CITY OF MELISSA
PLANNING AND ZONING
COMMISSION WORK SESSION
AGENDA

Thursday, August 13, 2026
5:30 p.m.

City of Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

WORK SESSION AGENDA

1. **CALL TO ORDER AND ROLL CALL**

2. **PUBLIC COMMENTS**
   This item is available for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic unless properly posted on a future agenda.

3. **DISCUSSION REGARDING PLANNING AND ZONING RECOMMENDED CASES**

4. **DISCUSSION REGARDING REGULAR AGENDA ITEMS**

5. **ADJOURN**

Certified

Certified to this the 7th of August 2026

Posted: August 7, 2026 at 11:30 a.m.

Tyra LaVerne, Interim Director of Development Services

If during the course of the meeting covered by this notice, the Planning & Zoning Commission Work Session should determine that a closed or executive meeting or session of the Planning & Zoning Commission Work Session or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code §551.001 et seq., will be held by the Planning & Zoning Commission Work Session at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Planning & Zoning Commission Work Session may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

551.071 Private consultation with the attorney for the City.

CITY OF MELISSA
PLANNING AND ZONING
COMMISSION REGULAR
MEETING AGENDA

Thursday, August 13, 2026
6:30 p.m.

City of Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

REGULAR MEETING AGENDA

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENTS**
   This item is available for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic unless properly posted on a future agenda.

4. **CONSENT AGENDA**

   A. Consider the July 9, 2026 Work Session and Regular Meeting Minutes.

5. **CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA**

6. **REGULAR AGENDA**

   A. Conduct a public hearing and consider a recommendation to City Council regarding a request to grant a Specific Use Permit ("SUP") allowing for a Car Wash, Full Service land use on 1.719± acres of land, situated in the Andrew Thomas Survey Abstract No. 894, City of Melissa, Collin County, Texas and generally located at 1218 Sam Rayburn Highway, City of Melissa, Collin County, Texas. (TL)

7. **ADJOURN**

Certified

Certified to this the 7th of August 2026.

Posted: August 7, 2026 at 11:30 a.m.

Tyra LaVerne, Interim Director of Development Services

If during the course of the meeting covered by this notice, the Planning & Zoning Commission Regular Meeting should determine that a closed or executive meeting or session of the Planning & Zoning Commission Regular Meeting or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code §551.001 et seq., will be held by the Planning & Zoning Commission Regular Meeting at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Planning & Zoning Commission Regular Meeting may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

551.071 Private consultation with the attorney for the City.

MINUTES

CITY OF MELISSA

PLANNING AND ZONING COMMISSION WORK SESSION

JULY 9, 2026

5:30 PM

WORK SESSION AGENDA

1. **CALL TO ORDER AND ROLL CALL**

   Dave Minton called the Work Session to order at 5:30 p.m.

   Dave Minton, Lawrence Silver, Daniel Mathews, Darren Melton, Tracy Hailey and Allan Tobias were present. Adam Porter and Benjamin Ivy were absent.

2. **PUBLIC COMMENTS**

   There were no public comments.

3. **DISCUSSION REGARDING PLANNING AND ZONING RECOMMENDED CASES**

   Tyra LaVerne, Interim Director of Development Services, gave an update regarding past Planning and Zoning Commission cases that went to Council.

4. **DISCUSSION REGARDING REGULAR AGENDA ITEMS**

   Tyra LaVerne gave a brief summary of item 6A on the Regular Agenda.

5. **ADJOURN**

   Dave Minton adjourned the Work Session at 5:46 p.m.

ATTEST:

_____ _____

Tyra LaVerne, Interim Director of Development Services

Dave Minton, Chair

MINUTES

CITY OF MELISSA

PLANNING AND ZONING COMMISSION REGULAR MEETING

JULY 9, 2026

6:30 PM

REGULAR MEETING AGENDA

1. CALL TO ORDER AND ROLL CALL

Dave Minton called the Regular Meeting to order at 6:30 p.m.

Dave Minton, Lawrence Silver, Tracy Hailey, Daniel Mathews, and Darren Melton were present. Adam Porter and Benjamin Ivy were absent. Allan Tobias was present but not voting.

2. PLEDGE OF ALLEGIANCE

All who were present gave the Pledge of Allegiance.

3. PUBLIC COMMENTS

There were no public comments.

4. CONSENT AGENDA

A. Consider the June 11, 2026 Work Session and Regular Meeting Minutes.

B. Consider a recommendation to City Council regarding the Shops at Downtown Melissa I Final Engineering Site Plan, consisting of 1.633± acres of land, situated in the J. Fitzhugh Survey, Abstract No. 319 and No. 309, City of Melissa, Collin County Texas and generally located at 1831 E. Melissa Road, City of Melissa, Collin County, Texas. (TL)

C. Consider a recommendation to City Council regarding the Chase Oaks Outpost Melissa Final Engineering Site Plan, consisting of 5.95± acres of land situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at approximately 1276 feet south of the intersection of McKinney Street and Melissa Road, Collin County, Texas. (TL)

Commission Action:

Motion was made by Tracy Hailey and seconded by Lawrence Silver to Approve the Consent Agenda as noted.

Vote: 5/0/0

5. CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA

There were no items withdrawn from the Consent Agenda.

6. REGULAR AGENDA

A. Conduct a public hearing and consider a recommendation to City Council regarding a request to rezone from Single Family Residential District 3/General Commercial District/Heavy Industrial District ("SF-3/C-2/I-2") within the Downtown Overlay District

within the Transition Mixed Use District ("DOD/TMU") to Planned Development/General Commercial ("PD/C-2") within the Downtown Overlay District within the Transition Mixed Use District ("DOD/TMU") consisting of 6.235± acres of land in the aggregate, situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at the southeast corner of McKinney Street and Melissa Road, City of Melissa, Collin County, Texas. (TL)

Commission Action:
Motion was made by Lawrence Silver and seconded by Tracy Hailey to open the public hearing at 6:33 p.m.

Vote: 5/0/0

Tyra LaVerne, Interim Director of Development Services, presented the item to the Commission.

Elliot Bogart, Triangle Engineering representative, gave a presentation and answered questions for the Commission.

Commission Action:
Motion was made by Daniel Mathews and seconded by Lawrence Silver to close the public hearing at 6:41 p.m.

Vote: 5/0/0

Commission Action:
Motion was made by Tracy Hailey and seconded by Lawrence Silver to Recommend for approval to City Council with conditions including the use of landscaping for screening and parking adjacent to the street or public right-of-way and the use of window screening on the 3rd and 4th floors on the portion of the hotel that overlooks the Public Safety Building.

Vote: 4/1/0, with Darren Melton voting against the item.

7. ADJOURN

Dave Minton adjourned the Planning and Commission Regular Meeting at 6:47 p.m.

ATTEST:

_____ _____

Tyra LaVerne, Interim
Director of Development Services

Dave Minton, Chair

City of Melissa Planning & Zoning Commission Regular Meeting Staff Report

Date August 13, 2026

Subject Conduct a public hearing and consider a recommendation to City Council regarding a request to grant a Specific Use Permit ("SUP") allowing for a Car Wash, Full Service land use on 1.719± acres of land, situated in the Andrew Thomas Survey Abstract No. 894, City of Melissa, Collin County, Texas and generally located at 1218 Sam Rayburn Highway, City of Melissa, Collin County, Texas. (TL)

Submitted by Tyra LaVerne, Interim Director of Development Services

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Action Requested

Conduct a public hearing and consider a recommendation to City Council regarding a request to grant a Specific Use Permit ("SUP") allowing for a Car Wash, Full Service land use on 1.719± acres of land.

Summary of Subject

Quick Quack Car Wash is requesting approval of a Specific Use Permit (SUP) to allow an automatic tunnel-style car wash on approximately 1.719 acres of land. A car wash requires SUP approval within the General Commercial zoning district per the City's Schedule of Uses.

Quick Quack operates automatic express tunnel car washes at locations throughout Texas and several other states. According to the applicant, the proposed facility would utilize a water reclamation and recycling system and would use an average of approximately 25 gallons of fresh water per vehicle. Wash water would be captured and processed through water reclamation tanks before being recycled for subsequent vehicles.

The proposed site would include 18 vehicle stacking stalls and 20 self-service vacuum stalls. The applicant states that the car wash cycle is approximately three minutes and that the site is designed to accommodate customer traffic and queuing on-site without backing into the public right-of-way.

The applicant has also provided information regarding the proposed hours of operation, site lighting, and measures intended to minimize operational noise. Additional details regarding these aspects of the proposed use are included in the applicant's submitted packet.

The applicant is not requesting any variances, deviations, or modifications to City Code. The SUP request is solely for approval of the car wash land use, which requires an SUP in this zoning district. If approved, the SUP would be limited to the approximately 1.719 acres identified for the proposed car wash use.

Comprehensive Plan Comments

The current zoning on the tract is General Commercial ("C-2").

Staff Recommendation

Approval or disapproval of land use is a policymaker decision.

Supporting Documents

1. Location of Subject Tract.pdf
2. Zoning Packet_1218 Sam Rayburn Hwy_SUP_1.719 acres.pdf

Location of Subject Tract

Quick Quack SUP



Melissa Municipal Center
3411 Barker Avenue
Melissa, Texas 75454
Phone: (972) 838-2036

Specific Use Permit Zoning Application

I. Applicant Information

Applicant: Lonestar Builders/Quick Quack Car Wash Date: 5/12/2026

Address: 531 W 3800 N Spanish Fork, UT

Phone: 801-636-9175 Fax: _____

Contact: Brandon Denison E-mail: brandon@lonestarbuildersinc.com

II. Land Use Information

Zoning Ordinance Section 7

All land, buildings, structures or appurtenances thereon located within the City of Melissa, Texas which are hereafter occupied, used, erected, altered, removed, placed, demolished or converted, shall be occupied, used, erected, altered, removed, placed, demolished or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided.

Note: Applicant should reference the Zoning Ordinance Sections 8 thru 19 to properly identify existing and proposed zoning, as well as all permitted uses and setbacks.

Project Name & Location: Quick Quack @ Sam Rayburn & HWY 5 Acres: 1.719

Existing Zoning: C-2 (Ref. Zoning Ordinance) Proposed Zoning: C-2 SUP (Ref. Zoning Ordinance)

☐ I hereby request that this zoning application be placed on the agenda for action at the first available Planning & Zoning Commission meeting even if staff comments have not been addressed and the zoning is not in compliance with City code. I realize this will likely result in a disapproval of my application and I will be required to pay new filing fees.

I HEREBY CERTIFY THAT I AM THE SOLE CURRENT OWNER OF RECORD OF THE PROPERTY DESCRIBED ABOVE. THAT THIS APPLICATION IS BEING SUBMITTED WITH MY CONSENT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. IF I AM NOT THE SOLE CURRENT OWNER OF RECORD OF THE REAL PROPERTY INVOLVED, I HAVE ATTACHED NOTARIZED WRITTEN EVIDENCE OF AUTHORIZATION FROM THE CURRENT OWNER(S) OF RECORD. I ACKNOWLEDGE THAT ANY INVALID INFORMATION MAY BE CAUSE FOR DENIAL OF THIS APPLICATION. I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE STATEMENTS AND REPRESENTATIONS HEREIN ON THE BEHALF OF THE OWNER.

Printed Name: Alex Perry **Title:** Principal

Signature: Alex Perry

Revised 11/07/2024 MD

1.7192 ACRE DESCRIPTION

WHEREAS, IN THE COUNTY OF COLLIN, STATE OF TEXAS, BEING PART OF LOT 1, BLOCK 1, FIRST NATIONAL BANK OF TRENTON ADDITION, AN ADDITION TO THE CITY OF MELISSA, COLLIN COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN CABINET N, SLIKE 434, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING A PART OF TRACT OF LAND DESCRIBED IN DEED TO THE FIRST NATIONAL BANK OF TRENTON, TRENTON, TEXAS, RECORDED IN VOLUME 4519, PAGE 1597, DEED RECORDS, COLLINGCOUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2-INCH IRON WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOUND IN THE PRESENT EAST LINE OF STATE HIGHWAY NO. 121, A VARIABLE WIDTH RIGHT-OF-WAY, AS ESTABLISHED BY TXDOT RIGHT-OF-WAY DEED RECORDED IN INSTRUMENT NO. 20230406142949 51, OFFICIAL PUBLIC RECORDS, COLLING COUNTY, TEXAS AND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TOMMY LYNDE MILLER, RECORED IN VOLUME 5636, PAGE 2487, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING THE **POINT OF BEGINNING**;

THENCE N 04°03'21" E, A DISTANCE OF 145.10 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOR CORNER, AND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 758.00 FEET, A CENTRAL ANDLE OF 01°00'04" , A CHORD BEARING AND DISTANCE OF N 03°23'32" E – 13.24 FEET;

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 13.24 FEET TO A FOUND 3" "TXDOT" BRASS DISK FOR CORNER;

THENCE N 35°03'00" E, ALONG SAID EAST LINE OF STATE HIGHWAY NO. 121, A DISTANCE OF 201.83 FEET TO SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE DEPARTING THE EASTERLY LINES OF SAID STATE HIGHWAY NO. 121, OVER AND ACROSS SAID LOT 1, BLOCK 1, FIRST NATIONAL BANK OF TRENTON ADDITION, THE FOLLOWING COURSES:

