



## AGENDA CITY COUNCIL MEETING

January 4, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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*Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, January 4, 2024, beginning at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.*

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

### **How to Provide Input at a Meeting:**

**Speak In Person:** Request to Speak forms will be available at the meeting. Please fill out the form and give to City Secretary Toshia Kimball prior to the start of the meeting. This form will also allow a place for comments.

**Submit Written Comments:** If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at [tkimball@lucastexas.us](mailto:tkimball@lucastexas.us) by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

### **Call to Order**

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

### **Citizen Input**

*The Citizen Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City council cannot discuss issues raised or make any decisions, but may refer items to City Staff for research and possible inclusion on a future agenda.*

1. Citizen Input.

### **Community Interest**

*Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.*

2. Items of Community Interest.

## Consent Agenda

*All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.*

### 3. Consent Agenda:

- A. Approval of minutes of the December 21, 2023, City Council meeting.

## Public Hearing

- 4. Conduct a public hearing and consider adopting Ordinance Number 2024-01-00994 reauthorizing certain building permit fees in the City of Lucas Code of Ordinances, Appendix C titled "Fee Schedule". (Presenter: Development Services Director Joe Hilbourn)

## Regular Agenda

- 5. Consider approving the amended site plan requested by the property owner Walmart Real Estate on behalf of Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on a 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Walmart Lucas Addition. (Presenter: Development Services Director Joe Hilbourn)
- 6. Consider approving the site plan, landscape plan, elevations, and tree survey requested by Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Walmart Lucas Addition. (Presenter: Development Services Director Joe Hilbourn)

## Executive Session

- 7. Executive Session:
  - A. The City Council will convene into Executive Session pursuant to Section 551.074(a)(1) of the Texas Government Code, Personnel Matters, for City Manager Evaluation.
- 8. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
- 9. Adjournment.

## Certification

*I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on December 29, 2023.*

*Toshia Kimball, City Secretary*

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Toshia Kimball at 972.912.1211 or by email at [tkimball@lucastexas.us](mailto:tkimball@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 01

Requester: Mayor Jim Olk

#### **Agenda Item Request**

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Citizen Input.

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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NA

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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NA



# City of Lucas

## City Council Agenda Request

### January 4, 2024

Requester: Mayor Jim Olk

#### **Agenda Item Request**

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Items of Community Interest.

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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NA

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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NA





# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 03

Requester: City Secretary Toshia Kimball

#### **Agenda Item Request**

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Consent Agenda:

- A. Approval of the minutes of the December 21, 2023, City Council Meeting.

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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- 1. Minutes of the December 21, 2023, City Council Meeting

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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Staff recommends approval of the consent agenda as presented.

#### **Motion**

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I make a motion to approve the consent agenda as presented.



**CITY COUNCIL REGULAR MEETING**

December 21, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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**City Councilmembers Present:**

Mayor Pro Tem Kathleen Peele  
Councilmember David Keer  
Councilmember Debbie Fisher  
Councilmember Tim Johnson  
Councilmember Dusty Kuykendall

**City Staff Present:**

City Manager Joni Clarke  
Assistant City Manager Kent Souriyasak  
City Secretary Toshia Kimball  
City Attorney Joe Gorfida  
Public Works Director Scott Holden  
CIP Manager Patrick Hubbard  
Deputy Nick Noel

**City Councilmembers Absent:**

Mayor Jim Olk  
Councilmember Phil Lawrence

The regular City Council meeting was called to order at 6:30 pm.

**Citizen Input**

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**1. Citizen Input**

There was no citizen input at this meeting.

**Community Interest**

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**2. Items of Community Interest.**

Mayor Pro Tem Peele gave items of community interest including:

- City Hall Closures
- 2024 General Election
- Parks Survey

**Consent Agenda**

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**3. Consent Agenda:**

**A. Approval of minutes of the December 7, 2023, City Council meeting.**

**B. Consider amending the Development Agreement between the City of Lucas and Goose Real Estate, Inc. regarding roadway improvements at Ford Lane and Welborn Lane to provide for a reduction in the width of pavement from 24 feet to 20 feet.**

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Kuykendall to approve the Consent Agenda as presented. The motion passed unanimously by a 5 to 0 vote.

## Regular Agenda

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4. **Consider entering into a Professional Services Agreement between the City of Lucas and Huitt-Zollars, Inc. for the Osage Lane Lift Station Design Project (previously referred to as the Hunt Property Sewer Facilities) in the amount of \$74,500, authorizing the City Manager to execute the Agreement, and appropriate \$74,500 from unrestricted water reserves or from the escrow account funds (File No. 3002-09S26719-CR6).**

Councilmember Fisher inquired about the completion of the project. Public Works Director Scott Holden confirmed three months.

Mayor Pro Tem Peele inquired about the benefit of waiting versus installing now and if the pumps sit for a long period of time will they become unusable.

City Manager Joni Clarke indicated that we believe it will develop and we do not want to hold up the land for developing and the cost can increase.

Public Works Director Scott Holden indicated that we would know more once we see the design.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to enter into a Professional Services Agreement between the City of Lucas and Huitt-Zollars, Inc. for the Osage Lane Lift Station Design Project (previously referred to as the Hunt Property Sewer Facilities) in the amount of \$74,500, authorizing the City Manager to execute the Agreement, and appropriate \$74,500 from unrestricted water reserves. The motion passed unanimously by a 5 to 0 vote.

## Executive Session

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5. **Executive Session:**
- A. **The City Council will convene into Executive Session pursuant to Section 551.074(a)(1) of the Texas Government Code, Personnel Matters, for City Manager Evaluation.**
  - B. **The City Council will convene into Executive Session pursuant to Section 551.074(a)(1) of the Texas Government Code, Personnel Matters, to deliberate the appointment of members to the Planning and Zoning Commission.**

The City Council moved item A to the January 4, 2024, City Council Meeting. City Council convened into Executive Session at 6:47 pm.

6. **Reconvene from Executive Session and take any action necessary as a result of the Executive Session.**

City Council reconvened from Executive Session at 6:57 pm.

**MOTION:** A motion was made by Councilmember Fisher, seconded by Councilmember Kuykendall to appoint Frank Hise as regular voting member, Sean Alwardt as Alternate Member 1, and John Awezec as Alternate Member 2 on the Planning and Zoning Commission. The motion passed unanimously by a 5 to 0 vote.

**7. Adjournment.**

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Kuykendall, to adjourn the meeting at 6:58 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:

ATTEST:

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Mayor Jim Olk

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Toshia Kimball, City Secretary



# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 04

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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Conduct a public hearing and consider adopting Ordinance Number 2024-01-00994 reauthorizing certain building permit fees in the City of Lucas Code of Ordinances, Appendix C titled “Fee Schedule”.

#### **Background Information**

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In 2023, the Texas Legislature passed HB (House Bill) 1922 relating to periodic reauthorization of municipal building permit fees. This Act requires municipalities to reauthorize building permit fees every ten years by holding a public hearing and voting of the governing body. HB 1922 takes effect January 1, 2024.

The City Attorney and staff have prepared Ordinance Number 2024-01-00994 reauthorizing the City’s building permit fees in accordance with HB 1922.

#### **Attachments/Supporting Documentation**

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1. Public Notice
2. Ordinance Number 2024-01-00994
3. House Bill 1922

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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City staff recommends adopting Ordinance Number 2024-01-00994 as presented in accordance with House Bill 1922.

#### **Motion**

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I make a motion to approve/deny adopting Ordinance Number 2024-01-00994 reauthorizing certain building permit fees in the City of Lucas Code of Ordinances, Appendix C titled “Fee Schedule”.



## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that the City of Lucas, Texas will conduct a public hearing on Thursday, January 4, 2024, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider Reauthorizing Building Permit Fees to comply with Texas Local Government Code §214.908 which requires the City of Lucas to hold a public hearing on the reauthorization of “building permit fees”, which shall include all fees charged by the City of Lucas as a condition of constructing, renovating, or remodeling a structure.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, Toshia Kimball, 665 Country Club Road, Lucas, Texas 75002, email [tkimball@lucastexas.us](mailto:tkimball@lucastexas.us) and it will be presented at the hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).



**ORDINANCE #2024-01-00994**

**AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, REAUTHORIZING CERTAIN BUILDING PERMIT FEES PROVIDED IN THE CITY OF LUCAS CODE OF ORDINANCES, APPENDIX C TITLED "FEE SCHEDULE", IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE §214.908; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Lucas, Texas, at a properly noticed meeting conducted a public hearing regarding the reauthorization of building permit fees, including fees charged as a condition to constructing, renovating, or remodeling structures in accordance with the Texas Local Government Code §214.908: and

**WHEREAS**, the City Council of the City of Lucas, Texas, finds it to be in the public interest to reauthorize such building permit fees.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:**

**SECTION 1.** That the building permit fees charged as a condition to constructing, renovating, or remodeling structures, listed in the City of Lucas Code of Ordinances Appendix C titled "Fee Schedule" related to constructing, renovating, and remodeling a structure, attached hereto as Exhibit A, are hereby reauthorized.

**SECTION 2.** To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lucas and which are not expressly amended by this Ordinance, the provision of this Ordinance shall remain and be controlling.

**SECTION 3.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of the remaining portions of this Ordinance or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 4.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Lucas, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 5.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS,  
COLLIN COUNTY, TEXAS, ON THIS 4TH DAY OF JANUARY, 2024.**

APPROVED:

\_\_\_\_\_  
Jim Olk, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Joseph J. Gorfida, Jr., City Attorney

ATTEST:

\_\_\_\_\_  
Toshia Kimball, City Secretary



## **EXHIBIT A**

### **BUILDING PERMIT FEES CHARGED AS A CONDITION TO CONSTRUCTING, RENOVATING, OR REMODELING STRUCTURES**

#### **§1.000 Residential Building Fees – New and Remodeled**

##### **§1.100 Residential buildings.**

- (a) 2,000 sq. ft. or less: \$1,500.00.
- (b) 2,001–2,500 sq. ft.: \$1,700.00.
- (c) 2,501–3,000 sq. ft.: \$2,100.00.
- (d) 3,001–3,500 sq. ft.: \$2,400.00.
- (e) 3,501–4,000 sq. ft.: \$2,700.00.
- (f) 4,001–4,500 sq. ft. and over: \$3,000.00 plus \$0.60 per sq. ft. over 4,500 sq. ft.
- (g) Plan revision: \$600.00.
- (h) Plan review: \$600.00 due at permit submittal.

##### **§1.200 Remodel to single-family dwellings.**

- (a) 1,000 sq. ft. or less: \$175.00.
- (b) 1,001 sq. ft. and over: \$175.00 plus \$0.45 per sq. ft. over 1,000.
- (c) 1,001 sq. ft. and over: \$100.00 plan review due at permit submittal.

\*Base fee includes up to 3 inspections. There will be a \$100.00 fee per inspection thereafter.

##### **§1.300 Detached accessory buildings.**

Includes storage buildings, barns, garages, greenhouses, gazebos, cabanas, pool houses, porches, etc.

- (1) 201 sq. ft. to 1,000 sq. ft.: \$175.00.
- (2) 1,001 sq. ft. and up: \$175.00 plus \$0.45 sq. ft.
- (3) 1,001 sq. ft. and over: \$100.00 plan review due at permit submittal.

\*Over 1,000 sq. ft. base fee includes up to 3 inspections. There will be a \$100.00 fee per inspection thereafter.

#### **§2.000 Commercial Building Fees – New and Remodeled**

##### **§2.100 Commercial building.**

- (a) \$2,000.00 base fee plus \$0.60 cents per square foot over 1,000 square feet.
- (b) \$600.00 plan review required due at permit submittal for buildings over 1,000 square feet.

## **§2.200 Detached commercial accessory building.**

- (a) \$175.00 base fee plus \$0.60 cents per square foot over 1,000 square feet.
- (b) \$600.00 plan review required due at permit submittal for buildings over 1,000 square feet.

## **§3.000 Pools/Spa**

### **§3.100 Pools/spas**

- (a) In-ground swimming pool: \$325.00 includes 3 inspections.
- (b) In-ground swimming pool with spa: \$350.00 includes 3 inspections.
- (c) Above-ground pool: \$125.00.
- (d) Spa/hot tub: \$125.00.

## **§6.000 Miscellaneous Permits**

### **§6.100 Miscellaneous permits.**

Activities shall be charged the fee associated with each activity subject to reinspection fees.

- (1) Awnings, patio covers, carports: \$60.00.
- (2) Flat-work (sidewalks, drive-ways, patios, etc.) (this is exempt under the 2009 International Residential Code unless elevated 30 inches above grade. Some plan review required): \$60.00.
- (3) Roofing: \$100.00.
- (4) New fence permit: \$75.00.
- (5) Sprinkler system: \$100.00.
- (6) Pool barrier (fence):
  - a. Residential: \$75.00.
  - b. Commercial: \$75.00.
- (7) Aerial antenna or satellite (small satellite dishes are exempt): \$75.00.
- (8) Screening and/or retaining walls: \$60.00 per sq. 100 ft.
- (9) Heating and air conditioning: \$100.00.
- (10) Signs: \$95.00.
- (11) Temporary signs: \$60.00.
- (12) Temporary banner: \$60.00.
- (13) Electrical: \$100.00.
- (14) Plumbing: \$100.00.
- (15) Demolition work: \$60.00.
- (16) Water well: \$125.00.

- (17) Propane: \$100.00.
- (18) Each additional tank: \$100.00.
- (19) Weight limit permit: \$100.00.
- (20) Four (4) or more weight permits: \$400.00.
- (21) Riding arenas: \$100.00 per 1,000 square feet.

## **§8.000 Inspection**

### **§8.100 Inspections.**

- (a) Reinspection: \$100.00 per trip.
- (b) Certificate of occupancy (only in cases of reoccupancy): \$50.00.

## **§25.000 Network Providers**

### **§25.100 Network Providers**

- (a) Small cell application fee:
  - (1) \$500.00 (1–5 network nodes);
  - (2) \$100.00 (each additional network node);
  - (3) \$1,000.00 per pole.
- (b) Small cell user fees: \$270.00 annually for each network node.
- (c) Transport facility monthly user fee: \$28.00 multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul, until the time the network provider's payment to the city exceeds its monthly aggregate per month compensation to the city.

AN ACT

relating to periodic reauthorization of municipal building permit fees.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 214, Local Government Code, is amended by adding Section 214.908 to read as follows:

Sec. 214.908. REAUTHORIZATION OF BUILDING PERMIT FEES. (a) In this section, "building permit fee" means a fee charged by a municipality as a condition to constructing, renovating, or remodeling a structure.

(b) A building permit fee is abolished on the 10th anniversary after the date the fee is adopted or most recently reauthorized under this section unless the governing body of the municipality that adopted or reauthorized the fee:

(1) holds a public hearing on the reauthorization of the fee; and

(2) reauthorizes the fee by vote of the governing body.

SECTION 2. This Act takes effect January 1, 2024.

\_\_\_\_\_  
President of the Senate

\_\_\_\_\_  
Speaker of the House

I certify that H.B. No. 1922 was passed by the House on April 19, 2023, by the following vote: Yeas 146, Nays 0, 1 present, not voting.

\_\_\_\_\_  
Chief Clerk of the House

I certify that H.B. No. 1922 was passed by the Senate on May 10, 2023, by the following vote: Yeas 30, Nays 0.

\_\_\_\_\_  
Secretary of the Senate

APPROVED: \_\_\_\_\_  
Date

\_\_\_\_\_  
Governor



# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 05

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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Consider approving the amended site plan requested by the property owner Walmart Real Estate on behalf of Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on a 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Walmart Lucas Addition.

#### **Background Information**

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Walmart is amending their site plan to allow for a Panda Express restaurant in the southwest corner directly behind Bank of America in the Walmart parking lot. The Walmart site plan must be amended to reflect the subtraction of the site that would be a separate lot owned by Panda Express. The proposed lot for Panda Express is 0.975 acres of land. The tract is zoned Commercial Business (CB) and meets the City's requirements for a site plan including impervious cover, parking, lighting, etc. The civil construction plans were approved by the City's Engineering Department in October of 2023.

#### **Attachments/Supporting Documentation**

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1. Site Plan

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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Staff and the Planning and Zoning Commission recommend approval of the amended site plan as requested.

#### **Motion**

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I make a motion to approve/deny the amended site plan requested by the property owner Walmart Real Estate on behalf of Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on a 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Walmart Lucas Addition.









# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 06

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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Consider approving the site plan, landscape plan, elevations, and tree survey requested by Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Walmart Lucas Addition.

#### **Background Information**

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Panda Express is proposing a restaurant with a drive through that will be located at the southwest corner directly behind Bank of America in the Walmart parking lot.

Site Plan: The site is zoned Commercial Business (CB) and the proposed restaurant space is 2,500 square feet with a drive-through. The total number of parking spaces required is 13 and Panda Express will provide 33 parking spaces including 2 handicap parking spaces. The impervious cover proposed is 64.8% when 65% is permitted. The applicant has provided a photometric lighting plan conforming to the City's requirements. The applicant has also submitted a trash enclosure that conforms to the City's requirements.

