



## AGENDA

### Planning and Zoning Commission Meeting

December 14, 2023 | 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 City of Lucas Planning and Zoning Commission will be held on December 14, 2023, 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 Planning and Zoning Commission 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.*

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 the Assistant City Manager 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 Kent Souriyasak, Assistant City Manager at [kent@lucastexas.us](mailto:kent@lucastexas.us) 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**

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

#### **Consent Agenda**

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

1. Consent Agenda:
  - A. Approval of the minutes of the November 9, 2023 Planning and Zoning Commission meeting.

#### **Regular Agenda**

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2. Consider approving the amended site plan requested by the property owner Wal-Mart 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 Wal-Mart Lucas Addition. (**Presenter: Development Services Director Joe Hilbourn**)

3. 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 Wal-Mart Lucas Addition. (Presenter: Development Services Director Joe Hilbourn)

## **Executive Session**

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*As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.*

4. Executive Session: There is not an executive session scheduled for this meeting.

## **Adjournment**

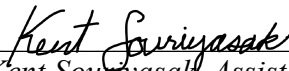
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5. Adjournment.

## **Certification**

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*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 8, 2023.*

  
\_\_\_\_\_  
Kent Souriyasak, Assistant City Manager

*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 Assistant City Manager Kent Souriyasak at 972-912-1213 or by email at [kent@lucastexas.us](mailto:kent@lucastexas.us) at least 48 hours prior to the meeting.*



**City of Lucas**  
**Planning and Zoning Commission**  
**Agenda Request**  
**December 14, 2023**

Item No. 01

Requester: Planning and Zoning Commission

**Agenda Item Request**

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Consent Agenda:

- A. Approval of the minutes of the November 9, 2023 Planning and Zoning Commission meeting.

**Background Information**

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NA

**Attachments/Supporting Documentation**

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- 1. Minutes of the November 9, 2023 Planning and Zoning Commission 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.



## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

November 9, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

#### **Commissioners Present:**

Chairman Tommy Tolson  
Vice-Chairman Joe Williams  
Commissioner Peggy Rusterholtz  
Commissioner Chris Bierman  
Commissioner James Foster  
Alternate Commissioner Frank Hise  
Alternate Commissioner Sean Alwardt

#### **Staff Present:**

Assistant City Manager Kent Souriyasak  
Development Services Director Joe Hilbourn  
City Attorney Courtney Morris

#### **City Council Liaison Present:**

Mayor Jim Olk

### **Call to Order**

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The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited.

### **Consent Agenda**

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#### **1. Consent Agenda:**

- A. Approval of the minutes of the October 12, 2023 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Commissioner Foster, seconded by Commissioner Williams to approve the consent agenda as presented. The motion passed unanimously by a 5 to 0 vote.

### **Public Hearing Agenda**

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- 2. Continuation of a Public Hearing and consider a Specific Use Permit (SUP) application filed by Aaron Aldape to permit an accessory dwelling unit with more than 600 square feet of habitable space at 121 Estelle Lane, Lucas, Texas, and being more particularly described as Lot 8, Block C of the Huntwick Addition. (Canceled)**

Chairman Tolson indicated this public hearing has been canceled and was removed from the agenda.

### **Regular Agenda**

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- 3. Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”.**

Development Services Director Joe Hilbourn provided background information on recent issues related to accessory buildings and proposed changes to the requirements. The Planning and Zoning Commission discussed the proposed changes and provided additional feedback such as changing the term “accessory dwelling unit” and adding clarification to “accessory building with living space” and “accessory building without living space”.

The Planning and Zoning Commission discussed cosmetic tattooing and if it should be included in the use chart. Mayor Olk suggested cosmetic tattooing could be considered incidental use and does not have to be included in the use chart. After further discussion, the Planning and Zoning Commission agreed not to include cosmetic tattooing in the use chart.

The Planning and Zoning Commission recommended clarifying “area regulations” as the “principal dwelling area regulations” within each residential district’s section.

City Attorney Courtney Morris recommended revising Section 14.04.073 (Smoke and Particulate Matter) to refer to requirements by the Texas Commission on Environmental Quality (TCEQ).

The Planning and Zoning Commission discussed the upcoming schedule for Chapter 14 which includes City Council review in December followed by public hearings in January. Chairman Tolson requested that a new copy of all the proposed changes of Chapter 14 is sent to the Planning and Zoning Commission.

#### **4. Adjournment.**

Chairman Tolson adjourned the meeting at 7:49 pm.

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Tommy Tolson, Chairman

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Kent Souriyasak, Assistant City Manager



# City of Lucas

## Planning and Zoning Commission

### Agenda Request

### December 14, 2023

Item No. 02

Requester: Development Services Director Joe Hilbourn

### Agenda Item Request

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Consider approving the amended site plan requested by the property owner Wal-Mart 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 Wal-Mart Lucas Addition.

### Background Information

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Wal-Mart is amending their site plan to allow for a Panda Express restaurant in the southwest corner directly behind Bank of America in the Wal-Mart parking lot. The Wal-Mart 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.

Panda Express is proposing a 2,500 square-foot restaurant space with a drive through. The Specific Use Permit (SUP) was approved by the Planning and Zoning Commission on October 12, 2023, and City Council on November 2, 2023, with the following conditions:

- All exterior lighting will be on a timer that turns all lights off, except security lighting, thirty (30) minutes after close of business.
- Allowable hours of operation from 6:00 a.m. to 1:00 a.m. Panda Express' current hours of operation are 9:30 a.m. until 9:30 p.m. Staff is recommending the hours of 6:00 a.m. to 1:00 a.m. to be consistent with surrounding businesses as the specific use permit goes with the property should it change hands.
- Exterior lighting shall have no glare producing luminaires extending beyond the property line.
- Signage should include a monument sign consistent with other monument signs along Angel Parkway.
- The specific use permit be terminated if the project has not commenced within twelve (12) months.
- Tie the attached concept plan to the specific use permit.

### Attachments/Supporting Documentation

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1. Site Plan
2. Checklist



**City of Lucas**  
**Planning and Zoning Commission**  
**Agenda Request**  
**December 14, 2023**

Item No. 02

**Budget/Financial Impact**

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NA

**Recommendation**

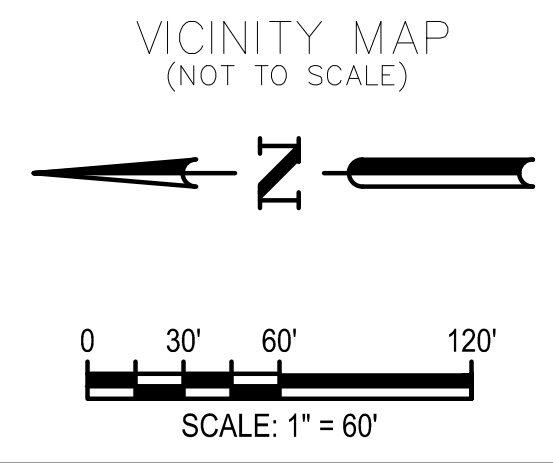
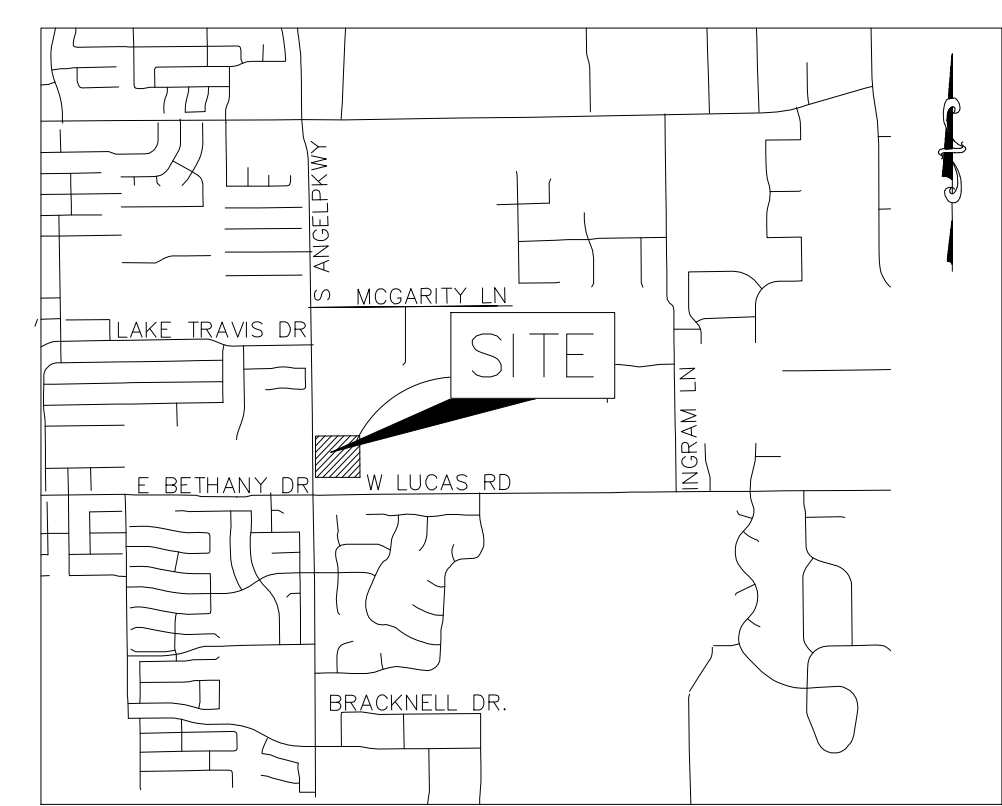
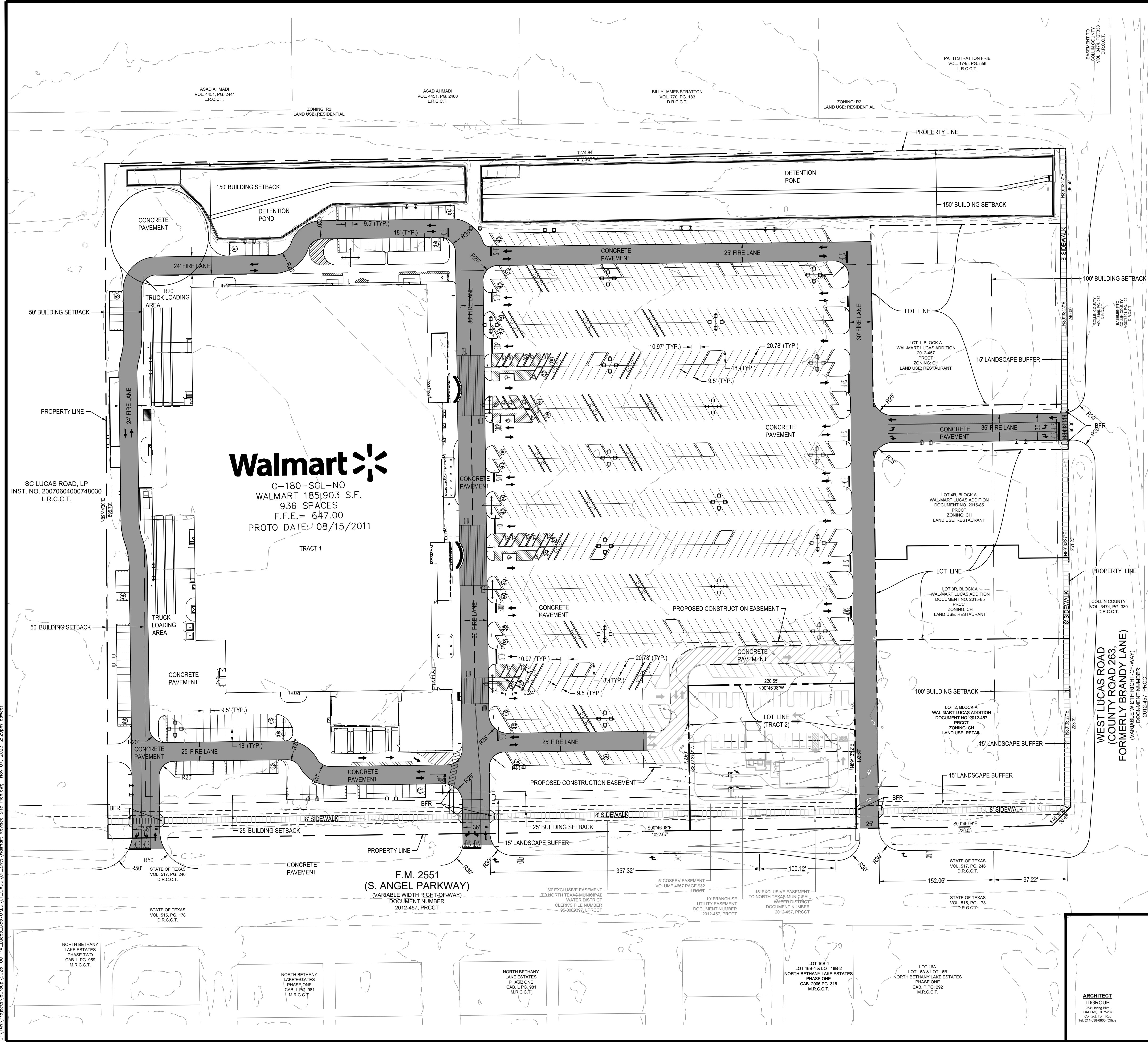
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Staff recommends approval of the amended site plan as requested.

**Motion**

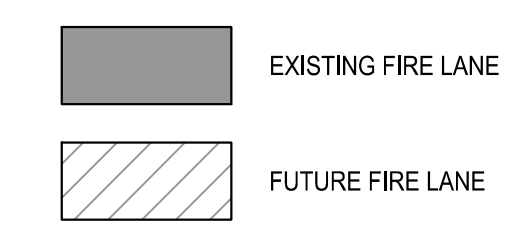
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I make a motion to approve/deny the amended site plan requested by the property owner Wal-Mart Real Estate on behalf of Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on a 0.975-acre tract of land situated in the W. Snider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



**SITE DATA SUMMARY TABLE**

EXISTING ZONING	CH
PROPOSED USE	RETAIL
TOTAL LOT AREA	21.897 AC
BUILDING SF	150,000 SF
LOT COVERAGE	19.50%
PARKING REQUIRED (1/200sf)	750
PARKING PROVIDED	936



**Walmart**  
 C-180-SGL-NO  
 WALMART 185,903 S.F.  
 936 SPACES  
 F.F.E. = 647.00  
 PRTO DATE: 08/15/2011

**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  
 Copyright 2021

**DEVELOPER**  
**PANDA RESTAURANT GROUP**  
 1683 Walnut Grove Ave.  
 Rosemead, California 91770  
 Tel: 626-799-9898 (Office)  
 Tel: 626-372-8288 (Cell)

**SITE PLAN**

WALMART  
 W LUCAS RD & S ANGEL PKWY  
 PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION  
 SITUATED IN W. SNIDER SURVEY  
 ABSTRACT NO. 821  
 21.897 ACRES  
 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

**REVISIONS**

REV NO.	DATE	DESCRIPTION

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

SHEET NO.

FLOODPLAIN NOTE:  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48085C0405J, DATED JUNE 2, 2008, THE SUBJECT PROPERTY IS IN ZONE "X" UNSHADED, AREA OF MINIMAL FLOOD HAZARD.

**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  
 264 Irving Blvd.  
 Dallas, TX 75207  
 Contact: Tom Ross  
 Tel: 214-639-6900 (Office)

**OWNER**  
 WALMART STORES INC.  
 2608 E J STREET  
 BENTONVILLE, AR 72716-6600  
 Tel: 479-371-2023

**DEVELOPER**  
 PANDA RESTAURANT GROUP  
 1683 Walnut Grove Ave.  
 Rosemead, California 91770  
 Tel: 626-799-9898 (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.  
 C:\Users\Projects\idgroup\9026-00-PX-Lucas\_D8570\VD\01\_CADD\01\_Site\Walmart\_Revise1.dwg Nov 07, 2023 - 2:29pm bweest





## Site Plan Minimum Requirements

**Project Name** Walmart - 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.

- ~~n/a~~ Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.
- ~~n/a~~ 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



Item No. 03

**City of Lucas**  
**Planning and Zoning Commission**  
**Agenda Request**  
**December 14, 2023**

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 Wal-Mart 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 Wal-Mart 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 and Checklist
2. Landscape Plan
3. Architectural Plan Checklist and Elevations
4. Tree Survey
5. Irrigation Plan
6. Photometric Light Plan
7. Trash Enclosure



**City of Lucas**  
**Planning and Zoning Commission**  
**Agenda Request**  
**December 14, 2023**

Item No. 03

**Budget/Financial Impact**

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NA

**Recommendation**

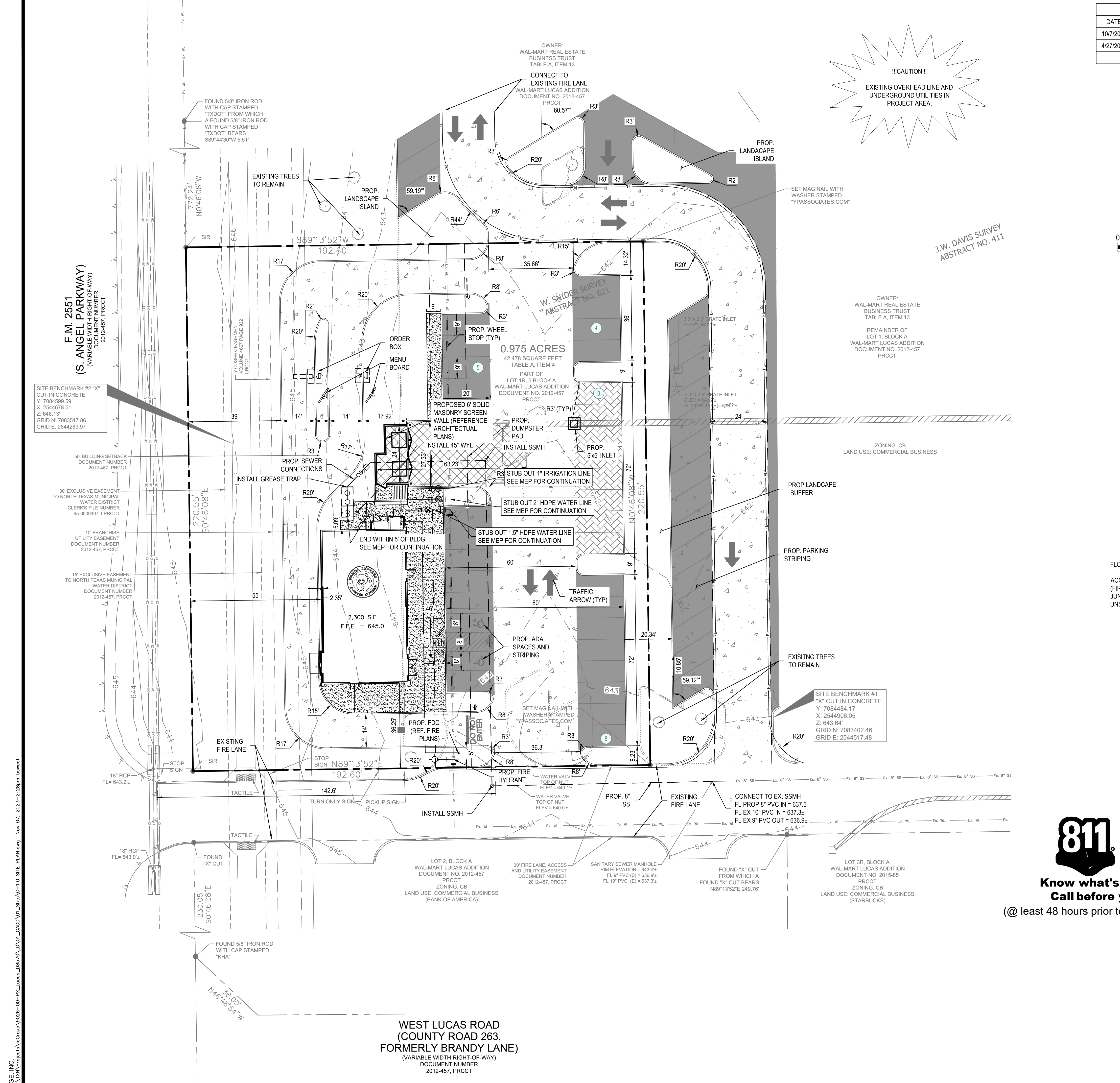
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Staff recommends approval of the site plan, landscape plan, elevations, and tree survey as presented.