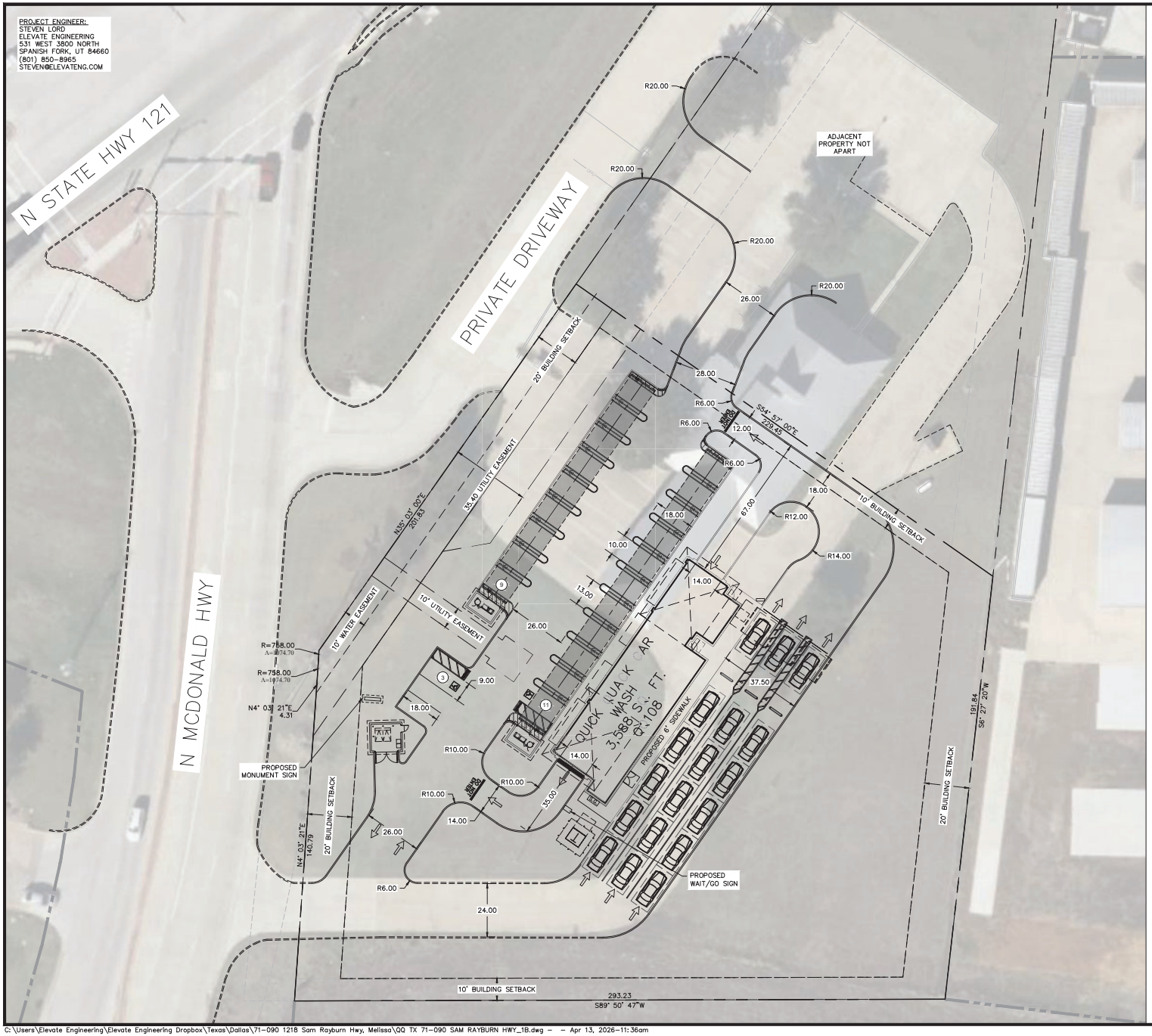
> S 54°57'00" E, A DISTANCE OF 229.45 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE S 06°27'20" W, ALONG NORTHWEST LINE OF LOT 2, BLOCK A, 121 STORAGE ADDITION, AN ADDITION OF CITY OF MELISSA, COLLIN COUNTY, TEXAS

ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20080625010023330, COLLIN COUNTY, TEXAS, AT A DISTNCE OF 191.84 FEET TO A FOUND 1/2-INCH IRON ROD IN THE NORTH LINE OF SAID TOMMY LYNE MILLER TRACT AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;

THENCE S 89°50'47" W, ALONG AFORESAID LINE, A DISTANCE OF 293.23 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 1.7192 OF AN ACRE OR 74,889 SQUARE FEET OF LAND MORE OR LESS. AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER ***70426-00*** BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.



PROJECT ENGINEER:
STEVEN LORD
ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
(801) 850-8965
STEVEN@ELEVATENG.COM

LEGEND

- LOT LINES/ROW (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- EXISTING FENCE

SITE DATA

LOT AREA:	74,889	SF (1.719 ACRES)
BUILDING AREA:	3,588	SF± 4.7%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

PROJECT#: 71-090
ZONING: (GENCOMM) C-2
CONDITIONAL USE
PARCEL ID#: 2140992

BUILDING DATA

MAIN BUILDING
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
AREA: 3,383 SF±

QB STATION
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
AREA: 205 SF±

SETBACKS:
FRONT= 20 FEET
REAR= 10 FEET
SIDE= 20 FEET

PARKING TABULATION

REQUIRED: CAR WASH, FULL SERVICE. TWO (2) PARKING SPACES PLUS REQUIRED STACKING FOR EACH CAR WASH BAY.

PROVIDED: 3 STALLS
1 ADA STALL

VACUUM STALLS: 20 STALLS
TUNNEL LENGTH: 108 FEET
STACKING: 18 STALLS

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

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: SL
DESIGNER: JH

ELEVATE ENGINEERING
TBPE FIRM #20020
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 716-0060
lorie@elevateeng.com

ELEVATE ENGINEERING

QUICK QUACK SAM RAYBURN HWY
SITE PLAN
1218 SAM RAYBURN HWY, MELISSA, TX 75454

STATE OF TEXAS
LARRY HOLLOCK
131145
LICENSED
PROFESSIONAL ENGINEER
4/13/2026

SHEET: C-1

DATE: Apr 13, 2026

C:\Users\Elevate Engineering\Elevate Engineering Dropbox\Texas\Dallas\71-090 1218 Sam Rayburn Hwy, Melissa\QQ TX 71-090 SAM RAYBURN HWY_1B.dwg — — Apr 13, 2026-11:36am

Dear Melissa Planning Commission and City Council,

Quick Quack Car Wash has submitted and respectfully requests approval for a Specific Use Permit in order to construct and operate an automatic tunnel style car wash located near the intersection of HWY 121 and HWY 5 in Melissa Texas. Quick Quack is committed to providing a best in class service to all customers while also being an outstanding neighbor and participant in the community.

Quick Quack currently owns and operates more than 350 automatic express tunnel car washes located throughout Texas, Utah, Colorado, Arizona, Nevada, California and more recently, Hawaii. Quick Quack is a stable and financially resilient company to anchor and support neighboring businesses.

Site selection is not a casual task at Quick Quack. Each site is thoroughly vetted and undergoes extensive analysis before a decision is made to move forward with building a car wash. Quick Quack regularly rejects sites presented by brokers if they do not meet the company's strict requirements. The company never pursues a project unless it can serve as a permanent fixture in the community. Residents and city officials can be assured that there are no concerns that this site—or any other Quick Quack site—will be shut down or abandoned. Quick Quack has both the intent and the resources to ensure that this location is constructed and operated in a clean and respectful manner for decades to come.

Below are details regarding the operations of Quick Quack. I am also happy to answer any additional questions from residents, staff, council and commission members as they come up during the SUP process.

1. **Hours of operation (Change follows Daylight Savings):**
   7am-7pm winter months
   7am-9pm summer months

2. **Water Usage:**

   Water conservation is a top priority for Quick Quack because it is recognized that water is one of a community's most valuable resources. Through an advanced water reclamation and recycling system, Quick Quack uses an average of only **25 gallons of fresh water per vehicle**.

   For comparison, washing a car at home typically uses **80 to 140 gallons of water** per vehicle. In addition, runoff from driveway car washing often carries grease, dirt, soaps, and other contaminants directly into the storm drainage system without treatment.

At Quick Quack, all wash water is captured and processed through a series of water reclamation tanks that separate grease, sediment, and other contaminants. These materials are collected in a grease trap and disposed of in accordance with environmental regulations. The reclaimed water is then recycled and reused as the pre-rinse for subsequent vehicles, significantly reducing overall freshwater consumption while preventing pollutants from entering the stormwater system.

3. **Lighting:**
   All significant on site lighting automatically shuts off at 10 pm every day. The only lights left on are the building lights and the monument sign light, the building lights provide a deterrent effect for security benefits. Further, the lights are designed so that light will not escape onto neighboring properties.

4. **Sound Mitigation:**
   It is understood that noise is one of the primary concerns associated with any proposed car wash, both for the City and for neighboring property owners. Quick Quack takes these concerns seriously and carefully designs each car wash facility to minimize the sound generated by normal car wash operations.

   The dryer blowers and vacuum systems are engineered so that noise at the property line does not perceptibly exceed the ambient sound levels generated by nearby road traffic. Because Quick Quack sites are typically located along major commercial corridors, the sound produced by the car wash is generally less noticeable than the existing traffic noise. In fact, the facilities are designed to be compatible with adjacent residential areas without creating adverse noise impacts.

   Additionally, unlike many competitors, Quick Quack's self-service vacuum stations operate using a single centralized motor for each row of vacuums. These motors are housed within CMU (concrete masonry unit) enclosures, significantly reducing operational noise at the source.

   For this specific location, noise impacts are expected to be even less significant. The proposed site is not adjacent to any residential properties, and according to the City's Future Land Use Map, there are no existing or planned residential land uses bordering the property. The surrounding area comprises commercial uses, including a gas station, self-storage facilities, and a shopping center.

   Based on the site's context, surrounding land uses, and the noise mitigation measures incorporated into the facility design, I am confident that the proposed car wash will not create adverse noise impacts for neighboring properties.

5. **Traffic and Parking:**

Quick Quack is an express wash and the desired site size for each location is +/- 1 acre (This property is 1.719) acres which gives ample space to properly control traffic flow and stacking/queuing.

Quick Quack washes are really a convenience stop for most customers; they are expecting to be in and out quickly. Each site plan, including this one, is designed to support and self- sustain all customer traffic flow. This is possible due to the short length of time customers stay on site.

Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are many cars in line. The entire wash cycle lasts approximately THREE MINUTES and since there is no waiting for the car in front of you to finish, you will rarely spend more than five minutes from the time you pull in to when you are back on your way. By design, the typical site can handle much more vehicle traffic volume than is experienced. Even at peak car wash hours, lines need to be short enough to not deter potential customers, for this reason Quick Quack sites are overengineered so that there are always plenty of vacuums for customers to use and short lines.

This location has 18 stacking stalls from the pay canopies to where the drive isle bends. This is a significant amount of stacking and will ensure that cars will never backup into the public ROW.

Typically, slightly less than 50% of customers opt to use the complimentary self serve vacuums on site. It's important to Quick Quack that if a customer opts to use the vacuums that they will not be forced to wait for a stall to open up. As a result of this, Quick Quack provides ample vacuum stalls. In so much that typically not all vacuums are in use at any given time. This site is providing 20 vacuum stalls, which is more than enough to ensure customers do not have to wait for vacuums to open up.

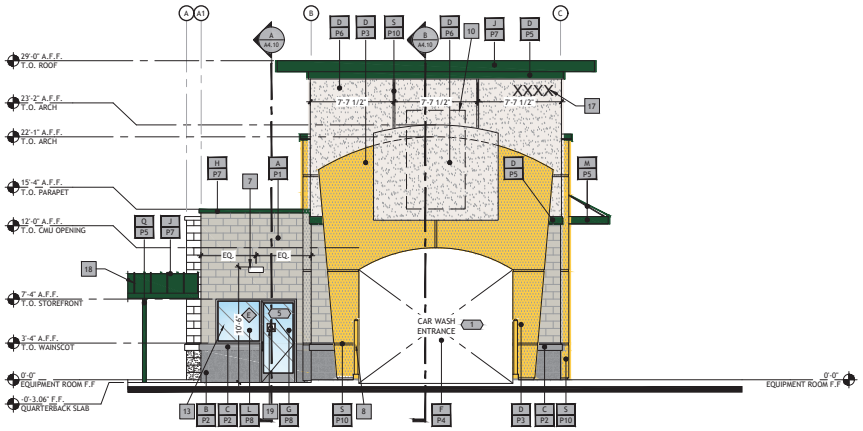
6. **Company Values:**
   Why do Quick Quack team members wear ties? Cleanliness is one of Quick Quacks company values and they believe that this extends beyond just a clean car. Quick Quack feels that their facilities and team members should also represent the highest standards of appearance. Unlike full-service car washes or other automotive service centers where employees might be more hands-on, Quick Quack team members are primarily cashiers and customer service professionals who greet customers with a friendly smile and clean appearance. Quick Quack Car Wash's state-of-the- art car wash equipment does the heavy lifting and the "dirty work." The signature duck ties have become an important part of brand image that the majority of customers appreciate and have come to expect and love. Quick Quack's company slogan: Be FAST, Be CLEAN, Be

HONEST, Be CONSISTENT, Be ACCOUNTABLE, Be a LEADER, Work as a TEAM, Show RESPECT, WORK hard, Have FUN!

7. **Community Involvement:**
   Quick Quack strives to get involved in the community. In fact, prior to each car wash opening Quick Quack selects a person or family in need in the city where they are opening the wash in and provide free washes to the community and ask that the community donate to the in-need person or family. Quick Quack then matches the donations. This has been wildly successful in the past with donations ranging from $5,000 to over $10,000 to community members in need. Further, after the grand opening, they provide 10 days of free premium car washes at the site. It is a fun time for all.