Landscape Plan: The irrigation plan was submitted and complies with the City's regulations. 15% of the gross area is required to be green space and 31.2% is provided. 772.5 square feet (or 5%) of interior landscape is required and 1,095 square feet is provided. The parking lot screening requires 70 bushes which are all provided. The parking lot perimeter landscape requires 88 bushes, and all are provided. 11 trees are required; however, there is not room for 11 trees due to utility conflicts. Therefore, 8 trees will be provided.

Elevations: The building is 2,500 square feet and 22.5 feet tall with a mix of brick, stucco, and faux wood.

Tree Survey: The tree survey has been submitted for review of any outstanding minor items.

#### **Attachments/Supporting Documentation**

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1. Site Plan
2. Checklist
3. Landscape Plan
4. Architectural Plan Checklist and Elevations
5. Tree Survey
6. Irrigation Plan
7. Photometric Light Plan
8. Trash Enclosure



# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 06

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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Staff and the Planning and Zoning Commission recommend approving the site plan, landscape plan, elevations, and tree survey as requested.

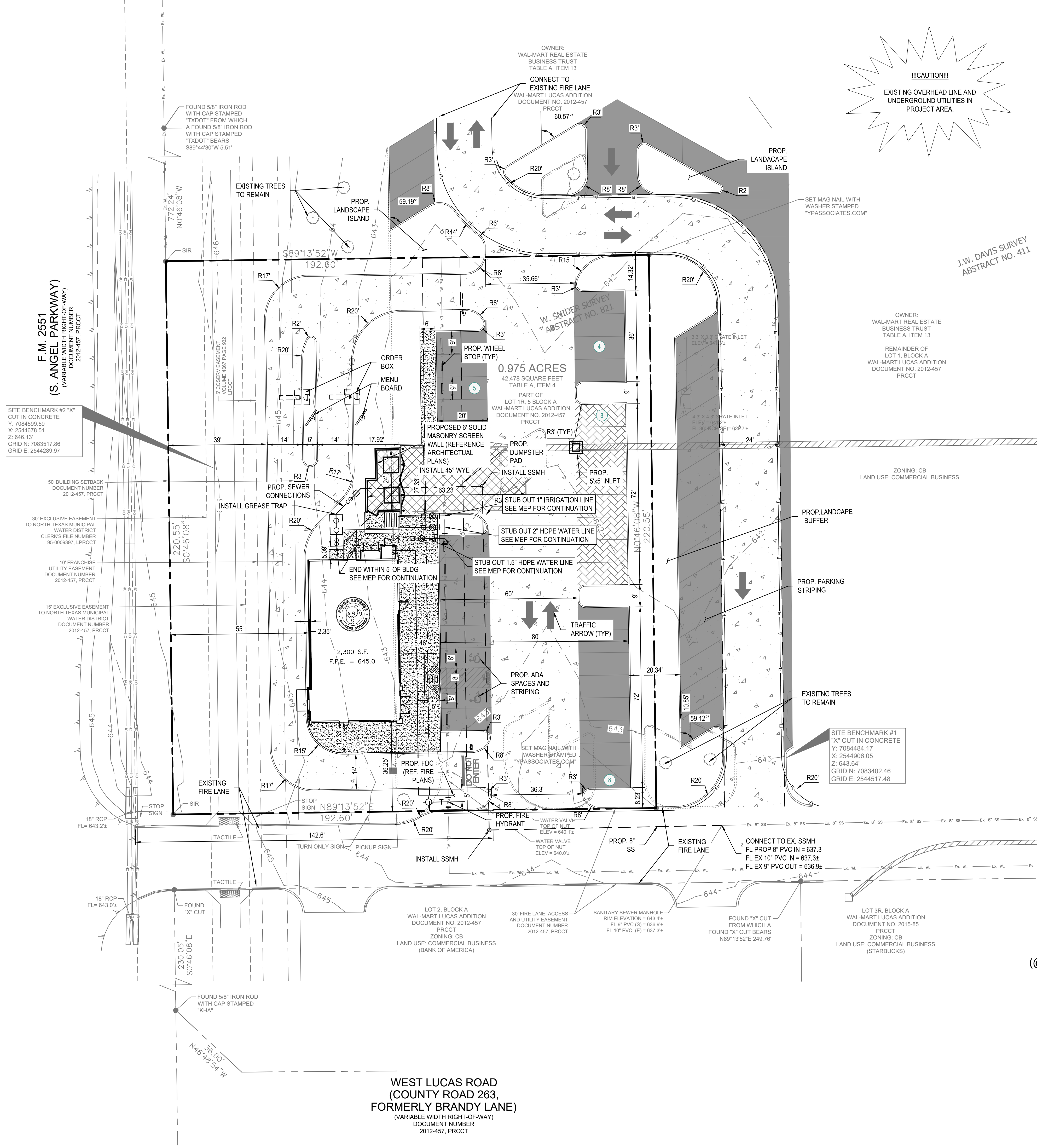
#### **Motion**

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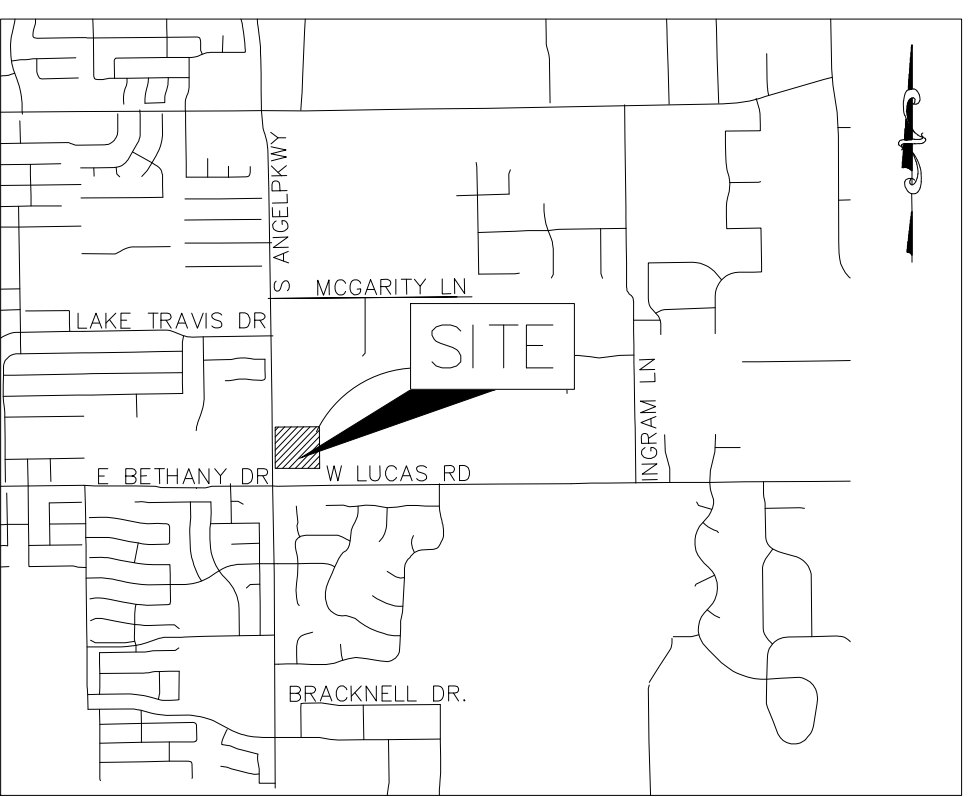
I make a motion to approve/deny the site plan, landscape plan, elevations, and tree survey requested by Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Walmart Lucas Addition.



BGE, INC.  
C:\TNA\Projects\9026-00-FX\_Lucas\_D8570\JD\01\_CADD\01\_Site\01 SITE PLAN.dwg Nov 07, 2023-2:28pm bawent



PLAN SUBMITTAL RECORD	
DATE	SUBMITTAL
10/7/2021	SITE PLAN SUBMITTAL
4/27/2023	SITE PLAN SUBMITTAL



VICINITY MAP  
(NOT TO SCALE)

SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	CB (COMMERCIAL BUSINESS)
LAND USE	RESTAURANT W/DRIVE-THROUGH
LOT AREA	42,478 S.F. (0.975 ACRES)
BUILDING AREA (SQ. FEET)	2,500 S.F.
BUILDING HEIGHT (STORIES)	22'-6" - 1 STORY
LOT COVERAGE	5.89%
PARKING	
PARKING RATIO REQUIRED	1 PARKING SPACE PER 3 SEATS
REQUIRED PARKING	(MAXIMUM 50 SEATS/3) = 13
PROVIDED PARKING	33 SPACES
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2
IMPERVIOUS COVERAGE	64.8%

LEGEND	
7" CONCRETE PAVEMENT (HEAVY DUTY)	
CONCRETE PAVEMENT (MEDIUM/LIGHT DUTY)	
4" SIDEWALK/FLATWORK PAVEMENT	
PERMEABLE PAVING	
EXISTING FIRE LANE	
PAVEMENT STRIPING	
PROPERTY LINE	
EXISTING CURB	
PROPOSED CURB	
PROPOSED FIRE LANE	
DENOTES BLUE PLACARD ADA STALLS	
PARKING COUNT	
EXISTING WATER	
PROPOSED WATER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- WHEEL STOPS SHOWN ON PLANS SHALL BE GNR TECHNOLOGIES, "PARK IT" 6" PARKING CURB #16201R (BLACK & YELLOW) OR APPROVED EQUAL.

BENCHMARKS	
ON-SITE BENCHMARKS	
BM #1: "X" CUT WITH BOX	N: 7083402.46 E: 2544517.48 ELEV. = 643.64
BM #2: "X" CUT WITH BOX	N: 7083517.86 E: 2544289.97 ELEV. = 646.13



Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

SITE PLAN  
WALMART

W LUCAS RD & S ANGEL PKWY  
21.897 ACRES  
PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION  
SITUATED IN W. SNIDER SURVEY  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS

ARCHITECT  
IDGROUP  
2641 Irving Blvd.  
DALLAS, TX 75207  
Contact: Tam Ried  
Tel: 214-628-6800 (Office)

OWNER  
WAL-MART STORES, INC.  
2908 E. J STREET  
ROSEMead, CA 91770  
Tel: 626-799-9888 (Office)  
Tel: 479-371-2023

DEVELOPER  
PANDA RESTAURANT GROUP  
1683 Walnut Grove Ave.  
Rosemead, California 91770  
Tel: 626-372-8288 (Office)  
Tel: 626-372-8288 (Cell)

ENGINEER  
BGE, INC.  
777 Main St., Suite 1900  
Fort Worth, TX 76102  
Tel: 972-887-6130 www.bgeinc.com  
TBPE Registration No. F-1046  
Contact: David Greer  
Tel: 817-872-6005

**BGE, Inc.**  
777 Main St., Suite 1900  
Fort Worth, TX 76102  
Tel: 972-887-6130 • www.bgeinc.com  
TBPE Registration No. F-1046  
Contact: David Greer  
Tel: 817-872-6005  
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**DEVELOPER**  
**PANDA RESTAURANT GROUP**  
1683 Walnut Grove Ave.  
Rosemead, California 91770  
Tel: 626-799-9898 (Office)  
Tel: 626-372-8288 (Cell)

**SITE PLAN**

**PANDA EXPRESS**  
W LUCAS RD & S ANGEL PKWY  
PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION  
SITUATED IN W. SNIDER SURVEY  
ABSTRACT NO. 821  
0.975 ACRES ZONING: CB  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:  
BGE, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-1046  
DAVID GREER, P.E.  
TEXAS REGISTRATION NO. 109928  
NOVEMBER 07, 2023

**CAUTION**  
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

**CAUTION**  
CONTACT: 1-800-DIG-TESS  
48 HOURS PRIOR TO CONSTRUCTION

REV NO.	DATE	DESCRIPTION

DRAWN BY: CA  
CHECKED BY: DG  
DATE: 10/7/2021  
PROJECT NUMBER: 9026-00

SHEET NO.

**C-1.0**





## Site Plan Minimum Requirements

**Project Name** Panda Express

**Preparer** Ross Melton - BGE

This checklist is provided to assist you in addressing the minimum requirements for Site Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by checking the box next to the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate an "N/A" next to the box. Return this completed form at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided directly on the plan and on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement/s.

Plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed. Please keep in mind that changes/additions to previously incomplete or inaccurate plans may generate additional comments at re-submittal of corrected Plans. Therefore, diligence to the initial submittal is paramount to expediting the review process.

### Included

- ☒ Site boundary is indicated by a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances; indicate and label lot lines, setback lines, and distance to the nearest cross street.
- ☒ Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.
- ☒ A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.
- ☒ A written and bar scale is provided.
- ☒ A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter, original submission date, and a log of resubmittal/revision dates since submitted to the City.
- ☐ Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.
- ☐ Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.
- ☒ Existing topography lines are shown with a light dashed line and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.
- ☒ Accurately located, labeled and dimensioned footprint of proposed structure(s) is/are shown by a solid heavy line.

- x Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.
- x Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.
- x Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.
- x Adjacent property lines within 500 feet of the subject property lines are shown by a light dashed line.
- x Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 500 feet of the property line is indicated.
- x Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.
- x Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.
- x Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.
- x Driveways within 200 feet of the property line:
  - o Are accurately located and dimensioned.
  - o Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.
  - o Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.
  - o Typical radii are shown.
- x Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.
- x Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.
- x Off-site streets and roads:
  - o Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.
  - o Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.
  - o Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.
- x All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.
- x Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.
- x Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.
- x Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.
- x Paving materials, boundaries and type are indicated.
- n/a Access easements are accurately located/ tied down, labeled and dimensioned.
- x Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.
- x Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.

- n/a Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.
- x Screening walls are shown with dimensions and materials. An inset is provided that shows the wall details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.
- n/a The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.
- n/a A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack), maximum height, those requiring shielding, those requiring skirting, wattage and foot-candles of each fixture. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.
- x Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.
- n/a Boundaries of detention areas are located. Indicate above and/or below ground detention.
- x Monument signage location is indicated. Details of construction materials and architecture are shown on required Building Elevation/Façade Plan. Color, type and texture are to match that of the building.
- n/a Communication towers are shown and a fall distance/collapse zone is indicated.
- x Provide Site Data Summary Table that references distinct numbers for each lot and all buildings (existing and proposed) that includes, where applicable:
  - o Existing Zoning
  - o Proposed use(s) for each structure
  - o Total lot area less right-of-way dedications by square feet and acres
  - o Square footage of building(s)
  - o Building height (stories and feet)
  - o Percent of lot coverage (building footprint square footage/lot square footage).
  - o For apartment developments, number of living units broken down by number of bedrooms and minimum square footage for each dwelling unit.
  - o Parking required by use with applicable parking ratios indicated for each use
  - o Parking provided indicated
  - o Handicap parking required as per Code of Ordinances and TAS/ADA requirements
  - o List of exceptions and/or variance/s requested or previously granted, including dates and approving authority
- n/a Improvements are proposed in TXDOT Right-of-Way and one (1) full set of civil engineering plans has been submitted to: Mohammad Khoshkar, TXDOT Office, P.O.Box 90 McKinney, Texas 75069-0090, phone (972)547-2237



GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

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

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE OF TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF TWO HUNDRED DOLLARS (\$200) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED AT SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND AT TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

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

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

2. PLANT MATERIALS

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

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

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

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

a. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTHWORMS.

b. INORGANIC SOIL AMENDMENTS

1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

c. PLANTING SOIL MIX

1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. TILL TO DEPTH OF 12" OR AS OTHERWISE NOTED. FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
2. SOD/SEED AREA TOPSOIL  
ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

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

J. COMMERCIAL FERTILIZER

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

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

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

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

K. MULCH

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

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

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

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

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

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

N. COLLECTED STOCK

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

O. NATIVE STOCK

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

P. MATERIALS LIST

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

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S. LAWN SODDING

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

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

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

4. SODDING

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

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

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

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

5. SEEDING

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

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

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

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

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

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 8 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON SEED AND/OR FERTILIZER. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FIRM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CULTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AND ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

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

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

6. LAWN MAINTENANCE:

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

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

T. CLEAN-UP

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

U. PLANT MATERIAL MAINTENANCE

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

V. MAINTENANCE (ALTERNATE BID ITEM)

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

W. GUARANTEE

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

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

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

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

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

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



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DEVELOPER

PANDA RESTAURANT GROUP

1683 Walnut Grove Ave.

Rosemead, California 91770

Tel: 626-799-9898 (Office)

Tel: 626-372-8288 (Cell)

GENERAL NOTES

PANDA EXPRESS



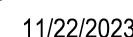


1683 Walnut Grove Ave.  
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Tel: 626-372-8288 (Cell)



13,255.75 SF LANDSCAPE AREA / 42,478.41 SF TOTAL SITE AREA  
= 31.2% LANDSCAPED

**PANDA EXPRESS**  
W LUCAS RD & S ANGEL PKWY  
PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION  
SITUATED IN W. SNIDER SURVEY  
ABSTRACT NO. 821  
0.975 ACRES ZONING: CB  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS

