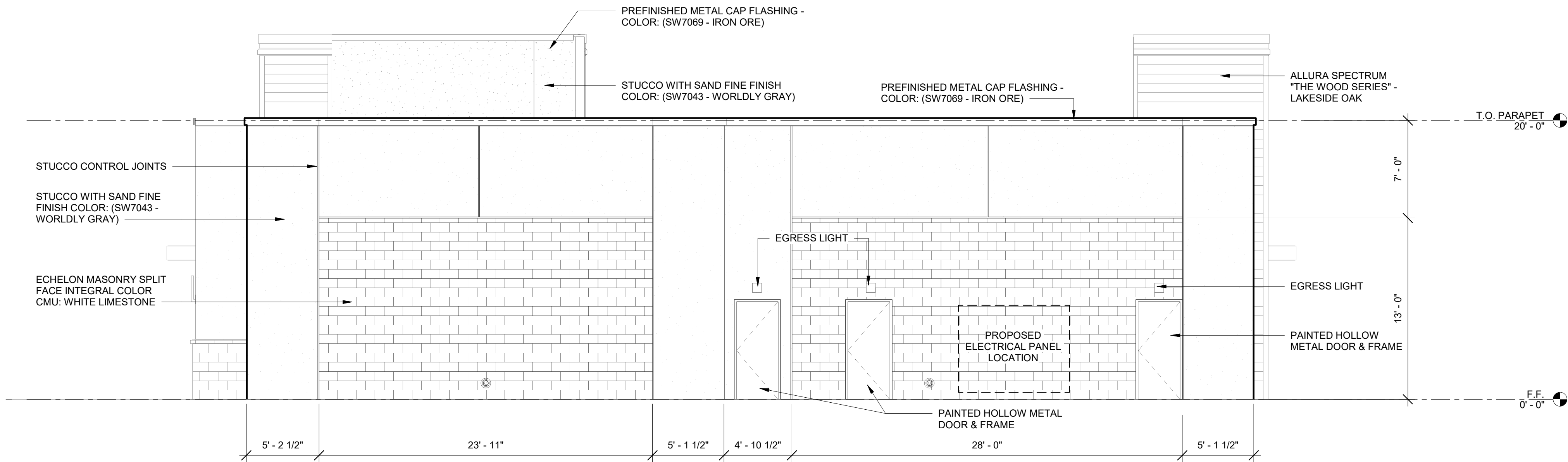
EXTERIOR BUILDING ELEVATIONS - COLOR

DD105



ELEVATION - KEY MAP 2
SCALE: 1" = 40'-0"

3



EAST (REAR) ELEVATION - BLACK & WHITE
SCALE: 3/16" = 1'-0"

2

EAST (REAR) ELEVATION

MATERIAL	SQFT	PERCENTAGE
WOODTONE PANELS	84 SQFT	5%
STUCCO	730 SQFT	46%
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FENESTRATION	48 SQFT	3%
TOTAL	1,582 SQFT	100%

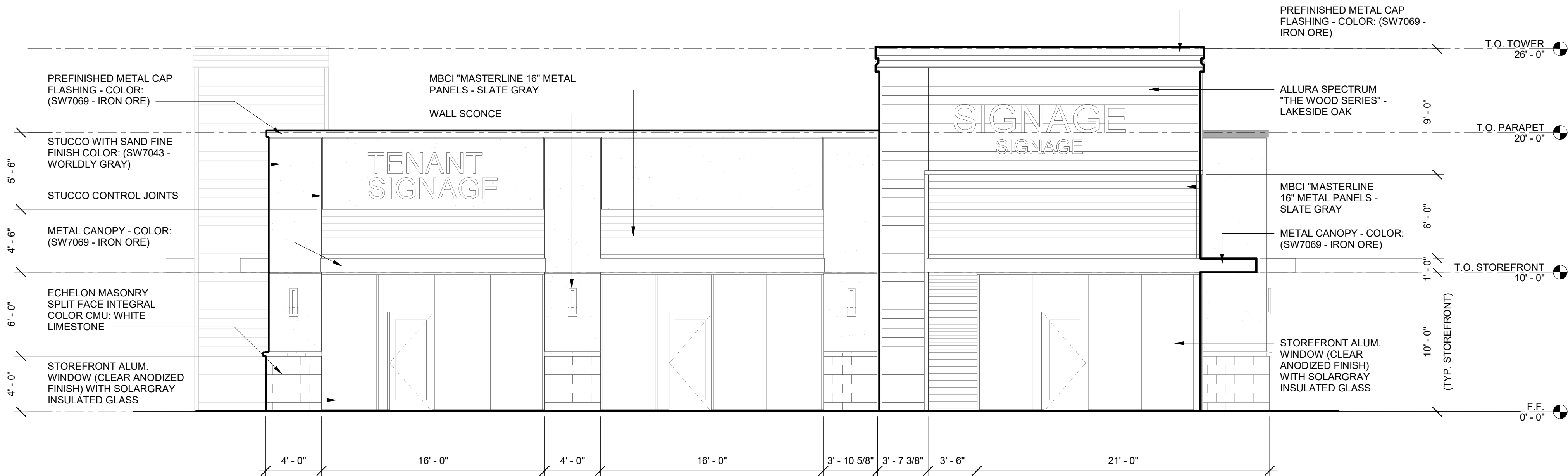
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FENESTRATION	480 SQFT	30%
TOTAL	1,621 SQFT	100%