Quick Quack is excited for the opportunity to be a part of your community! Please feel free to reach out if you have any questions or concerns about this project. I can be reached at brandon@lonestarbuildersinc.com.

Sincerely,
Brandon Denison



NOTE:
REFER TO DETAIL 1/A3.20
FOR ARCH WALL DETAIL

EAST ELEVATION — 3/16" = 1'-0" — 2

	MATERIAL
A	SMOOTH HONED FACE CMU 8x8x16
B	SPLIT FACE CMU 8x8x16
C	HONED FACE CMU SILL
D	ACRYLIC PLASTER COLOR COAT W/ SAND FINISH
E	HOLLOW METAL DOOR
F	OVERHEAD METAL DOOR
G	ALUMINUM STOREFRONT GLASS DOOR
H	PARAPET CAP
J	METAL ROOF
K	ROLLED STANDING SEAM DECK
L	ALUMINUM STOREFRONT
M	WALL MOUNTED AWNING
N	METAL GATE
P	STEEL BEAM
Q	STEEL COLUMN
R	STEEL TUBE AND WIRE MESH
S	PILASTER REVEAL. 2" WIDE X 1/4" DEEP

	COLOR / FINISH
P1	BASALITE INTEGRAL COLOR STANDARD #225 LIGHT GRAY, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
P2	BASALITE INTEGRAL COLOR STANDARD #790 DARK GRAY, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
P3	SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P4	SHERWIN WILLIAMS #7025 "BACKDROP"
P5	PANTONE 348 C CONCORD "QUACKAMOLE GREEN"
P6	SHERWIN WILLIAMS #7004 "SNOWBOUND"
P7	PREFISINISHED METAL - TO MATCH QUACKAMOLE GREEN
P8	TEMPERED GLASS CLEAR ANODIZED FRAME
P9	BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME
P10	CLEAR ANODIZED

P1-CMU-BASALITE INTEGRAL COLOR STANDARD #225 LIGHT GR

P2-CMU-BASALITE INTEGRAL COLOR STANDARD #790 DARK GR

P3-TORCHLIGHT SW 6374

P4-SHERWIN WILLIAMS #7025 "BACKDROP"

P5-PANTONE 348 C CONCORD "QUACKAMOLE GREEN"

P6-SHERWIN WILLIAMS #7004 "SNOWBOUND"

P7-PREFISINISHED METAL - TO MATCH QUACKAMOLE GREEN

P8-TEMPERED GLASS CLEAR ANODIZED FRAME

P9-BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME

P10-CLEAR ANODIZED

EXTERIOR MATERIAL & FINISH SCHEDULE

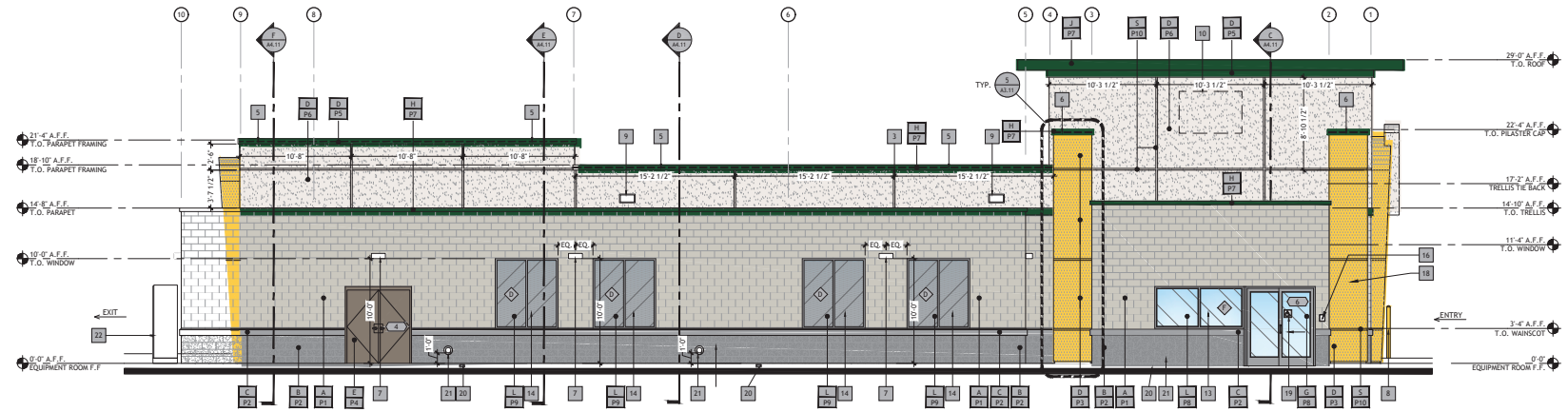
KEYNOTE DESCRIPTION

1. TPO MEMBRANE ROOF SYSTEM, REFER TO ROOF PLAN A2.30. ROOF LINE SHOWN DASHED.
2. 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
3. 1/4" DEEP PLASTER CONTROL JOINT REF. 20/A8.11
4. LED RADIAL WALL SCONCE (DOWN ONLY). REFER TO ELEC. DWG'S.
5. LED LIGHT FIXTURE CONCEALED IN PARAPET TRIM. SEE DETAIL 14/A8.10. REFER TO ELEC. DWG'S.
6. LED LIGHT FIXTURE AT PILASTER CONCEALED IN PARAPET TRIM. SEE DETAIL 14/A8.10. REFER TO ELEC. DWG'S.
7. WALL PACK LIGHT FIXTURE (DOWN ONLY). REFER TO ELEC. DWG'S.
8. 4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL 8/A1.30.
9. ROOF DRAIN THROUGH WALL AND OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT.
10. SIGNAGE BY OTHERS SHOWN DASHED. FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
11. WALL CANOPY TIE-BACK SYSTEM. COLOR TO MATCH P3 FROM EXTERIOR MATERIAL & FINISH SCHEDULE.
12. -not used
13. EXTERIOR WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET A7.11.
14. EXTERIOR FAUX WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET A7.11.
15. OUTLINE OF BUILDING BEYOND.
16. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS. SEE KEYNOTE #19, SHEET A2.11.
17. ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET, SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY A DEDICATED LIGHT SOURCE
18. PAY CANOPY. SEE CANOPY DRAWINGS.
19. INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EACH PUBLIC ENTRANCE. REFER ENTRY SIGN NOTES TO 3/A0.11.
20. ROOF DRAIN DAYLIGHT AT FACE OF CURB
21. THROUGH WALL ROOF DRAIN OVERFLOW.
22. ELECTRICAL SWITCHGEAR

KEYNOTES

1. REFER TO WALL LEGEND FOR PARTITION TYPES.
2. THE APPROVED AND STAMPED CONSTRUCTION DOCUMENTS SHALL REMAIN ON SITE AT ALL TIMES.
3. REFER TO SHEET A7.10 & A7.11 FOR DOOR AND WINDOW SCHEDULE.
4. IT IS THE INTENT THAT THIS PROJECT IS IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS. ANY WORK IN QUESTION SHALL NOT COMMENCE UNTIL WRITTEN CLARIFICATION IS ISSUED BY THE ARCHITECT.
5. REFER TO A2.14 FOR EQUIPMENT PLAN.
6. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24'-0". REFER TO STRUCTURAL DWGS.
7. REFER TO A2.40 FOR INTERIOR FINISH SCHEDULE.
8. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
    A. WHEREVER BASIC IBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
    B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
11. OVERHEAD METAL DOORS TO BE SUPPLIED WITH A FACTORY FINISH FROM OVERHEAD DOOR MANUFACTURER IN EITHER STANDARD GRAY OR TAN TO MATCH ADJACENT WALL COLOR.
12. EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.

GENERAL NOTES



NOTE:
REFER TO DETAIL 1/A3.20
FOR ARCH WALL DETAIL

SOUTH ELEVATION — 3/16" = 1'-0" — 1

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SEAL:

Preliminary / Not for Construction

CONSULTANT:

QUICK QUAK CAR WASH #76-090

1218 SAM RAYBURN HWY,
MELISSA, TX 75454

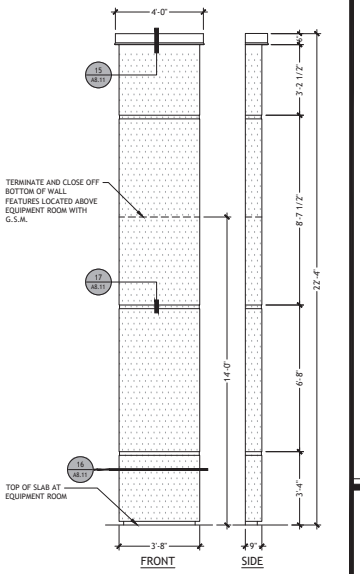
REV	DATE	DESCRIPTION
	05.08.2026	EXHIBITS FOR REVIEW

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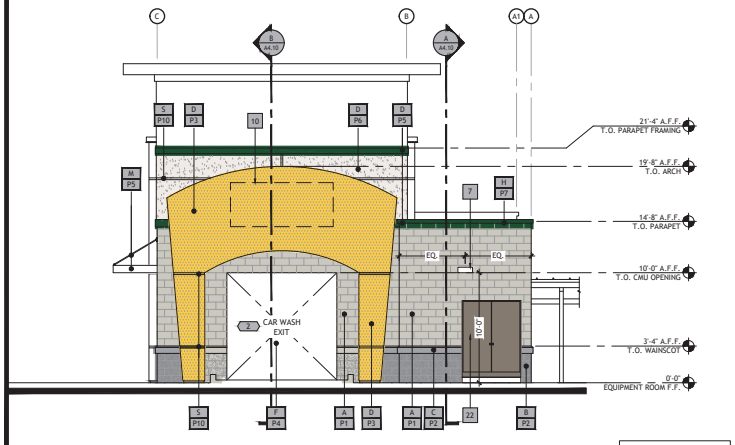
ARCH. PROJECT NO.: 26112

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: A3.10



PILASTER DETAIL — 3/8" = 1'-0" — 5



NOTE: REFER TO DETAIL 1/A3.20 FOR ARCH WALL DETAIL

WEST ELEVATION — 3/16" = 1'-0" — 4

	MATERIAL
A	SMOOTH HONED FACE CMU 8x8x16
B	SPLIT FACE CMU 8x8x16
C	HONED FACE CMU SILL
D	ACRYLIC PLASTER COLOR COAT W/ SAND FINISH
E	HOLLOW METAL DOOR
F	OVERHEAD METAL DOOR
G	ALUMINUM STOREFRONT GLASS DOOR
H	PARAPET CAP
J	METAL ROOF
K	ROLLED STANDING SEAM DECK
L	ALUMINUM STOREFRONT
M	WALL MOUNTED AWNING
N	METAL GATE
P	STEEL BEAM
Q	STEEL COLUMN
R	STEEL TUBE AND WIRE MESH
S	PILASTER REVEAL. 2" WIDE X 1/4" DEEP

	COLOR / FINISH
P1	BASALITE INTEGRAL COLOR STANDARD #225 LIGHT GRAY, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
P2	BASALITE INTEGRAL COLOR STANDARD #790 DARK GRAY, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
P3	SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P4	SHERWIN WILLIAMS #7025 "BACKDROP"
P5	PANTONE 348 C CONCORD "QUACKAMOLE GREEN"
P6	SHERWIN WILLIAMS #7004 "SNOWBOUND"
P7	PREFISINISHED METAL - TO MATCH QUACKAMOLE GREEN
P8	TEMPERED GLASS CLEAR ANODIZED FRAME
P9	BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME
P10	CLEAR ANODIZED

P1-CMU-BASALITE INTEGRAL COLOR STANDARD #225 LIGHT GR

P2-CMU-BASALITE INTEGRAL COLOR STANDARD #790 DARK GR

P3-TORCHLIGHT SW 6374

P4-SHERWIN WILLIAMS #7025 "BACKDROP"

P5-PANTONE 348 C CONCORD "QUACKAMOLE GREEN"

P6-SHERWIN WILLIAMS #7004 "SNOWBOUND"

P7-PREFISINISHED METAL - TO MATCH QUACKAMOLE GREEN

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EXTERIOR MATERIAL & FINISH SCHEDULE

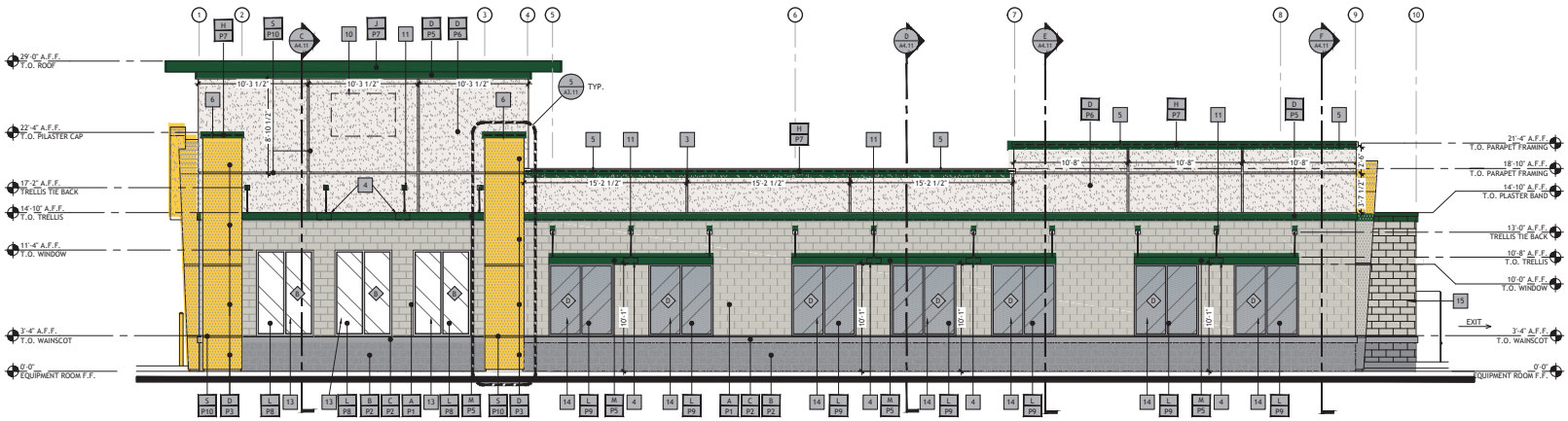
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GENERAL NOTES