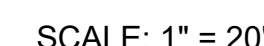


**CONTRACTOR TO VERIFY EXACT LOCATION &  
DEPTH OF EXIST FACILITIES PRIOR TO ANY  
CONSTRUCTION ACTIVITIES**

**CONTACT: 1-800-DIG-TESS**  
**48 HOURS PRIOR TO CONSTRUCTION**

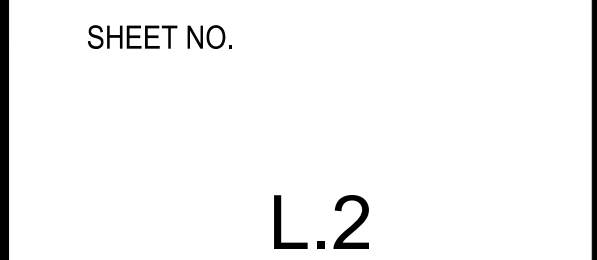
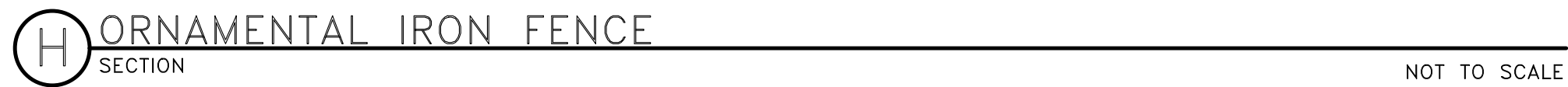
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




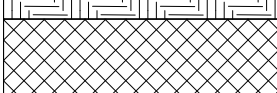
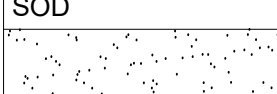
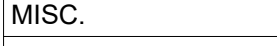


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PLANT SCHEDULE									
CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SPR	CONT	REMARKS
	QS	8	Quercus shumardii	Shumard Red Oak	4" cal	16' ht	6' spr	B&B	Full, Straight, Single Leader
	ULM	10	Ulmus americana	American Elm	4" cal	16' ht	6' spr	B&B	Full, Straight, Single Leader
	UC	2	Ulmus crassifolia	Cedar Elm	4" cal	16' ht	6' spr	B&B	Full, Straight, Single Leader
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	SPACING	CONT	REMARKS
	AEG	29	Abelia x 'Edward Goucher'	Compact Abelia	18" ht	18" spr	30" oc	3 gal	Full, Matching
	ABG	88	Abelia x grandiflora	Glossy Abelia	24-36"	36" spr	36" oc	5 gal	Full, Matching
	ICD	88	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	24" ht	24" spr	36" oc	5 gal	Full, Matching
	INR	11	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	30" ht	24" spr	48" oc	5 gal	Full, Matching
	LFS	56	Leucophyllum frutescens	Texas Sage	36" ht	24" spr	36" oc	3 gal	Full, Matching
	MYC	70	Myrica cerifera	Wax Myrtle	36" ht	24" spr	36" oc	5 gal	Full, Matching
	PIW	26	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	18" ht	18" spr	24" oc	3 gal	Full, Matching
GROUND COVER	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	SPACING	CONT	REMARKS
	LMM	260	Liriope muscari 'Monroe White'	Monroe White Liriope	12" ht	12" spr	18" oc	1 gal	Full, 1 gallon min.
	TAA	498	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	6" ht	6" spr	18" oc	1 gal	Full, 1 gallon min.
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	SPACING	CONT	REMARKS
	SOD	11,475 sf	Cynodon dactylon	Common Bermuda Grass	---	---	---	---	Solid Sod, tight sand filled joints, 100% weed, disease and pest free
MISC.	CODE	QTY		NAME	HT	SPR	SPACING	CONT	REMARKS
	SE			STEEL EDGING					3/8" x 6" BLACK
	OF			ORNAMENTAL IRON FENCE					REF DETAIL: L.2/H
	DG			DECOMPOSED GRANITE					MIN. 4" DEPTH - TEXAS BLACK REF DETAIL: L.2/G

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.



**BGE, Inc.**  
777 Main St., Suite 1900  
Fort Worth, TX 76102  
Tel: 972-887-6130 • www.bgeinc.com  
TBPE Registration No. F-1046  
Contact: David Greer  
Tel: 817-872-6005  
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DEVELOPER  
**PANDA RESTAURANT GROUP**  
1683 Walnut Grove Ave.  
Rosemead, California 91770  
Tel: 626-799-9898 (Office)  
Tel: 626-372-8288 (Cell)

LANDSCAPE SCHEDULE/  
NOTES

PANDA EXPRESS  
W LUCAS RD & S ANGEL PKWY  
PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION  
SITUATED IN W. SNIDER SURVEY  
ABSTRACT NO. 621  
0.975 ACRES ZONING: CB  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS



**!!CAUTION !!**  
CONTRACTOR TO VERIFY EXACT LOCATION &  
DEPTH OF EXIST FACILITIES PRIOR TO ANY  
CONSTRUCTION ACTIVITIES

**!! CAUTION !!**  
CONTACT: 1-800-DIG-TESS  
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY: MH  
CHECKED BY: MS  
DATE: NOVEMBER 2023  
PROJECT NUMBER: 9026-00

SHEET NO.  
  
L.3





## Architectural Plan Checklist

**Project Name** PANDA EXPRESS - LUCAS, TX

**Preparer** \_\_\_\_\_

This checklist is provided to assist you in addressing the minimum requirements for **Landscape Plan** submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information.

**Initialing the box certifies to the City that you have completely and accurately addressed the issue.** This completed form must be returned at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plan/s.

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

- ☒ Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.
- ☒ Materials calculations table showing for each elevation
  - Total surface area of each elevation
  - List of materials (including glazing) with square footage of each material per elevation and percentage of each material per elevation
- ☒ Building dimensions ( if multiple heights are used, provide dimension for each)
- ☐ Provide estimated allowable wall mounted signage size for each elevation.
- ☒ Add the following notes:
  - "This Façade Plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department".
  - "All mechanical units shall be screened from public view"
  - "When permitted, exposed utility boxes and conduits shall be painted to match the building"
  - All signage areas and locations are subject to approval by the Building "Inspection Department"
  - "Roof access shall be provided internally, unless otherwise permitted by the Building Official"
- ☒ Cross sections of sight lines may be requested to verify screening of mechanical units.
- ☒ A sample board with a maximum size of 11" x 17" shall be provided with color and materials samples to correspond to the Facade Plan.
- ☒ Designate color and materials location on elevations.
- ☐ Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.



EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

03-04-22

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EIFS-1)	STO	STOTHERM ESSENCE SYSTEM	SW 7646 FIRST STAR	FINE	BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(EIFS-3)	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
(CD-1)	FIBERON	WILDWOOD	BAMBOO	-	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
(MTL-2)	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

WINDOW SCHEDULE

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
(A)	16'-2" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
(B)	16'-9" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
(C)	10'-10"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
(D)	5'-2"	10'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
(E)	4'-0"	59.5"	TEMPERED GLASS	BLACK ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307
(F)	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING
(G)	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING

NOTES

- INSULATING GLASS SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
- DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
- WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY, G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
- MANUFACTURER: QUIK-SERV, MODEL SST-480E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHP-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
- WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
- TEMPERED GLASS

SIGNAGE MAY VARY. SIGNAGE SHALL COMPLY UNDER SEPARATE PERMIT

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT.

ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.

WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.

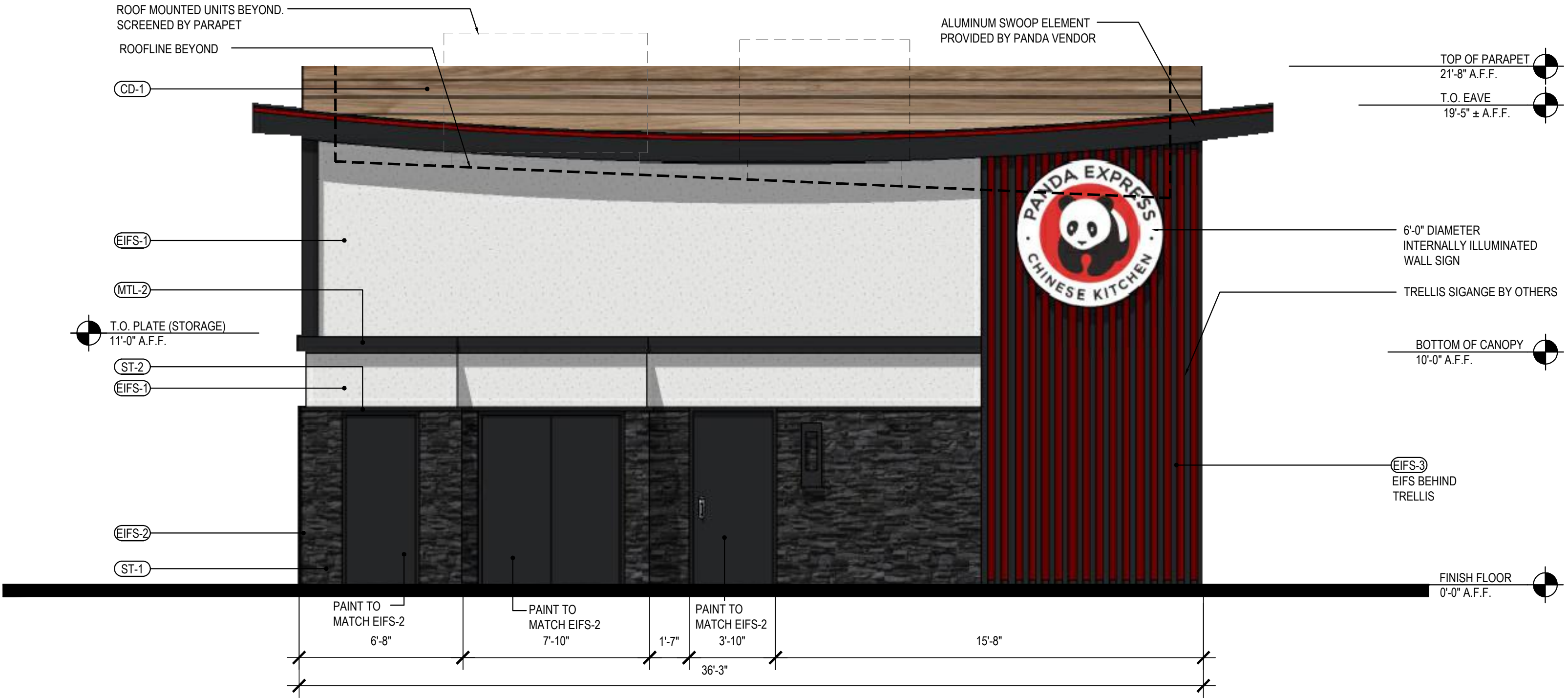
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING "INSPECTION DEPARTMENT".

DATA TABLE OF BUILDING MATERIALS CALCULATION

FACADE ORIENTATION	TOTAL AREA (100%)	AREA OF OPENINGS	STONE MATERIAL		EIFS MATERIAL		FIBERON MATERIAL		CAPPING/ METALS	
			SQFT	%	SQFT	%	SQFT	%	SQFT	%
SOUTH ELEVATION (FRONT)	897 SQFT	107 SQFT (12%)	152 SQFT	17%	377 SQFT	42%	55 SQFT	6%	206 SQFT	23%
NORTH ELEVATION (REAR)	791 SQFT	96 SQFT (12%)	98 SQFT	13%	412 SQFT	52%	113 SQFT	14%	72 SQFT	9%
WEST ELEVATION (DRIVE-THRU SIDE)	1,434 SQFT	20 SQFT (1%)	229 SQFT	16%	730 SQFT	51%	329 SQFT	23%	126 SQFT	9%
EAST ELEVATION (ENTRANCE SIDE)	1,454 SQFT	274 SQFT (19%)	241 SQFT	17%	471 SQFT	32%	349 SQFT	24%	119 SQFT	8%

ALLOWABLE WALL MOUNTED SIGNAGE

FACADE ORIENTATION	TOTAL AREA	ALLOWABLE SIGNAGE
SOUTH ELEVATION (FRONT)	897 SQFT	89.7 SQFT
NORTH ELEVATION (REAR)	791 SQFT	79.1 SQFT
WEST ELEVATION (DRIVE-THRU SIDE)	1,434 SQFT	143.4 SQFT
EAST ELEVATION (ENTRANCE SIDE)	1,454 SQFT	145.4 SQFT.



NORTH ELEVATION

2

Scale= 1/4" = 1'-0"

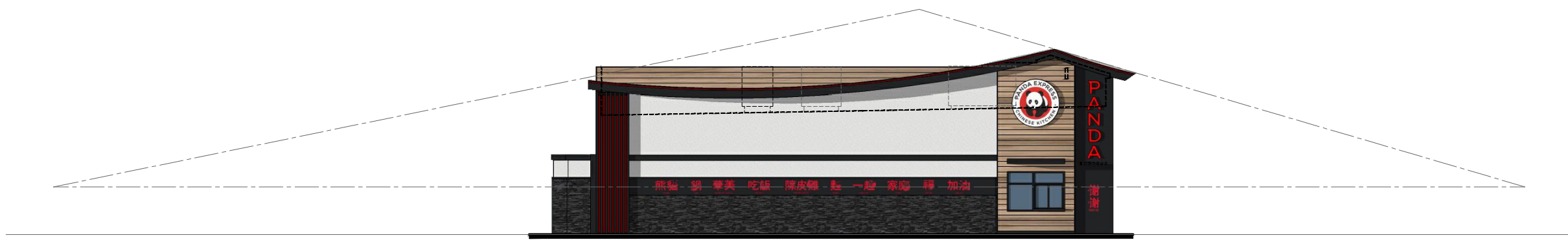
A-200

NOTES AND CALCULATIONS

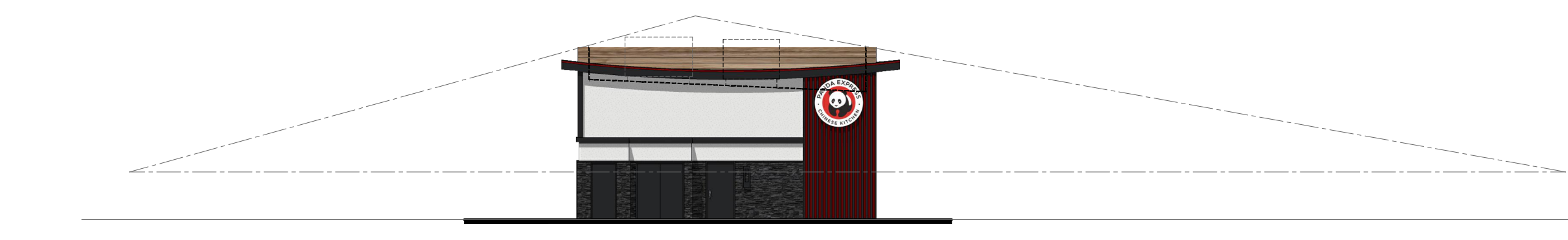
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Scale= NTS

A-200



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

1

Scale= 1/4" = 1'-0"

A-200



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770

Telephone: 626.799.9898  
Facsimile: 626.372.8288

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REVISIONS:


ISSUE DATE:


DRAWN BY:

PANDA PROJECT #: D8570

ARCH PROJECT #: 261-354



idGROUP

PANDA EXPRESS

PANDA HOME COMPACT 2300  
W. LUCAS RD. & ANGEL PARKWAY  
LUCAS, TX 75002

A-200

EXTERIOR  
ELEVATIONS

PANDA HOME COMPACT 2300

SIGHTLINES

3

Scale= 1/4" = 1'-0"

A-200



SIGNAGE MAY VARY. SIGNAGE SHALL COMPLY UNDER SEPARATE PERMIT		
ALLOWABLE WALL MOUNTED SIGNAGE		
FACADE ORIENTATION	TOTAL AREA	ALLOWABLE SIGNAGE
SOUTH ELEVATION (FRONT)	897 SQFT	89.7 SQFT
NORTH ELEVATION (REAR)	791 SQFT	79.1 SQFT
WEST ELEVATION (DRIVE-THRU SIDE)	1,434 SQFT	143.4 SQFT
EAST ELEVATION (ENTRANCE SIDE)	1,454 SQFT	145.4 SQFT.

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WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.