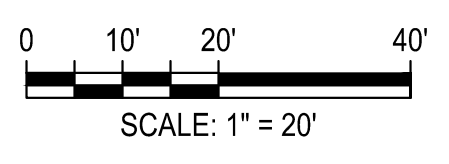
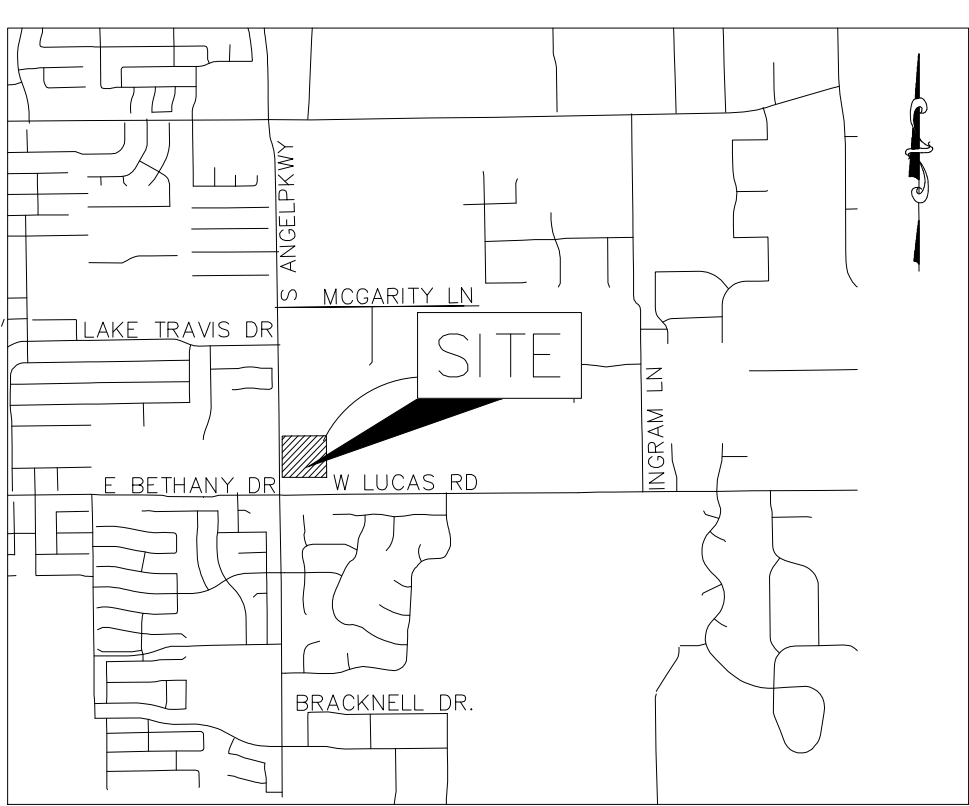
**Motion**

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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 Wal-Mart Lucas Addition.



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



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

FLOODPLAIN NOTE:  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48065C0405J, DATED JUNE 2, 2009, THE SUBJECT PROPERTY IS IN ZONE "X" UNSHADED, AREA OF MINIMAL FLOOD HAZARD.



**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

- 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 11" 6" PARKING CURB #16201R (BLACK & YELLOW) OR APPROVED EQUAL.

**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

<b>ARCHITECT</b> IDGROUP 2641 Irving Blvd. Dallas, TX 75207 Contact: Tom Ross Tel: 214-638-6800 (Office)	<b>OWNER</b> WAL-MART STORES, INC. 2608 E. J STREET 8807 WILLOW, #812716-6610 Fort Worth, TX 76102 Tel: 479-371-3023	<b>DEVELOPER</b> PANDA RESTAURANT GROUP 1683 Walnut Grove Ave. Rosemead, California 91770 Tel: 626-799-9898 (Office) Tel: 626-372-8288 (Cell)	<b>ENGINEER</b> BGE, Inc. 777 Main St., Suite 1900 Fort Worth, TX 76102 Tel: 972-887-6130 www.bgeinc.com Tel: 817-872-6005 TBPE Registration No. F-1046 Contact: David Greer
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**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

REVISIONS		
REV NO.	DATE	DESCRIPTION

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

SHEET NO.  
**C-1.0**

BGE, INC. C:\Users\jgarcia\OneDrive\Documents\Projects\2023-2-28pm\_bawent\02-28-23\02-28-23-01-Site-Plan.dwg Nov 07, 2023 2:28pm bawent



## 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, 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.

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.

E. TOPSOIL

- 1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED.
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, BODS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL.
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.
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 - M/LORGANITE, OR APPROVED EQLD
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 ("WILT-PRUF" 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 TIPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED 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 MOST 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 RAKE 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 OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
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 VARIETY AND/OR SPECIES. CUT-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUT-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 SEEDDED AREAS SHALL BE KEPT MOIST DURING THE GERMINATION PERIOD. WATER SEEDDED 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 SEEDDED 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 REGRAIDDING 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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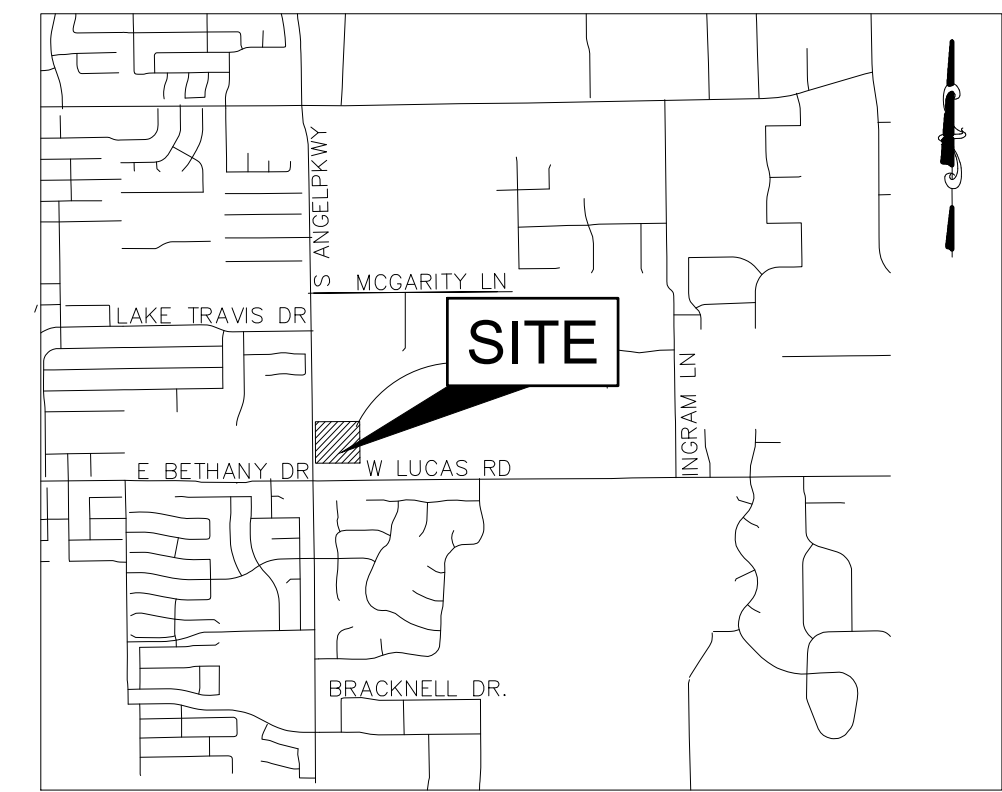
GENERAL NOTES
PANDA EXPRESS
W. LUCAS RD & S. ANGEL PKWY
PART OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION
SITUATED IN W. SNIDER SURVEY
ABSTRACT NO. 821
0.975 ACRES ZONING: CB
COLLIN COUNTY, TEXAS



CAUTION II
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES
CAUTION II
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION
REVISIONS
DRAWN BY: MH
CHECKED BY: MS
DATE: NOVEMBER 2023
PROJECT NUMBER: 9028-00

SHEET NO.
L.0

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VICINITY MAP  
(NOT TO SCALE)

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**LANDSCAPE 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



11/22/2023

**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

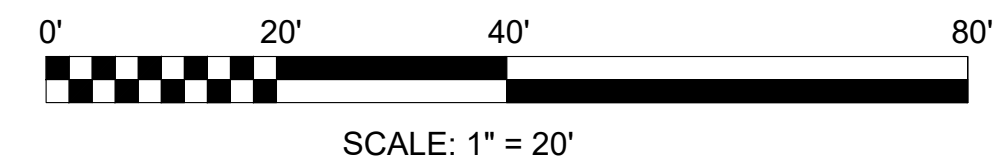
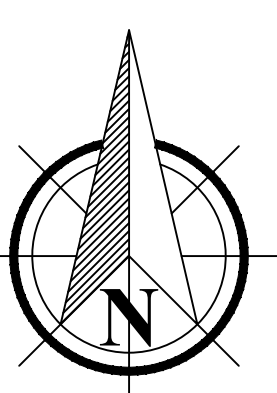
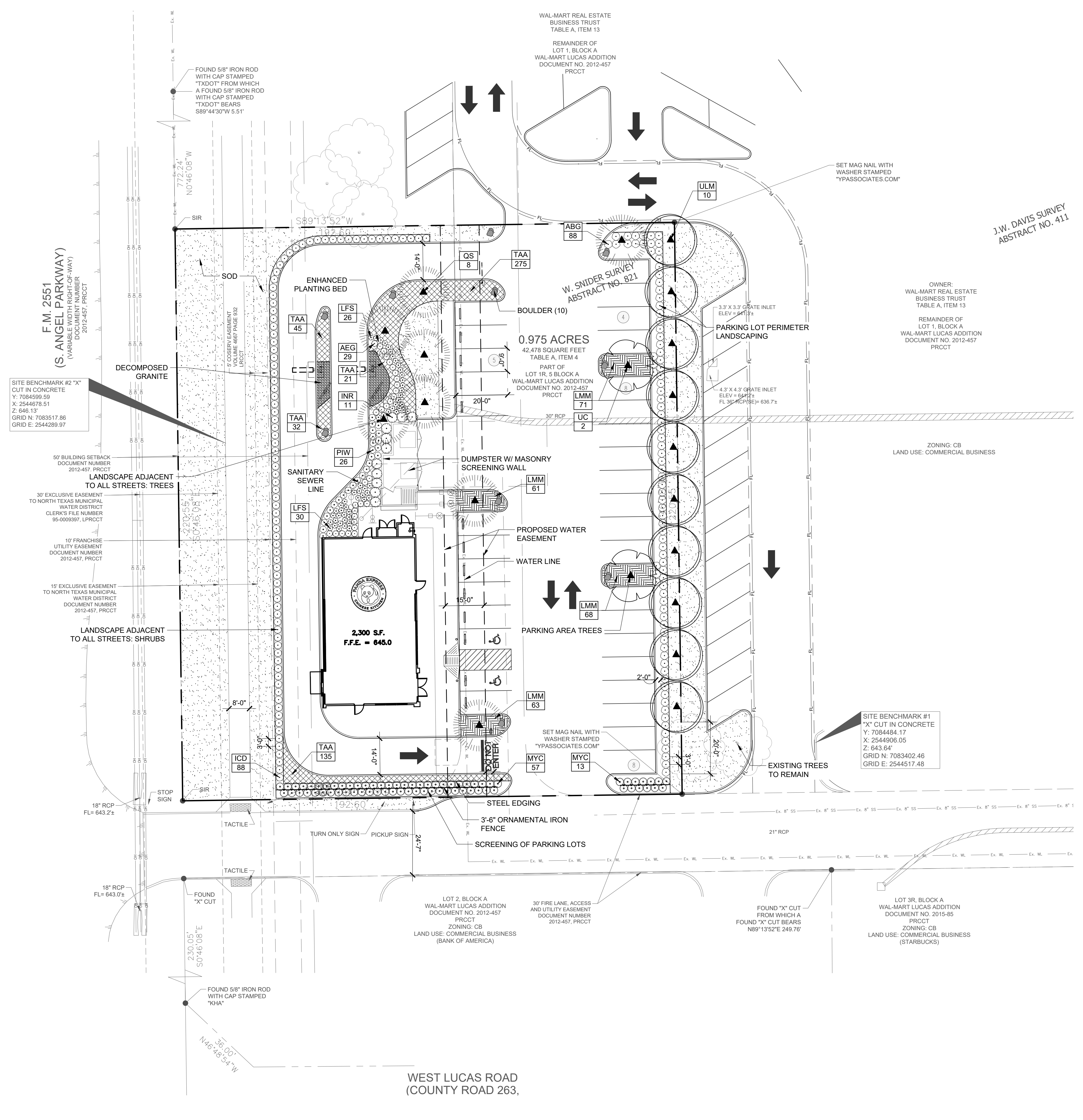
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 DATE: NOVEMBER 2023  
 PROJECT NUMBER: 9028-00

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L.1

**LANDSCAPE TABULATIONS**

PARKING AREA TREES	
PARKING TREES REQUIRED (1x 13" - 1.3 trees)	2
PARKING TREES PROVIDED (2) SHADE TREES - 4" CALIPER	2
PARKING LOT PERIMETER LANDSCAPING	
SHRUBS REQUIRED (8 SHRUBS / 20 LF)	88
(220 LF / 20) x 8 = 88 SHRUBS	88
SHRUBS PROVIDED	88
TREES REQUIRED (1 TREE / 20LF)	11
(220 LF / 20 = 11 TREES)	11
TREES PROVIDED	11
(10) LARGE TREES - 4" CALIPER	11
(1) EXISTING TREE	
SCREENING OF PARKING LOTS	
SHRUBS REQUIRED (SHRUBS 3' OC DOUBLE ROWED)	70
SHRUBS PROVIDED	70
((105 LF / 3) X 2 = 70 SHRUBS)	70
ORNAMENTAL FENCE	PROVIDED
PARKING LOT INTERIOR LANDSCAPING	
REQUIRED AREA (15,450 SF x 5% = 772.5 SF)	772.5
PROVIDED AREA	1,095 SF
LANDSCAPE ADJACENT TO ALL STREETS	
S. ANGEL PARKWAY	
SHRUBS REQUIRED (8 SHRUBS / 20 LF)	88
((220 LF / 20) x 8 = 88	88
SHRUBS PROVIDED	88
TREES REQUIRED (1 TREE / 20 LF)	11
(220 LF / 20 = 11 TREES)	11
TREES PROVIDED	8
(UTILITY CONFLICTS)	
TOTAL LANDSCAPE ARE OF SITE	
13,255.75 SF LANDSCAPE AREA / 42,478.41 SF TOTAL SITE AREA	
= 31.2% LANDSCAPED	