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SUNNYVALE UDO - ARCHITECTURAL ELEMENTS

- CANOPIES
- OFFSETS & REVEALS
- RECESSES & PROJECTIONS
- DISPLAY WINDOWS
- ARCHITECTURAL DETAILS/TRIM
- INTEGRATED PLANTERS
- VARIETY OF STONE COURSING



WEST (FRONT) ELEVATION - BLACK & WHITE
SCALE: 3/16" = 1'-0"

1



ELEMENT
ARCHITECTS
+ interiors

COVENANT
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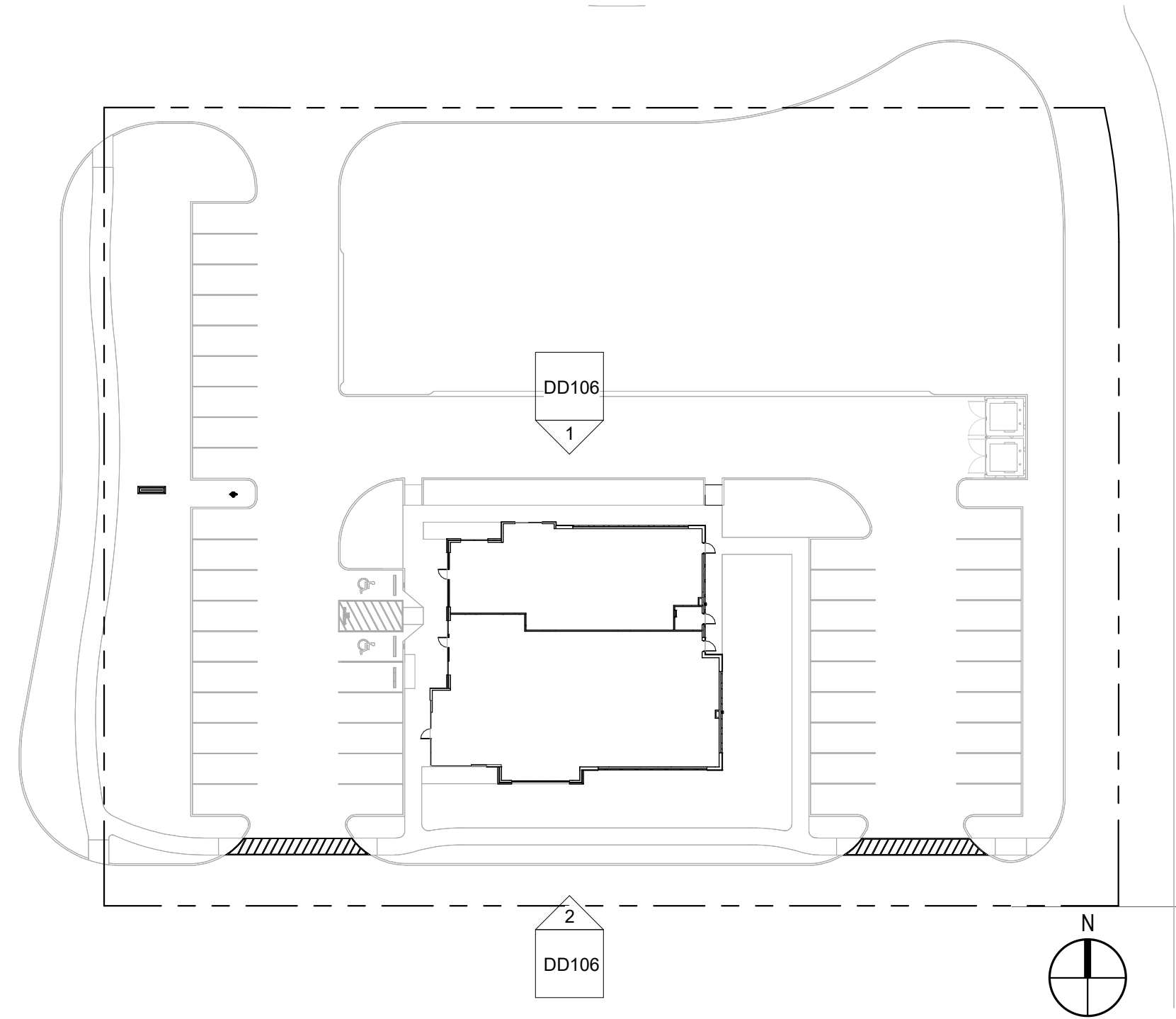
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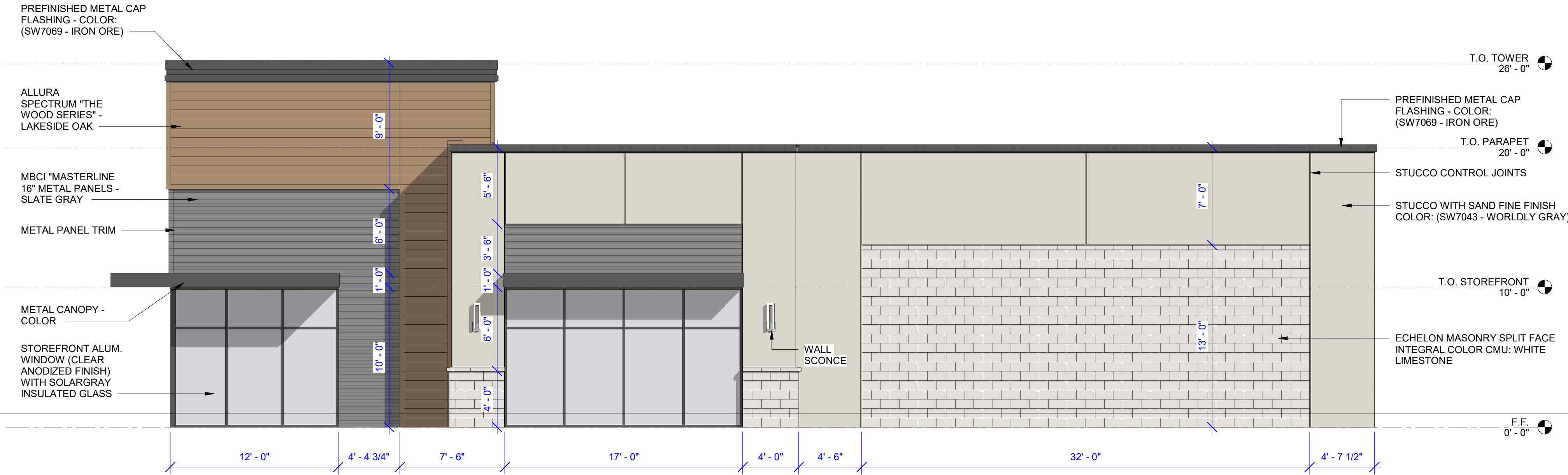
02/27/2026