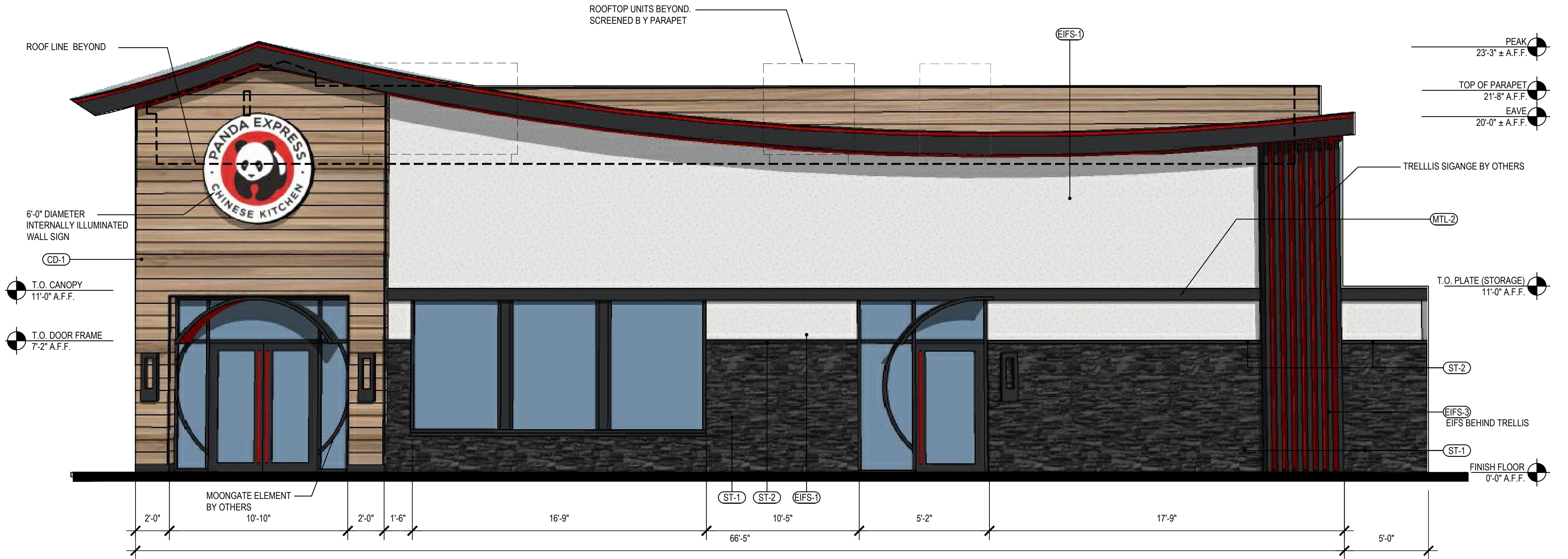
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DATA TABLE OF BUILDING MATERIALS CALCULATION										
FACADE ORIENTATION	TOTAL AREA (100%)	AREA OF OPENINGS	STONE MATERIAL		EIFS MATERIAL		FIBERON MATERIAL		CAPPING/ METALS	
			SQFT	%	SQFT	%	SQFT	%	SQFT	%
SOUTH ELEVATION (FRONT)	897 SQFT	107 SQFT (12%)	152 SQFT	17%	377 SQFT	42%	55 SQFT	6%	206 SQFT	23%
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NOTES AND CALCULATIONS

Scale= NTS

A-200

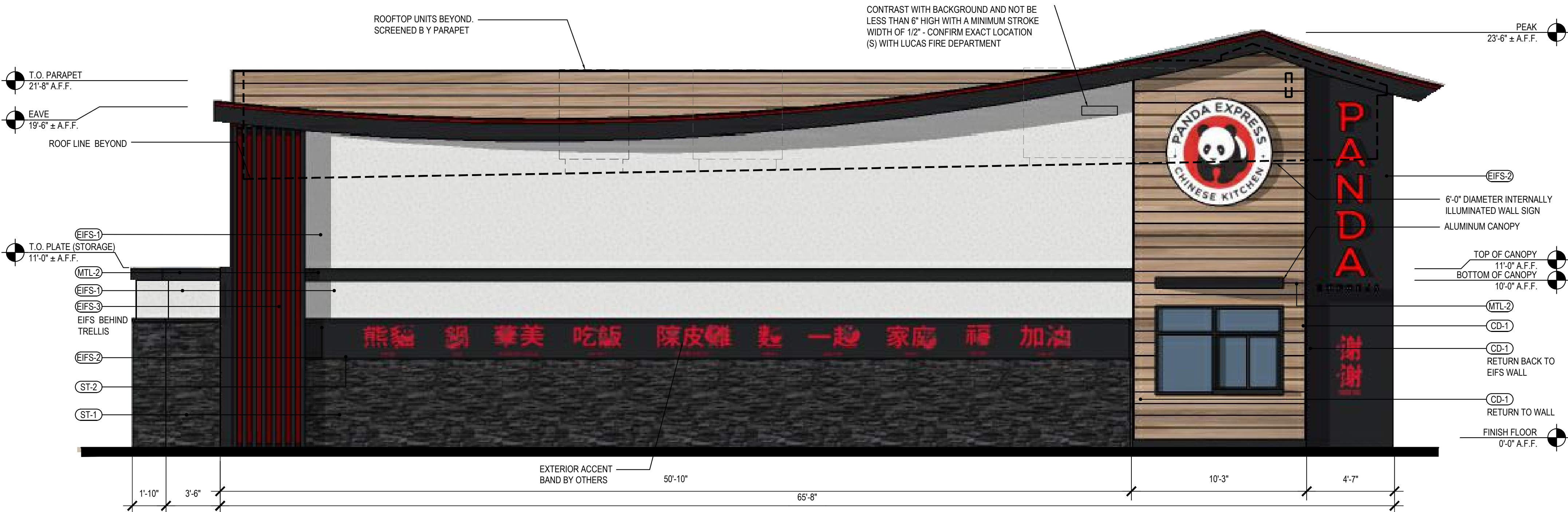


\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION 2

Scale= 1/4" = 1'-0"

A-201



\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION 1

Scale= 1/4" = 1'-0"