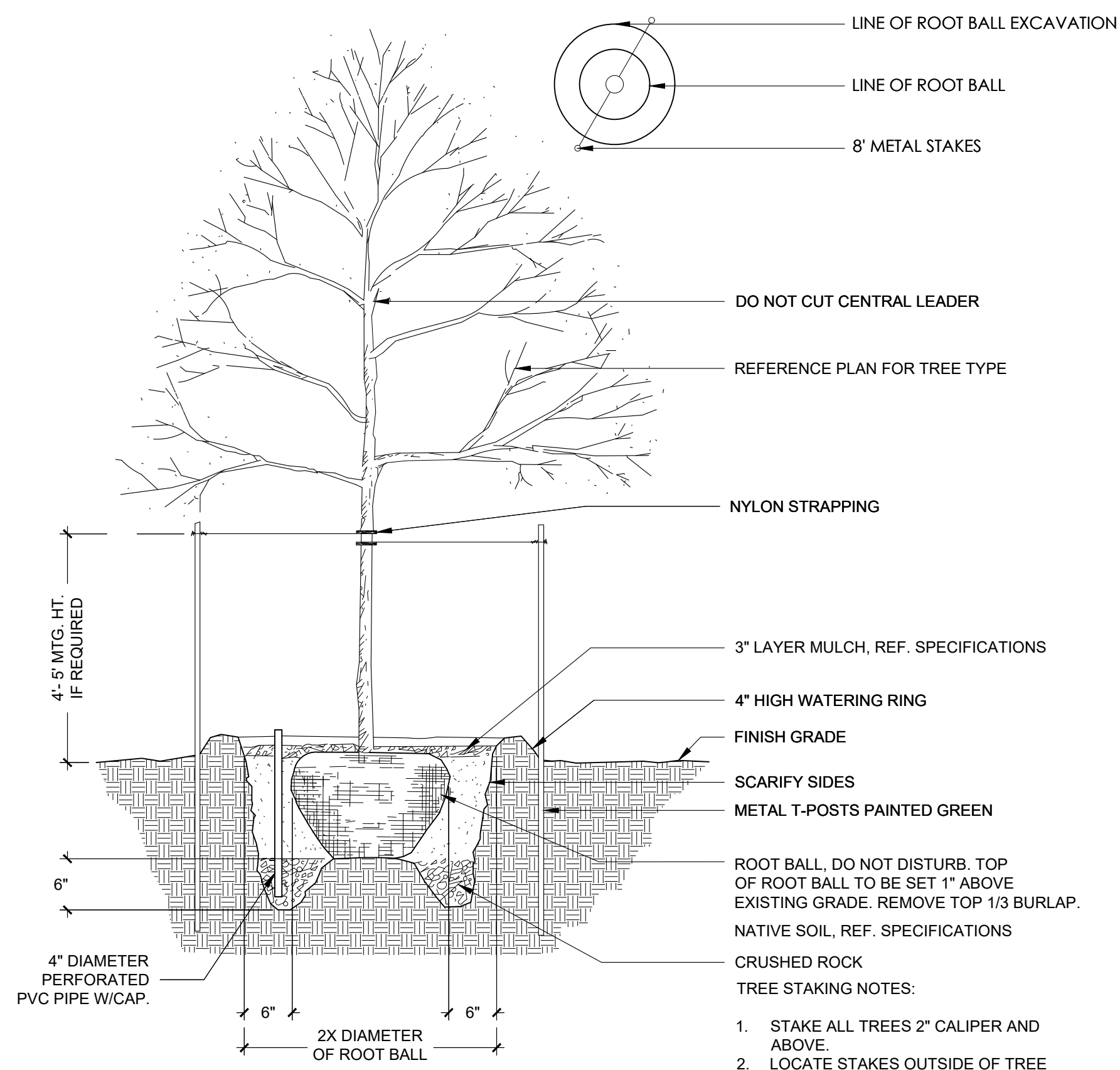


**Know what's below.**  
**Call before you dig.**  
 (@ least 48 hours prior to digging)

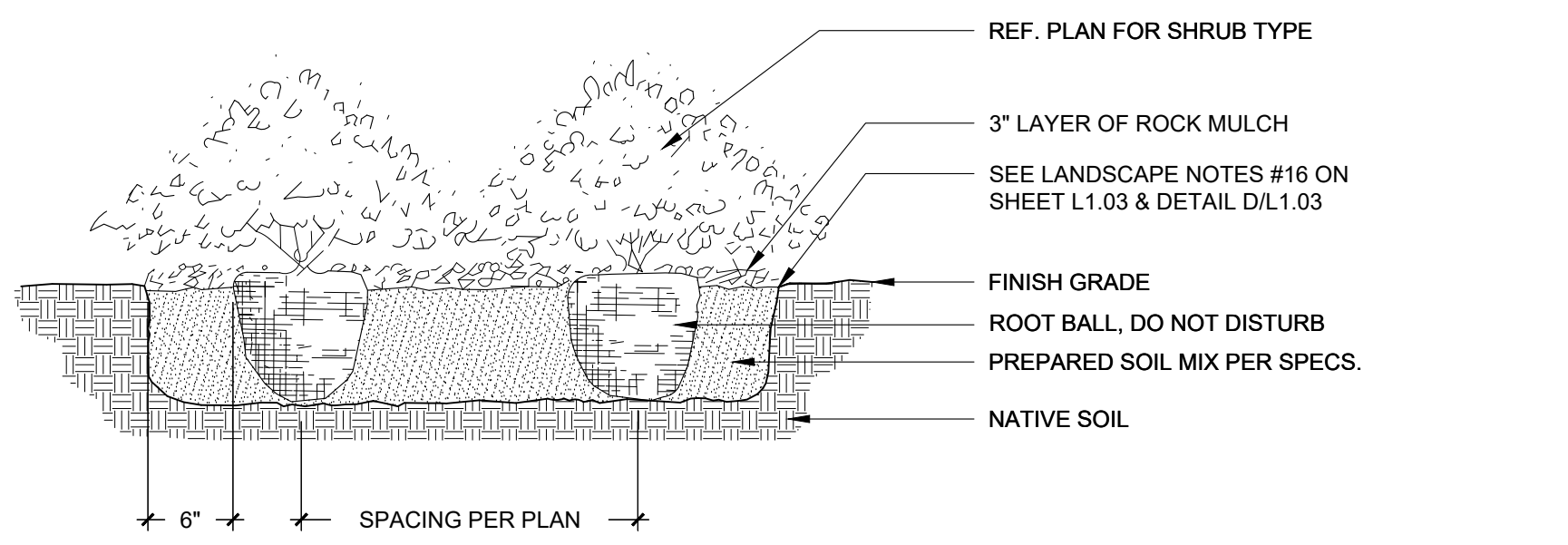
**BENCHMARKS**

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

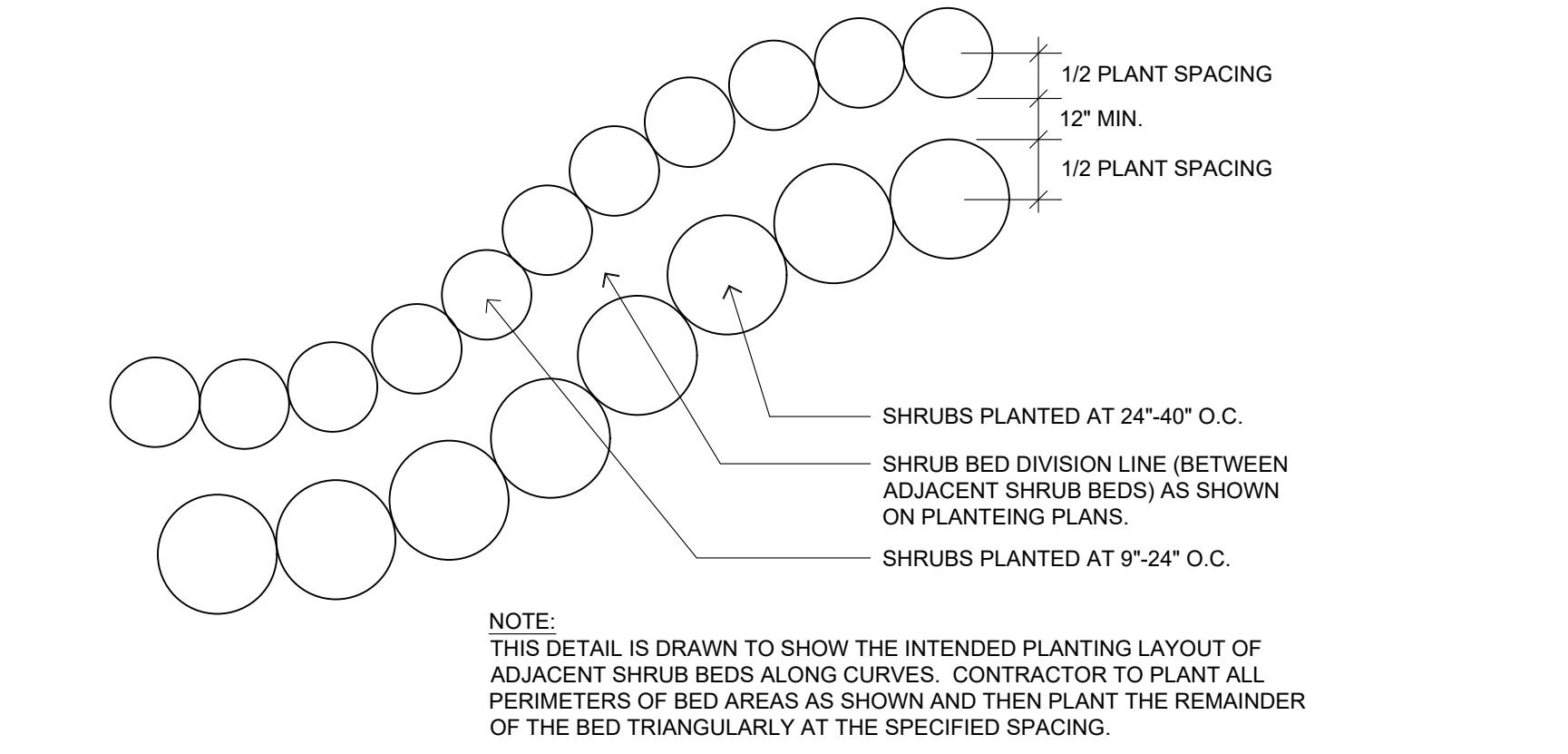
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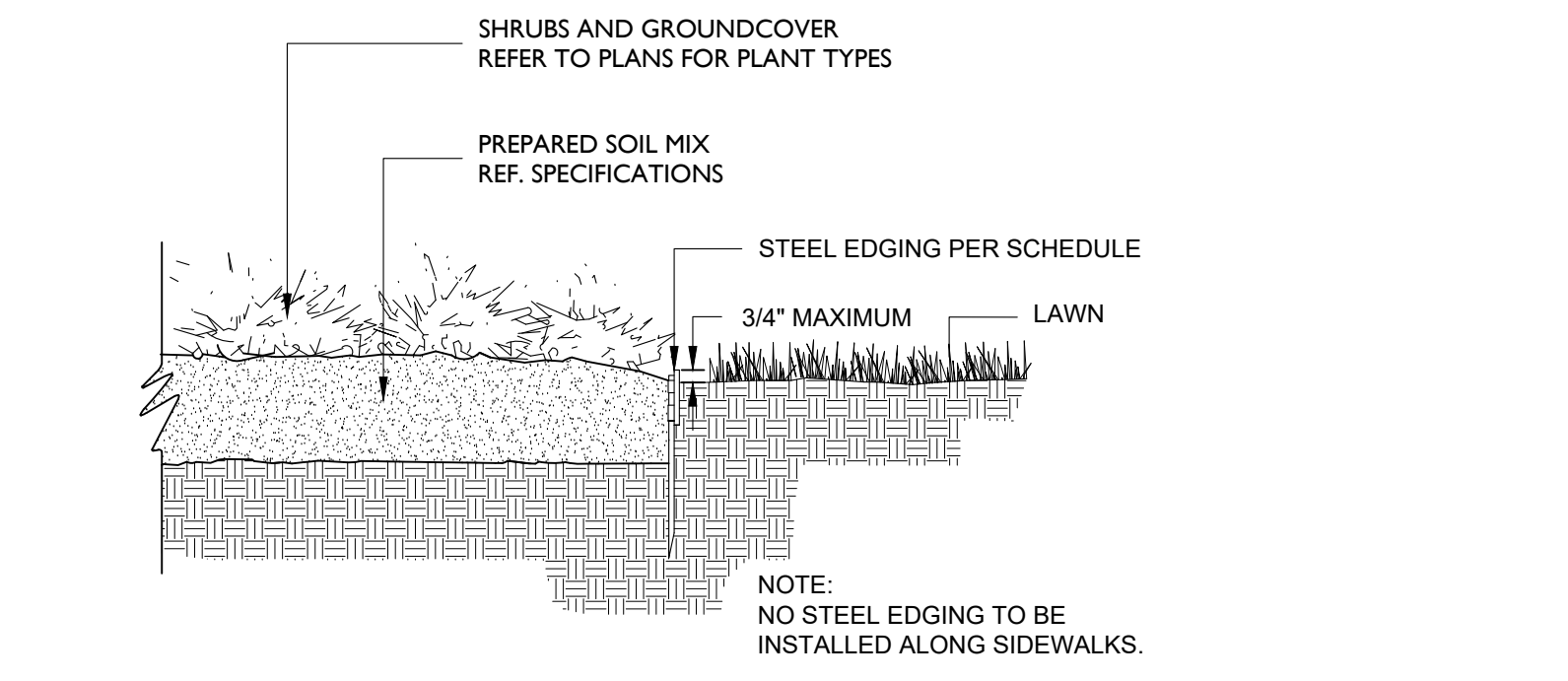
**A** CANOPY TREE PLANTING SECTION SCALE: N.T.S.



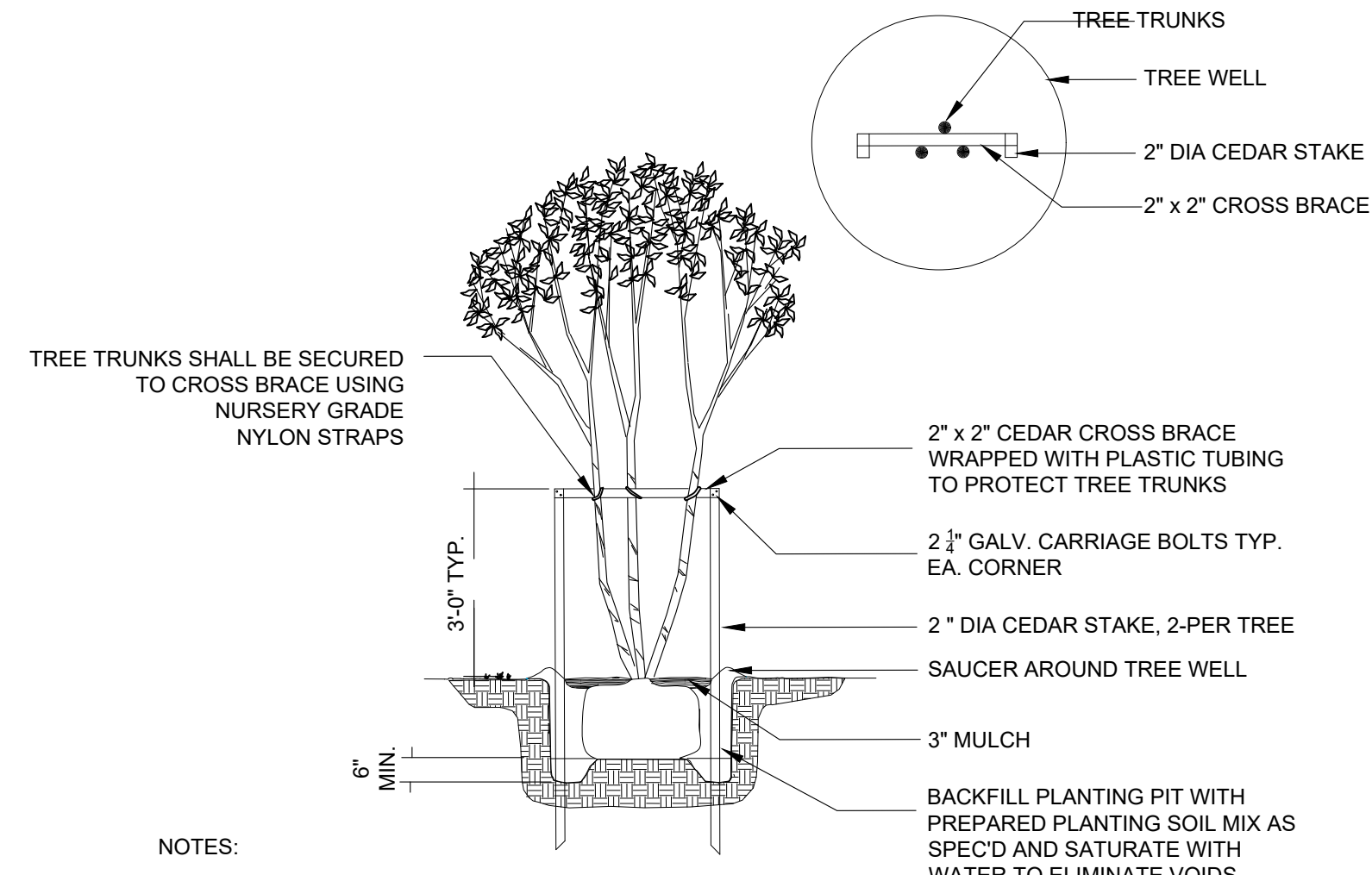
**B** SHRUB PLANTING SECTION SCALE: N.T.S.



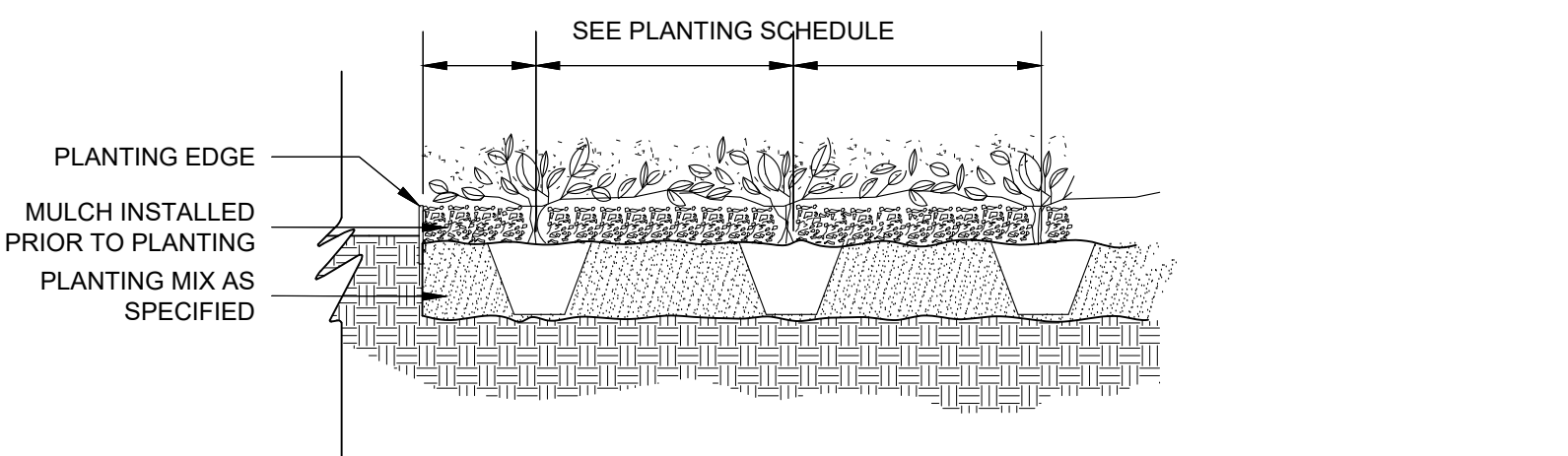
**C** ADJACENT SHRUB BED PLANTING SPACING PLAN SCALE: N.T.S.



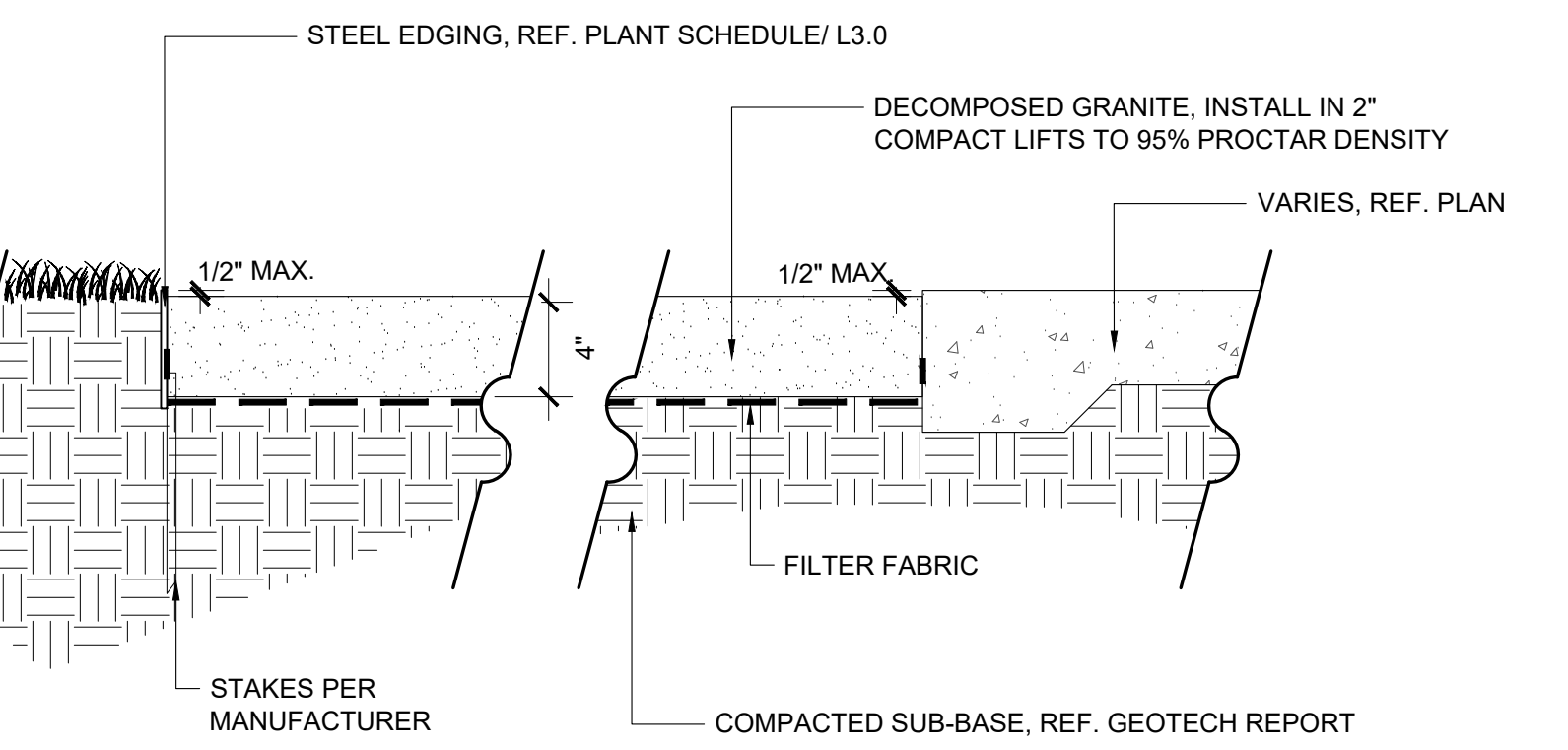
**D** STEEL EDGING SECTION SCALE: N.T.S.