NOTE: REFER TO DETAIL 1/A3.20 FOR ARCH WALL DETAIL

NORTH ELEVATION — 3

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SEAL:

Preliminary / Not for Construction

CONSULTANT:

QUICK QUAK CAR WASH #76-090

1218 SAM RAYBURN HWY, MELISSA, TX 75454

REV	DATE	DESCRIPTION
	05.08.2026	EXHIBITS FOR REVIEW

DRAWN BY: --

CHECKED BY: --

ARCH. PROJECT NO.: 26112

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: A3.11

KEYNOTES

FLOOR PLAN KEYNOTE DESCRIPTION

1. CONVEYOR TRENCH. SLOPE AT 1/4" PER FOOT TO DRAIN.
2. UTILITY TRENCH WITH GRATE. SLOPE BOTTOM TO DRAIN.
3. 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH, 1x1 FIBERGLASS GRATE. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH.
4. TRENCH DRAIN
5. ROOF ACCESS LADDER.
6. EMPLOYEE LOCKERS. SEE DETAIL 19/A6.22 - CONTRACTOR SUPPLIED AND INSTALLED.
7. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC.
8. ROOF DRAIN LEADER. SEE PLUMBING PLANS.
9. ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS.
10. CUT RECESS IN SLAB FOR TIRE SENSOR SWITCH. QQ TO CONFIRM LOCATION.
11. HOSE BIB IN RECESS BOX. SEE PLUMBING DRAWINGS.
12. COILING ROLL-UP DOOR.
13. 6" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. SEE 8/A1.30.
14. OUTLINE OF ROOF ABOVE.
15. WALL MOUNTED CANOPY ABOVE.
16. 3'-0" X 3'-0" RECLAIM CLEAN-OUT. SEE STRUCTURAL DRAWINGS.
17. EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
18. WALL MOUNTED IT CABINET. CONTRACTOR TO PROVIDE BLOCKING. SEE ELECTRICAL DRAWINGS.
19. KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION.
20. 4" FLOOR DRAIN SEE PLUMBING.
21. 4" DRAIN PIPE STUBBED UP 12" A.F.F., PAINT GREEN. SEE PLUMBING DRAWINGS.
22. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 96" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE. SEE DETAIL 15/A6.21.
23. LEVEL LANDING PER IBC 404.2.3 AND TABLE 404.2.3.2 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING.
24. EMPLOYEE LOUNGE, BOTTLED WATER FRIDGE.
25. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION. SEE EQUIPMENT PLAN SHEET A2.14 AND PLUMBING DRAWINGS.
26. 34" MAXIMUM A.F.F. COUNTER TOP. CONTRACTOR TO PROVIDE BLOCKING. SEE DETAIL 18/A6.21.
27. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM. VERIFY WITH OWNER FOR EXACT LOCATIONS.
28. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET. SEE DETAIL 13/A6.21.
29. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL. SEE STRUCTURAL DRAWINGS.
30. 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE EXTEND PAST EXIT OPENING 1'-0" MINIMUM.
31. NEED CHASES TO EACH VACUUM ENCLOSURE. LONG SWEEPS ONLY. GC TO INSTALL AND PULL ½" PEX LINE FROM EQUIPMENT ROOM TO ENCLOSURES WOUND UP TO 10' COIL ON EACH END. SCHEDULE 40 SWEEPS.
32. 32"W X 16"H AIR VENT. SEE EXTERIOR ELEVATIONS.
33. RECLAIM VENT PIPES, SEE SHEET A2.10 FOR LOCATION

GENERAL NOTES

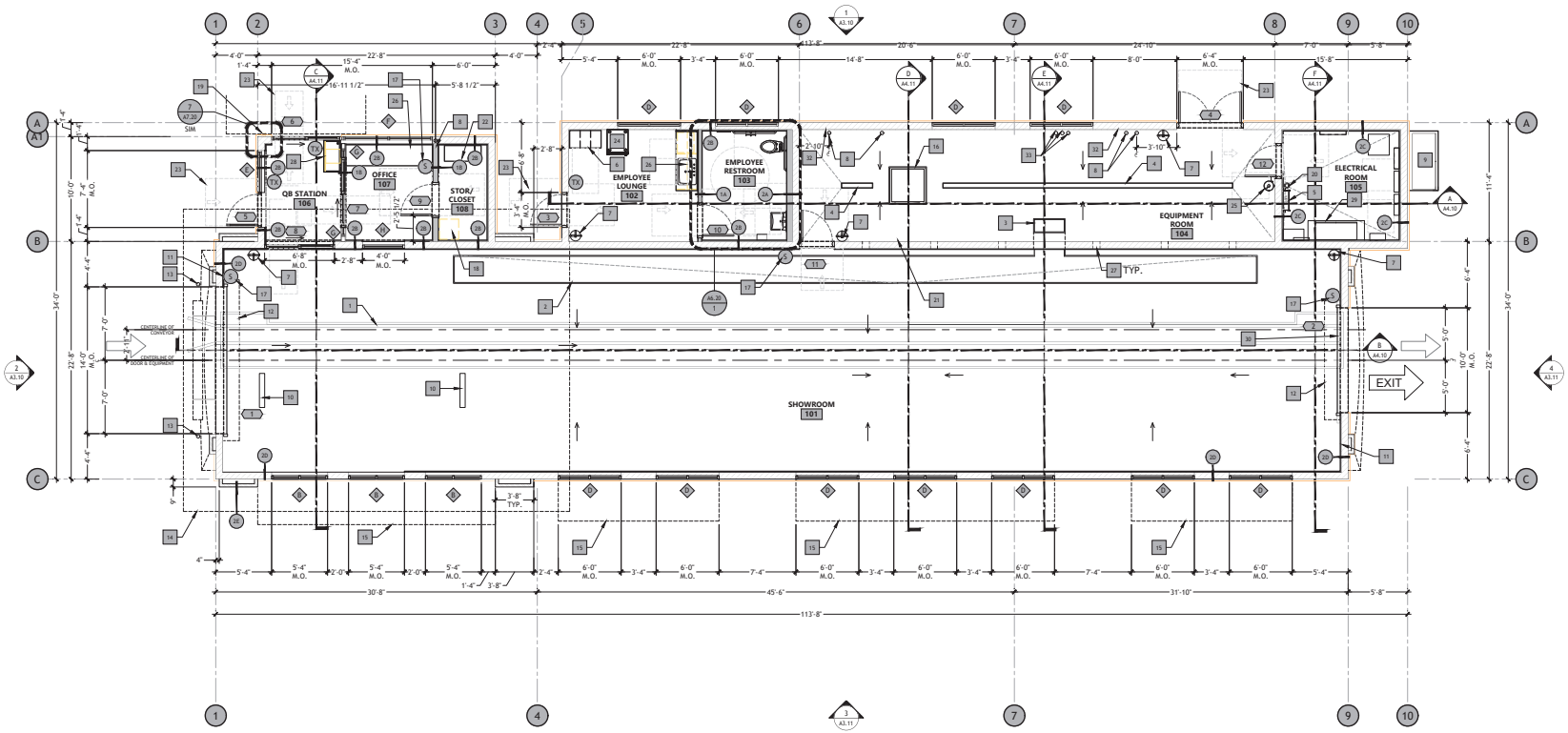
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DIMENSION NOTES:

- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS.
- ALL DIMENSIONS TO OPENINGS ARE TO FACE OF MASONRY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO STUD WALL PARTITIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- GRID LINES ARE TO FACE OF MASONRY.
- FINISH FLOOR ELEVATIONS NOTED ARE REFERENCED FROM DATUM POINT 0'-0" AT EQUIPMENT ROOM FINISH FLOOR AT DOOR THRESHOLD.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION OF ANY INSTALLATIONS.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
- MINIMUM AND MAXIMUM DIMENSIONS AND SLOPES AS REQUIRED FOR DISABLED ACCESS ARE TO TAKE PRECEDENCE IN ALL CASES OF CONFLICT. CODE REQUIRED MINIMUMS AND MAXIMUMS ARE TO BE EXCEEDED WHERE POSSIBLE AND WHERE NOTED. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
- DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER SCALED DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	8x8x16 HONED CMU WALL. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH
	METAL STUD WALL @ 16" OC - REFER TO A5.10
	6" METAL STUD FRAMING @ 16" OC
1	WALL PARTITION INDICATOR - SEE WALL DETAILS ON SHEET A5.10
X / X	DETAIL INDICATOR
#	DOOR SYMBOL - REFER TO DOOR SCHEDULE A7.10
#	WINDOW SYMBOL - REFER TO WINDOW SCHEDULE A7.11
X / X	ELEVATION SYMBOLS
	WINDOW
F.E.	FIRE EXTINGUISHER: 2A:10B:C; 5 LBS; MODEL# B500 WITH WALL BRACKET B88-16591 BY AMEREX OR APPROVED EQUAL - 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER (IFC 906) - FINAL APPROVAL/LOCATION AS DETERMINED BY FIRE DEPT. INSPECTOR
TX	TACTILE EXIT SIGN PER TAS. SEE DETAIL 13/A0.12



FLOOR PLAN

3/16" = 1'-0"

1

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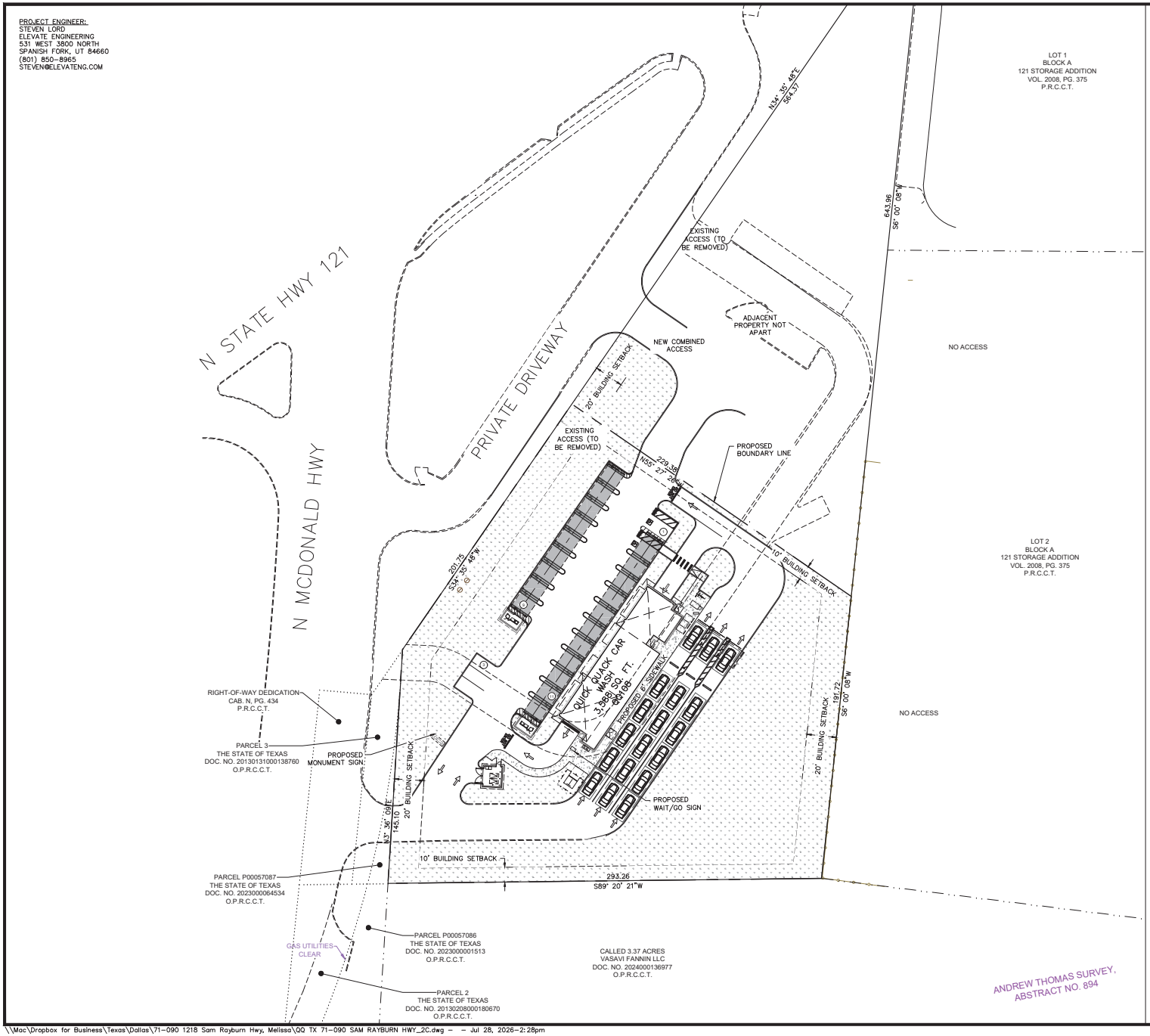
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MELISSA, TX 75454

REV	DATE	DESCRIPTION
	05.08.2026	EXHIBITS FOR REVIEW

DRAWN BY: --
CHECKED BY: --
ARCH. PROJECT NO.: 26112
SHEET NAME: FLOOR PLAN
SHEET NUMBER: A2.11



PROJECT ENGINEER:
STEVEN LORD
ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
(801) 850-8965
STEVEN@ELEVATENG.COM

LEGEND

- LOT LINES/ROW (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE AREA
- CONCRETE AREA
- VACUUM CANOPY

SITE DATA

LOT AREA:	74,889	SF (1.719 ACRES)
BUILDING AREA:	3,588	SF± 4.7%
PAVEMENT AREA:	27,308	SF± 36.5%
LANDSCAPE AREA:	43,993	SF± 58.7%

PROJECT#: 71-090
ZONING: (GENCOMM) C-2
CONDITIONAL USE
PARCEL ID#: 2140992

BUILDING DATA

MAIN BUILDING
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
AREA: 3,383 SF±

QB STATION
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
AREA: 205 SF±

SETBACKS:
FRONT= 20 FEET
REAR= 10 FEET
SIDE= 20 FEET

PARKING TABULATION

REQUIRED: CAR WASH, FULL SERVICE. TWO (2) PARKING SPACES PLUS REQUIRED STACKING FOR EACH CAR WASH BAY.