A-201



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: D8570

ARCH PROJECT #: 261-354



PANDA EXPRESS

PANDA HOME COMPACT 2300  
W. LUCAS RD. & ANGEL PARKWAY  
LUCAS, TX 75002

A-201

EXTERIOR  
ELEVATIONS

PANDA HOME COMPACT 2300

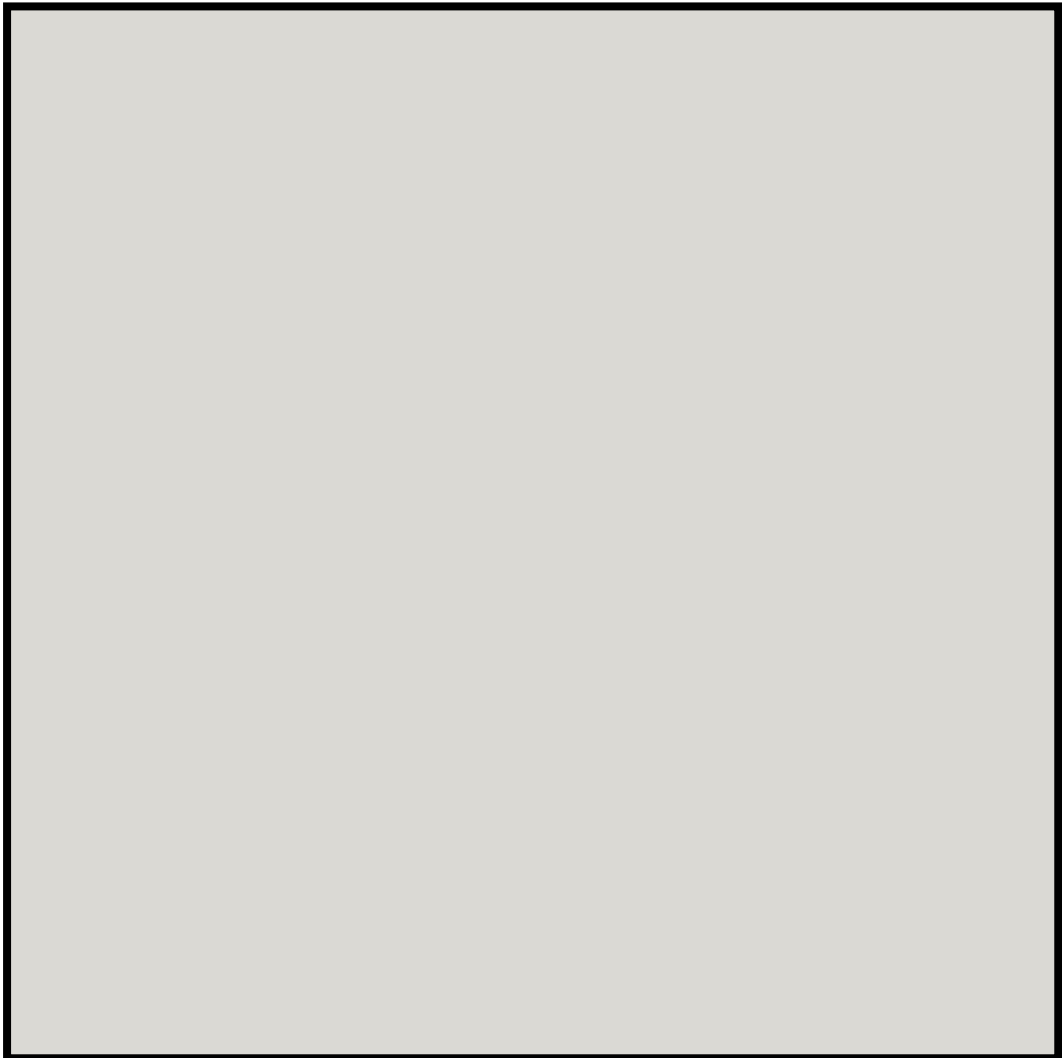




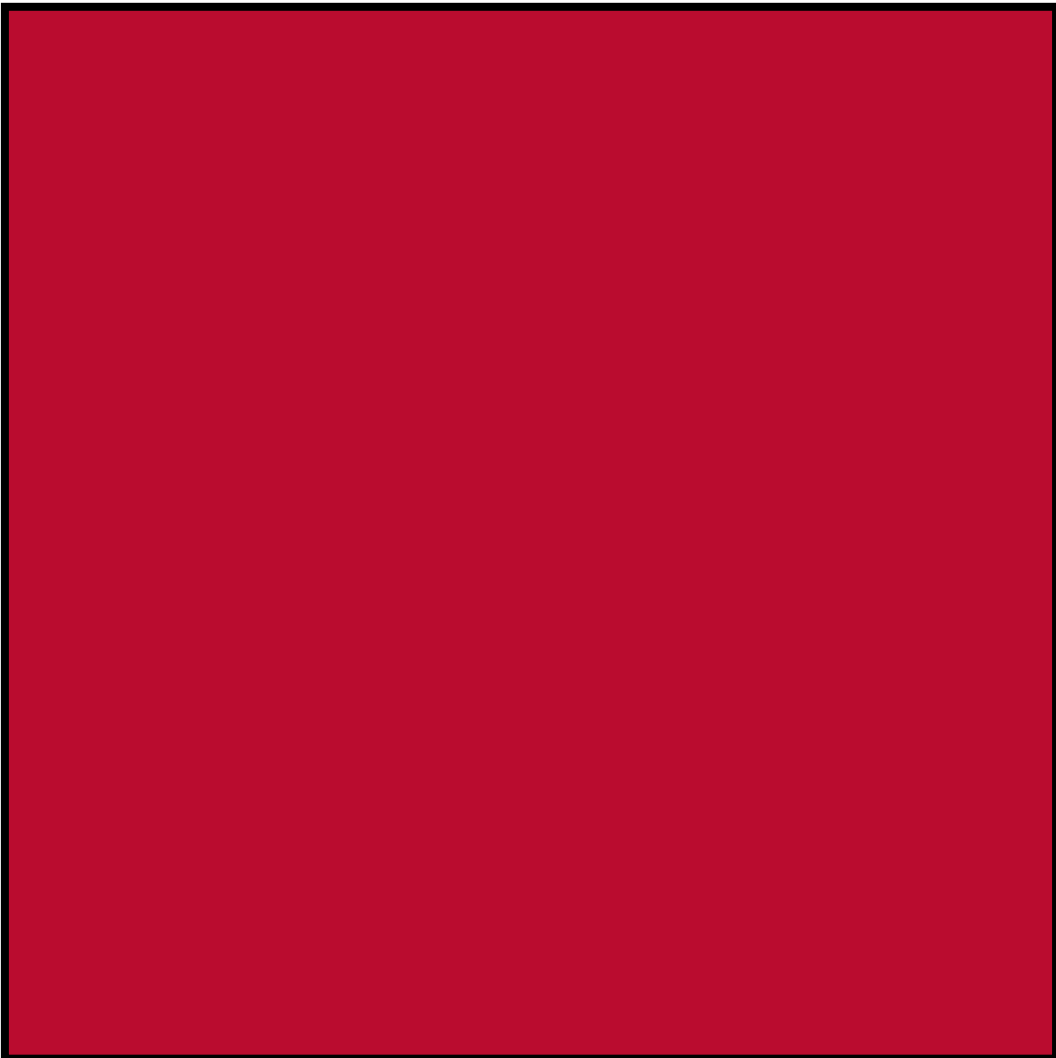
# PANDA

EXPRESS

## LUCAS, TX EXTERIOR FINISHES



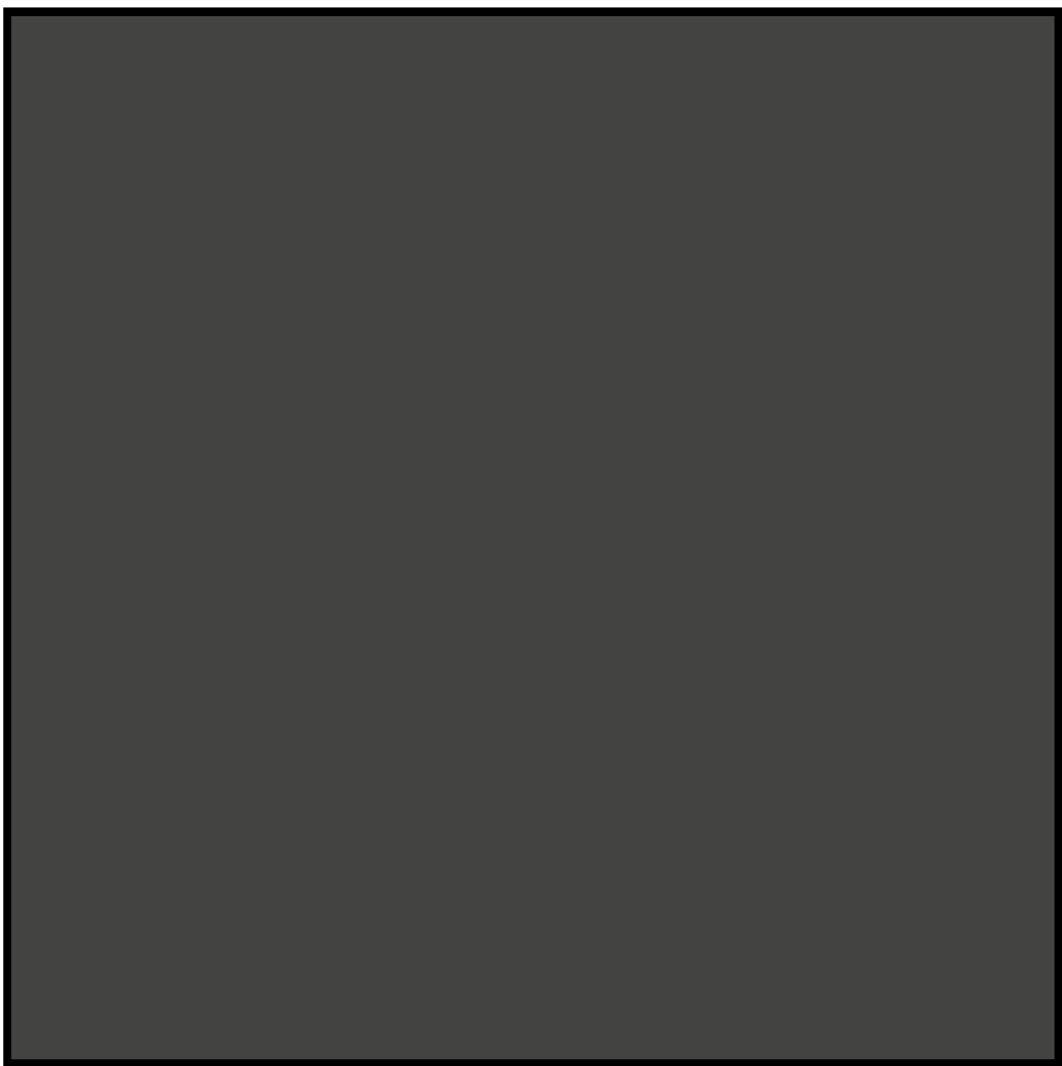
EIFS-1 SW 7646 FIRST STAR



EIFS-3 PANTONE COLOR 200C  
-RED



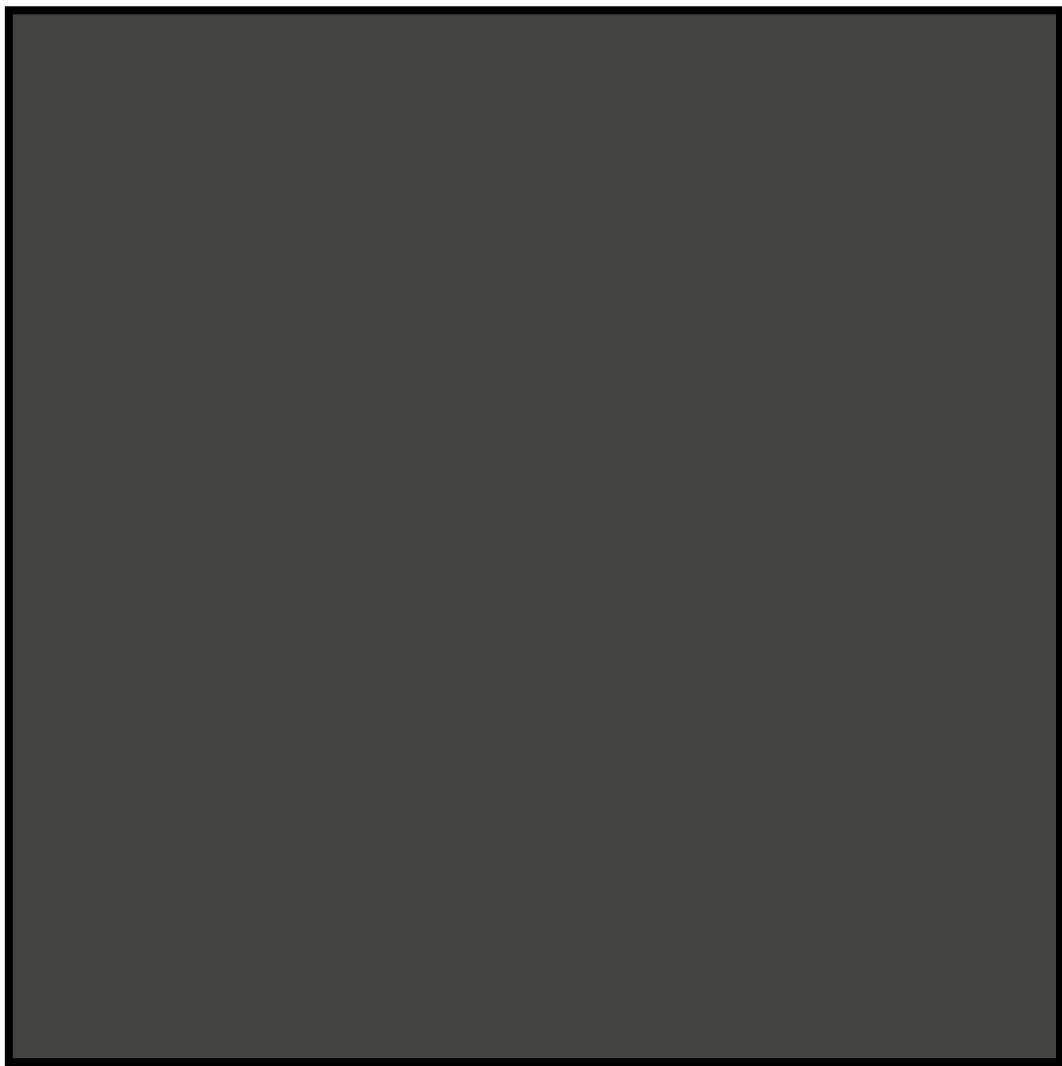
CD-1 FIBERON BAMBOO



EIFS-2 SW 7069 IRON ORE



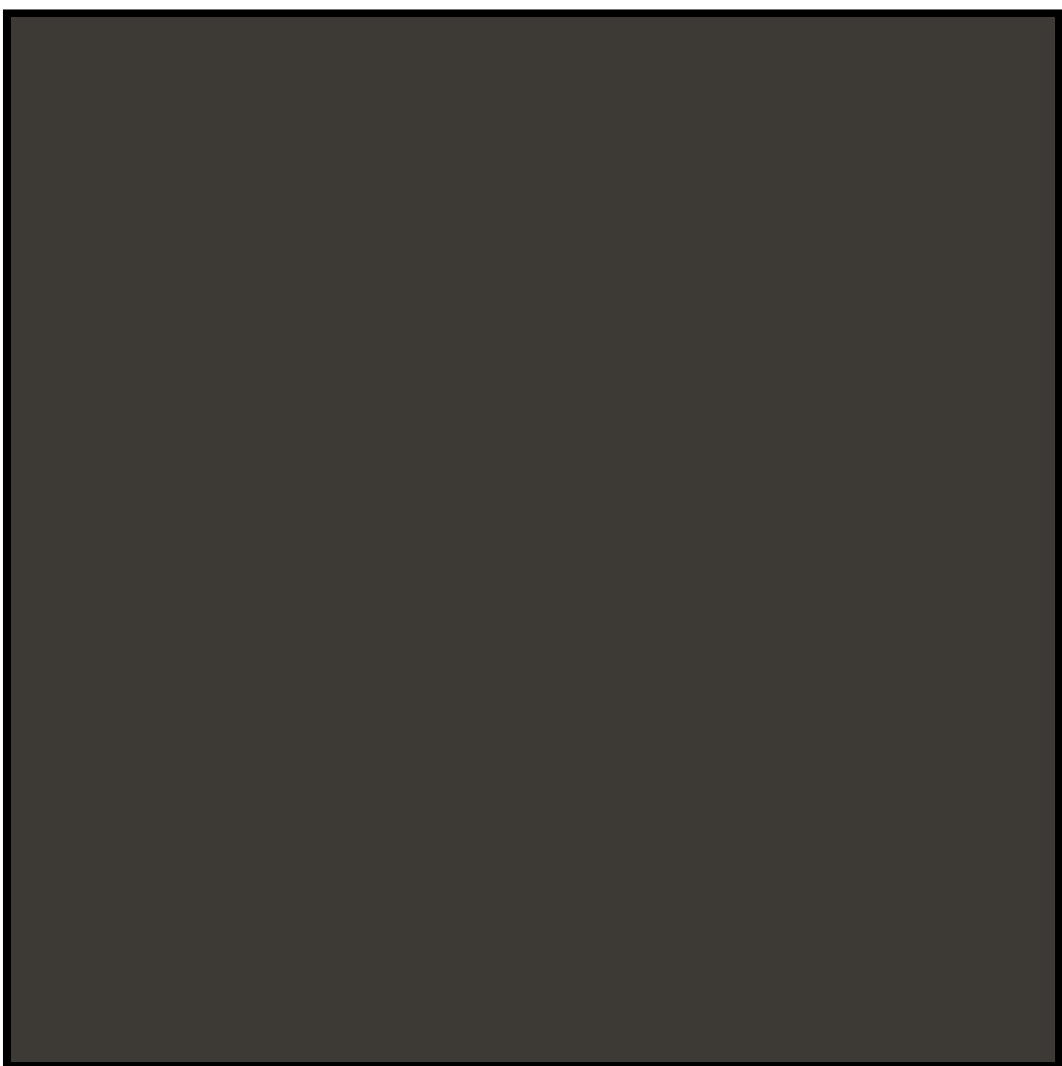
ST-1 CORONADO STONE PRODUCTS STRIP STONE  
BLACK FOREST



MTL-1 EXCEPTIONAL METALS  
COLOR: SW 7069 IRON ORE



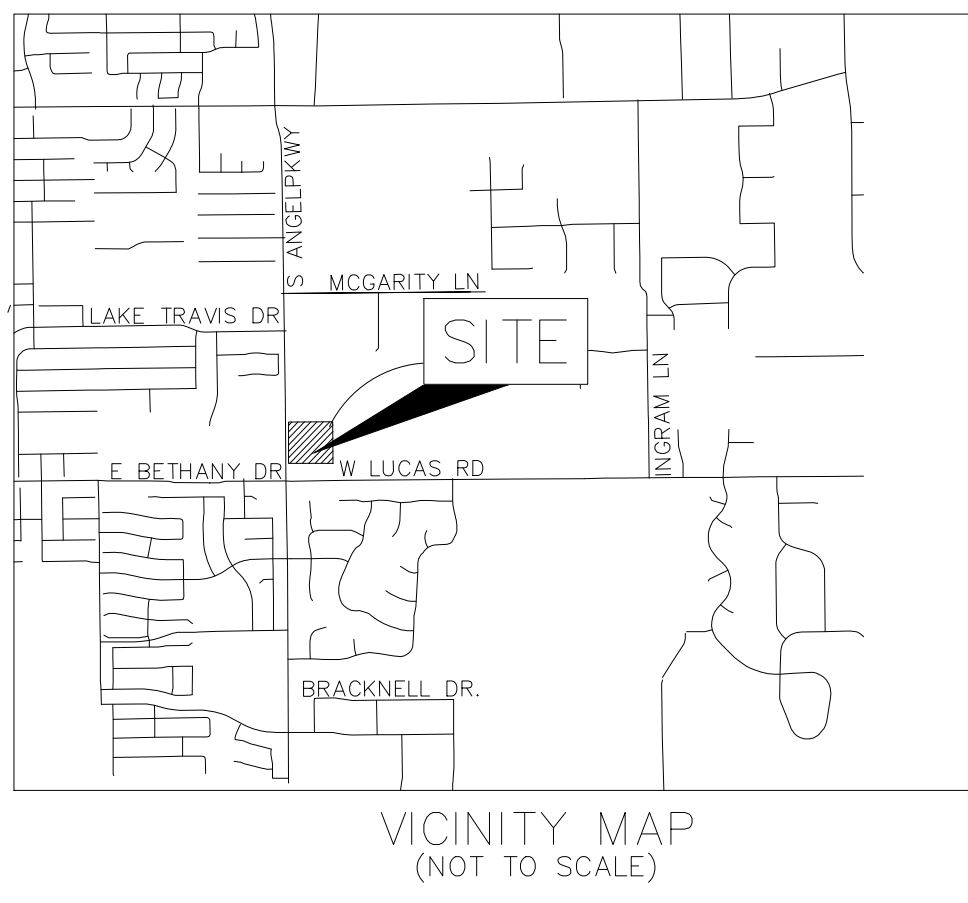
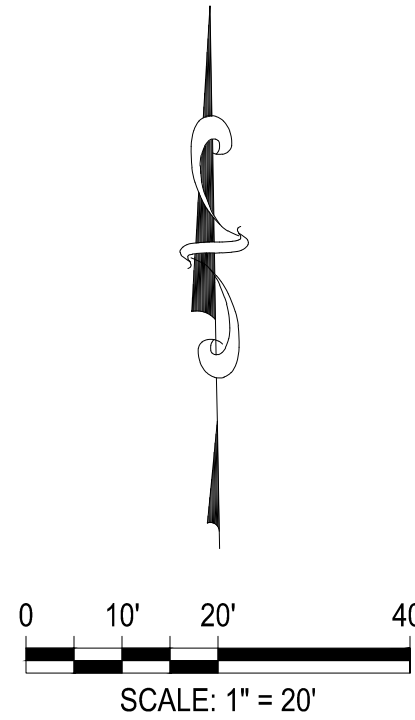
ST-1S CORONADO STONE PRODUCTS CHISELED STONE  
SILL CHARCOAL



MTL-2 PMS BLACK -7C







- NOTES
1. FRANCHISE UTILITIES TO BE RELOCATED BY OTHERS AS REQUIRED.
  2. ALL EXISTING UTILITY SERVICES TO REMAIN OPERATIONAL DURING CONSTRUCTION. ANY SERVICE DISRUPTIONS NECESSARY OR RELOCATIONS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
  3. ALL EXISTING FIRE HYDRANTS TO REMAIN OPERATIONAL DURING CONSTRUCTION.
  4. FOR TREE REMOVAL REFER TO TREE SURVEY AND TREE MITIGATION PLAN FOR FURTHER INFORMATION.

**811**  
Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

BENCHMARKS			
ONSITE BENCHMARKS			
BM #1:	"X" CUT WITH BOX		
N:	7083402.46		
E:	2544517.48		
ELEV.	= 643.64		
BM #2:	"X" CUT WITH BOX		
N:	7083517.86		
E:	2544289.97		
ELEV.	= 646.13		



**BGE, Inc.**  
777 Main St., Suite 1900  
Fort Worth, TX 76102  
Tel: 972-887-6130 • www.bgeinc.com  
TBPE Registration No. F-1046  
Contact: David Greer  
Tel: 817-872-6005  
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**DEVELOPER**  
**PANDA RESTAURANT GROUP**  
1683 Walnut Grove Ave.  
Rosemead, California 91770  
Tel: 626-799-9898 (Office)  
Tel: 626-372-8288 (Cell)

**TREE SURVEY**

**PANDA EXPRESS**  
W LUCAS RD & S ANGEL PKWY  
PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION  
SITUATED IN W. SNIDER SURVEY  
ABSTRACT NO. 821  
0.975 ACRES ZONING: CB  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:  
BGE, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-1046  
DAVID GREER, P.E.  
TEXAS REGISTRATION NO. 109928  
NOVEMBER 29, 2023

**!!CAUTION !!**  
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

**!! CAUTION !!**  
CONTACT: 1-800-DIG-TESS  
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY: CA

CHECKED BY: DG

DATE: 10/7/2021

PROJECT NUMBER: 9026-00

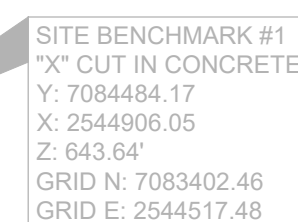
SHEET NO.

**C-8.0**





Tel: 626-372-8288 (Cell)



The diagram shows a hexagonal symbol divided into three sections by a vertical line and a diagonal line. The top section contains a circle with a dot inside, labeled 'Valve Number'. The bottom-left section contains a circle with a dot inside, labeled 'Valve Flow'. The bottom-right section contains a circle with a dot inside, labeled 'Valve Size'. The entire symbol is labeled 'Valve Callout'.

**Know what's below.  
Call before you dig.**  
(@ least 48 hours prior to digging)

ONSITE BENCHMARKS

BM #1: "X" CUT WITH BOX  
N: 7083402.46  
E: 2544517.48  
ELEV. = 643.64

BM #2: "X" CUT WITH BOX  
N: 7083517.86  
E: 2544289.97  
ELEV. = 646.13

**PANDA EXPRESS**  
W/ LUCAS RD & S ANGEL PKWY  
PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION  
SITUATED IN W. SNIDER SURVEY  
ABSTRACT NO. 821  
0.975 ACRES ZONING: CB  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS