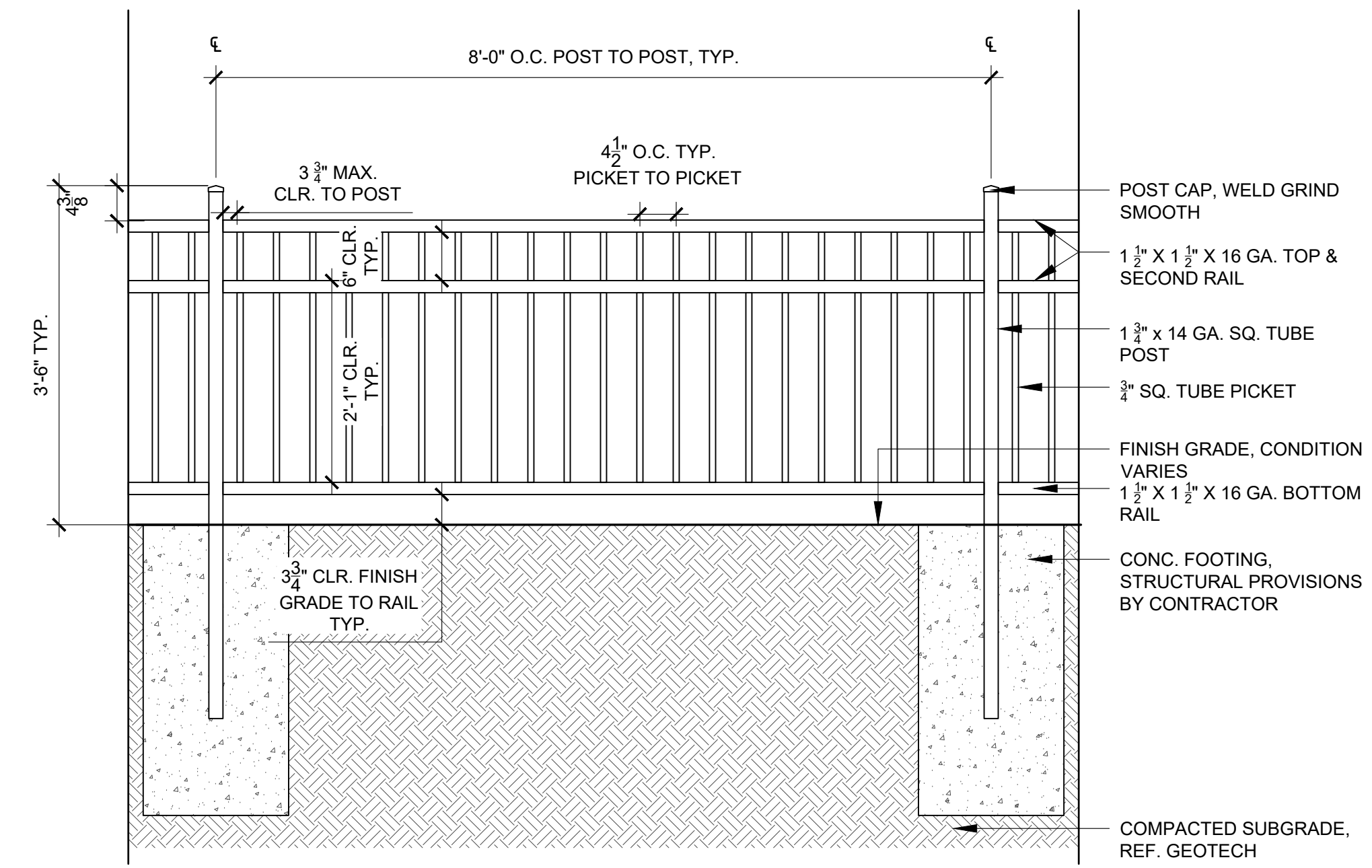
**E** ORNAMENTAL / MULTI-TRUNK TREE PLANTING SECTION / ELEVATION NO TO SCALE



**F** GROUND COVER PLANTING SECTION NOT TO SCALE



**G** DECOMPOSED GRANITE SECTION NOT TO SCALE



**H** ORNAMENTAL IRON FENCE SECTION NOT TO SCALE

- NOTES:
- DRAWING FOR DESIGN INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
  - FINISH COLOR TO BE BLACK SEMI-GLOSS. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
  - ALL STEEL PLATES TO BE 1/2" CONTINUOUS WELD. ALL WELDS TO BE GROUND SMOOTH.
  - ALL PARTS TO BE PRIMED/PAINTED TO MATCH FENCE.

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**DETAILS**

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REVISIONS		
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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 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: L2/H
	DG			DECOMPOSED GRANITE					MIN. 4" DEPTH - TEXAS BLACK REF DETAIL: L2/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.

**LANDSCAPE SCHEDULE/NOTES**

PANDA EXPRESS  
 W. LUCAS RD & S ANGEL PKWY  
 PART OF LOT 1, BLOCK A WALMART LUCAS ADDITION  
 SITUATED IN W. SNIDER SURVEY  
 ABSTRACT NO. 821  
 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

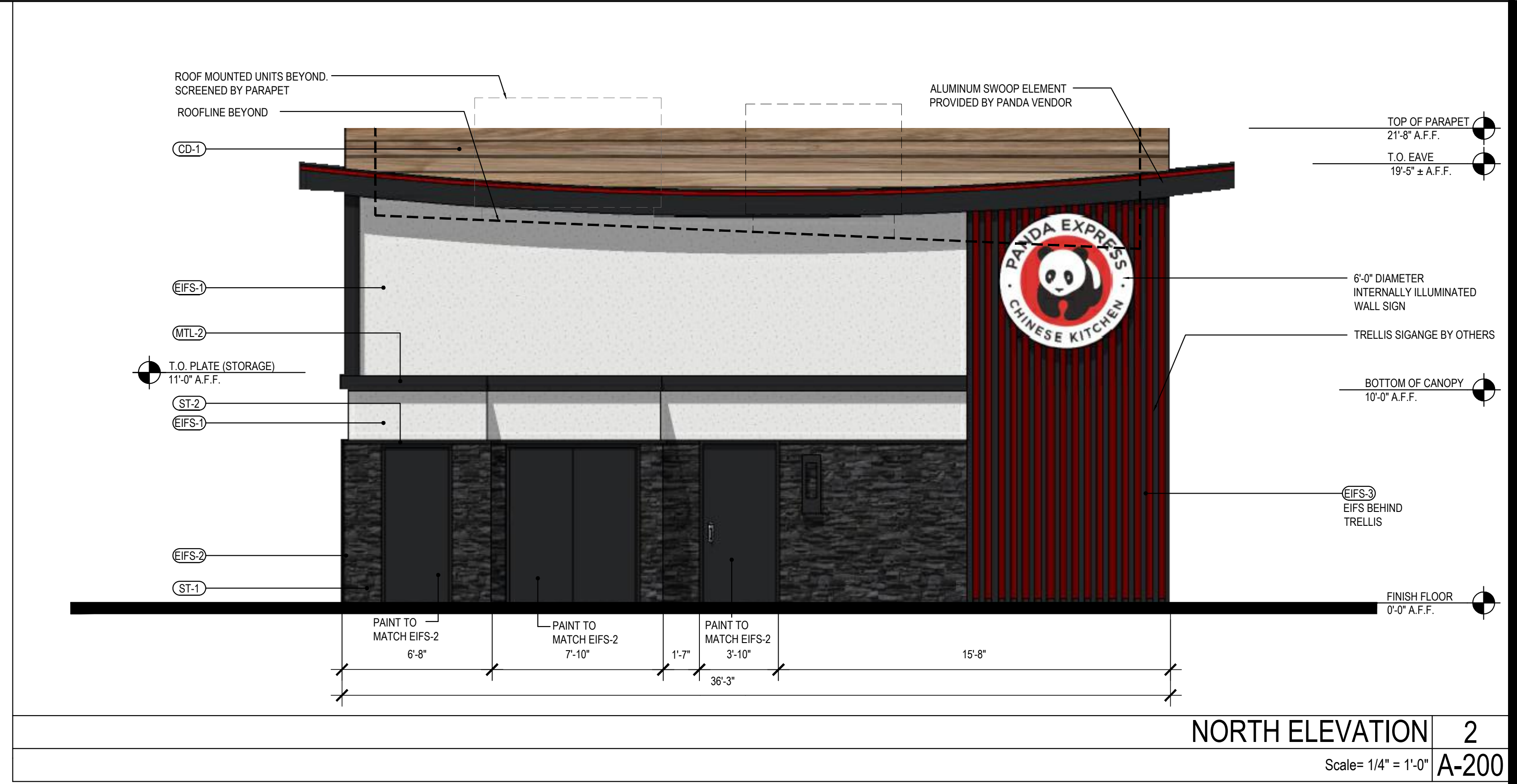
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EIFS-1)	STO	STOTHERM ESSENCE SYSTEM	SW 7646 FIRST STAR	FINE	BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(EIFS-3)	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
(ST-1S)	CORONADO STONE PRODUCTS	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	6ATIN 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-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-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



**NORTH ELEVATION** 2  
Scale= 1/4" = 1'-0" A-200

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".

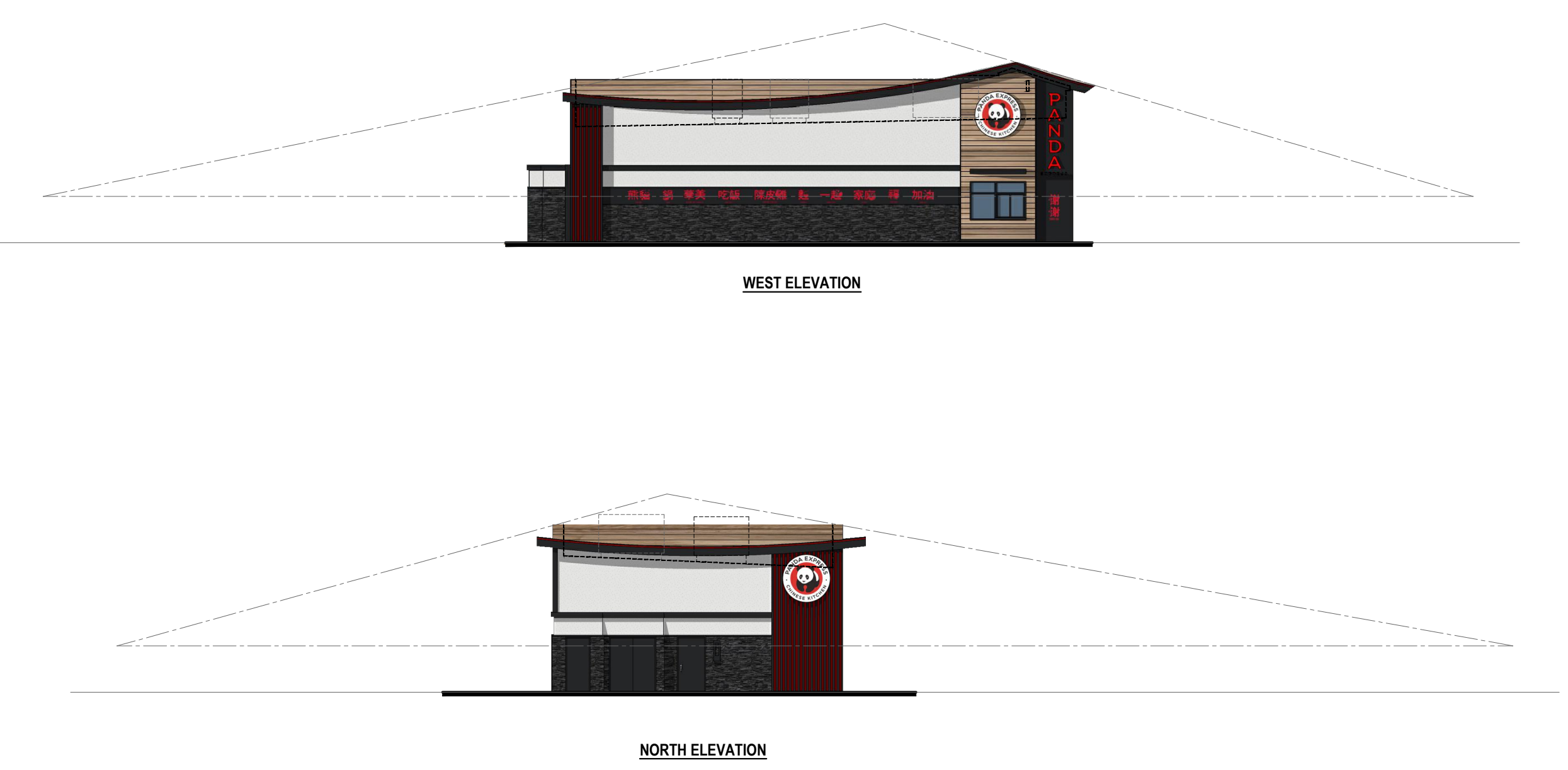
**DATA TABLE OF BUILDING MATERIALS CALCULATION**

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

**NOTES AND CALCULATIONS** -  
Scale= NTS A-200



**SIGHTLINES** 3  
Scale= 1/4" = 1'-0" A-200



**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:**

NO.	DESCRIPTION

**ISSUE DATE:**

NO.	DATE	DESCRIPTION

**DRAWN BY:**

PANDA PROJECT #: D8570

**ARCH PROJECT #:** 261-354



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

**A-200**  
EXTERIOR ELEVATIONS



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REVISIONS:

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PANDA PROJECT #: D8570

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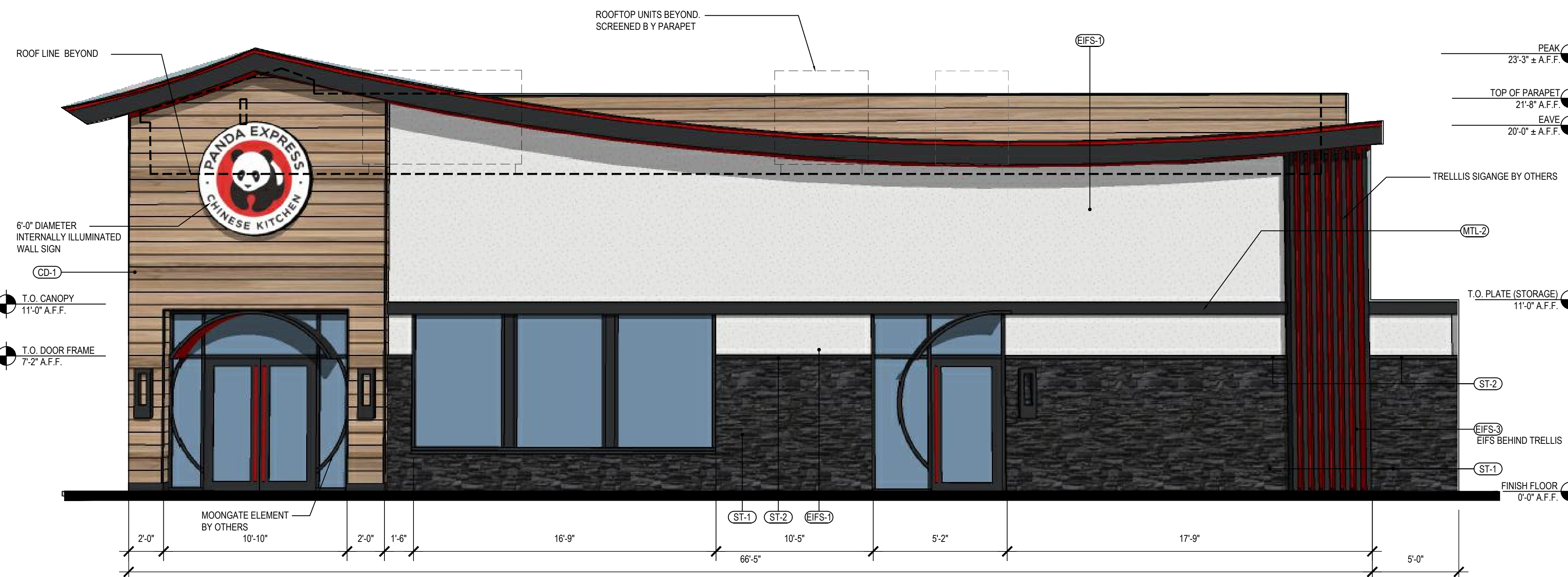


PANDA EXPRESS  
PANDA HOME COMPACT 2300  
W. LUCAS RD. & ANGEL PARKWAY  
LUCAS, TX 75002

A-201

EXTERIOR ELEVATIONS

PANDA HOME COMPACT 2300



\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION 2  
Scale= 1/4" = 1'-0" A-201

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
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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.