EXTERIOR BUILDING ELEVATIONS - B&W

DD105A



ELEVATION - KEY MAP 3
SCALE: 1" = 40'-0"



SOUTH (SIDE) ELEVATION - COLOR
SCALE: 3/16" = 1'-0"

SOUTH (SIDE) ELEVATION

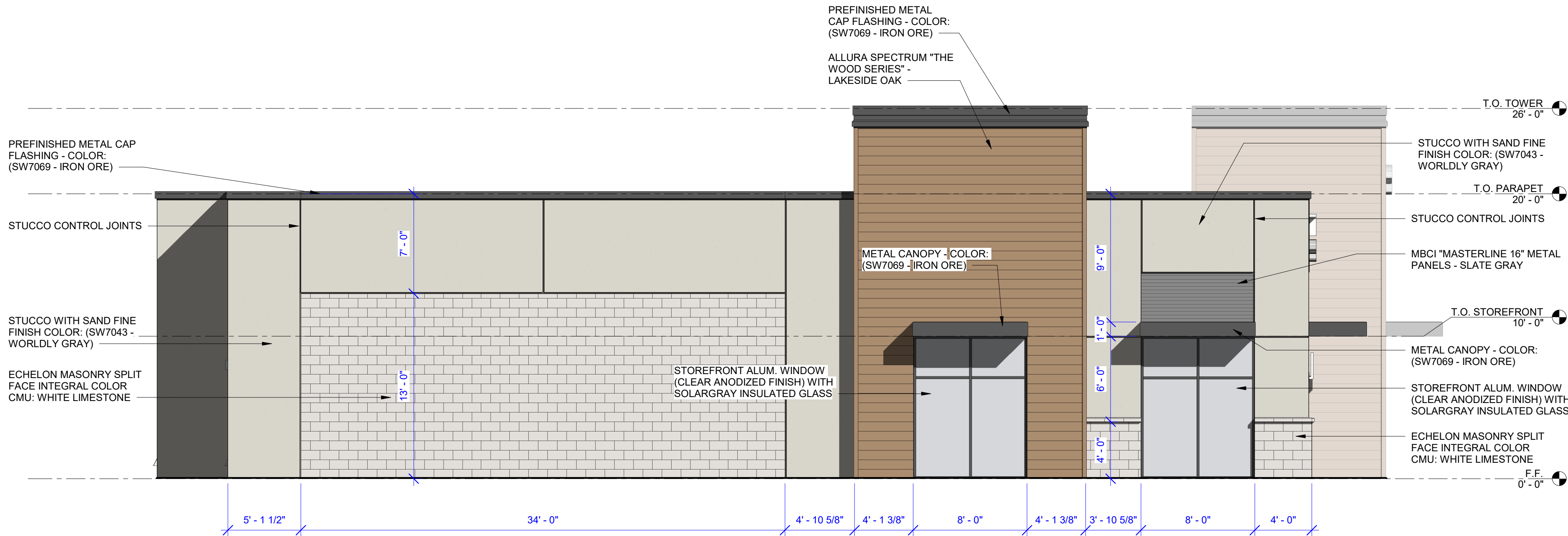
MATERIAL	SQFT	PERCENTAGE
METAL PANELS	199 SQFT	11%
WOODTONE PANELS	220 SQFT	13%
STUCCO	583 SQFT	33%
SPLIT FACE CMU	481 SQFT	27%
FENESTRATION	290 SQFT	16%
TOTAL	1,773 SQFT	100%