**!! CAUTION !!**  
CONTACT: 1-800-DIG-TESS  
48 HOURS PRIOR TO CONSTRUCTION

PROJECT NUMBER: 9026-00

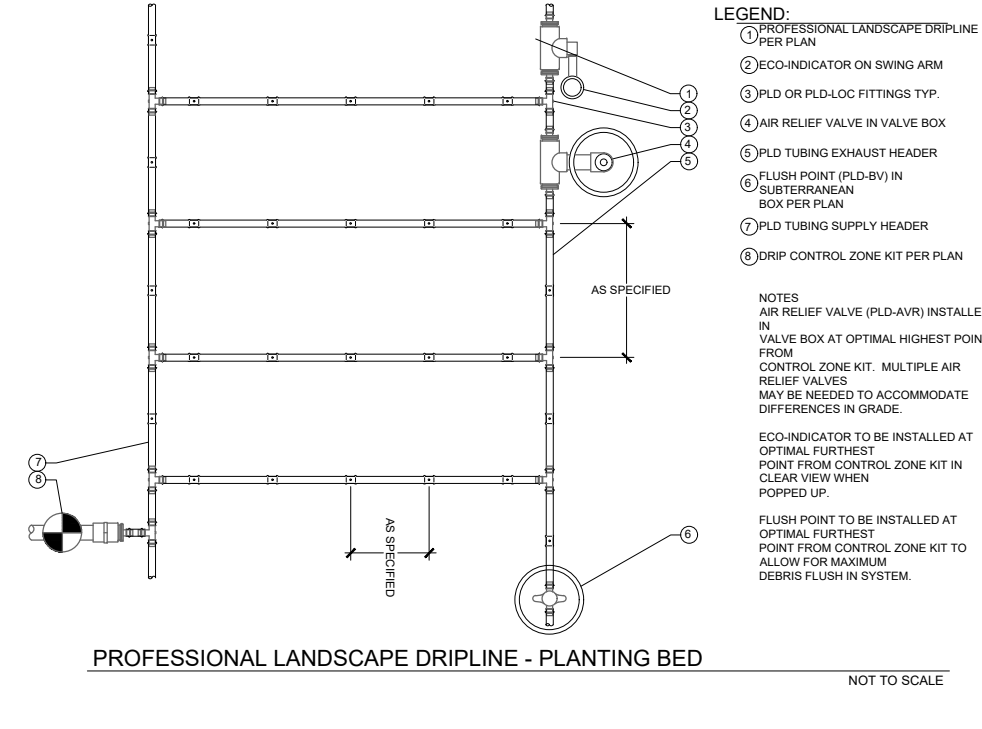
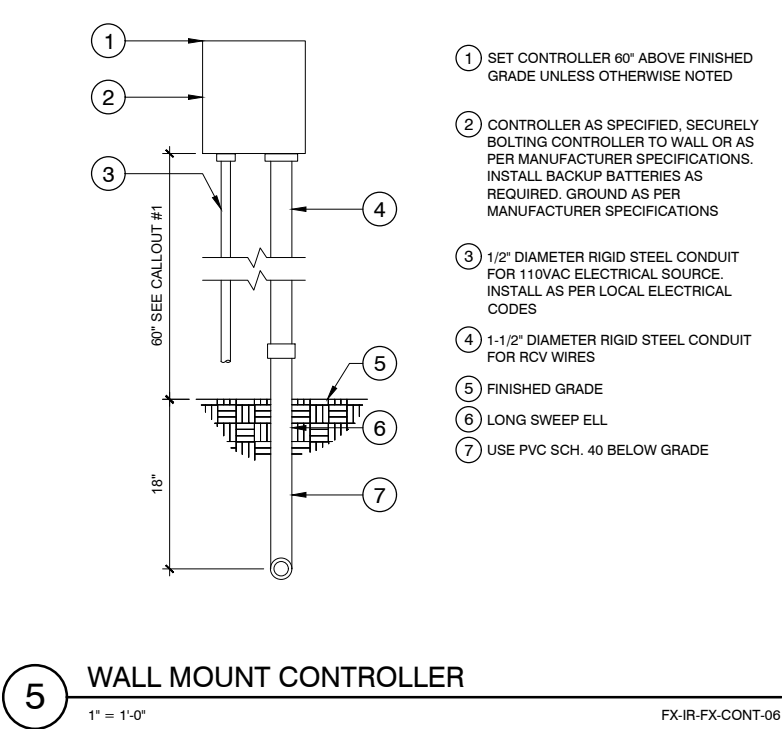
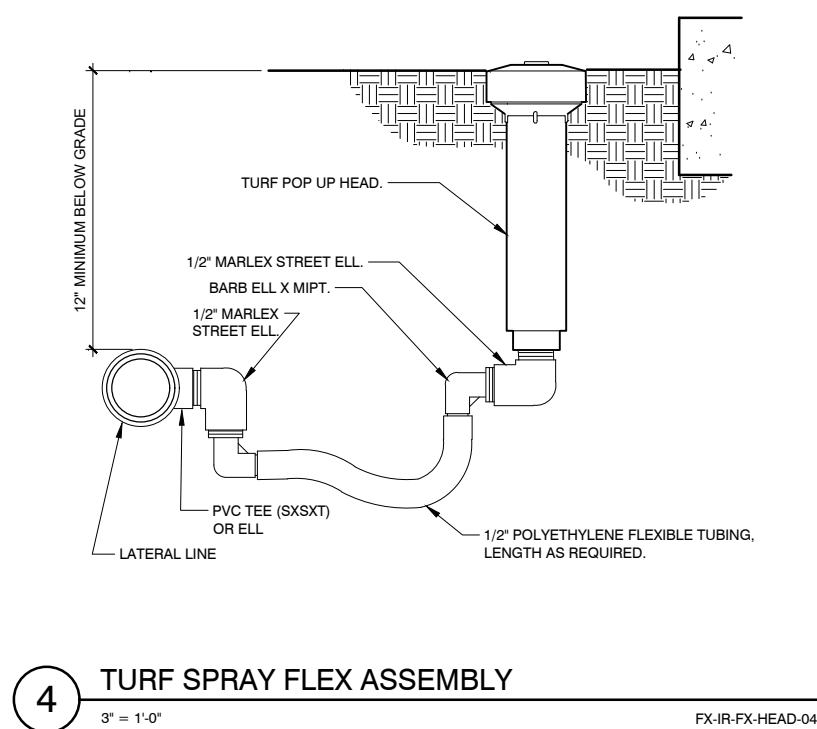
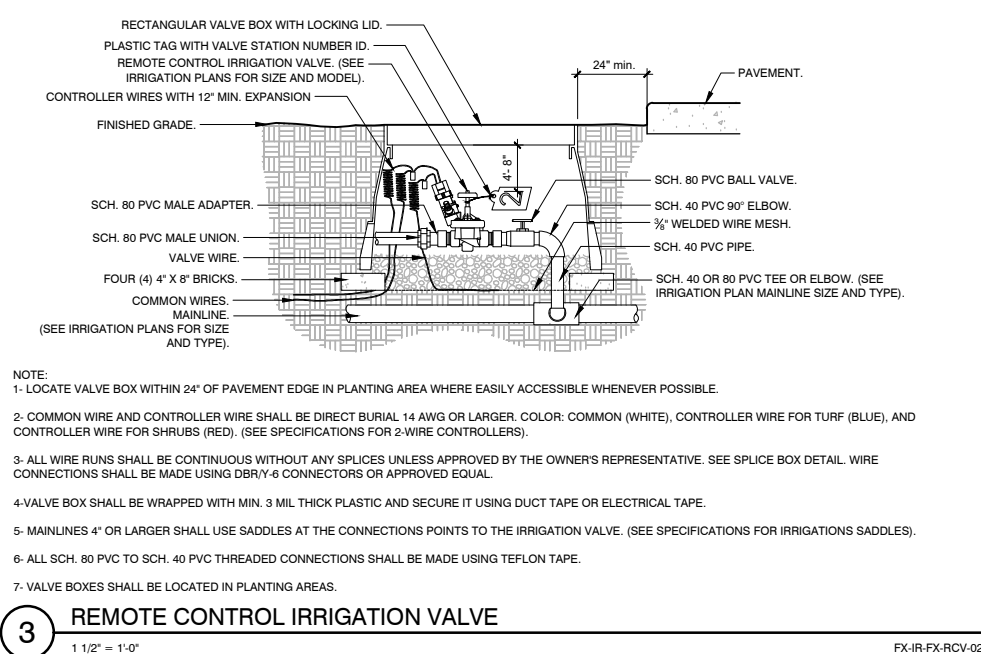
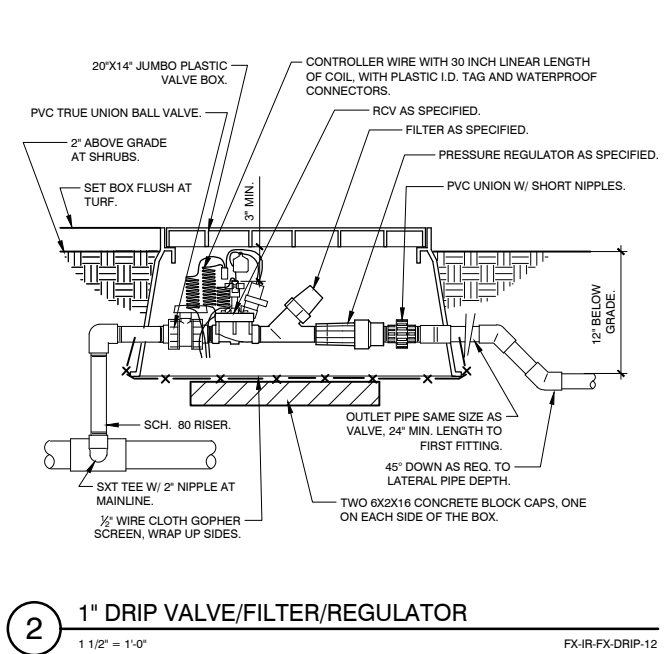
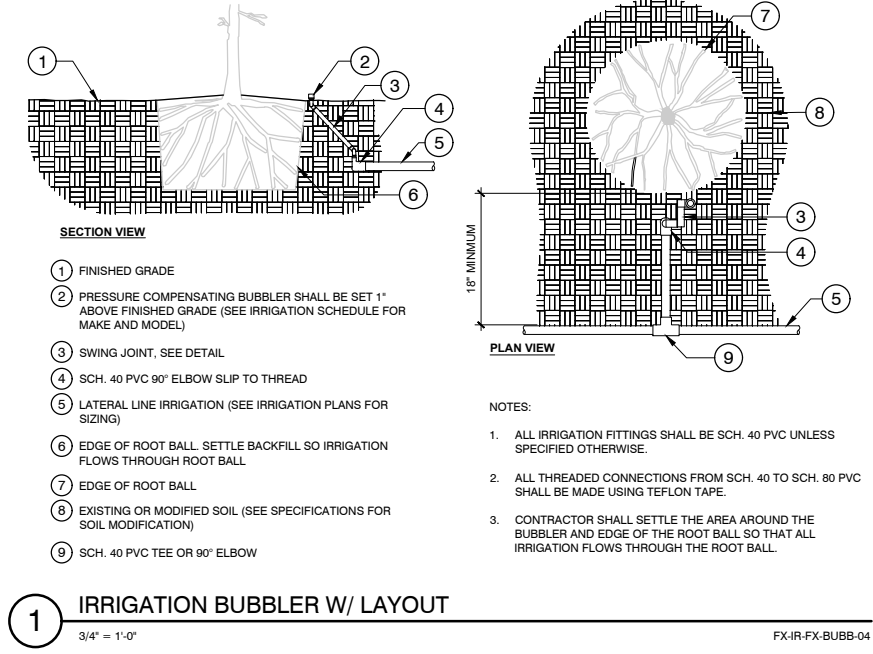
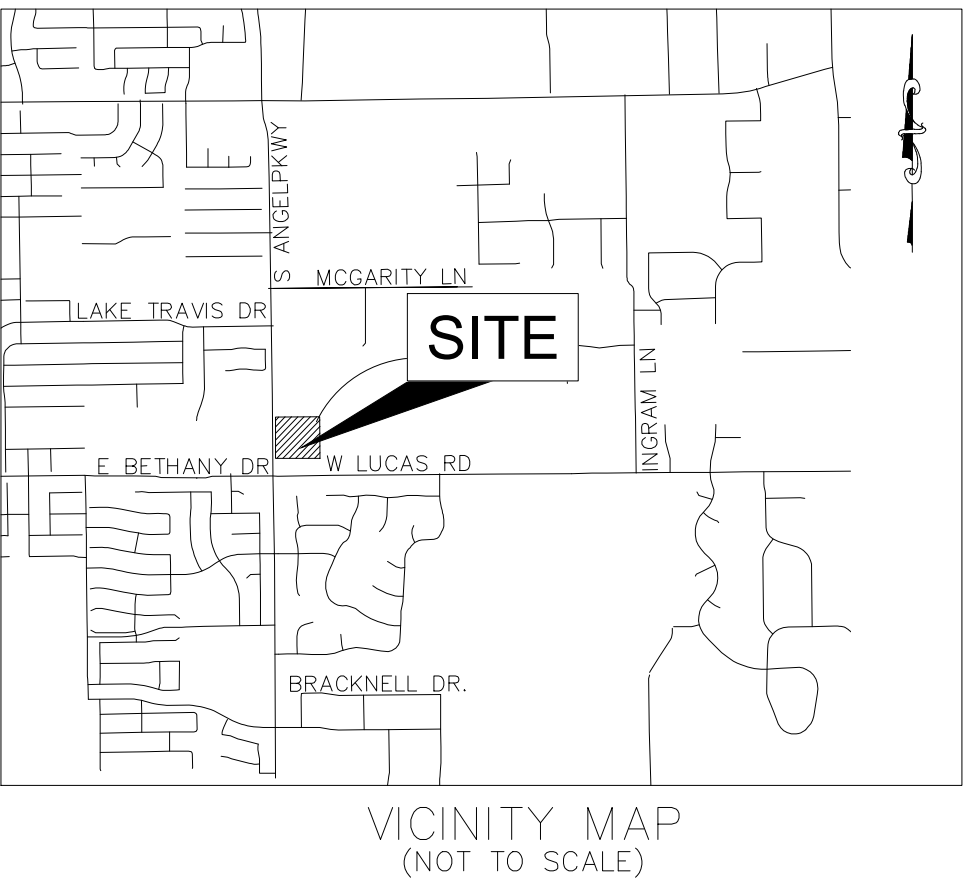
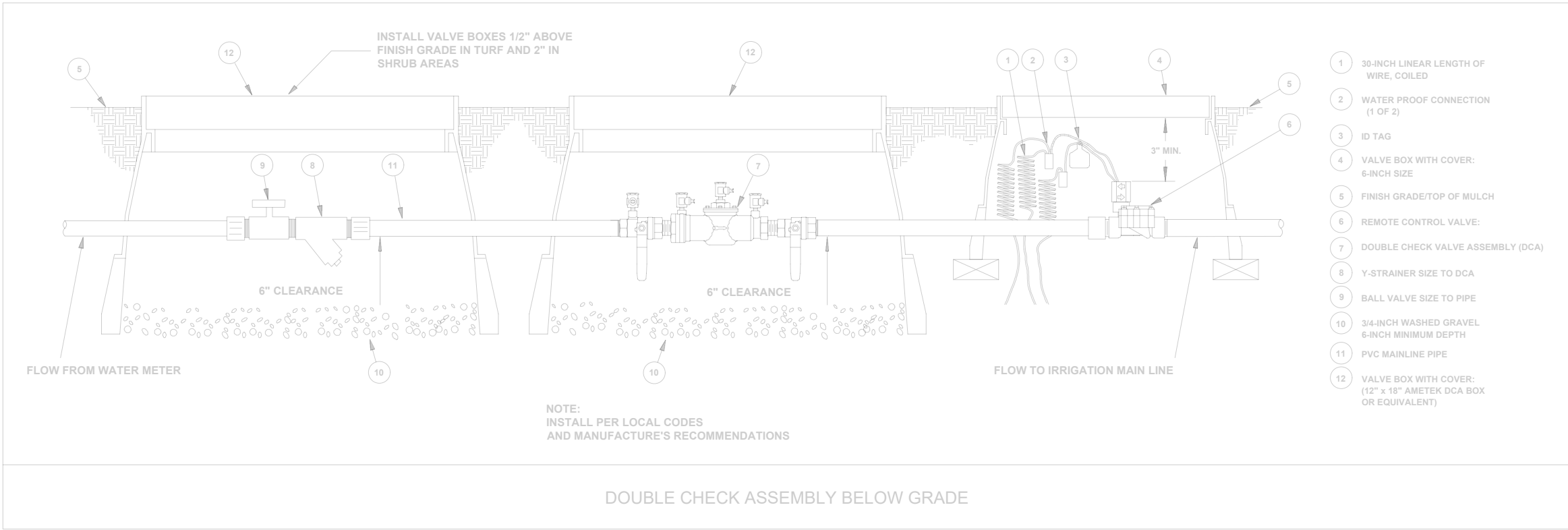
SHEET NO.

IR.1



Notes:

1. ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-DBY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
2. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
3. PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
4. LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-68 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
5. SIZE PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE CHART.
6. CONNECT LAWN, TREE, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH HUNTER 1/2" SWING PIPE.
7. INSTALL QUICK COUPLING VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH VALVE BOX. CONNECT QUICK COUPLERS TO MAINLINE PIPE WITH LASCO #T722-212 "UNITIZED", O-RING SWING JOINT. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BIBB EACH. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LID READS "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH. INSTALL EVERY 200'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
8. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITHIN FIVE (5') FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
9. INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH ROUND VALVE BOXES.
10. INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.
11. ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90° DEGREE RADIUS SPRAY. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
12. DESIGN PRESSURE IS 61.0 PSI. STATIC PRESSURE IS 70 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED BY OWNER.
13. MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
14. INSTALL REMOTE CONTROL DRIP ZONE KITS IN TWELVE BY SEVENTEEN (12"x17") INCH VALVE BOX.
15. INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PER SECOND IN DRIPLINE.
16. PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, QF DRIPLINE HEADERS, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE DRIP SYSTEM. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT BARBED INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL DRIP ZONE OPERATION INDICATOR FOR EACH DRIP ZONE.
17. AIR RELIEF VALVE TO BE INSTALLED IN A SIX-INCH (6") ROUND VALVE BOX WITH 6" OF GRAVEL SUMP. FLUSH VALVES TO BE AUTOMATIC FLUSH VALVE INSTALLED IN A SIX-INCH (6") ROUND VALVE BOX WITH 6" OF GRAVEL SUMP.
18. ALL DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MIN. OF 14" AND MAX. OF 20" ROW SPACING UNLESS INSTRUCTED OTHERWISE. VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
19. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
20. PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
21. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION. A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED







Note

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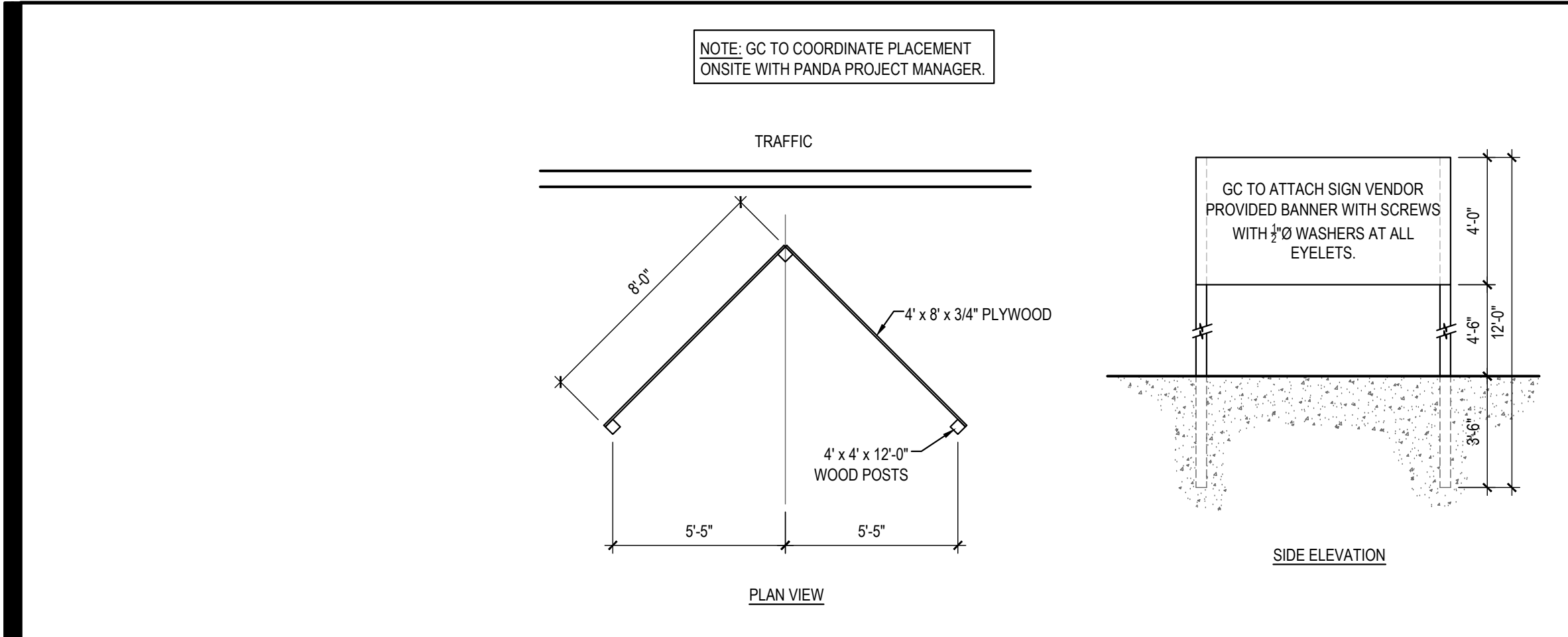
1. MOUNTING HEIGHT OF 22' (20 'POLE)