PROVIDED: 4 STALLS
1 ADA STALL

VACUUM STALLS:	20 STALLS
TUNNEL LENGTH:	108 FEET
STACKING:	18 STALLS

NOTE:

APPROVAL OF A ZONING EXHIBIT DOES NOT CONSTITUTE APPROVAL OF SPECIFIC DIMENSIONAL STANDARDS OR AUTHORIZATION OF DEVIATIONS FROM THE CITY'S BASE CODE UNLESS SUCH DEVIATIONS ARE EXPLICITLY IDENTIFIED, REQUESTED, AND APPROVED AS PART OF THE ZONING ACTION. ANY PROPOSED IMPROVEMENTS OR DIMENSIONS NOT EXPRESSLY APPROVED AS DEVIATIONS REMAIN SUBJECT TO REVIEW AND MAY BE REQUIRED TO BE MODIFIED FOR COMPLIANCE AT THE TIME OF ENGINEERING REVIEW AND PERMITTING.

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

NO. | REVISIONS | BY | DATE

PROJECT ENGINEER: SL | DESIGNER: CR

ELEVATE ENGINEERING
TBPE FIRM #20020
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 716-6966
lord@elevateeng.com

ELEVATE ENGINEERING

QUICK QUACK SAM RAYBURN HWY
ZONING EXHIBIT
1218 SAM RAYBURN HWY, MELISSA, TX 75454

STATE OF TEXAS
LARRY W. LOCK
131143
LICENSED
PROFESSIONAL ENGINEER
7/28/2026

SHEET: C-1

DATE: Jul 28, 2026

\\Mac\Dropbox for Business\Texas\Dallas\71-090 1218 Sam Rayburn Hwy, Melissa\QQ TX 71-090 SAM RAYBURN HWY_2C.dwg – – Jul 28, 2026-2:28pm

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1 LANDSCAPE		
L-01	PLANTING AREAS. STONE MULCH. SEE SPECIFICATIONS.	28,090 sf
L-02	GALVANIZED STEEL EDGING, 3/16" THICK, 4" TALL - INSTALL PER MANUFACTURER SPECIFICATIONS.	820 lf

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	4	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	B & B	3"Cal
	3	Quercus shumardii	Shumard Oak	B & B	3"Cal
	9	Ulmus americana	American Elm	B & B	3"Cal

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
SHRUBS				
AG	12	Abelia x grandiflora	Glossy Abelia	5 gal
Cg	19	Cotoneaster glaucophyllus	Bright Bead Cotoneaster	5 gal
Jh	22	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	5 gal
Lf	21	Leucophyllum frutescens 'Green Cloud'	Texas Sage	5 gal
Sb	38	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal
ORNAMENTAL GRASSES				
n	36	Nassella tenuissima	Mexican Feather Grass	1 gal
ANNUALS/PERENNIALS				
st	10	Liriope spicata 'Silver Dragon'	Creeping Lily Turf	1 gal

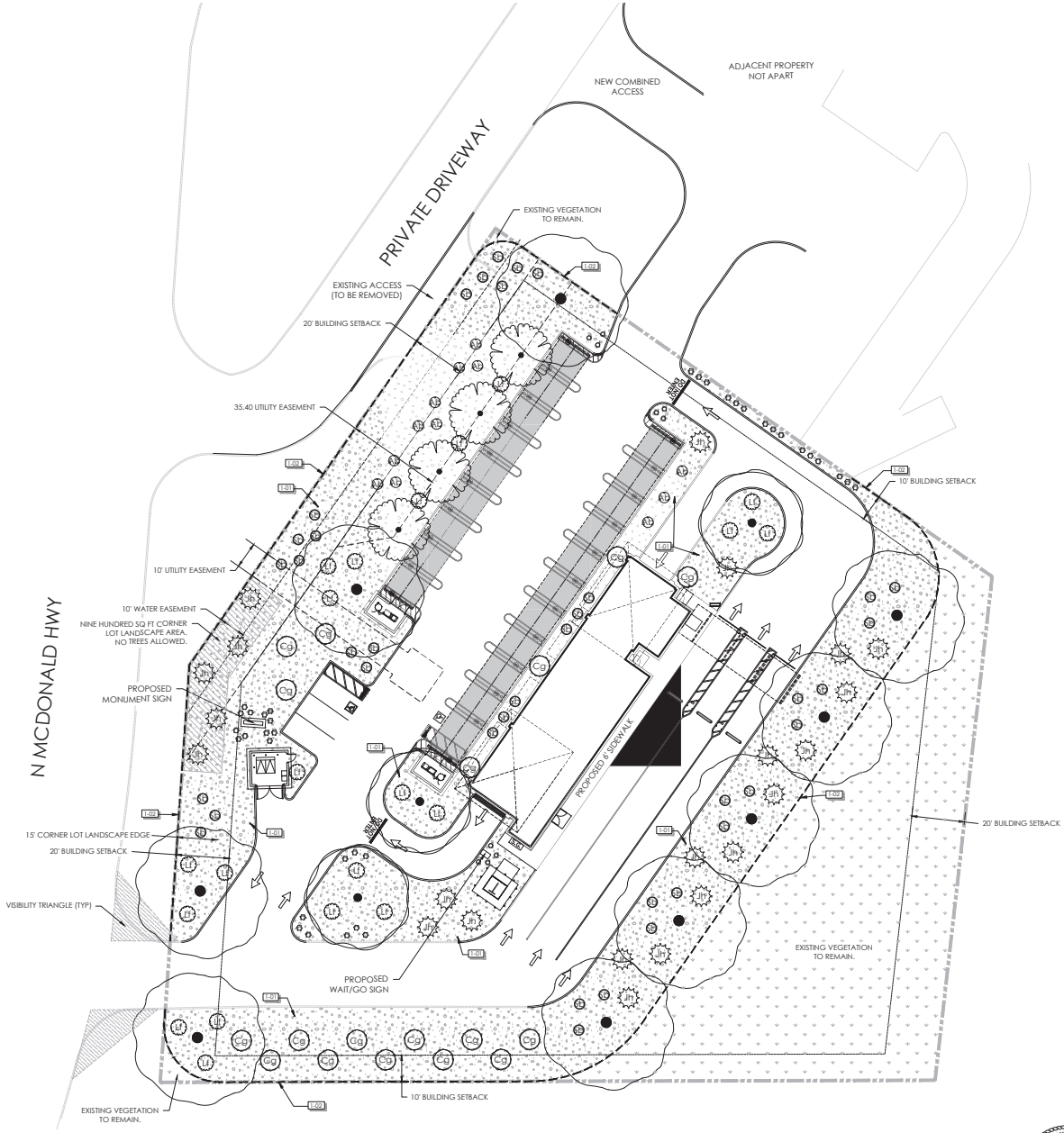
NOTE: MEET AND MAINTAIN ALL PLANT PRUNING AND TRIMMING CITY REQUIREMENTS.

CITY OF MELISSA

SEC 27-A: LANDSCAPE REGULATIONS AND TREE PRESERVATION

B. LANDSCAPE REQUIREMENTS

1. NON-RESIDENTIAL DISTRICTS.
   A. THE MINIMUM LANDSCAPING AREA FOR NONRESIDENTIAL DISTRICTS SHALL BE NOT LESS THAN TEN PERCENT OF THE PAVEMENT AREA ON THE SITE. LANDSCAPING SHALL INCLUDE THE FOLLOWING ITEMS:
      1. LANDSCAPING ALONG STREET RIGHTS-OF-WAY;
      2. INTERIOR PARKING LOT LANDSCAPING;
      3. LANDSCAPING FOR CORNER LOTS; AND
      4. LANDSCAPING/SCREENING FOR PARKING LOTS ADJACENT TO RESIDENTIAL AREAS.
   B. LANDSCAPING ALONG STREET RIGHTS-OF-WAY
      1. THE LANDSCAPE EDGE SHALL BE A MINIMUM WIDTH OF TEN FEET, WITHIN THE LANDSCAPED EDGE, A MINIMUM OF ONE SHADE TREE (THREE INCHES CALIPER MINIMUM) OR AN APPROVED ORNAMENTAL TREE SHALL BE PLANTED PER FIVE HUNDRED SQUARE FEET OF LANDSCAPED AREA.
         - LANDSCAPE EDGE 3,311 SQ FT / 500 SQ FT = 6.6 SHADE TREES REQUIRED. **4 SHADE TREES AND 4 ORNAMENTAL TREES PROVIDED. 8 TOTAL TREES PROVIDED.**
      2. WHERE PARKING LOTS AND DRIVES ABUT THE LANDSCAPED EDGE, TEN SHRUBS (FIVE-GALLON MINIMUM) SHALL BE PLACED PER FIVE HUNDRED SQUARE FEET OF LANDSCAPED EDGE.
         - LANDSCAPE EDGE 3,311 SQ FT / 500 SQ FT = 6.6 x 10 = 66 SHRUBS REQUIRED. **70 SHRUBS PROVIDED.**
   C. INTERIOR PARKING LOT LANDSCAPING.
      1. INTERIOR LANDSCAPING SHALL INCLUDE ALL AREAS WITHIN THE PAVED BOUNDARIES OF THE PARKING LOT AS WELL AS PLANTING ISLANDS, CURBED AREAS, CORNER LOTS, PARKING SPACES AND ALL INTERIOR DRIVEWAYS AND AISLES, EXCEPT THOSE WITH NO PARKING SPACES LOCATED ON EITHER SIDE.
      2. THERE SHALL BE EIGHT SQUARE FEET OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE (ONE HUNDRED EIGHTY SQUARE FEET) OR FRACTION THEREOF.
         - 23 STALLS x 8 SQ FT = 184 SQ FT INTERIOR LANDSCAPING REQUIRED. **4,382 SQ FT PROVIDED.**
      3. THERE SHALL BE A MINIMUM OF ONE SHADE TREE (THREE INCHES CALIPER MINIMUM) OR AN APPROVED ORNAMENTAL TREE FOR EVERY TWENTY PARKING SPACES.
         - 23 STALLS = 1 SHADE TREE REQUIRED. **1 SHADE TREES PROVIDED.**
   D. LANDSCAPING FOR CORNER LOTS. CORNER LOTS AT THE INTERSECTION OF TWO MAJOR OR LARGER THOROUGHFARES SHALL COMPLY WITH THE FOLLOWING LANDSCAPING REQUIREMENTS IN ADDITION TO THE REQUIRED PLANTINGS FOR THE LANDSCAPED EDGE AND INTERIOR PARKING LOT LANDSCAPING:
      1. A MINIMUM FIFTEEN-FOOT WIDE LANDSCAPED EDGE SHALL BE LOCATED ALONG THE STREET RIGHT-OF-WAY BEGINNING AT THE CORNER AND EXTENDING ONE HUNDRED SEVENTY-FIVE FEET OR TO THE CLOSEST DRIVEWAY, BEYOND THIS POINT, THE LANDSCAPED EDGE MAY BE GRADUALLY REDUCED (OVER A DISTANCE OF TWENTY-FIVE FEET TO TEN FEET IN WIDTH.
      3. A MINIMUM LANDSCAPED AREA OF APPROXIMATELY NINE HUNDRED SQUARE FEET SHALL BE LOCATED AT THE INTERSECTION CORNER OF THE LOT. THIS LANDSCAPED AREA SHALL BE PROVIDED WITHIN THE AREA MEASURED A MINIMUM DISTANCE OF FORTY FEET FROM THE PROJECTED CORNER OF THE INTERSECTION ON BOTH SIDES OF THE LOT. NO TREES MAY BE PLANTED IN THIS AREA.