NORTH (SIDE) ELEVATION

MATERIAL	SQFT	PERCENTAGE
METAL PANELS	24 SQFT	1%
WOODTONE PANELS	470 SQFT	26%
STUCCO	661 SQFT	36%
SPLIT FACE CMU	509 SQFT	28%
FENESTRATION	160 SQFT	9%
TOTAL	1,824 SQFT	100%

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 - ARCHITECTURAL DETAILS/TRIM
 - INTERGRATED PLANTERS
 - VARIETY OF STONE COURSING



NORTH (SIDE) ELEVATION - COLOR
SCALE: 3/16" = 1'-0"



PROJECT TEAM

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LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
110 TRADERS CROSS
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(800) 680 6630
ATTN: STEPHEN SALES

#	DESCRIPTION	DATE
1	CITY COMMENT RESPONSE #1	01/12/2026
2	CITY COMMENT RESPONSE #2	01/26/2026
3	CITY COMMENT RESPONSE #3	02/27/2026

SUBDIVISION NAME

GATEWAY PARK

BLOCK AND LOT NUMBER

LOT 1R1, BLOCK 1

SURVEY NAME AND ABSTRACT NUMBER

HENRY J. WEBB SURVEY NO.1588

NUMBER OF ACRES

1.61 AC.

PROJECT NAME

SUNNYVALE RETAIL SHELL

PROJECT ADDRESS

BELT LINE RD. SUNNYVALE, TX, 75182
DALLAS COUNTY

EA PROJECT NUMBER

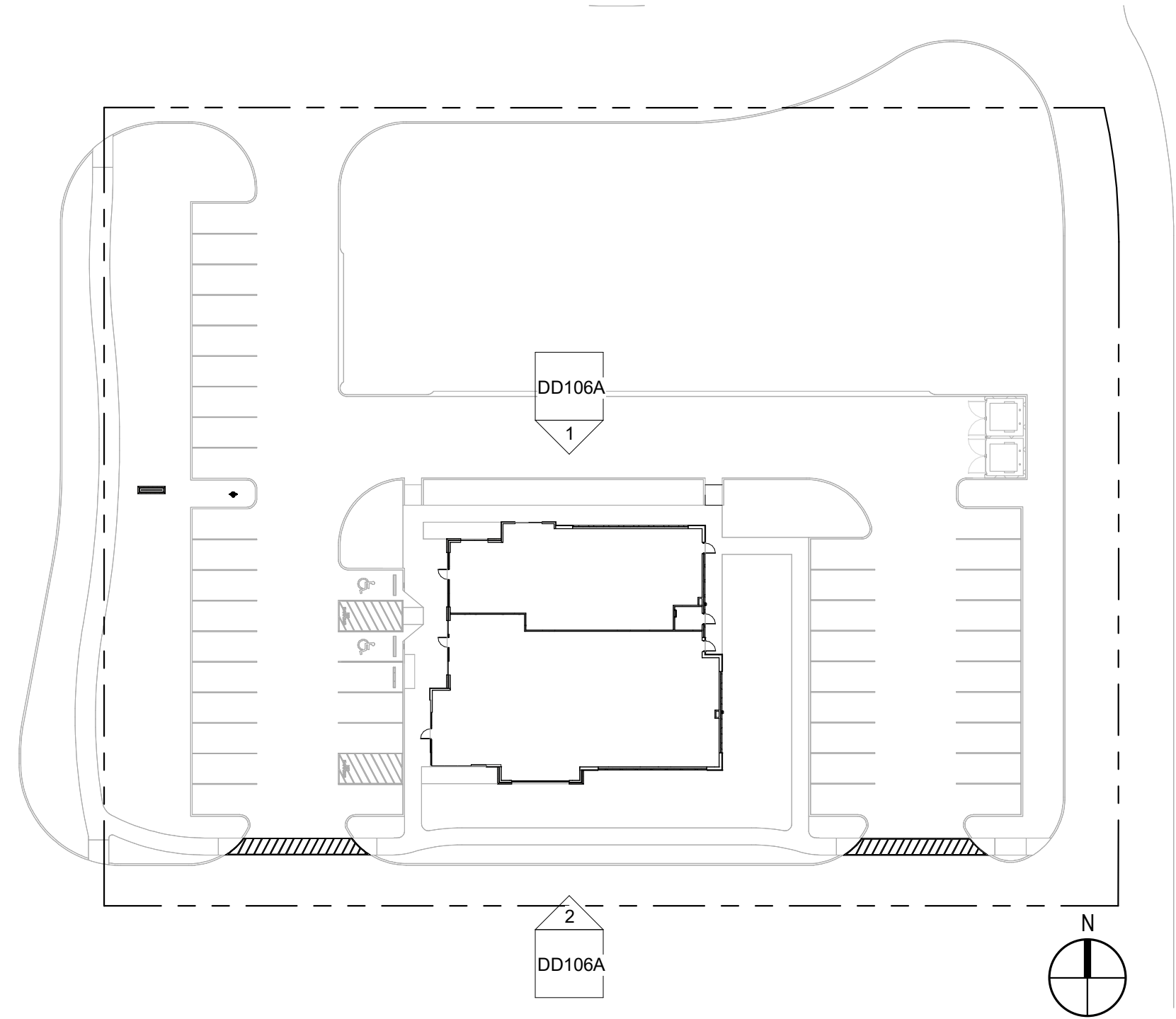
EA25129

DATE

02/27/2026

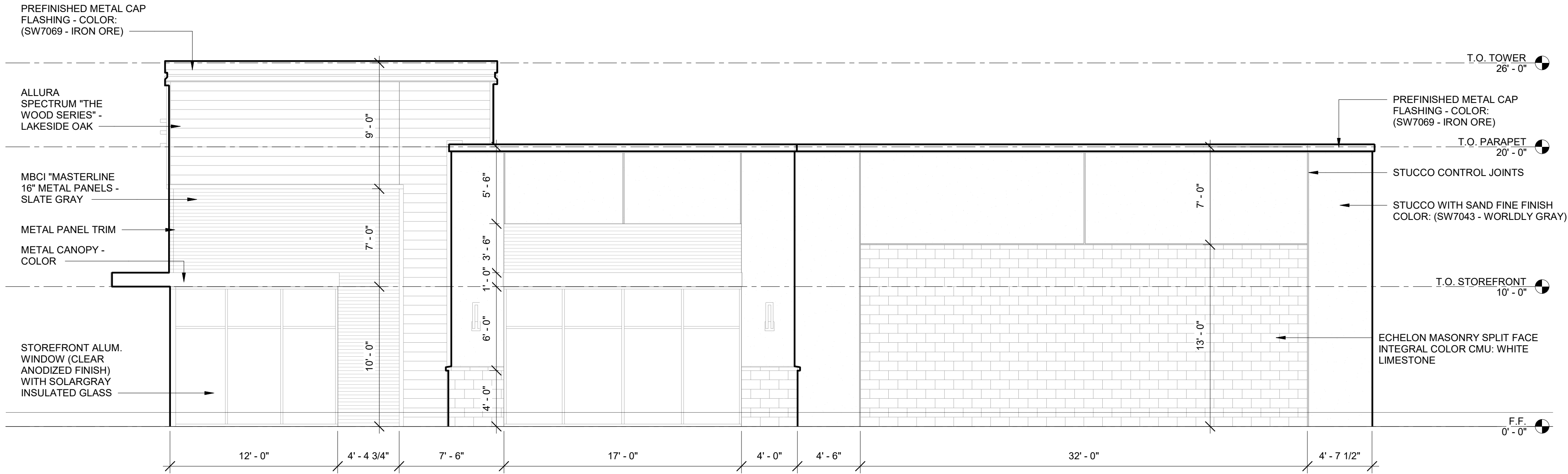
EXTERIOR BUILDING ELEVATIONS - COLOR

DD106



ELEVATION - KEY MAP 4
SCALE: 1" = 40'-0"

3



SOUTH (SIDE) ELEVATION - BLACK & WHITE
SCALE: 3/16" = 1'-0"