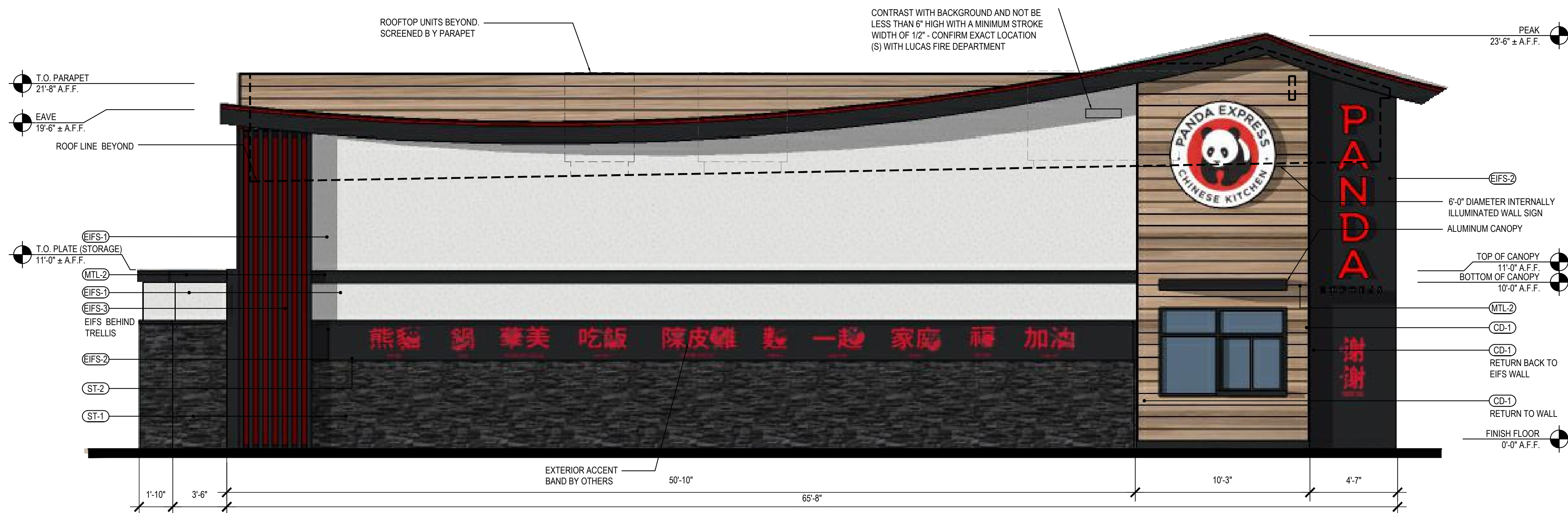
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DATA TABLE OF BUILDING MATERIALS CALCULATION

FACADE ORIENTATION	TOTAL AREA (100%)	AREA OF OPENINGS (12%)	STONE MATERIAL		EIFS MATERIAL		FIBERON MATERIAL		CAPPING/METALS	
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NOTES AND CALCULATIONS -

Scale= NTS A-200



\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION 1  
Scale= 1/4" = 1'-0" A-201