LIVE DESIGN
WWW.LIVEDSON.COM

PROJECT NO: 260514
1218 SAM RAYBURN HWY,
MELISSA, TX 75454

ENG/ARCH: ELEVATE
DRAWN BY: AJH
REVIEWED BY: RAB

DATE: 18 May 2026

LANDSCAPE PLAN
L1

1"=20' (24"X36") NORTH ^

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO INSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if any) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	2
	Pipe Transition Point Transition from underground PVC to above ground connection to 1/2" blank lateral drip tubing.	16
NOT SHOWN.	Hunter Inline Emitter Tubing w/ C/V - Shrubs	SEE DETAILS.
NOT SHOWN.	Hunter Inline Emitter Tubing w/ C/V - Trees	SEE DETAILS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter HQ-44RC 1" Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	5
	Matco-Norca 513T 3/4"-2" Bronze Gate Valve, Full Port, Heavy Duty, Non-Rising Stem. IPS, Wheel Handle. Same size as mainline pipe.	1
MV	Hunter ICV-G (Master Valve) 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1
BF	Zurn 975XL3 (BY OTHERS) 1" Reduced Pressure Principle Backflow Prevention Assembly, lead-free 1/2in. - 51mm	1
C	Hunter PC-400 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model	1
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers. Install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1
FS	Hunter HFS-150 Flow Sensor for use with ACC or ICC controller, 1in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,866 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	127.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	12.5 lf
	Irrigation Mainline: PVC Schedule 40 (ALL MAINLINE FITTINGS ARE SCHEDULE 80 3/4"	558.4 lf
	Irrigation Mainline: PVC Schedule 40 (ALL MAINLINE FITTINGS ARE SCHEDULE 80 1"	258.6 lf
	Pipe Sleeve: PVC Class 200 SDR 21	239.1 lf

Valve Callout

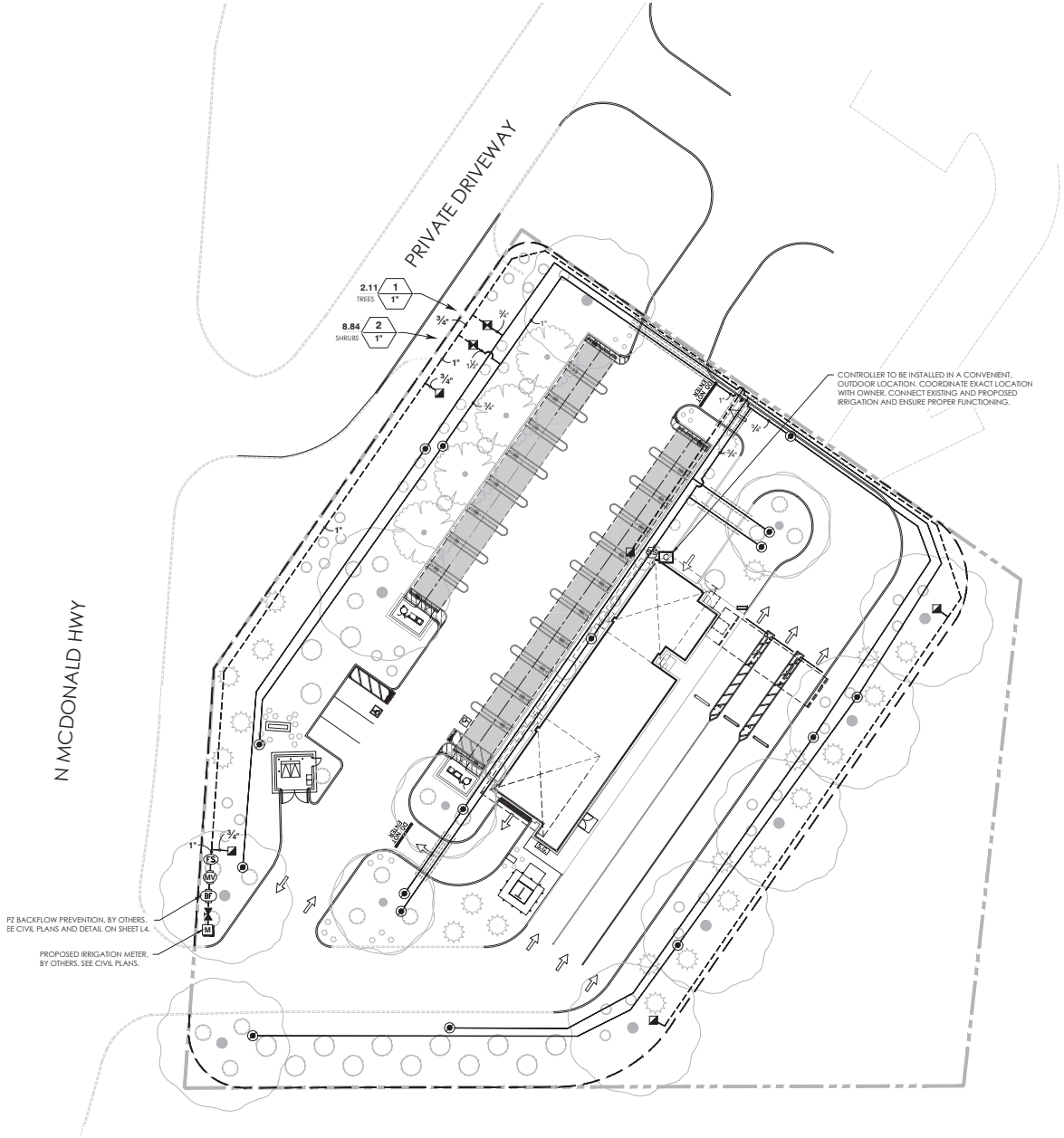
Valve Number

Valve Flow

Valve Size

GENERAL IRRIGATION NOTES:

1. THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINE ARE NOT SHOW GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS LOCATE VALVES AND BFPS WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTRUSIVE.
2. **THIS IRRIGATION DESIGN IS BASED ON AN ASSUMED DESIGN PRESSURE OF 60 PSI.** SITE VERIFY PRESSURE PRIOR TO BEGINNING WORK. IF PRESSURE IS DIFFERENT THAN ASSUMED PRESSURE, CONTACT LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
3. SYSTEM IS DESIGNED FOR DRIP VALVES TO RUN FOR APPROXIMATELY 1 HOUR EACH CYCLE, ROTARY LAWN VALVES FOR APPROXIMATELY 45 MINUTES, AND SPRAY LAWN AREAS FOR APPROXIMATELY 25 MINUTES. CONTRACTOR TO ADJUST FOR LOCAL SOIL AND WEATHER CONDITIONS.
4. ALL PVC PIPE TO HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I.. ALL POLYETHLENE PIPE TO BE PE3408 RECLAIMED WATER PIPE.
5. ALL SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE. REFER LONG SWEEP NOTE.
6. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
7. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LANDSCAPE LATERALS.
8. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF 2' OF PEA GRAVEL.
9. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
10. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
11. BEFORE WORK BEGINS ON THE PROJECT, THE IRRIGATION CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER. THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
12. IRRIGATION CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL IRRIGATION LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE, PRIOR TO THE START OF WORK. ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT 622-4111.
14. ALL HARDSCAPE, WALLS, SIGNAGE, AND HEADER MUST BE STAKED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
15. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
16. IRRIGATION CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.



LIVE DESIGN
WWW.LIVEDSCN.COM
PROJECT NO: 260514
1218 SAM RAYBURN HWY.
MELISSA, TX 75454

QUICK QUICK SAM RAYBURN HWY

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and if) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

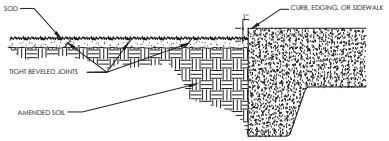
1"=20' (24"X36") NORTH ^

REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

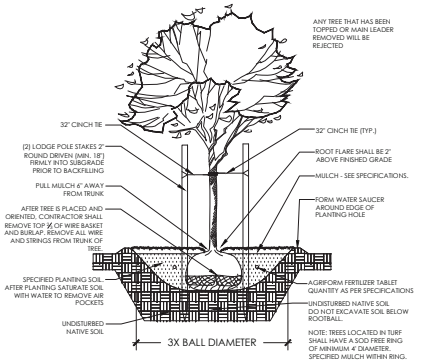
ENG/ARCH: ELEVATE
DRAWN BY: AJH
REVIEWED BY: RAB

DATE: 18 May 2026

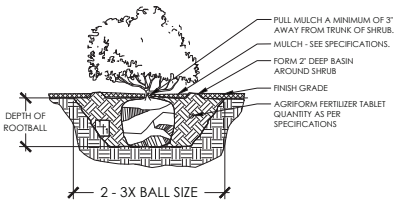
IRRIGATION PLAN
L2



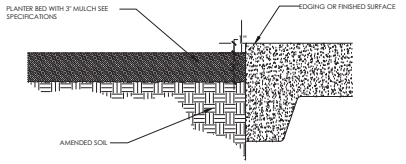
4 SOD INSTALL
3" = 1'-0" P-CO-QQS10-01



1 TREE PLANTING
3/8" = 1'-0" P-CO-QQM1-01



2 SHRUB PLANTING
1/2" = 1'-0" P-CO-QQM1-16



3 HARDSCAPE ADJACENT TO PLANTER
1 1/2" = 1'-0" P-CO-STU-09

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and if) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

LIVE DESIGN
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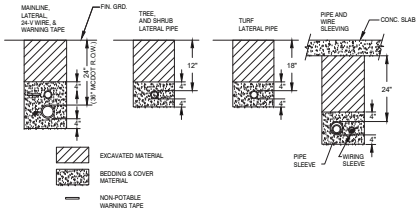
PROJECT NO: 260514
1218 SAM RAYBURN HWY,
MELISSA, TX 75454

QUICK
QUACK
SAM
RAYBURN
HWY

ENG/ARCH: ELEVATE
DRAWN BY: AJH
REVIEWED BY: RAB

DATE: 18 May 2026

LANDSCAPE DETAILS
L3



NOTES:
SLEEVE ALL PIPE AND WIRE SEPARATELY.

ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.

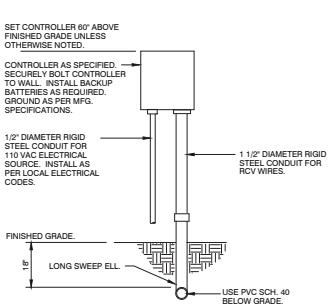
ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

ALL IRRIGATION MAINLINE WITHIN 5' FROM BACK OF CURB SHALL BE INSTALLED WITH A MINIMUM OF 36" DEPTH OF COVER (MDOT RIGHT-OF-WAY).

LAY NON-POTABLE WARNING TAPE 6-INCHES ABOVE MAINLINE.

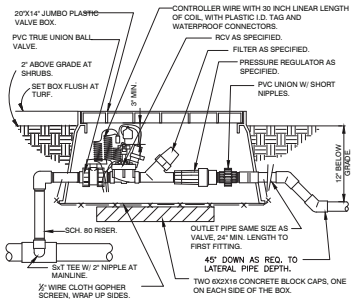
7 PIPE TRENCH LAYOUTS

1/2" = 1'-0" DETAIL-FILE



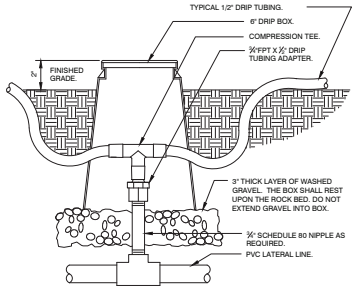
4 WALL MOUNT CONTROLLER

1" = 1'-0" P-CO-QQS3-16



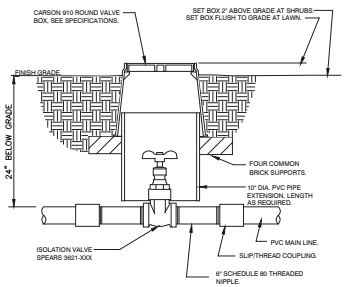
1 DRIP VALVE KIT

1 1/2" = 1'-0" DETAIL-FILE



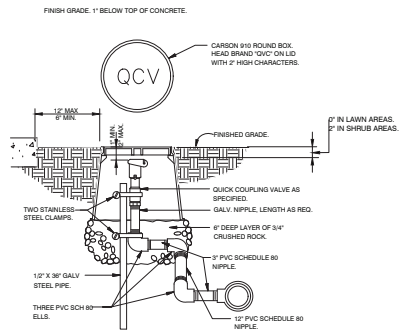
8 PIPE TRANSITION POINT

3" = 1'-0" DETAIL-FILE



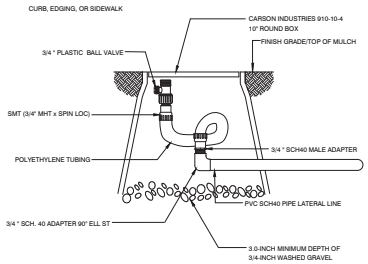
5 MANUAL ISOLATION VALVE

1 1/2" = 1'-0" DETAIL-FILE



2 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" P-CO-QQS3-QQA-11



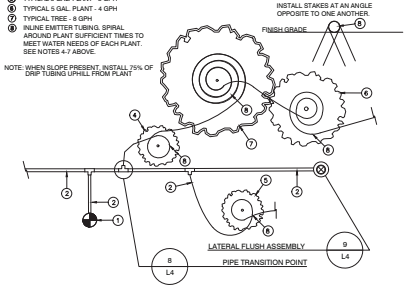
9 LATERAL FLUSH ASSEMBLY

3" = 1'-0" DETAIL-FILE

LEGEND
1. AUTOMATIC CONTROL DRIP VALVE ASSEMBLY
2. PVC SCHEDULE 40 SUPPLY LINE FROM ELECTRIC CONTROL DRIP VALVE ASSEMBLY
3. USE BLANK 1/2" TUBING FOR SPACES GREATER THAN 3' BETWEEN SHRUBS
4. TYPICAL 1 GAL. PLANT - 2 GPH
5. TYPICAL 3 GAL. PLANT - 3 GPH
6. TYPICAL 5 GAL. PLANT - 4 GPH
7. TYPICAL TREE - 9 GPH
8. INLINE EMITTER TUBING. SPIRAL AROUND PLANT SUFFICIENT TIMES TO MEET WATER NEEDS OF EACH PLANT. SEE NOTES 4-7 ABOVE.