2. CALCULATIONS TAKEN AT GROUND LEVEL

3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER-  
RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600



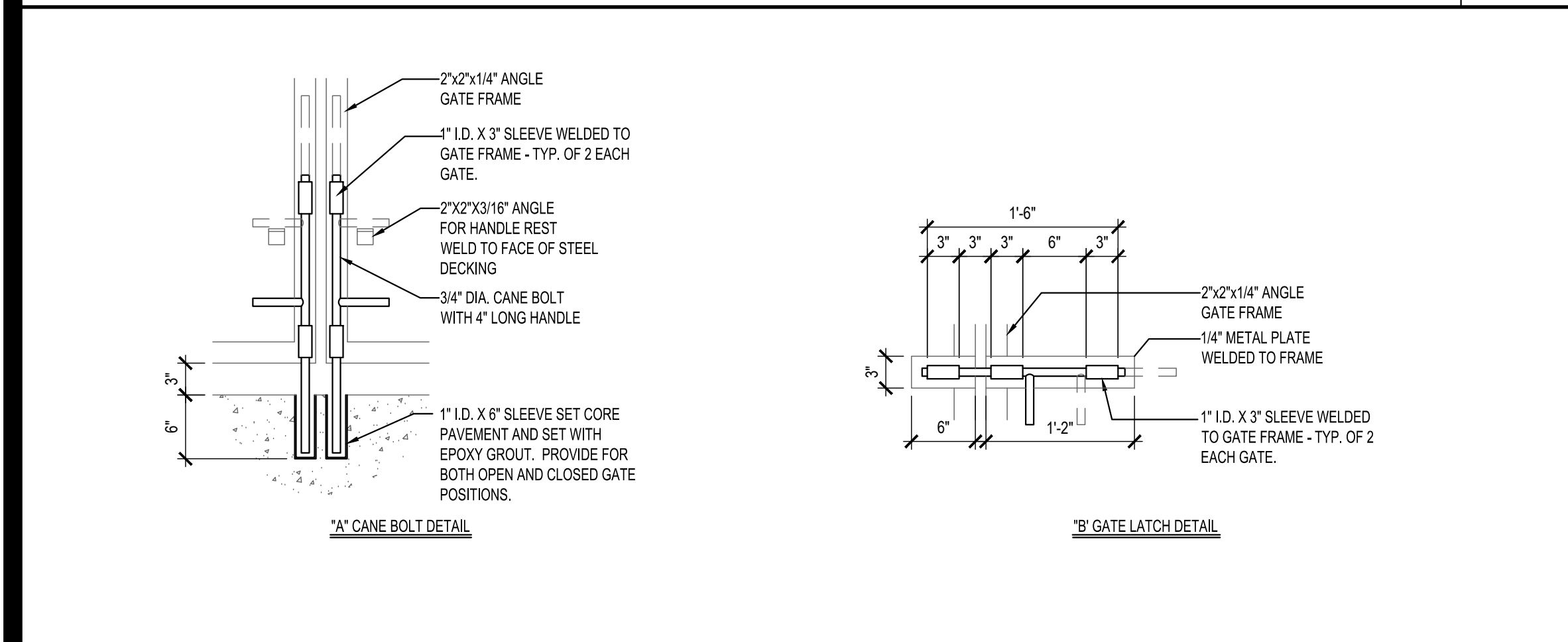




"COMING SOON" SIGN DETAIL

16

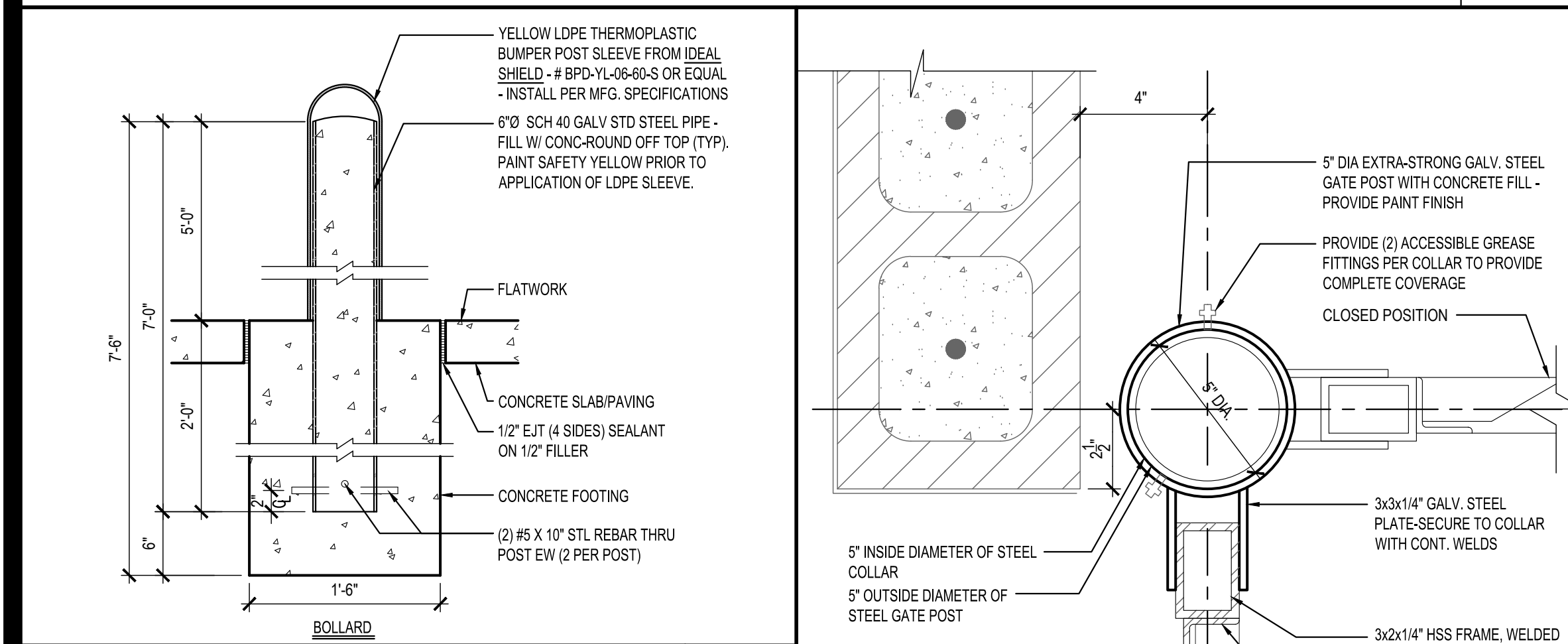
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DUMPSTER GATE LATCH DETAILS

15

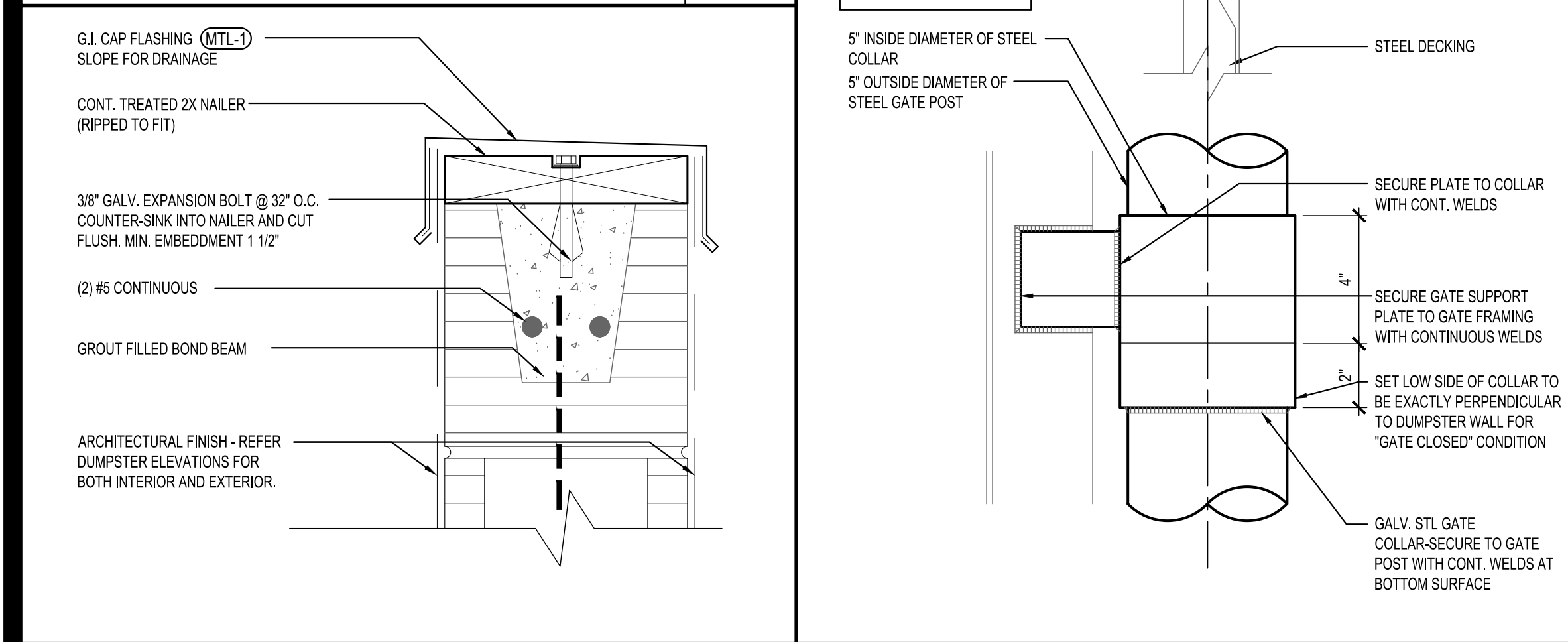
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BOLLARD / POST BASE

18

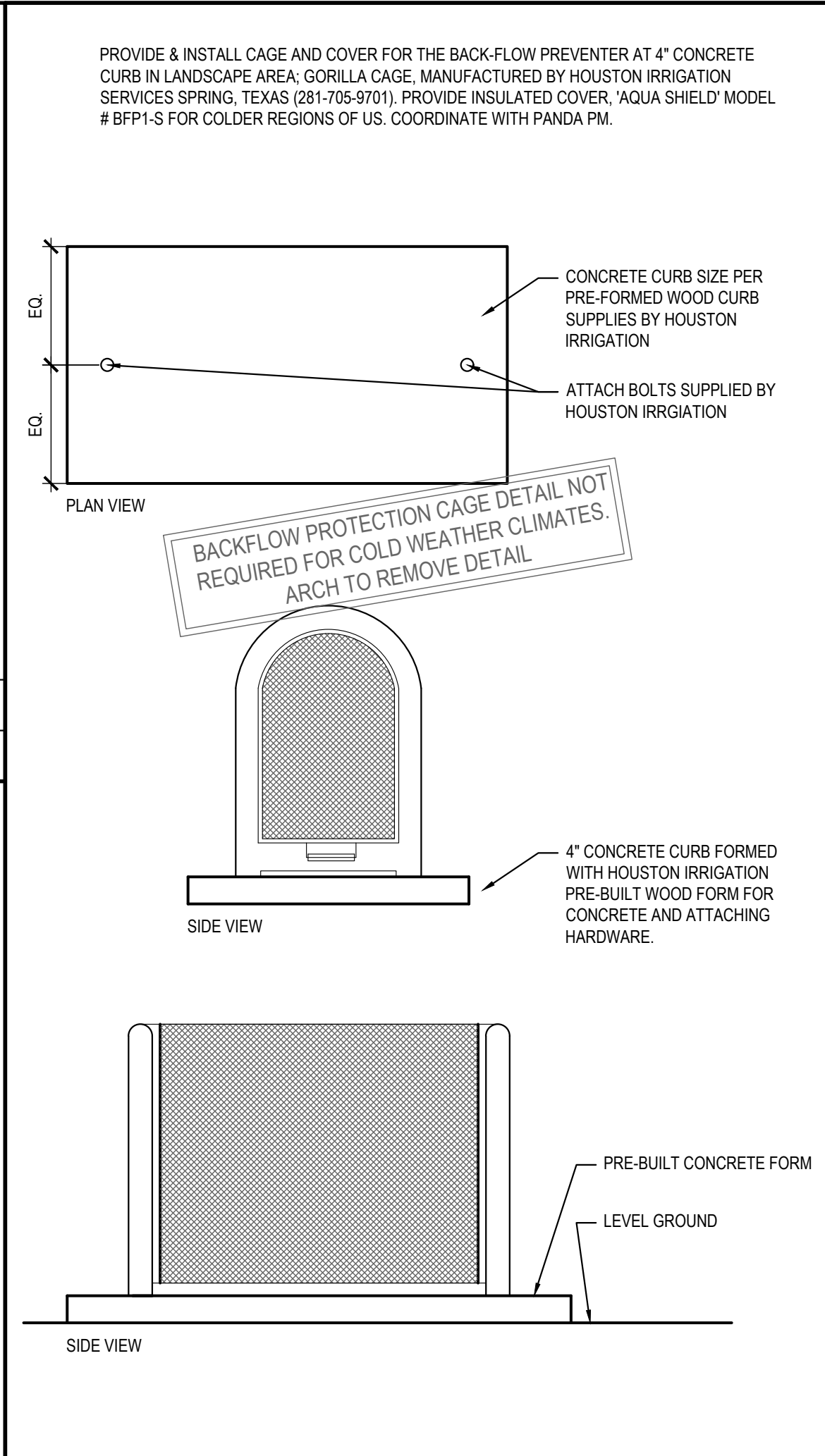
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DUMPSTER CAP DETAIL

17

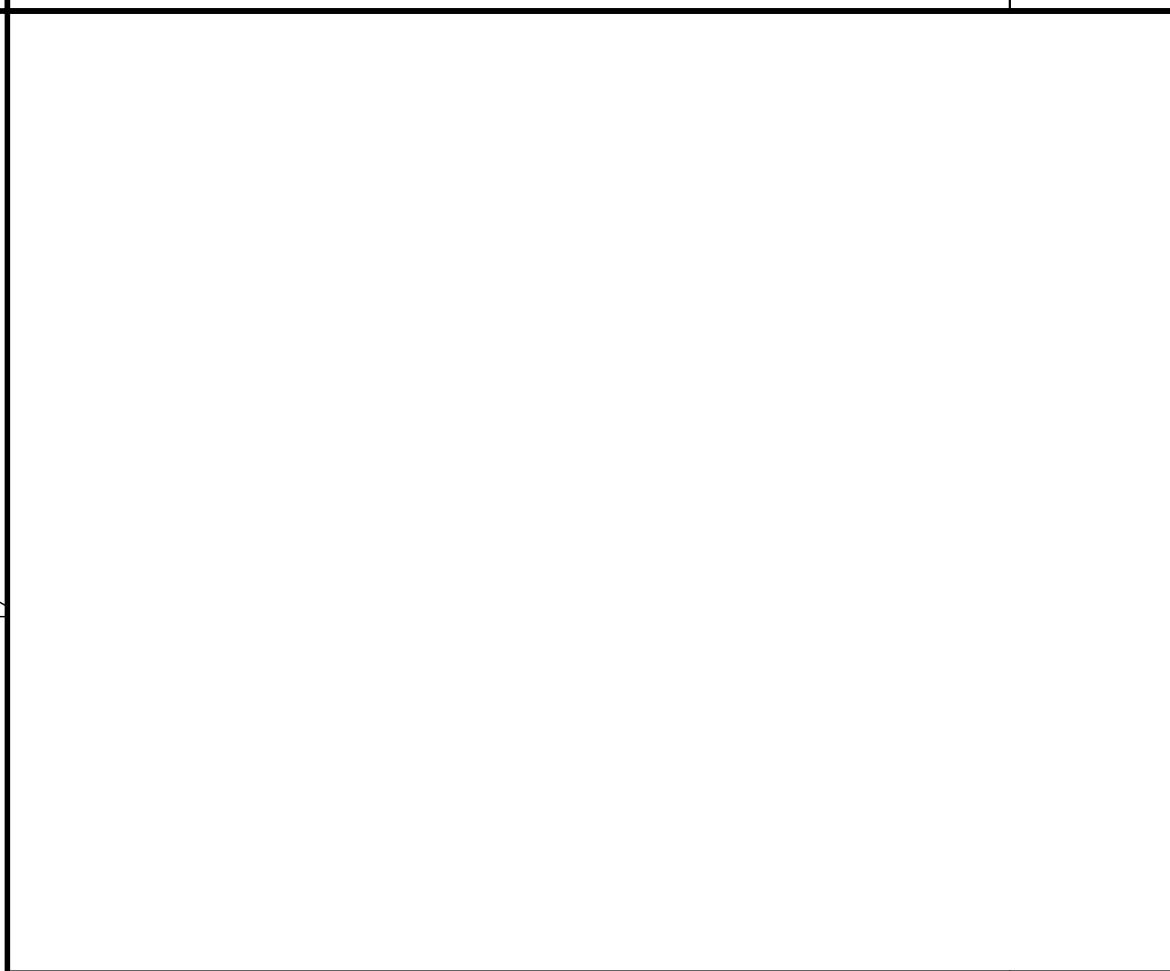
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BACKFLOW PROTECTION CAGE