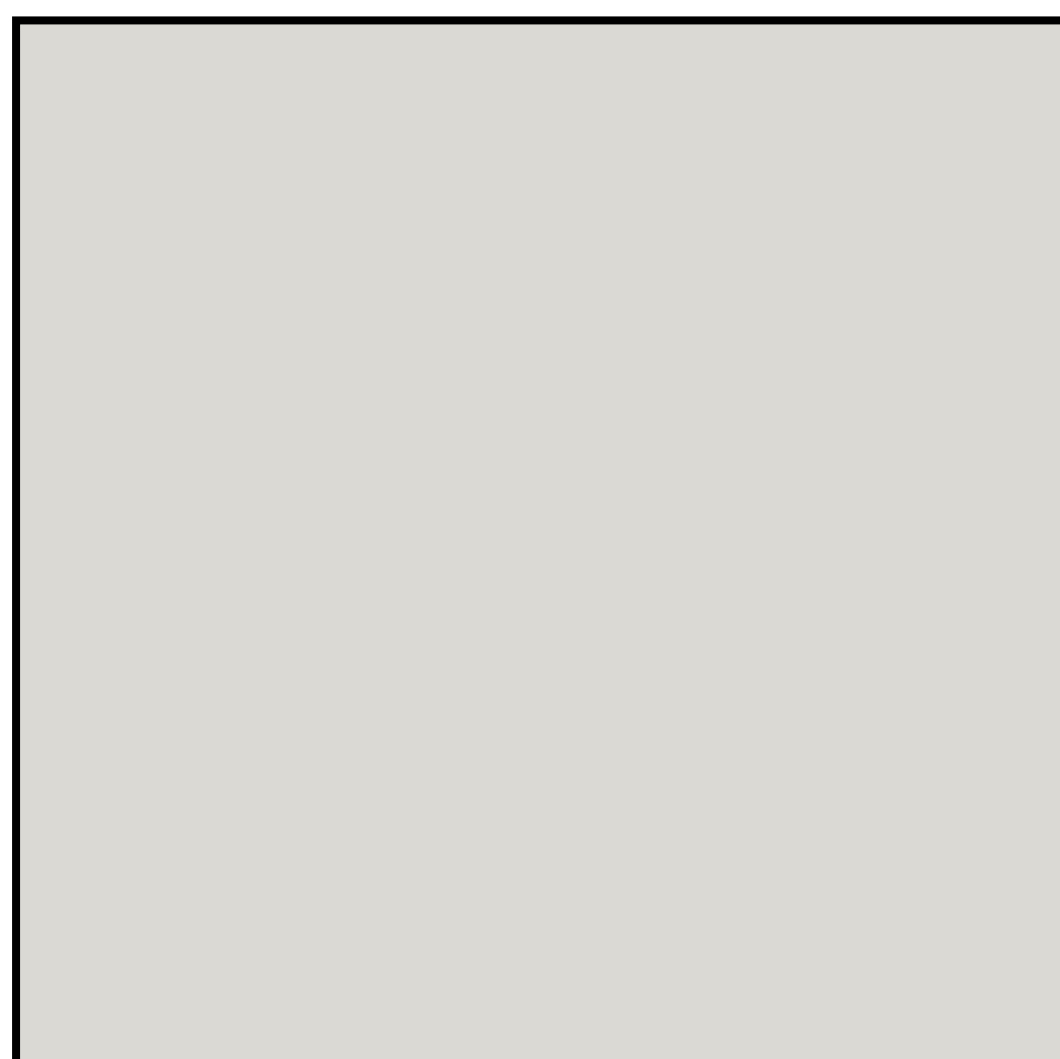




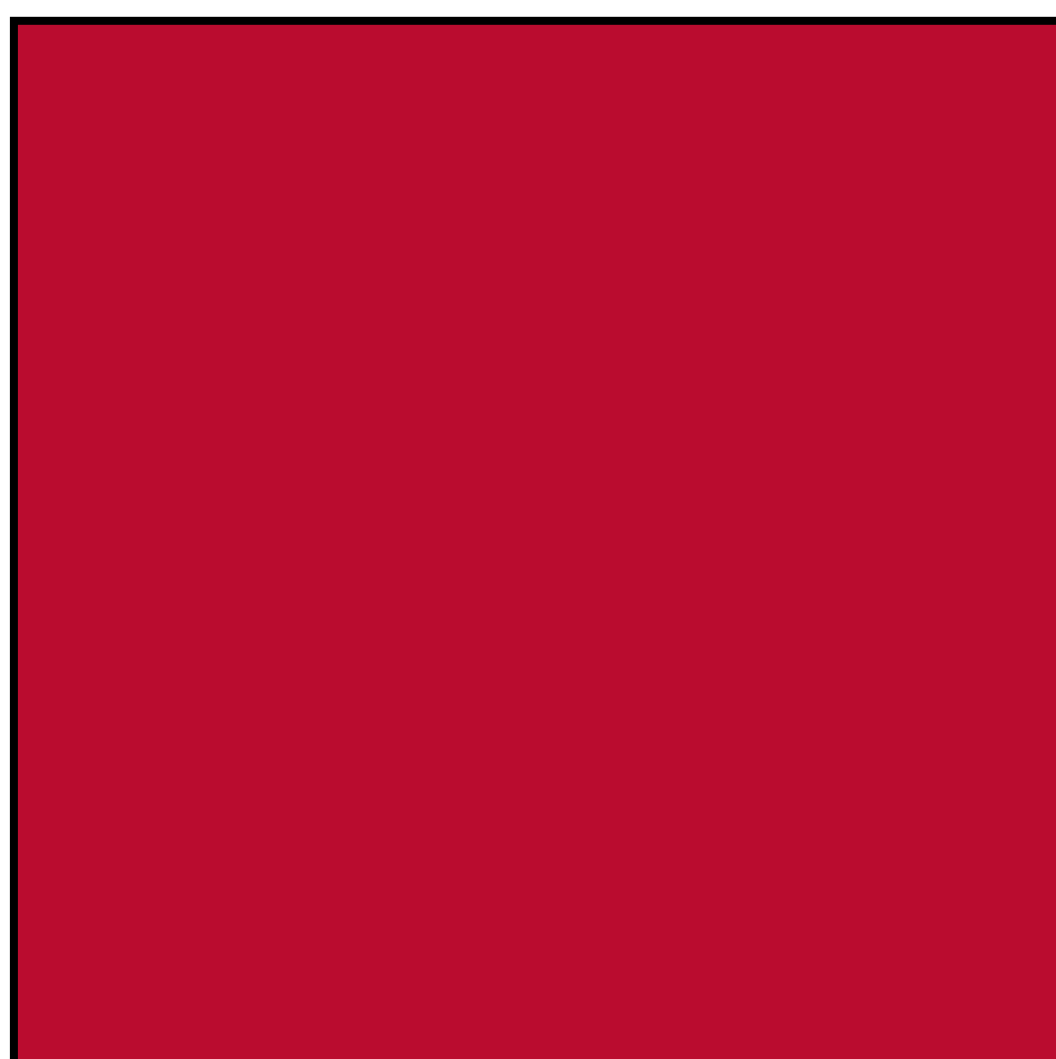
# PANDA

EXPRESS

## LUCAS, TX EXTERIOR FINISHES



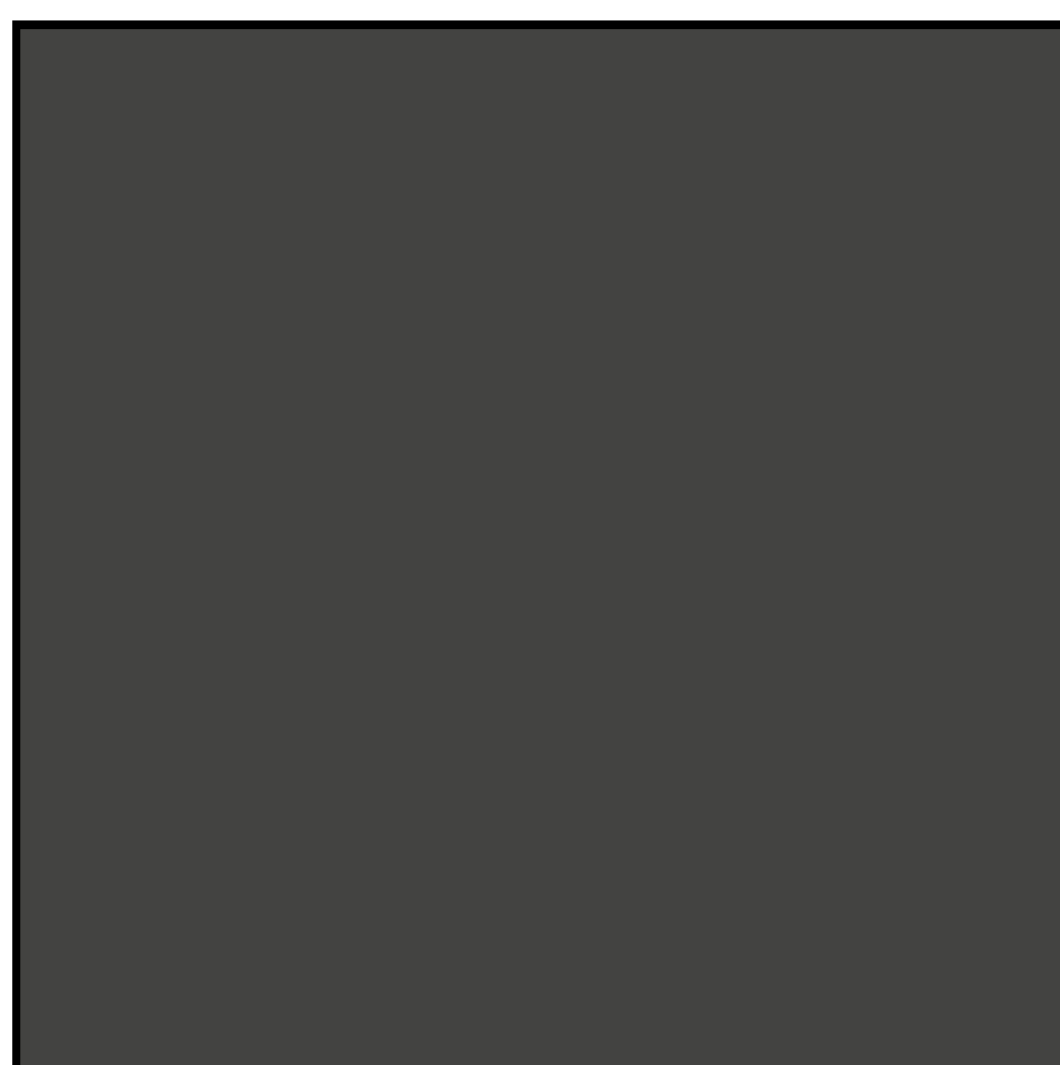
(EIFS-1) SW 7646 FIRST STAR



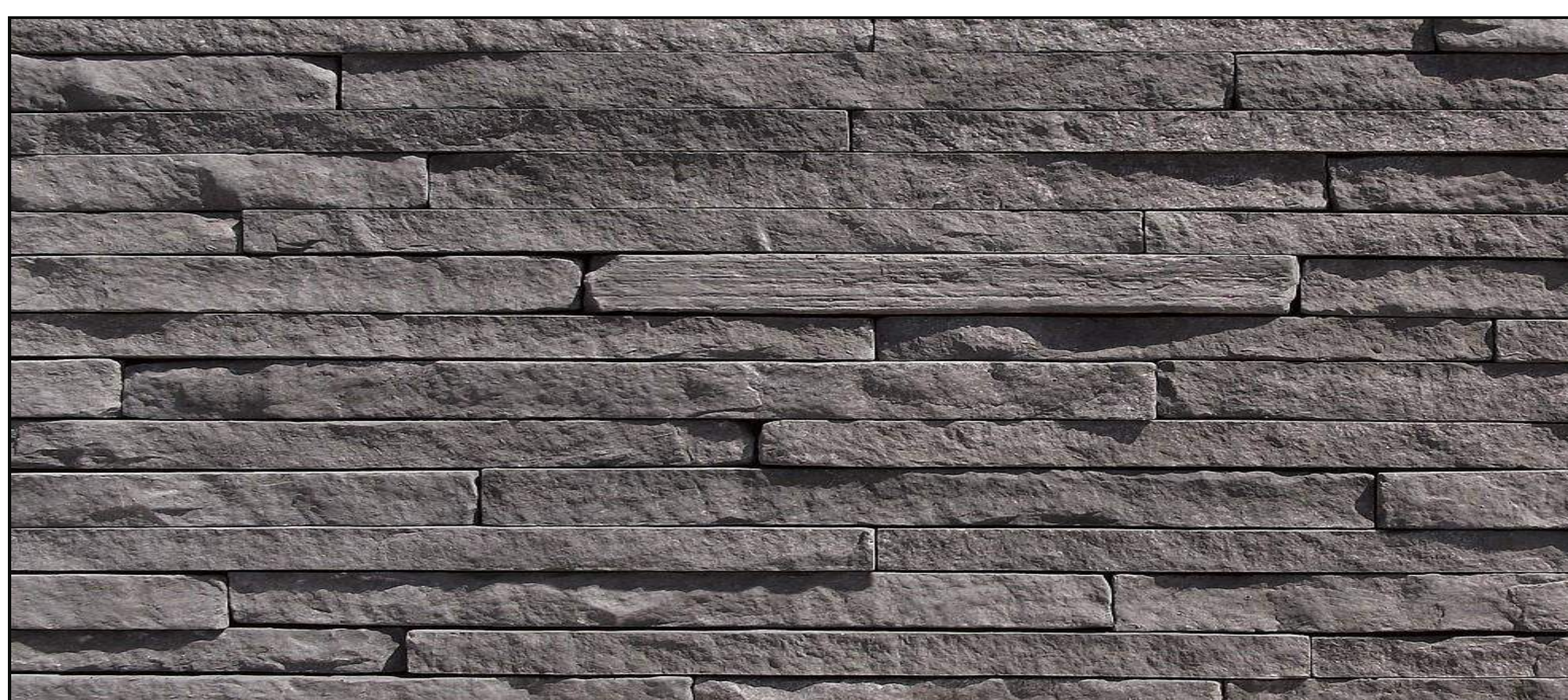
(EIFS-3) PANTONE COLOR 200C  
-RED



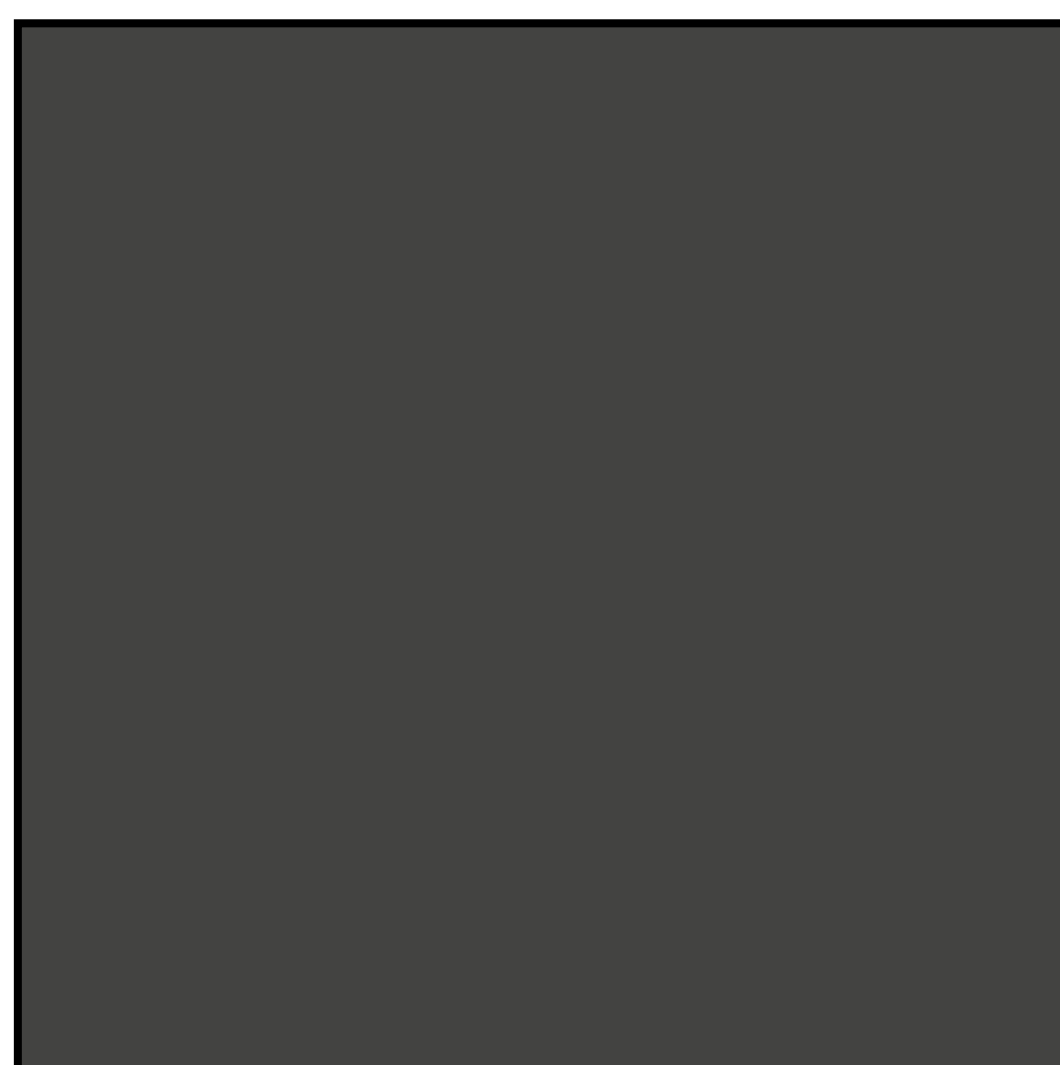
(CD-1) FIBERON BAMBOO



(EIFS-2) SW 7069 IRON ORE



(ST-1) CORONADO STONE PRODUCTS STRIP STONE  
BLACK FOREST



(MTL-1) EXCEPTIONAL METALS  
COLOR: SW 7069 IRON ORE

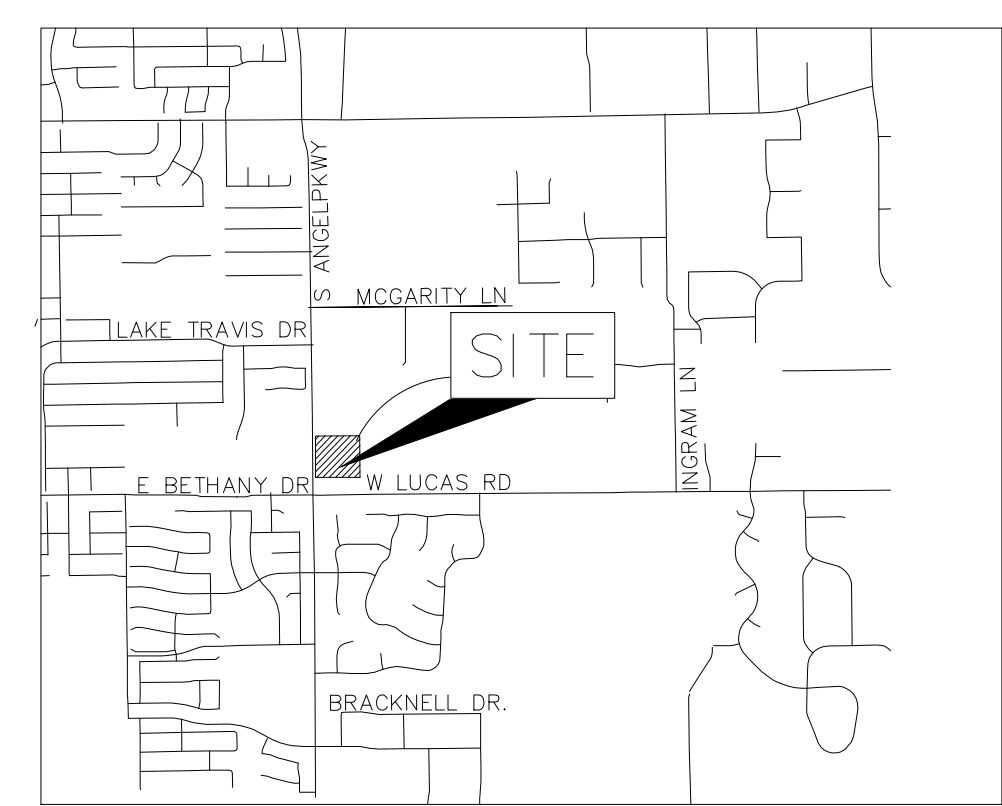
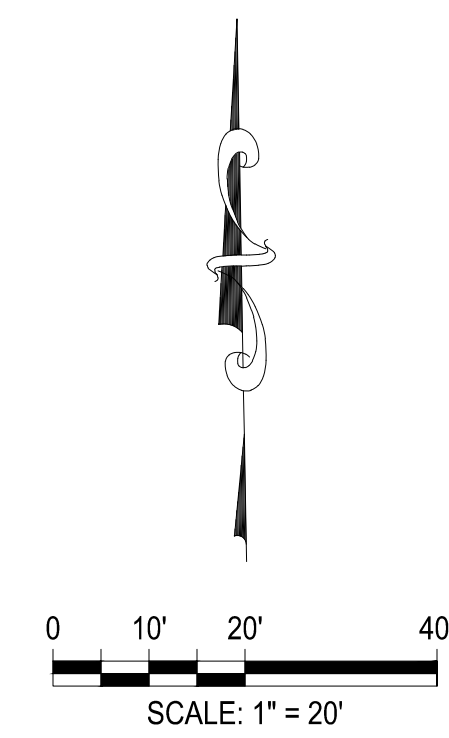
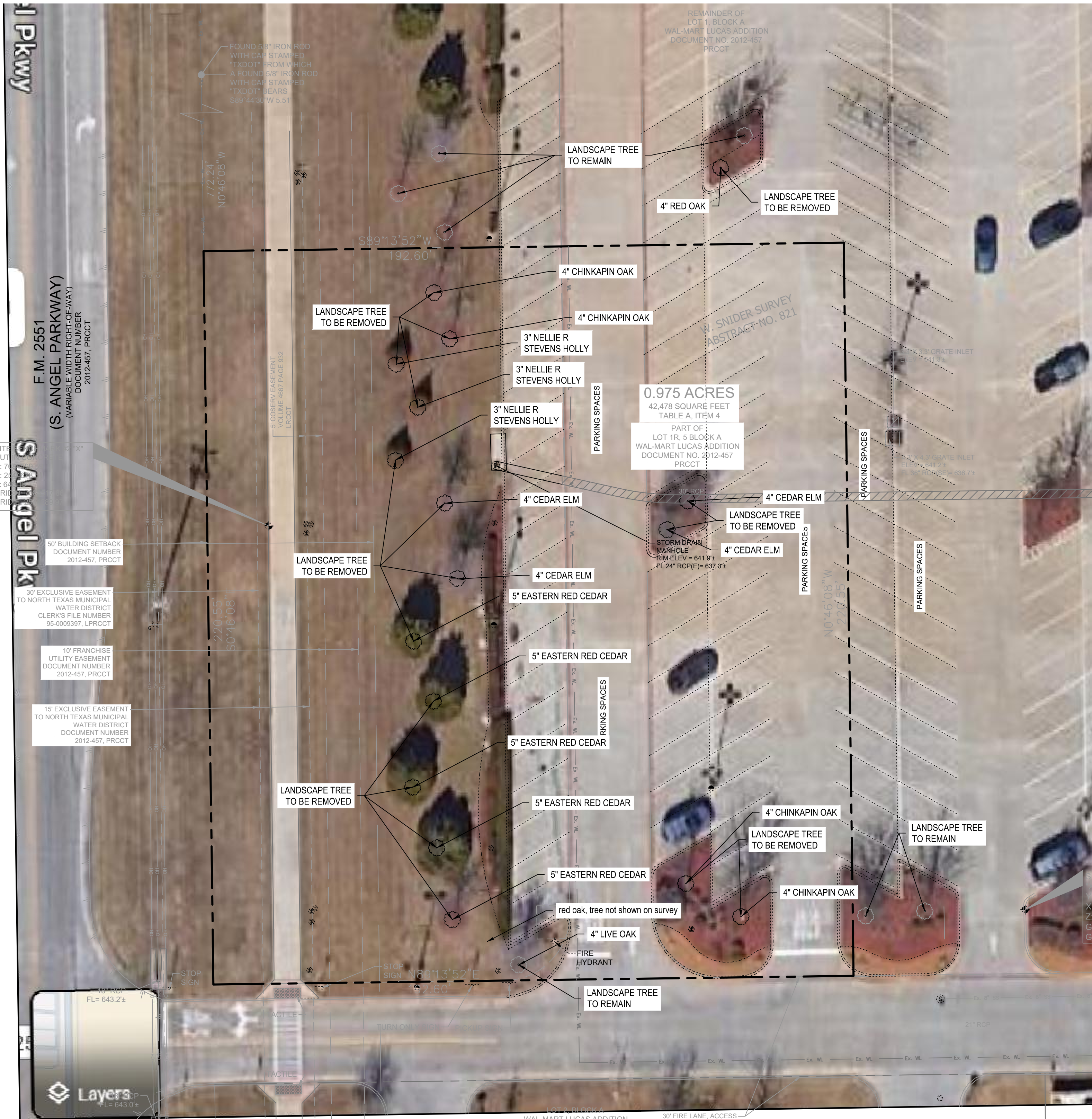


(ST-1S) CORONADO STONE PRODUCTS CHISELED STONE  
SILL CHARCOAL



(MTL-2) PMS BLACK -7C





VICINITY MAP  
(NOT TO SCALE)

- 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.

**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

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

**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**

BGE, INC. C:\Users\mellon\AppData\Local\Microsoft\Windows\Outlook\Outlook.VM\BANKING\C-8.0 TREE SURVEY.dwg Nov 29, 2023 - 3:32pm mellon



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

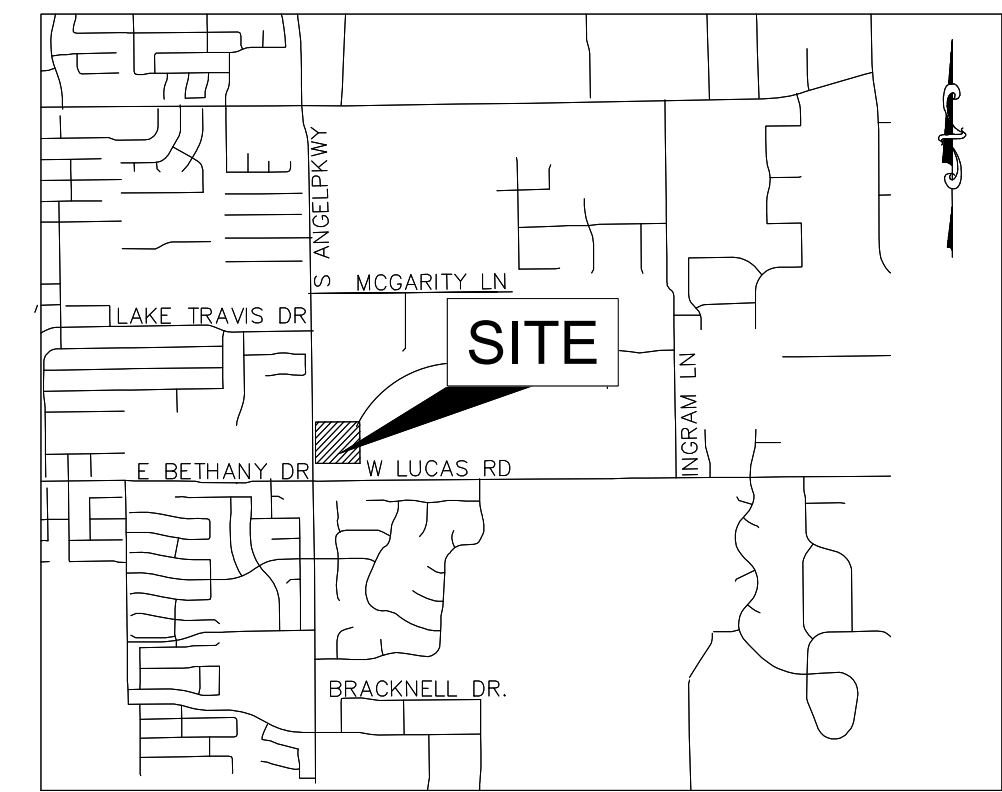
PANDA RESTAURANT GROUP

1683 Walnut Grove Ave.

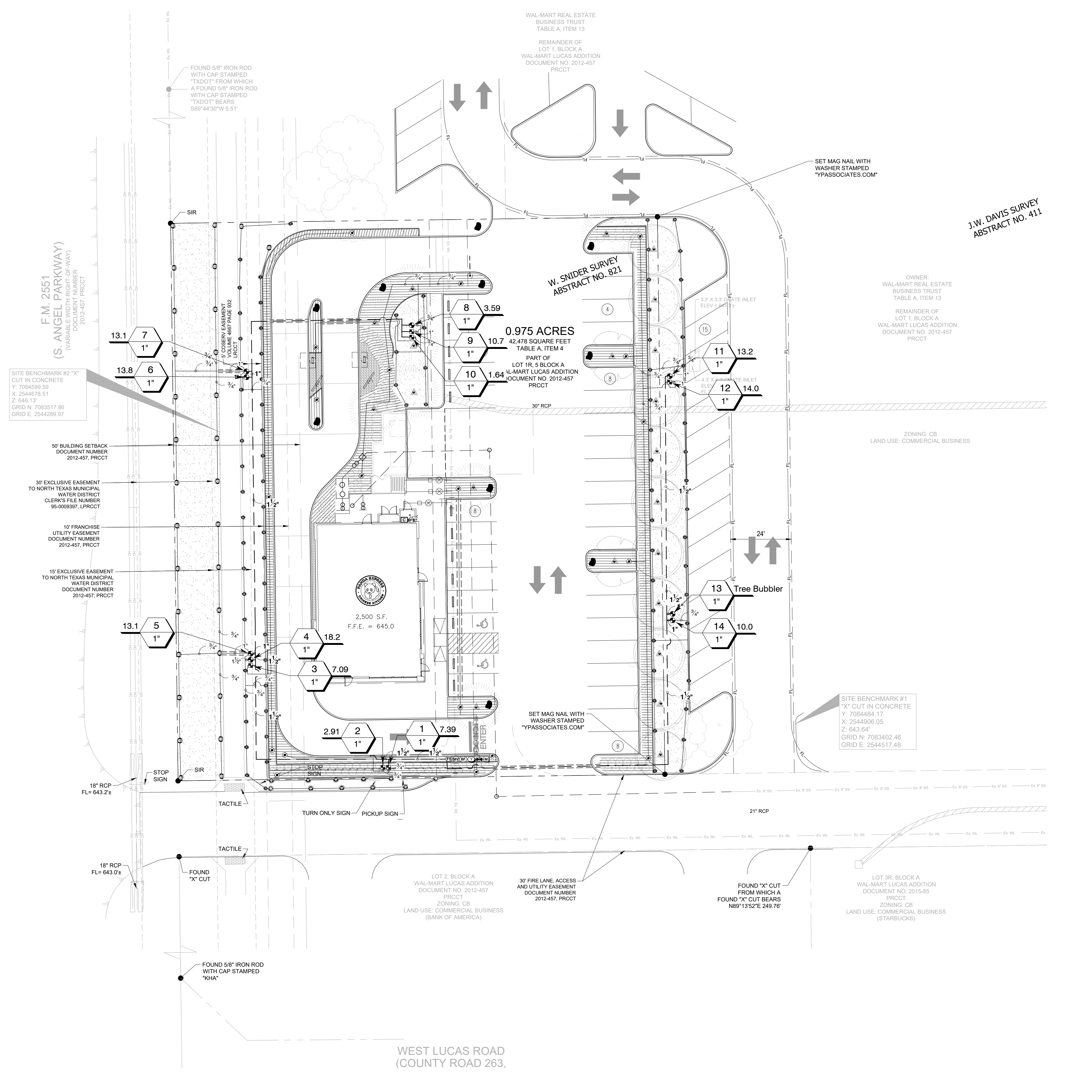
Rosemead, California 91770

Tel: 626-799-9898 (Office)

Tel: 626-372-8288 (Cell)



VICINITY MAP (NOT TO SCALE)



J.W. DAVIS SURVEY ABSTRACT NO. 411

W. SNIDER SURVEY ABSTRACT NO. 821

OWNER: WAL-MART REAL ESTATE BUSINESS TRUST TABLE A, ITEM 13  
REMAINDER OF LOT 1, BLOCK A WAL-MART LUCAS ADDITION DOCUMENT NO. 2012-457 PRCT

ZONING: CB  
LAND USE: COMMERCIAL BUSINESS

SITE BENCHMARK #1  
"X" CUT IN CONCRETE  
Y: 7084484.17  
X: 2544906.05  
Z: 643.64  
GRID N: 7083402.46  
GRID E: 2544517.48

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird R-VAN-STRIP 1804-SAM-P45 Shrub Rotary, 5ft x15ft. (LCS and RCS), 5ft x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45	
	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8ft-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45	
	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45	
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	40	
	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1in. DV valve, 1in. pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.		DETAIL
	Pipe Transition Point above grade. Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.		DETAIL
	Area to Receive Dripline Rain Bird XFDe-06-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 1.0 C. Dripline laterals spaced at RR apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.		DETAIL
	Rain Bird PEB 1" 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.		1/IR-1.01
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications.		
	Rain Bird PEB 1" 1in., 1-1/2in., 2in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.		1/IR-1.01
	Febco 850 1" Double Check Backflow prevention, 1/2in. to 2in.		
	Rain Bird ESP4ME3 with (3) ESP-SM6 22 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.		
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.		
	Rain Bird FS-100-P 1in. Flow Sensor, Plastic PVC Model. Suggested Operating Range 5.4 GPM to 54 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXVM(P)   LXJ   LXME2(P)   MEX, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.		
	Water Meter 1"		
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"		
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"		
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"		
	Irrigation Mainline: PVC Class 200 SDR 21 1"		
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"		
	Pipe Sleeve: PVC Class 200 SDR 21		

IRRIGATION 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



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: MH

CHECKED BY: MS

DATE: May-2023

PROJECT NUMBER: 9026-00

SHEET NO.