NOTE: WHEN SLOPE PRESENT, INSTALL 75% OF DRIP TUBING UPHILL FROM PLANT

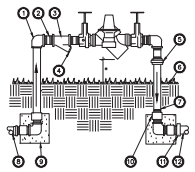
TWO STAPLES EVERY 12" OF TUBING. INSTALL STAKES AT AN ANGLE OPPOSITE TO ONE ANOTHER.



6 TYPICAL DRIPLINE LAYOUT

1/8" = 1'-0" DETAIL-FILE

NOTE:
INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.



LEGEND
1. BRASS 90 DEG. ELL (TYP.)
2. BRASS NIPPLE-4" MIN. LENGTH. (TYP.) .
3. BRASS WYE STRAINER W/60 MESH MONEL SCREEN.
4. BRASS PLUG.
5. BRASS UNION.
6. FINISH GRADE.
7. BRASS NIPPLE. (TYP.) .
8. FROM POINT OF CONNECTION ADAPT AS REQD.
9. 12" x 12" x 12" CONCRETE THRUST BLOCK. (TYP.) 2" AND GREATER.
10. BRASS COUPLING. SET FLUSH W/ CONCRETE (TYP.).
11. PVC MALE ADAPTER.
12. PVC MAINLINE.
- 12" MIN./24" MAX.

3 RP BACKFLOW PREVENTER ASSEMBLY

1 1/2" = 1'-0" P-CO-QQS3-07

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.). EVERY EFFORT HAS BEEN HADE TO INSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and if) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES USTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

LIVE DESIGN
WWW.LIVEDSN.COM

PROJECT NO: 240514
1218 SAM RAYBURN HWY,
MELISSA, TX 75454

QUICK QUACK SAM RAYBURN HWY

ENG/ARCH: ELEVATE
DRAWN BY: AJH
REVIEWED BY: RAB

DATE: 18 May 2024

IRRIGATION DETAILS
L4

SECTION 1 - PLANT MATERIAL
PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Work as evident on drawings and specified herein or required to complete all landscaping and shall include, but not necessarily limited to the following work:

1. Furnish imported topsoil from outside sources as needed (see sub-section 2.01.)

2. Ensure all necessary permits are obtained prior to construction and staging.

3. Excavate tree/shrub pits.

4. Provide and plant all materials indicated on plan and plant list.

5. Stake and protect all trees and planted areas as specified and detailed.

6. Clean all areas prior to Acceptance of the Work, including debris, stains, and dirt from walks and other surfaces.

B. These specifications are complimentary to the drawings.

C. Related Sections:

SECTION 2 - Turf Sod and Soil Preparation

1.02 QUALITY ASSURANCE

A. Regulatory Requirements

1. Comply with applicable requirements of Federal, State and Local laws, regulations and codes having jurisdiction at the project site.

Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

Reference Standards

1. "Standardized Plant Name" by the American Joint Committee of Horticultural Nomenclature.

2. "American Standard of Nursery Stock" by the American Association of Nurseryman.

3. American National Standards Institute (ANSI); Publication Z60.1.

C. Substitutions

1. Substitutions of plant material will not be permitted unless authorized in writing by the Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

Source Quality Control

1. Plants shall be subject to inspection and approval by the Landscape Architect/Owner at place of growth and upon delivery for conformity to specifications. Such approvals shall not impair the right of inspection and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected. The Landscape Architect reserves the right to refuse inspection at this time if, in his judgement, a sufficient quantity of plants is not available for inspection.

2. All plants may be inspected at the nursery by the Landscape Architect or Owner and shall be tagged with self-locking tags. Plants delivered to the site without these tags or with broken tags shall be sufficient reason for rejection.

Contractor's Qualifications

1. All bidders shall be required to present proof of their qualifications, contract sample, Utah state licensure, insurance coverage, experience, and ability to perform the scope of work set forth in these specifications according to the following construction deadlines pending unforeseen delays related to the weather or other conditions outside the contractors control.

1.03 PROJECT PERSONNEL AND SITE PROTECTION

ATTENTION:

The Contractor shall have a designated foreman in direct and personal charge of the work, and the foreman shall be on the job at least eighty-five (85) percent of the working hours. The Owner's Authorized Representative may "shut down" the work under contract if the supervision is not, in his opinion, adequate to protect the interests of the Owner. Such "shut down" time to be counted as working days and will not extend the time of the contract.

All existing site elements including but not limited to the following shall be protected. All existing utilities, existing hardscapes (drives/curbs/walks/patios), etc. shall be protected from impact damage of any sort, staining from leaky trucks or equipment, or other damage.

1.04 PACKAGING, DELIVERY, STORAGE AND HANDLING

A. Plants shall be properly marked for identification and for checking. Each block of plants and at least 25% of each variety of separate plants in any one shipment shall have legible labels securely attached upon delivery to the site.

Product Handling:

During hot weather and when practical, the contractor may be required to transport plant materials between sunset and sunrise if transported in an open trailer or un-refrigerated box.

Dug material should be maintained and watered as required at the nursery to guarantee their vitality and health until shipping.

Protect all trunks, stems, branches, and root balls during tree tying, wrapping and loading operations from damage.

Load balls or containers onto transport vehicle and secure in a manner that protects the structural integrity of the root balls.

The contractor shall be solely responsible for the safe transportation of plants to the site and their condition upon arrival. Trees damaged, dehydrated or abused during transit or storage will be rejected.

Plant materials shall not be stored on concrete or asphalt or left exposed to the sun.

Roots and balls of plants shall be adequately protected at all times from the sun and drying winds.

The Landscape Architect may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation.

Nothing in this Section shall be interpreted as relieving the contractor of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified herein.

Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at the site.

Delivery and plantings, storage of dry bulk materials and other shall be coordinated with project General Contractor to ensure appropriate staging area. Protect dry bulk materials from inclement weather conditions such as wind and moisture.

1.06 SUBMITTALS

A. Furnish one (1) copy of manufacturer's literature, plans, samples, certifications, delivery tickets, or laboratory analytical data for approval by the Landscape Architect prior to commencement of all work under this contract for the following items:

1. Specified granular and tablet Fertilizers (certification, rate of application and number to tablets per plant pit)
2. Weed control, Pre-emergent and anti-desiccant (certification)
3. Tree guys (literature)
4. Sodded Turf (literature and Delivery Ticket)
5. Lawn Edging (literature) See plan.
6. Stone Mulch (sample)

Submit proposed plant placement schedule to owner, indicating dates for each type of landscape work during normal seasons for such work in area of site. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.

1.07 PROJECT WARRANTY

A. Warranty trees and other plant materials, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control.

B. Remove and replace trees or other plants found to be dead or in unhealthy condition during warranty period. Replace trees or other plants that are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

C. All replacements shall be plants of the same kind, size, and quality as originally specified and they shall be furnished, planted, guyed and maintained as specified at no additional cost.

D. Another inspection shall be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement (per tree or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 - PRODUCTS

2.01 SOIL, SOIL AMENDMENTS

A. Topsoil may or may not be stockpiled on site for contractor use.

Contractor shall ensure the following amount of topsoil is found in all planter and lawn areas over a non-compacted sub-grade

- Lawn Areas: 6 inch depth.
- Planter Areas: 12 inch depth.

Contractor shall have agronomy soils test performed or provide a soil certificate for proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite. Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. Amend soil as needed to meet the **'ideal'** parameters in the chart below:

Soil Parameter	Acceptable	Ideal	Non Ideal - Possibly Toxic	Notes
pH	5.5-8.4	6.0-7.5	$<5.5^{H}$ and $>8.5^{H}$	time pH corrected by addition of lime (lab can give amount needed); high pH difficult to correct- indicates sodium problems if any and deal with forcibly causes caused by high pH
EC dS/m	< 2.5	< 1.0-1.5	> 4.0-6.0	lower salt content better for plant growth; saline water (saline sodium hardness) if any prior to leaching
$CaCO_3$ (calcareousness), %	<30	<5	>30-40	difficult to correct; generally requires more phosphorus and some micronutrient fertilizers
SAR[1] (ESP)	< 8 (< 10)	< 4 (< 5)	> 13 (>16)	lower by addition of gypsum or similar (lab can give amounts needed)
OM, %	> 1.0	> 3.0	N/A	
Sand %	< 85%	<75%	N/A	
Silt/Clay ratio	< 2 (Total of two is 25-35% (ratio is not critical if suitable this range)			
OM^{C}	>10	15-25	N/A	
color	all	red, brown, black (avoid gray & yellow)	N/A	
aggregate (5-10 mm) stability, not dispersed (slacks)	> 3 hour	> 3 hours	N/A	
Saturated Infiltration Rate (as measured after 1 full irrigations)	> 0.2 inch/hour	> 0.6 inch/hour	<0.1 inch/hour	difficult to correct; select different soil
Solved Infiltration rate	> 0.06 inch/hour	> 0.1 inch/hour	<0.05 inch/hour	difficult to correct; select different soil
Bulk Density, g/cm^3	1.3-1.6	1.3-1.5	> 1.7-1.8	correct with tillage, but does not always correct problem permanently
$N/P_2O_5/K_2O$, ppm	any	any	see EC	add fertilizer to meet plant needs
P - Bicarbonate, ppm	any	10-60 ppm	N/A	add fertilizer to meet plant needs; if P is high = environmental problems
P - Bray P1, ppm (only nonsalinesoils)	any	10-60 ppm	N/A	add fertilizer to meet plant needs; if P is high = environmental problems
P - Mehlich 3, ppm (only noncalcareous)	any	22-90 ppm	N/A	add fertilizer to meet plant needs; if P is high = environmental problems
K, ppm	100-300	> 300	N/A	add fertilizer to meet plant needs
Ca, ppm	> 300	> 900	N/A	add fertilizer to meet plant needs
Mg, ppm	> 30	100-800	N/A	add fertilizer to meet plant needs
Na	see SAR (ESP)			
S, ppm	any	>200	see EC	add fertilizer to meet plant needs
Zn, ppm	> 1.0	> 1.0-5.0	> 100?	add fertilizer to meet plant needs if value is low; if too high then reject soil
Fe, ppm	> 4	> 4 (and pH < 7.2 in buffered systems)	(brittle)	
Mn, ppm	> 6	> 8	>800	add fertilizer to meet plant needs if value is low; if too high then reject soil
Cu, ppm	0.2-2.0	0.4-2.0	>200	add fertilizer to meet plant needs if value is low; if too high leach B from soil
B, ppm	0.8-2.0	1-2	>2-4	add fertilizer to meet plant needs if value is low; if too high leach Cl from soil
Cl, ppm	any	12-175	> 175-700	if high, raise soil pH to greater than 5.5 with lime (see pH)
NO_3 ppm	5.0-30	9	> 30-45	

2.02 PLANT MATERIALS

A. Plants shall be typical of their species and variety, have normal growth habits, well developed branches, dense foliage, vigorous, fibrous root systems.

Plants shall be free from defects and injuries. All shipments of plant stock shall comply with existing State and Federal laws and regulations governing plant disease and infection and interstate movement of nursery stock.

Quality and size of plants, spread of roots, and size of balls shall be in accordance with USA-Z60.1-1973, "American Standard for Nursery Stock" as published by the American Association of Nurserymen. The caliper of trees shall be measured six (6) inches above the surface of the ground. Plant lists indicate minimum size requirements only. Plant materials shall be equal to or greater in size than those specified.

Plants shall not be pruned before planting.

All trees must have straight trunks with single leader intact, except in the case of specimen plants or otherwise indicated by the plan. Bark shall be free of abrasion, all cuts over 1-1/4" shall have callused over.

Trees shall not be accepted which have had their leaders cut or which have leaders damaged so that cutting is necessary.

Trees and shrubs shall be true to name.

Upon request, Contractor shall furnish the landscape architect a list indicating the source of each of the different plants to be supplied.

All Plants shall be ball and burlap or container grown unless otherwise indicated on the Plant Material List.

All plants shall be even in growth with balanced root and top growth and shall be No.1 in grade or type conforming to the latest edition of American Standard for Nursery Stock.

Plant material shall be nursery grown and shall have received the proper fertilizing, watering, root pruning and such other care as is normally given for a particular plant under nursery conditions. All plants shall be hardy under climate conditions similar to those in the locality of the project.

All material shall be freshly dug according to American Standard for Nursery Stock. All ball and burlap material shall be of firm earth from the original soil in which the plant grew. The ball shall be wrapped with burlap and tightly tied or enclosed in a tight fitting wire basket to hold it firm and intact. Any plants with broken or loose balls or manufactured balls will be rejected.

All plant material in containers shall have been established in that container. Any newly potted material will be rejected.

2.03 FERTILIZER FOR PLANT MATERIAL

A. Fertilize trees and shrubs with a fertilizer tablet having a slow release nitrogen, phosphorus and potash (20-10-5) plus sulphur and iron formulation. 21 gram tablets manufactured by Agriform or equal. Jobe Tree Spikes are acceptable.
Execution: Position plant in hole and backfill by the ball root height. Place tablet(s) beside the root ball about 1 inch from root tips. Do not place tablets in the bottom of the plant hole. Complete backfill, tamp and water.

- 1-2 Gallon Size: 1 Tablet
- 3-5 Gallon Size: 3 Tablets
- 15 Gallon Size: 7 Tablets
- 1- 5" Caliper Trees: 6 Tablets
- 2" Caliper Trees: 8 Tablets
- 3" Caliper Trees: 12 Tablets

Any fertilizer that becomes caked or otherwise damaged, making it unsuitable for use will not be accepted.

2.04 ORGANIC/INORGANIC MULCH

Provide and place minimum three inch depth of stone mulch. Stone mulch shall be crushed gray 1" minus stone. Intall 5 oz weed barrier fabric or equivalent under mulch with fabric staples installed at intervals that meet best practice and manufacturer requirements. Submit samples of mulch to owner for approval prior to bulk delivery.