2

SOUTH (SIDE) ELEVATION

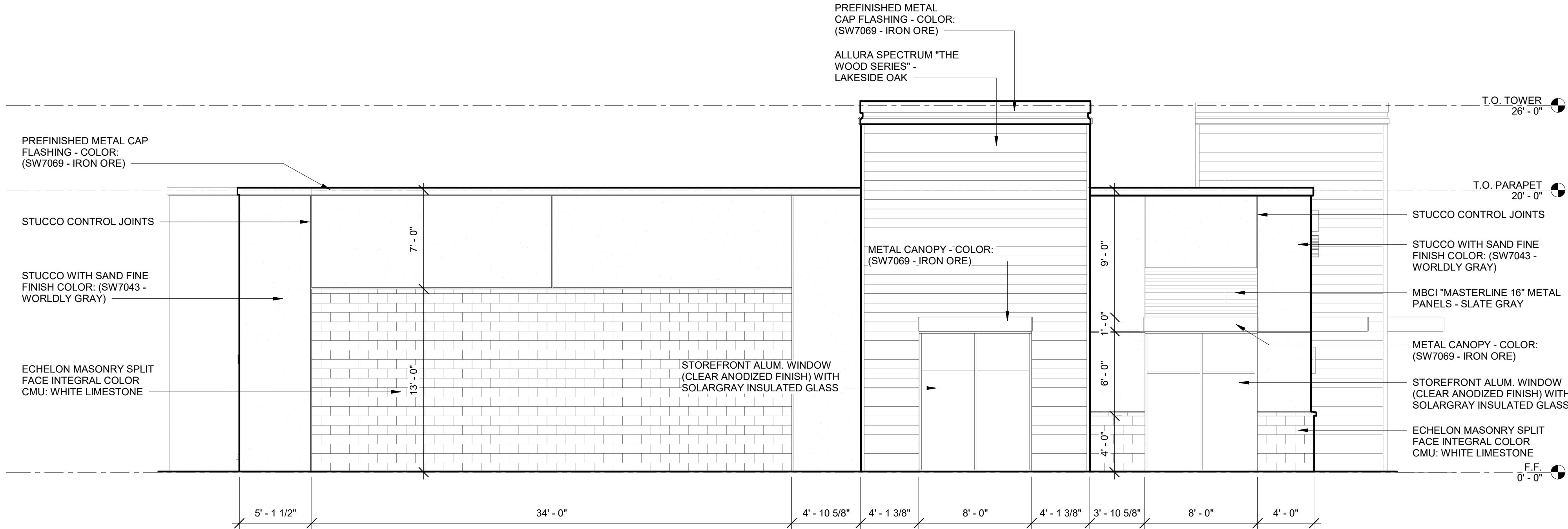
MATERIAL	SQFT	PERCENTAGE
METAL PANELS	199 SQFT	11%
WOODTONE PANELS	220 SQFT	13%
STUCCO	583 SQFT	33%
SPLIT FACE CMU	481 SQFT	27%
FENESTRATION	290 SQFT	16%
TOTAL	1,773 SQFT	100%

NORTH (SIDE) ELEVATION

MATERIAL	SQFT	PERCENTAGE
METAL PANELS	24 SQFT	1%
WOODTONE PANELS	470 SQFT	26%
STUCCO	661 SQFT	36%
SPLIT FACE CMU	509 SQFT	28%
FENESTRATION	160 SQFT	9%
TOTAL	1,824 SQFT	100%

- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR
- BUILDING CONSTRUCTION TYPE: TYPE V - B
- OCCUPANCY: MEDICAL CLINIC - GROUP B
RESTAURANT - GROUP A-2
- FIRE SPRINKLER SYSTEM: SPRINKLERED

- SUNNYVALE UDO - ARCHITECTURAL ELEMENTS**
- CANOPIES
 - OFFSETS & REVEALS
 - RECESSES & PROJECTIONS
 - DISPLAY WINDOWS
 - ARCHITECTURAL DETAILS/TRIM
 - INTERGRATED PLANTERS
 - VARIETY OF STONE COURSING



NORTH (SIDE) ELEVATION - BLACK & WHITE
SCALE: 3/16" = 1'-0"