IR.1



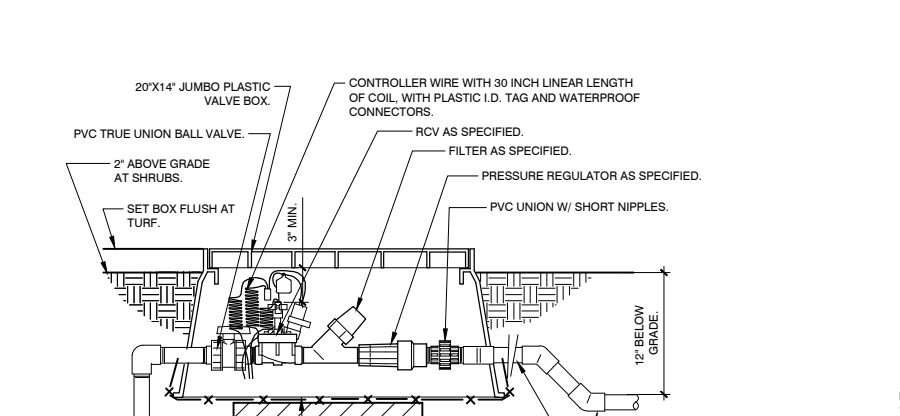
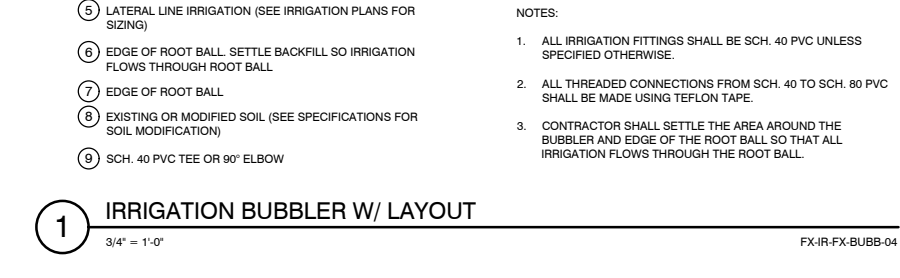
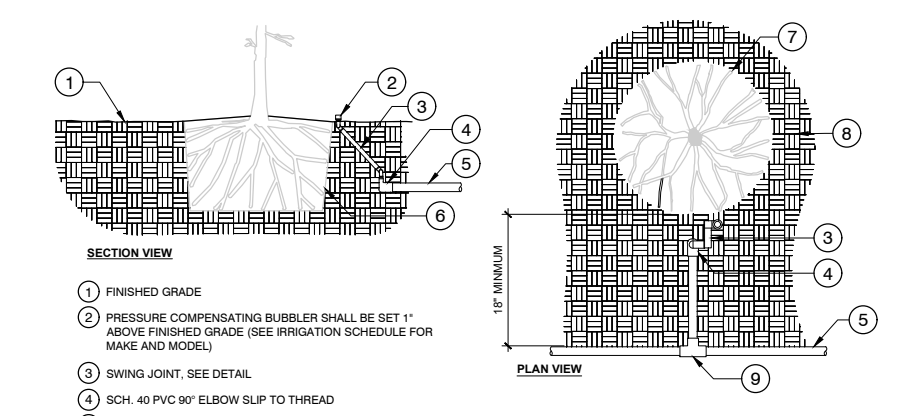
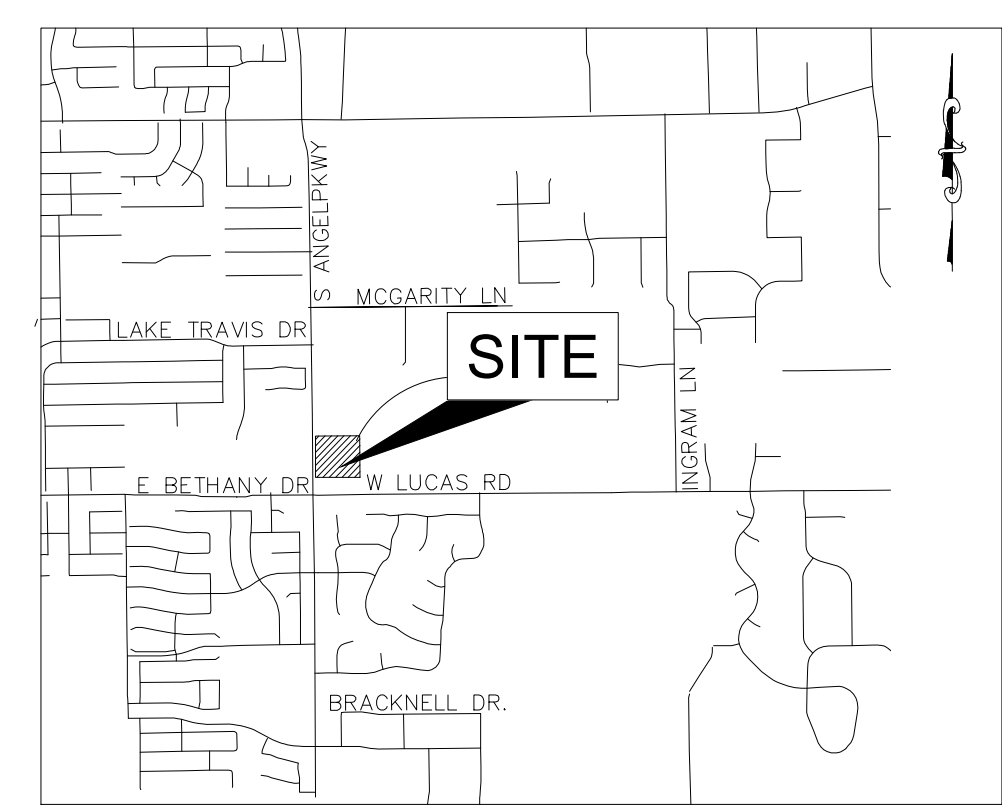
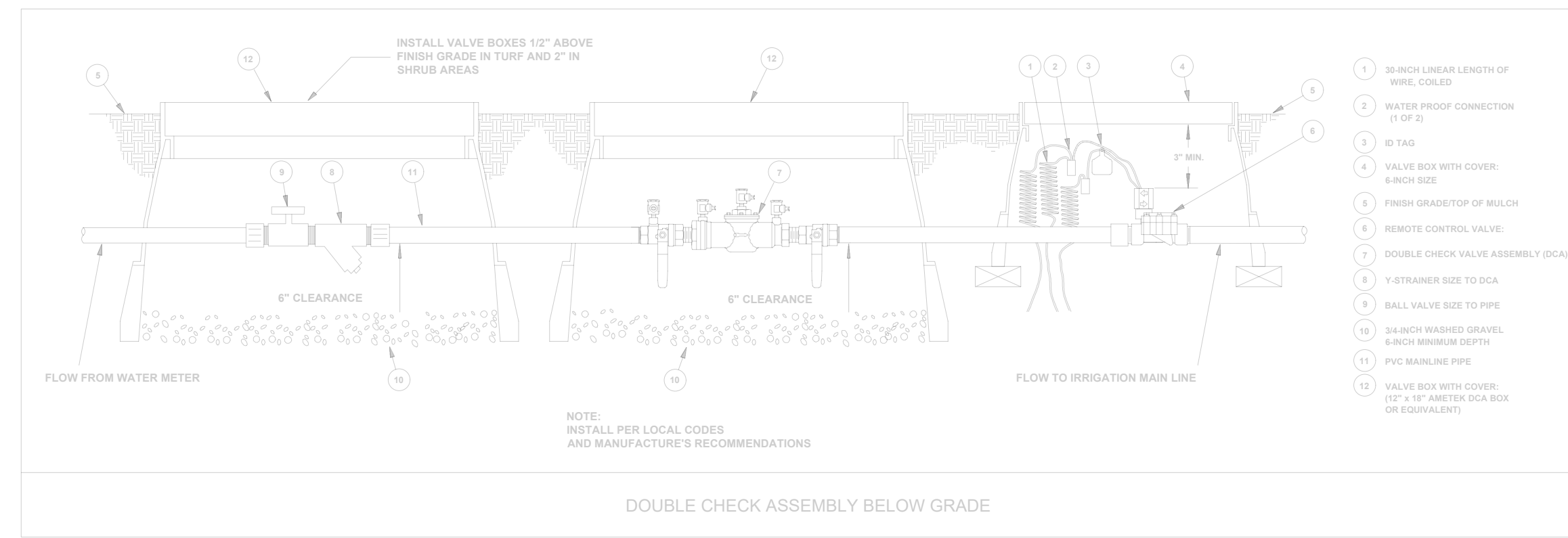
Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

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

# Notes:

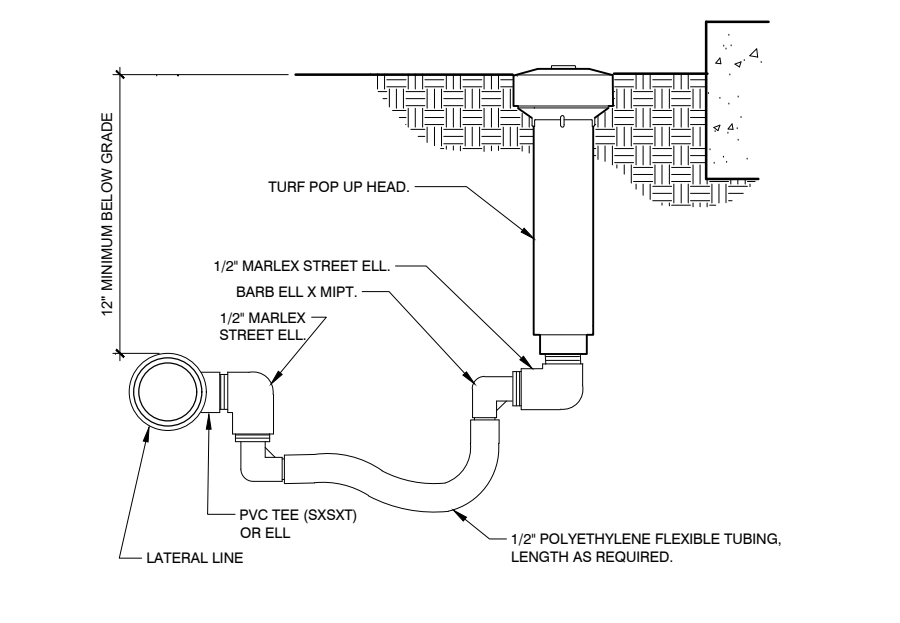
- ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-DBY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
- 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.
- SIZE PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE CHART.
- CONNECT LAWN, TREE, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH HUNTER 1/2" SWING PIPE.
- 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.
- 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.
- INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH ROUND VALVE BOXES.
- 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.
- ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90° DEGREE RADIUS SPRAY. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
- 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.
- 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.
- INSTALL REMOTE CONTROL DRIP ZONE KITS IN TWELVE BY SEVENTEEN (12"x17") INCH VALVE BOX.
- 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.
- PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, OF 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.
- 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.
- 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.
- 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.
- 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.
- 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



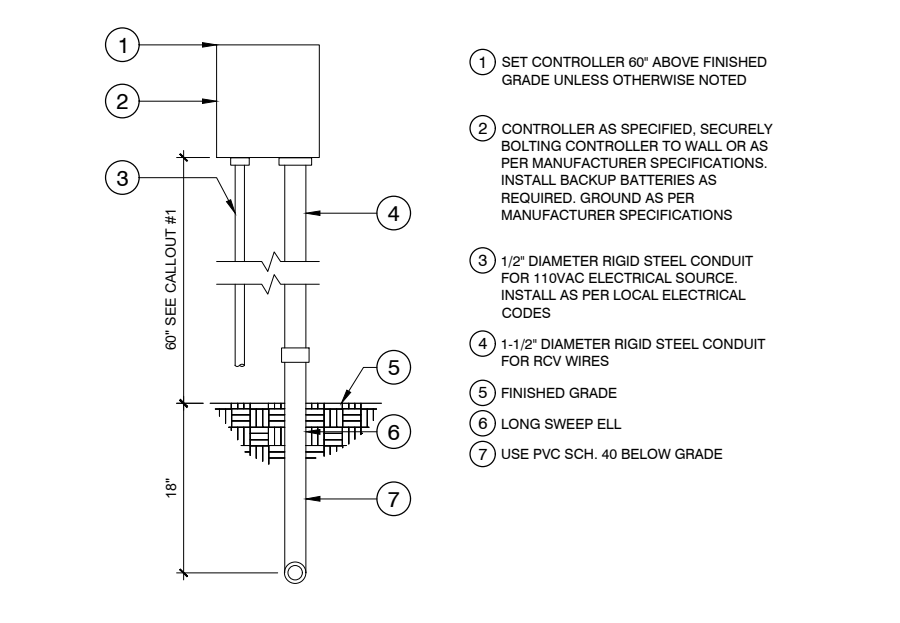
1 IRRIGATION BUBBLER W/ LAYOUT  
3/4" x 1'-0"

2 1" DRIP VALVE/FILTER/REGULATOR  
1 1/2" x 1'-0"

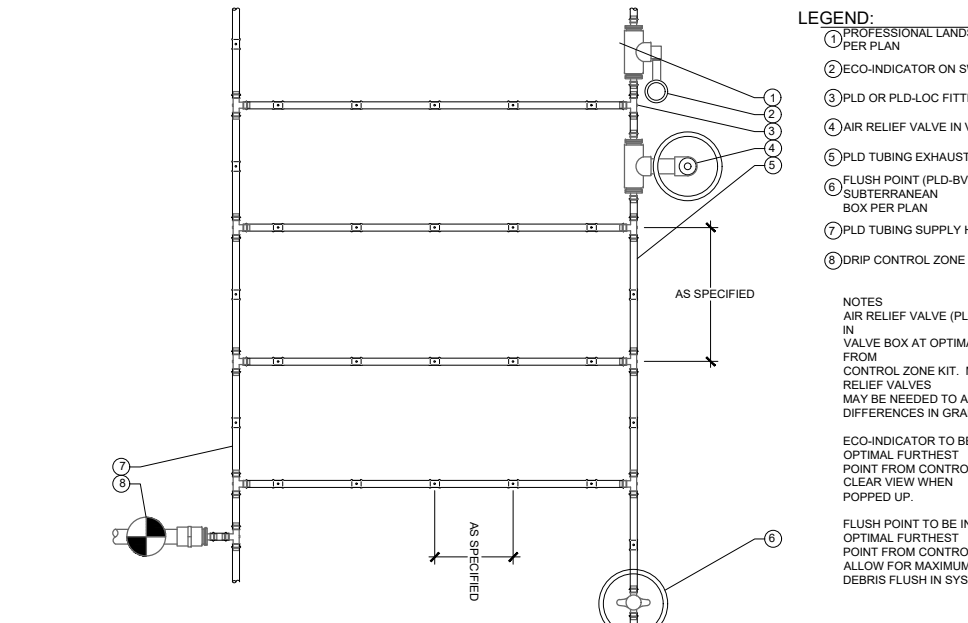
3 REMOTE CONTROL IRRIGATION VALVE  
1 1/2" x 1'-0"



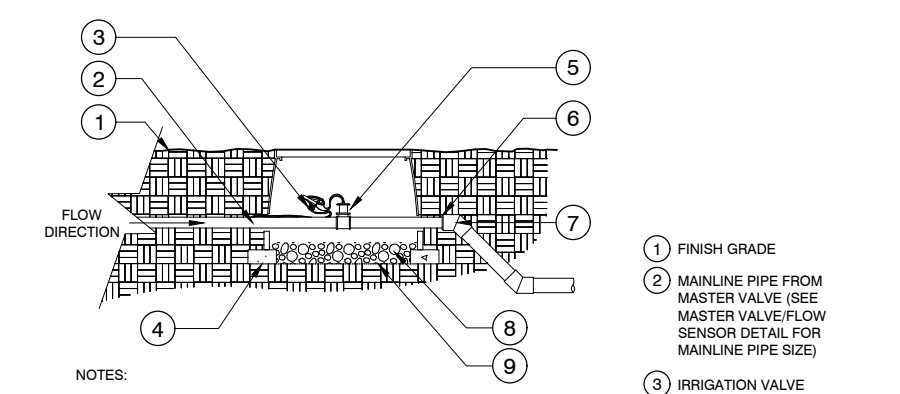
4 TURF SPRAY FLEX ASSEMBLY  
3/4" x 1'-0"



5 WALL MOUNT CONTROLLER  
1" x 1'-0"



PROFESSIONAL LANDSCAPE DRIPLINE - PLANTING BED  
NOT TO SCALE



6 FLOW SENSOR  
3/4" x 1'-0"

## VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-PRF	1"	Area for Dripline	7.39	6.2	47.1	47.6	0.96 in/h
2	Rain Bird XCZ-100-PRF	1"	Area for Dripline	2.91	2.9	43.0	43.2	0.96 in/h
3	Rain Bird XCZ-100-PRF	1"	Area for Dripline	7.09	5.94	47.4	48.0	0.96 in/h
4	Rain Bird PEB	1"	Turf Rotary	18.18	2.7	48.8	51.6	1.13 in/h
5	Rain Bird PEB	1"	Turf Rotary	13.09	2.14	48.0	49.7	0.6 in/h
6	Rain Bird PEB	1"	Turf Rotary	13.79	2.22	47.9	50.1	0.91 in/h
7	Rain Bird PEB	1"	Turf Rotary	13.06	2.14	48.0	50.1	0.6 in/h
8	Rain Bird PEB	1"	Turf Rotary	3.59	1.56	46.7	47.2	0.65 in/h
9	Rain Bird XCZ-100-PRF	1"	Area for Dripline	10.73	9.52	50.8	53.9	0.96 in/h
10	Rain Bird XCZ-100-PRF	1"	Area for Dripline	1.64	2.9	43.0	43.3	0.96 in/h
11	Rain Bird PEB	1"	Turf Rotary	13.2	2.15	47.7	49.9	0.68 in/h
12	Rain Bird XCZ-100-PRF	1"	Area for Dripline	14.03	14.1	56.6	59.0	0.96 in/h
13	Rain Bird PEB	1"	Turf Rotary				0.2	Unknown
14	Rain Bird PEB	1"	Turf Rotary	10.03	1.8	47.6	48.8	0.66 in/h



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: 2544283.97 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: 817-872-8005  
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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)

**DETAILS**

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

**Asst. J. Harbison**  
18555  
6/6/2023

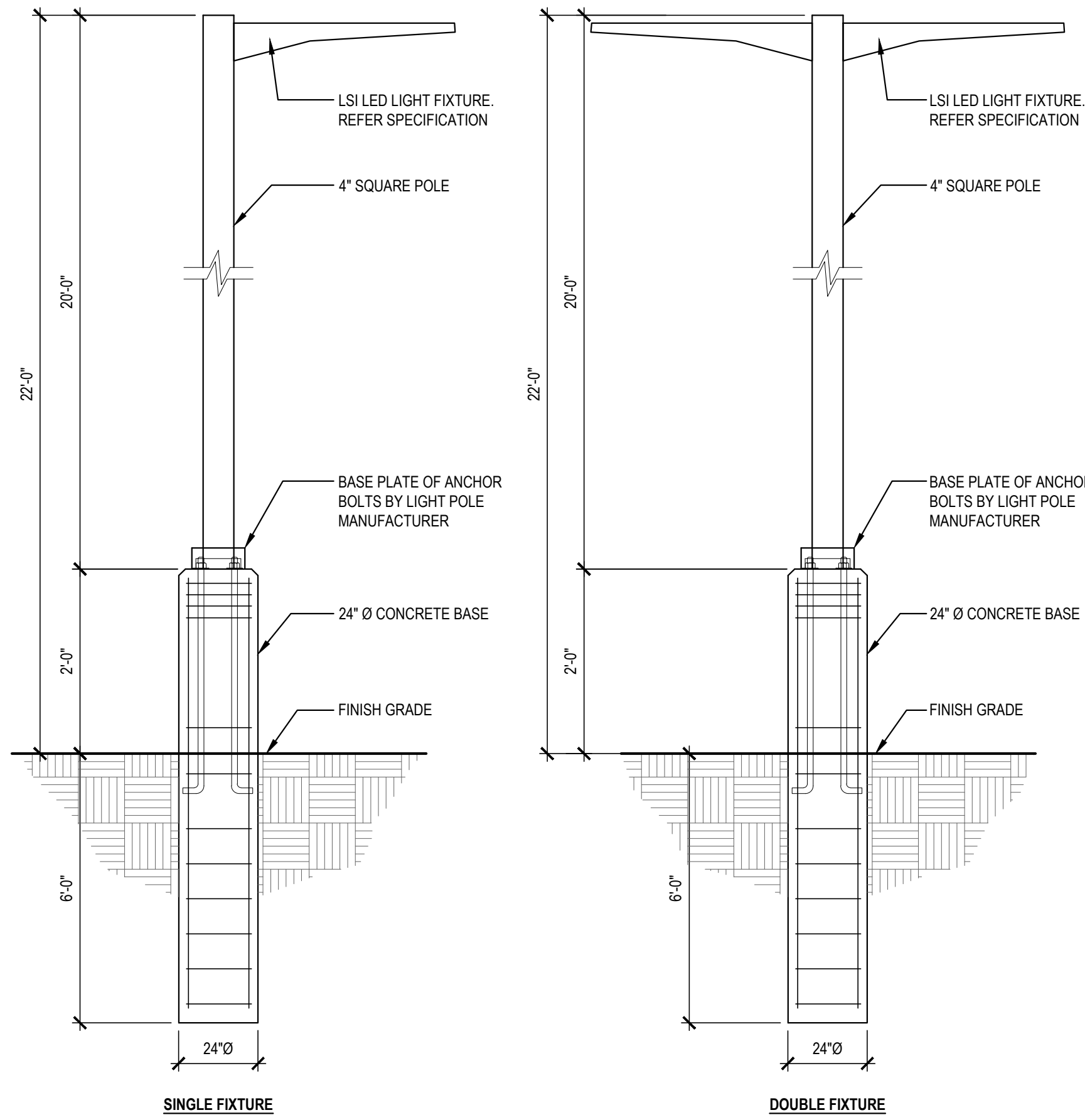
**CAUTION !!**  
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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

SHEET NO. **IR.2**



**POLE MOUNTING DETAIL 2**

Scale= 1/4" = 1'-0" **A-205**

Project: PANDA EXPRESS  
Date:

**LSI**  
Slice Medium - SLM  
Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for commercial & industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with Integral Airlink Synapse controls.

**Features & Specifications**

**Optical System**

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated panel to provide IP66-rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in 15° Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmission of 90%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral Luster ILL option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

**Electrical**

- High performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (480-480 Vac).
- L80 Calculated Life >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F), 42L lumen package rated to +40°C.
- Power factor >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (See ANSI/IEEE 62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

**Product Dimensions**

4 1/2" (115mm)  
28-11/16" (729mm)  
Minimum pole size 3"  
4.8" (122mm)  
1.2" (30mm)  
2.4" (61mm)  
13.3" (340mm)

LSI Industries Inc. 10000 Alliance Rd Cincinnati, OH 45242 • www.lsi-industries.com • (513) 370-2200 • © LSI Industries Inc. All Rights Reserved.