2.05 WEED CONTROL / PRE-EMERGENT

During construction, landscape contractor shall ensure all installed landscaped areas remain weed free. All spray applicated weed control shall be applied by a certified chemical applicator and shall adhere to all local and state governing codes and manufacturer's recommended application rates and processes. Contractor shall be aware of high wind conditions and shall in no case apply weed control during a wind event that may carry product beyond it's desired location.

Pre-Emergent weed killer shall be granulated and shall be "Treflan" or "Dacthal", or approved 12 month weed preventer.Product shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application. Pre-Emergent shall be applied by landscape contractor following final topsoil grade and plant placement and prior to organic mulch placement. Care shall be taken to avoid spreading of Pre-Emergent on adjacent hardscapes and lawn areas. Ensure proper coverage as per manufacturer's recommendation.

PART 3 - EXECUTION

3.01 GENERAL

A. Before commencing Contractor shall become familiar with and obtain any necessary permits required for staging and performing work on the property according to the City of Melissa or other governing ordinances.

B Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

C. Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion for that portion of the work. Actual planting shall be performed only when weather and soil conditions are suitable and in accordance with locally accepted practice and as approved by the landscape architect.

D. Contractor shall be responsible to determine location of all underground utilities and perform work in a manner which will in all cases avoid possible damage. Hand excavate, as required. Low voltage and line voltage electrical lines may exist throughout the site as well as drain lines and sumps. Very all locations with General Contractor.

E. The Contractor is responsible for all damage to these utilities. In the event that damage to existing utilities is found, the owner shall coordinate the repair and labor to fix the work and shall back charge the contractor for these services.

F. Contractor shall only layout quantity of plantings that can be installed same day. Following layout of plantings as per plans and prior to planting, landscape architect shall inspect layout for approval and may adjust as necessary prior to installation. Landscape contractor shall notify landscape architect 48 hours in advance of plants being placed.

G. If underground construction, obstructions, or large rocks are encountered in excavation of planting areas, other locations for the planting may be selected by the landscape architect.

H. Plant totals are for convenience only and are not guaranteed. Verify amounts shown on drawings. All planting indicated on drawings is required unless indicated otherwise.

3.02 PREPARATION OF PLANTING BEDS

A. The Contractor shall furnish and spread topsoil on planting bed areas as required to meet lines, grades and elevations as needed, after light rolling and natural settlement. Finish grade of all planting bed areas shall be minimum of 4 inch below grade of any adjacent hardscape to allow for 3" depth of organic mulch.

B. Where possible, light equipment shall be utilized to deliver and spread topsoil to planter areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

C. Fine grade planting bed areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag planting bed areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

D. Beds shall be raked smooth and put in first class condition before final acceptance and placement of pre-emergent weed control and organic mulch.

3.03 EXCAVATION FOR PLANTING

Obstruction Below Ground: Do not plant any plant with a large obstruction directly below the root ball. In the event that rock or obstructions are encountered in any plant pit excavation, alternate locations may be selected by the Landscape Architect.

Drainage: In the event that impervious rock or hardpan is encountered during digging operations, in tree pits or shrub pits, it shall be the responsibility of the Landscape Contractor to ensure proper drainage in all pits. Minimum drainage requirements shall be the loss of water at the rate of 6" drop in water level per hour. All rock or hardpan encountered shall be disposed of from the site.

Holes for trees and shrubs shall be three times (3x) the ball diameter for trees and two to three times (2-3x) the ball diameter for shrubs as per planting details where possible. Subsoil excavated from tree and shrub pits may be used as backfill material for planting if it is free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. Mix excavated soil by 50% volume with imported topsoil prior to backfilling.

Tree rings in lawn areas, if any, shall be circular in outline, with a diameter at least two (2) feet greater than the diameter of the ball of each plant to be planted and edged with specified edging.

Where turf areas are damaged by planting operations, they shall be replaced by equal quality turf by the Landscape Contractor at no cost to the Owner.

Remove debris, rock, and other deleterious material excavated from plants pits from the site.

3.04 SETTING AND BACKFILLING PLANTS

Placing Plants: Plants shall be set with the root ball at the same natural relationship as it had in the nursery. The top of the root ball should be 1-2" above the finished grade. Plants shall be handled by the root ball, not by the trunk or by the stems. Balls must be handled carefully and the trees must be skidded (not dropped) into the hole.

Place specified fertilizer tablets as specified.

Backfill shall be worked around the ball and tamped to eliminate air pockets. Water plants when the hole is two-thirds (2/3) full of backfill.

At this point, any tie wire, twine, burlap, grow bags, etc., tied or wrapped around the stem or plant ball shall be loosened and pulled away from the plant. The burlap on the ball shall be laid back from the top of the ball and any excess burlap and tass shall be cutoff and removed from the planting except where wire cage prohibits removal of burlap. Wire cage shall not be removed.

Soil treatment: A pre-emergent herbicide such as "Dacthal" or "Treflan", or an approved equal shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application. All trees and shrubs are to receive pre-emergent.

All plants shall be watered and straightened the same day as planted. No holes will be left open over night.

Container grown plants shall have containers cut open and the plants carefully removed so that the earth around roots of plant remain unbroken. Plants shall then be planted in the same manner as ball plants.

Plant trees after final grades are established and prior to planting/placement of lawns, unless otherwise acceptable to landscape architect. If planting of trees occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

All plant material must be watered the same day it is planted in order to comply with these specifications. Any plant not watered at the time of planting may be rejected at the option of the landscape architect.

As needed, the Contractor shall hand water newly planted trees twice a week for eight weeks with a minimum of five (5) gallons per tree per watering unless irrigation system is in place and provides adequate water.

All plant material shall be staked and guyed as shown on detail. The stakes will be driven after the tree has been set-in, but before backfilling begins so as to avoid damage to the roots. Any deviation will not be accepted.

3.05 PROTECTION AND CLEAN-UP

A. The Contractor shall remove at the end of each day excess soil or other litter from roads or other hardscape surfaces (curbs/gutters, walks, driveways, stone patios, steps, walls, decks etc.) and other waste material. All planting sites shall be left in a condition acceptable to the landscape architect. If any remedial action is necessary by the landscape architect, the cost of such action ($50.00 minimum) shall be withheld from payment due the Contractor. Delays in clean-up caused by weather conditions are to be reported to the landscape architect on the day such delays occur, together with and estimate of when clean-up can be affected..

3.06 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, landscape architect may, upon request, make an inspection to determine acceptability.

B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site.

C. Final acceptance shall require that the site be clean and free of any signs of construction in progress. All landscape areas shall be in like new condition including public streets adjacent to the property that were affected by the construction process.

SECTION 2 - TURF SOD AND SOIL PREPARATION
PART 1 - GENERAL

1.01 SCOPE OF WORK

The Work under this Section shall consist of furnishing all labor, materials and incidentals needed to install topsoil and turf grass in accordance with these Specifications.

1.02 QUALITY ASSURANCE

A. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment and be delivered to the Construction Project Representative.

Personnel: Employ only qualified personnel familiar with required work.

1.03 SUBMITTALS

Product Data: The Contractor shall submit as part of the project submittal package, two (2) complete sets of the supplier's guaranteed statement of:

1. Composition, mixture, percentage of purity and germination for variety of sod, specified herein for approval by the landscape architect.
2. Certificate of lawn fertilizer.
3. Laboratory analytical data of imported topsoil (if required)

PART 2 - PRODUCTS

2.01 TOPSOIL

A. Contractor will be responsible for placement and amendment of topsoil. Contractor shall use existing on-site topsoil and shall provide imported topsoil as needed.

Contractor shall ensure the following amount of topsoil is found in all lawn areas over a non-compacted sub-grade

- Lawn Areas: 6 inch depth.

Contractor shall have agronomy soils test performed on any proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite. Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones 2" inch and larger, in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. *See soil requirements in Section 1, Part 2.01.*

2.02 LAWN

Contractor to recommend a drought tolerant bluegrass blend to landscape architect for approval prior to commencement of all work under this contract. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own height when suspended vertically with a firm grasp on upper 10% of pad will be rejected.

A full and healthy stand of grass shall be actively growing.

Each grass type shall only come from one (1) farm location. If additional sources for each grass type is needed due to availability from original source, contractor shall submit proof (soils analysis) that the farm has similar soil type for growing sod).

Sod shall be farm-grown on a sand base soil type. (No Clay loam soil sources shall mix with sandy loam soil sources).

If the sod for each grass type comes from more than one location, during the submittal phase, the contractor shall submit a map or diagram of the project site to the Landscape Architect proposing where the sod sources will be installed on site; grouping the same sod sources together.

2.03 FERTILIZER

A Fertilizer shall be a complete mixture, analyzing sixteen (16)% Nitrogen; sixteen (16)% Phosphoric Acid; and eight (8)% Pot Ash, of commercial type and applied at a rate of six (6) pounds per thousand (1000) square feet of area.

PART 3 - EXECUTION

3.01 PREPARATION OF SOILS

Report any unusual subsoil condition (ie. roadbase, rocks, etc.) that will require special treatment to the landscape architect.

Where possible, light equipment shall be utilized to deliver and spread topsoil to lawn areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

Limit preparation to areas that will be planted promptly after preparation.

Surface drainage shall be ensured and, if shown, shall be directed in the manner indicated on the drawings. Fill low spots and pockets with topsoil and grade to drain properly.

The Contractor shall ensure 6 inches of topsoil in sodded areas or as required to meet lines, grades and elevations shown, after light rolling and natural settlement.

Finish grading shall consist of loosening sub-grade and placing soil, as specified. Bring areas to uniform grade by floating or hand raking. Make minor adjustments of finish grades at the direction of Landscape Architect.

All rocks half inch and larger and non-conforming foreign matter such as building rubble,concrete, wire, cans, sticks, etc., shall be removed from topsoil during finish grading.

Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

Allow for sod root mass and blade height thickness in areas to be sodded.

Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawn. Do not create a muddy soil condition.

Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

The topsoil shall be placed, water settled, re-graded, and brought to finish grades at a compaction rate of 80% to 85% optimum moisture content. Add additional topsoil as needed to insure minimum depth requirement.

3.02 SOD INSTALLATION

Sod shall be laid within 24 hours from the time of stripping. Dormant sod shall not be used nor shall sod be laid if ground is frozen.

Lay 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. Work from boards to avoid damage to subgrade or sod. Tamp or lightly roll to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess material from sodden areas to prevent smothering.

Thoroughly water sod with a spray immediately after planting to saturate the sodden area to a depth of four inches.

No sodding shall be done immediately after a rain storm or if a prepared surface has been compacted without first loosening the surface to a smooth, loose, uniformly fine texture just prior to sodding.

3.03 CARE AFTER SOD INSTALLATION

After application, the Contractor shall not operate equipment or walk over the covered area.

The Contractor shall determine routine watering schedules according to soil conditions. Contractor shall physically inspect soil moisture for the first week to ensure proper water is being applied. Baseline irrigation controller and moisture sensors shall be utilized to ensure ongoing, long term water management. (See irrigation plans, specs and details).

Keep all areas moist. During the first 10 days, it may be necessary to irrigate several times per day to prevent dry-out. Evenly water, but prevent runoff.

Neatly trim all edges and hand clip where necessary.

Application of herbicides for weed control in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.

Immediately replace sod in areas which show deterioration, brown or bare spots.

3.04 INSPECTION

A. Pre-Inspection Walk-Through

1. Notify landscape architect 48 hours in advance to schedule pre-inspection.
2. Work of this section shall be completely installed prior to scheduling of walk-through.
3. Generate a "punch list" of items to be corrected, prior to Final Inspection for Substantial Completion.
4. Furnish all required material and equipment and perform all work required to correct deficiencies.

B. Inspection For Substantial Completion

1. Contact landscape architect 48 hours in advance to schedule inspection.
2. Items deemed not acceptable by landscape architect shall be re-worked to the complete satisfaction of the landscape architect.

3.05 TURF WARRANTY AND MAINTENANCE

The Contractor shall warrant that the turf grasses installed under the work of this section, shall be in a healthy and flourishing condition at Substantial Completion and specified maintenance period for sod.

Sodden turf areas shall exhibit a vibrant green color with no bare spots. Turf grass area(s) shall be free of dead or dying patches associated with disease, and free of weeds, rock or other debris.

The Contractor shall replace any dead or dying materials that are not in a vigorous, thriving condition, weather permitting, upon notification of the landscape architect. The Contractor shall replace material with the same species, variety, color and size as originally installed at no cost to owner. Contractor will not be held responsible to replace any dead or dying turf grass associated with improper maintenance of irrigation system by owner, vandalism or unusual weather phenomena after maintenance period.

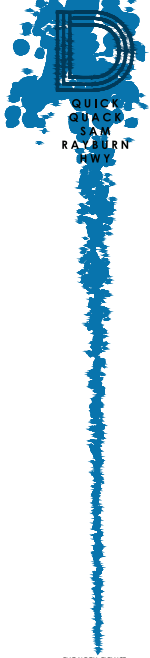
3.06 EROSION CONTROL PROTECTION

Temporary erosion control Best Management Practices (BMP'S) shall be utilized where the potential for erosion may occur. BMP's may include but are not limited to the following: silt fencing, fiber rolls or wattles, erosion control blankets or other means may be needed to ensure proper soil stability during and after construction and until the slopes have been established by the re-vegetation process. Installation of erosion control materials shall be installed as per the manufacturer's recommendation for the existing site conditions.

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BUISTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO INSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if one) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

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DRAWN BY: AJH
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DATE: 18 May 2026

LANDSCAPE SPECIFICATIONS
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