1



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DALLAS COUNTY

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EA25129

DATE

02/27/2026

EXTERIOR BUILDING ELEVATIONS - B&W

DD106A



ELEMENT
ARCHITECTS
+ interiors

COVENANT
REAL ESTATE GROUP

PROJECT TEAM

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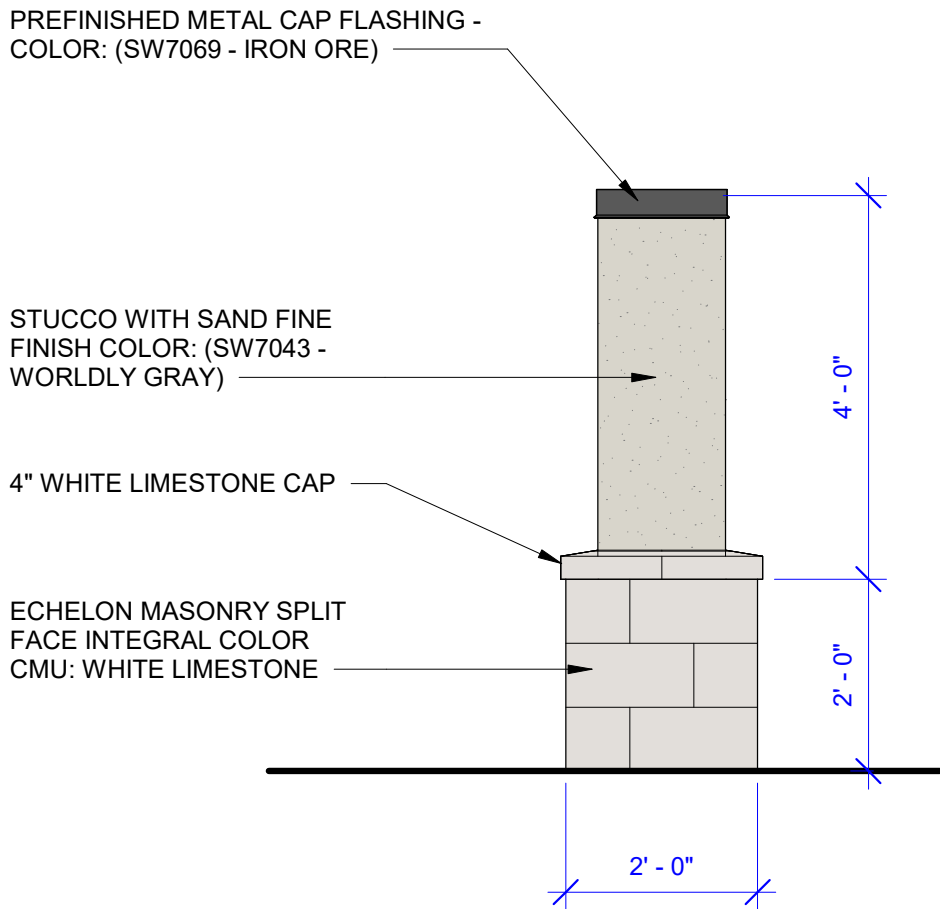
EA25129