11

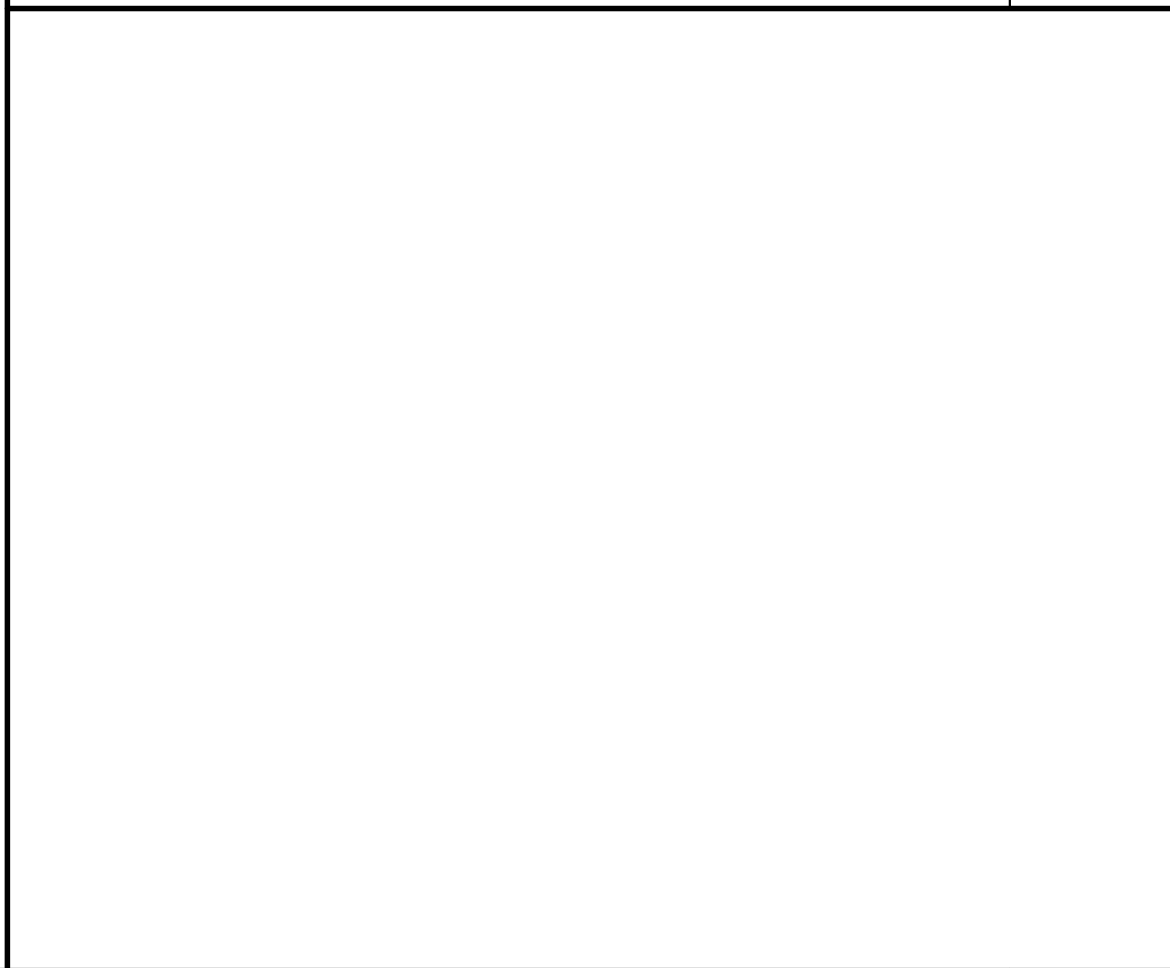
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NOT USED

10

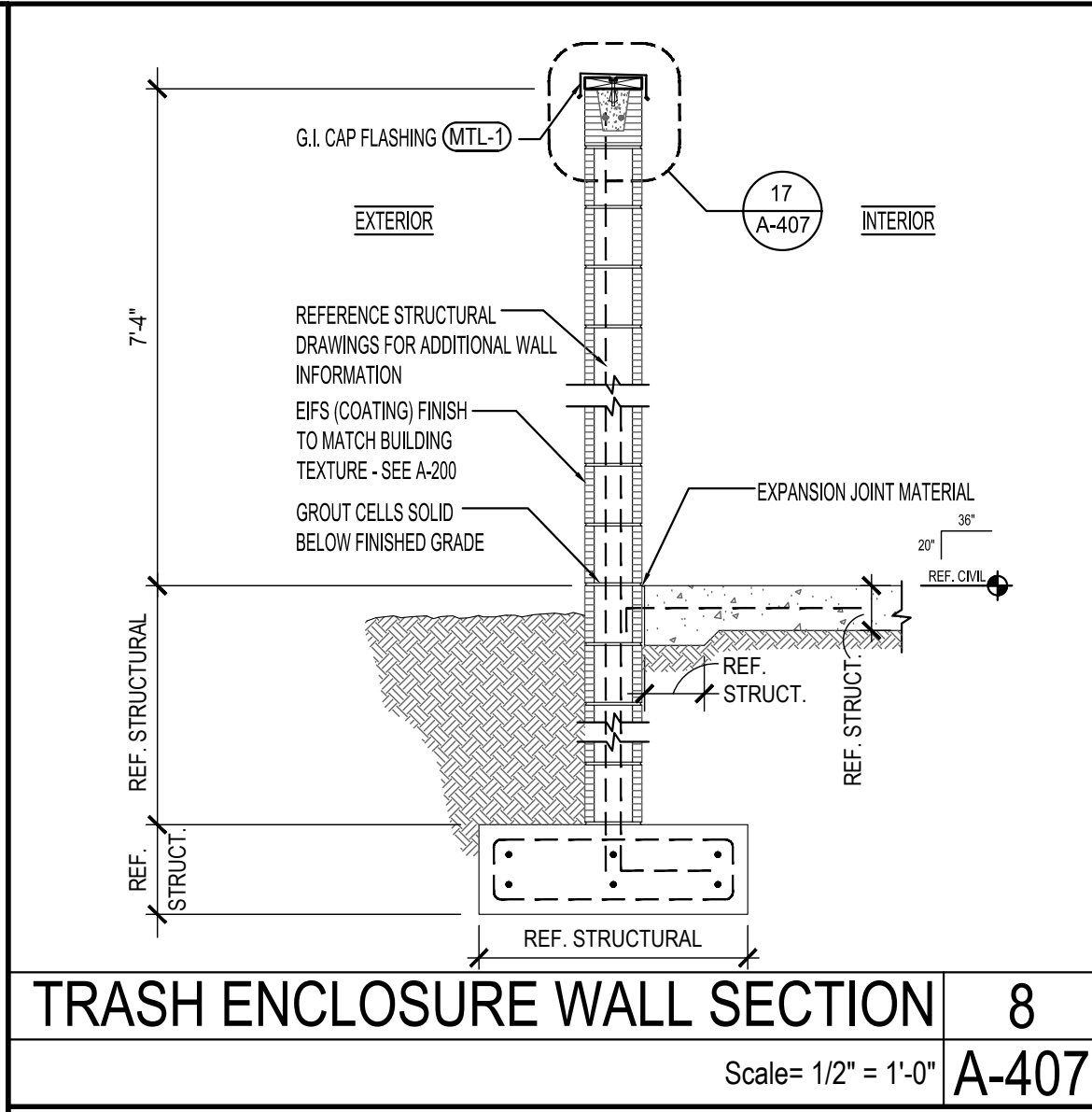
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HINGE DETAIL

13

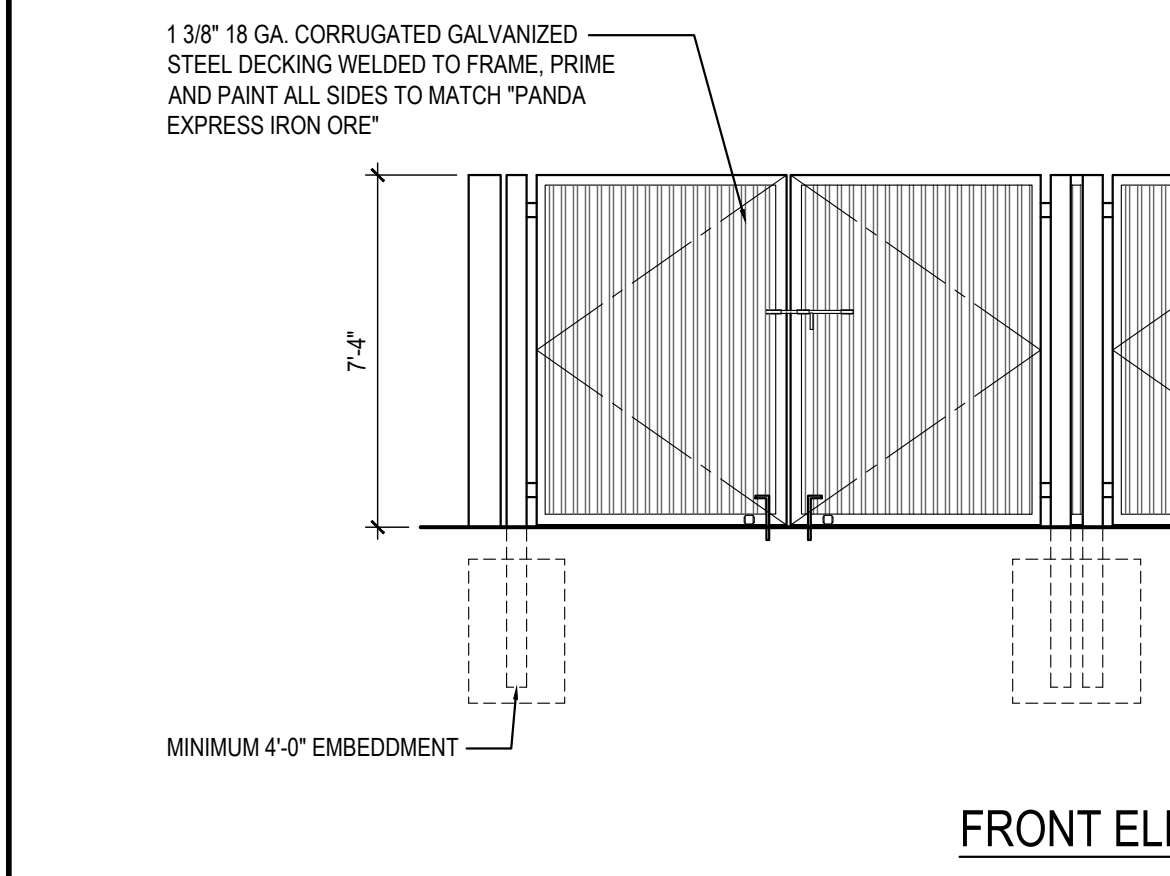
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TRASH ENCLOSURE WALL SECTION

8

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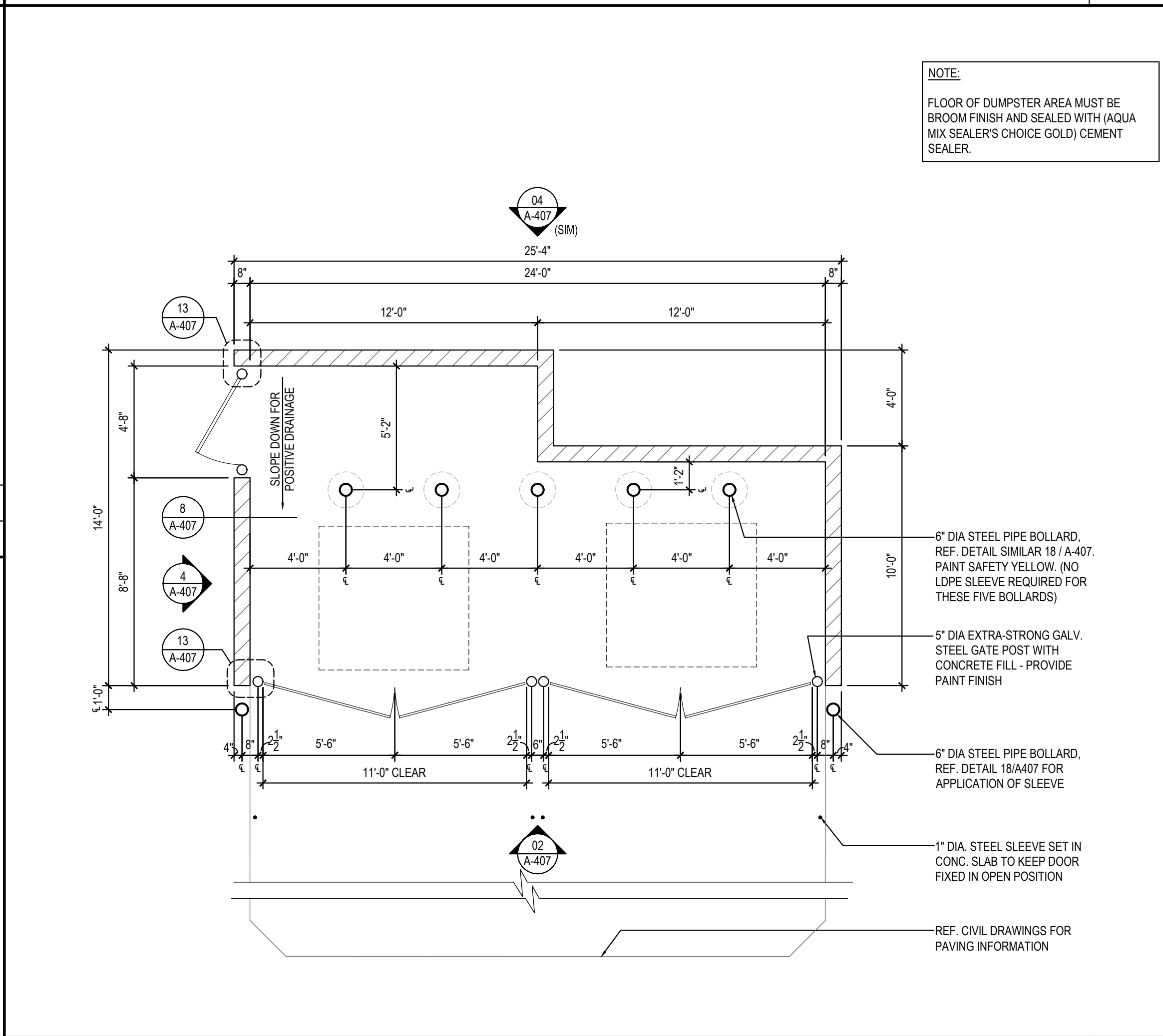


FRONT ELEVATION

FRONT ELEVATION

2

Scale= 1/4" = 1'-0" A-407



TRASH ENCLOSURE

1

Scale= 1/4" = 1'-0" A-407



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LUCAS, TX 75002

A-407

TRASH ENCLOSURE  
DETAILS

PANDA HOME COMPACT 2300



# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 07

Requester: City Council

#### **Agenda Item Request**

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Executive Session:

- A. The City Council will convene into Executive Session pursuant to Section 551.074(a)(1) of the Texas Government Code, Personnel Matters, for City Manager Evaluation.

#### **Background Information**

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The meeting is closed to the public as authorized by Section 551.074(a)(1) of the Texas Government Code.

#### **Attachments/Supporting Documentation**

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NA

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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NA



# City of Lucas

## City Council Agenda Request

### January 4, 2024

Item No. 08

Requester: City Council

#### **Agenda Item Request**

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Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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NA

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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NA