DATE

02/27/2026

PROPOSED SIGNAGE
EXHIBIT

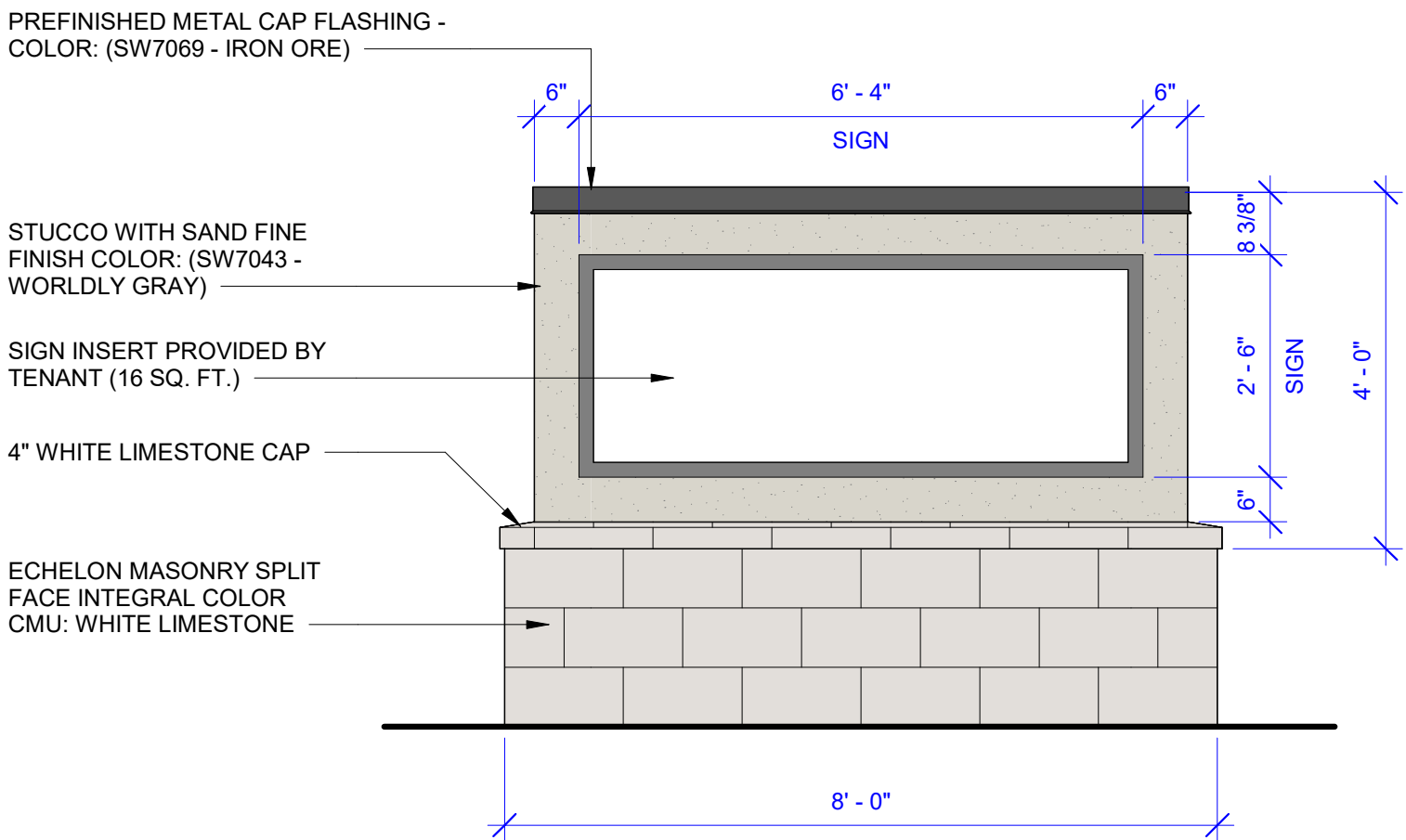
DD103



MONUMENT SIGN SIDE ELEVATION

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

3



MONUMENT SIGN FRONT ELEVATION

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

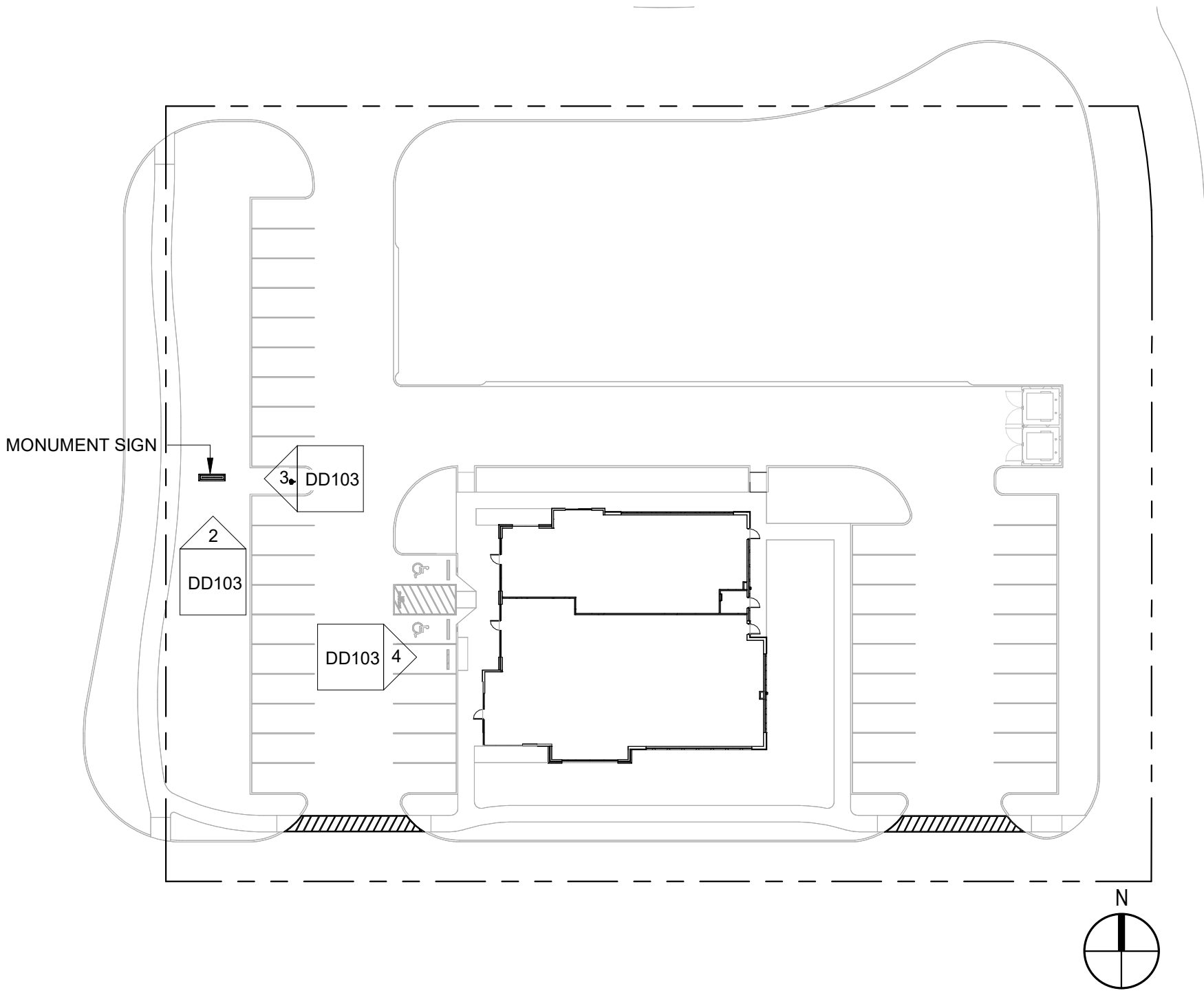
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WEST (FRONT) ELEVATION - SIGNAGE

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

4



SIGNAGE ELEVATION KEY MAP

SCALE: 1" = 40'-0"

1