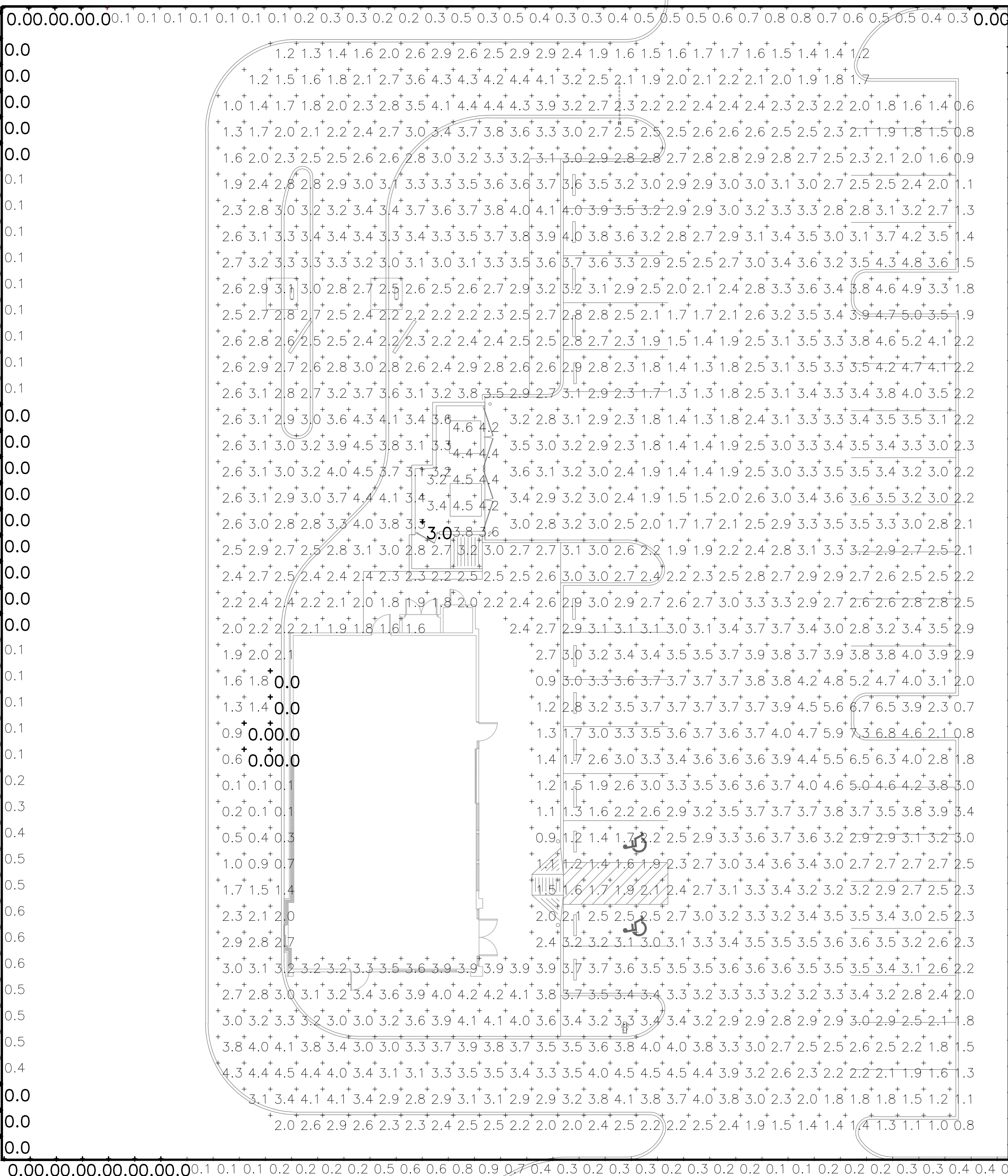
**FIXTURE SPECIFICATION 3**

Scale= NTS **A-205**

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
□	A	4	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	148.5
□	B	0	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-3-40-70CRI-IL.ies	13767	1	148.5
□	D	1	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	297
□	C	1	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	297

Note  
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

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY-PAVED SURFACE	+	2.9 fc	7.3 fc	0.0 fc	N/A	N/A
CALC SUMMARY-PROPERTY LINE	+	0.4 fc	1.7 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	4.0 fc	4.6 fc	3.0 fc	1.5:1	1.3:1



**SITE LIGHTING PLAN 1**

Scale= 1/16" = 1'-0" **A-205**



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



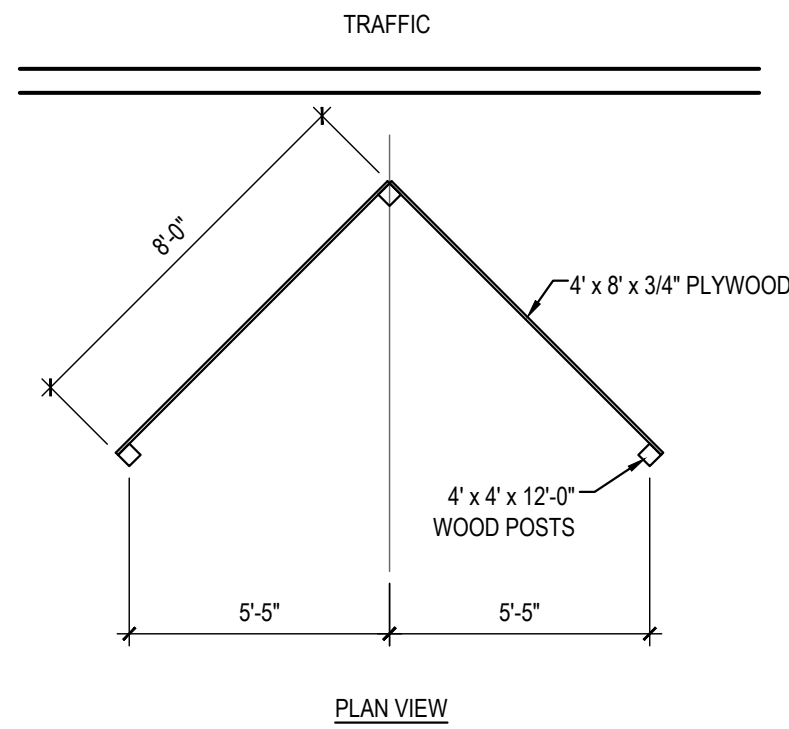
**PANDA EXPRESS**  
PANDA HOME COMPACT 2300  
W. LUCAS RD. & ANGEL PARKWAY  
LUCAS, TX 75002

**A-205**

SITE LIGHTING

PANDA HOME COMPACT 2300

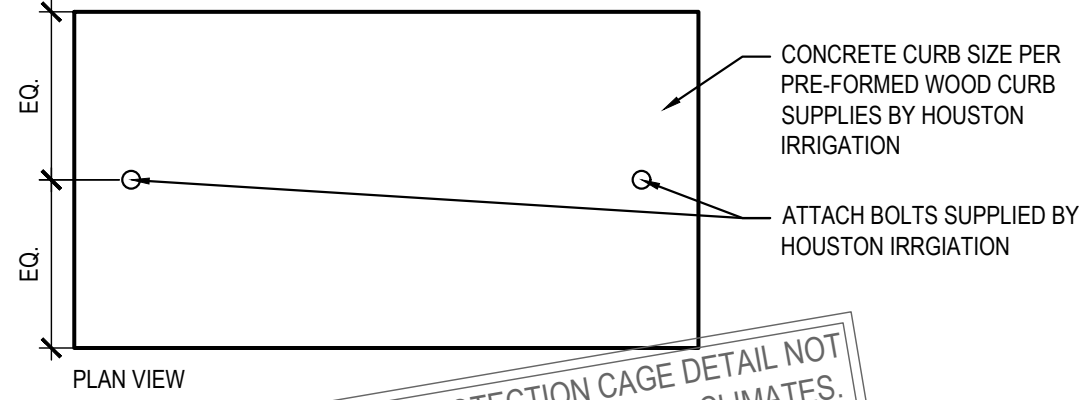
NOTE: GC TO COORDINATE PLACEMENT ON SITE WITH PANDA PROJECT MANAGER.



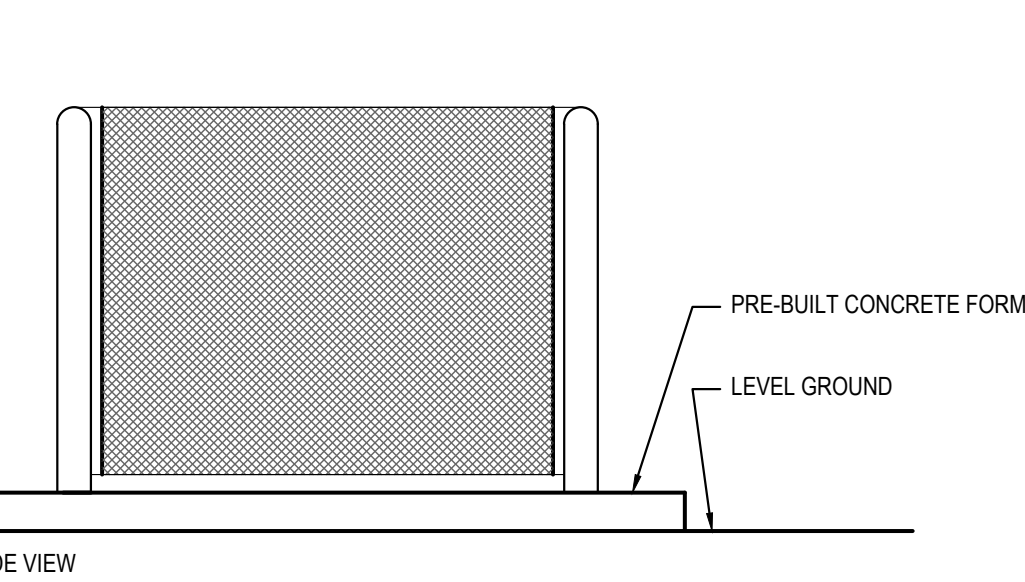
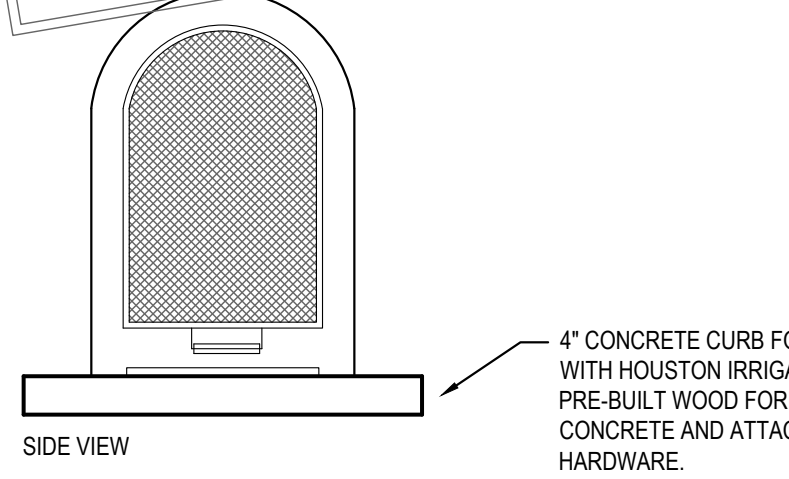
"COMING SOON" SIGN DETAIL 16

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

PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA: GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM.

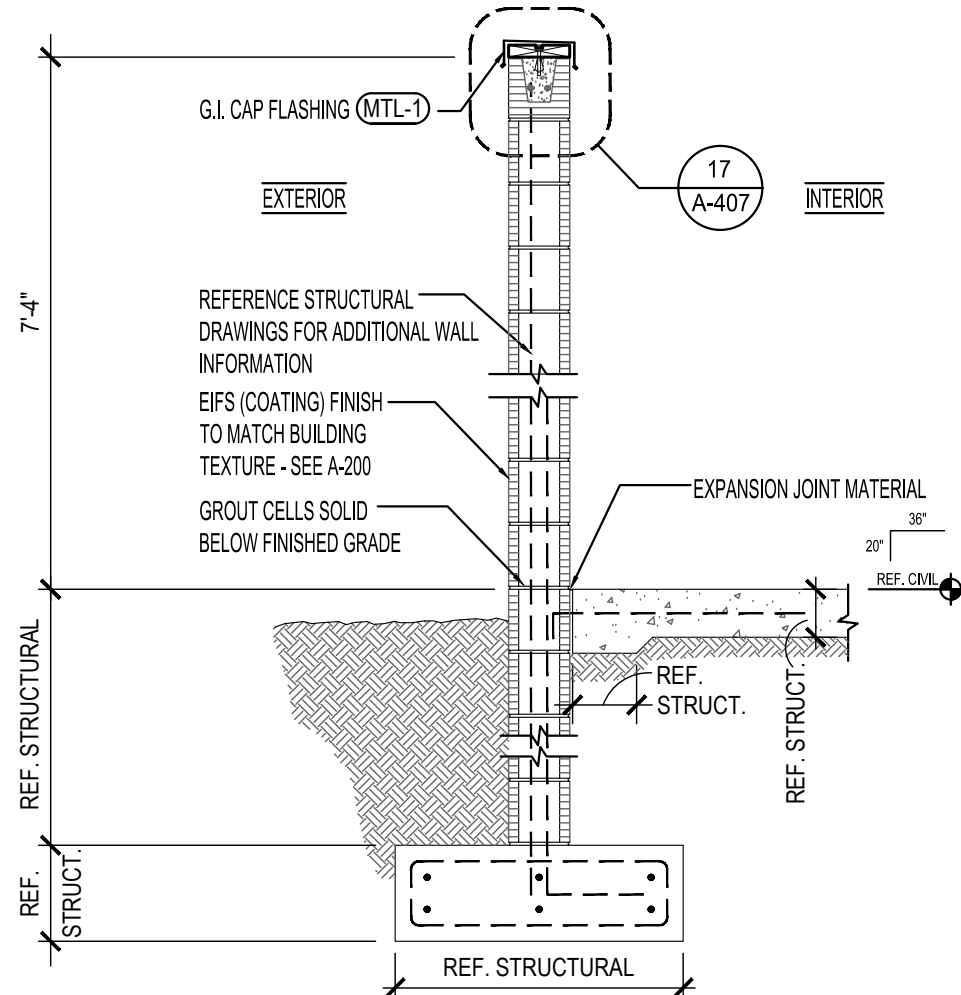


BACKFLOW PROTECTION CAGE DETAIL NOT REQUIRED FOR COLD WEATHER CLIMATES. ARCH TO REMOVE DETAIL



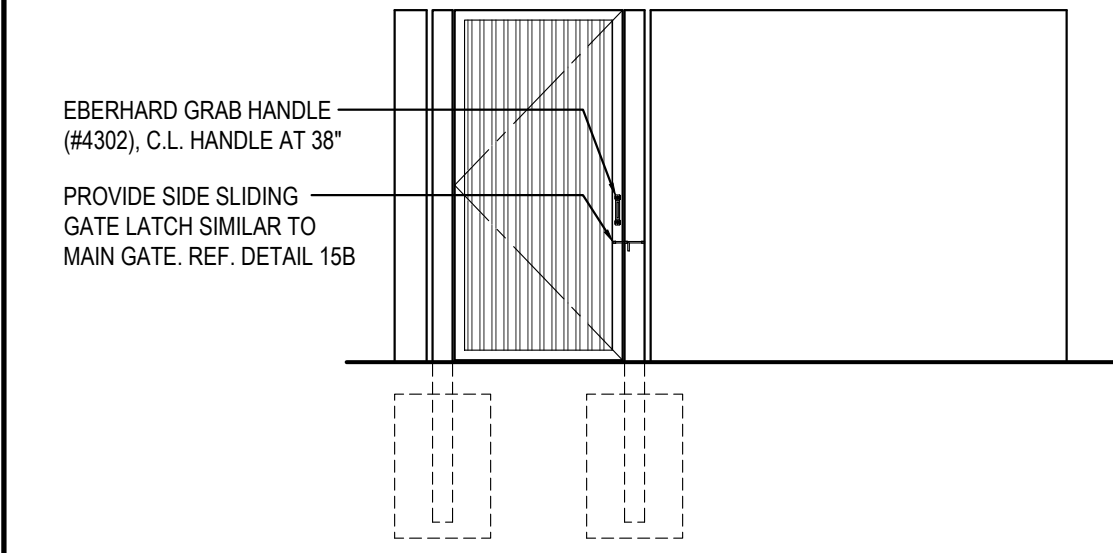
BACKFLOW PROTECTION CAGE 11

Scale= NTS A-407



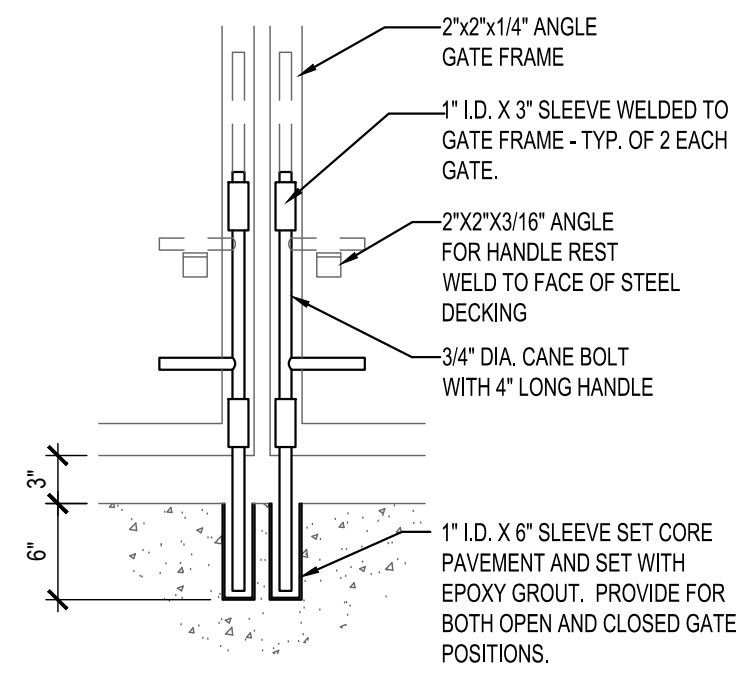
TRASH ENCLOSURE WALL SECTION 8

Scale= 1/2" = 1'-0" A-407

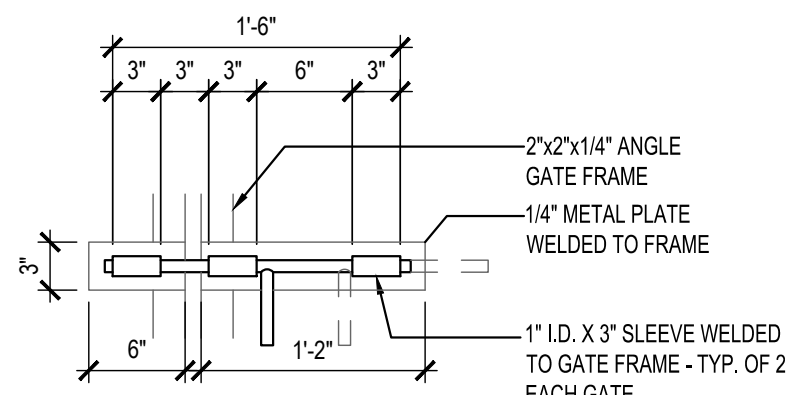


SIDE ELEVATION 4

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



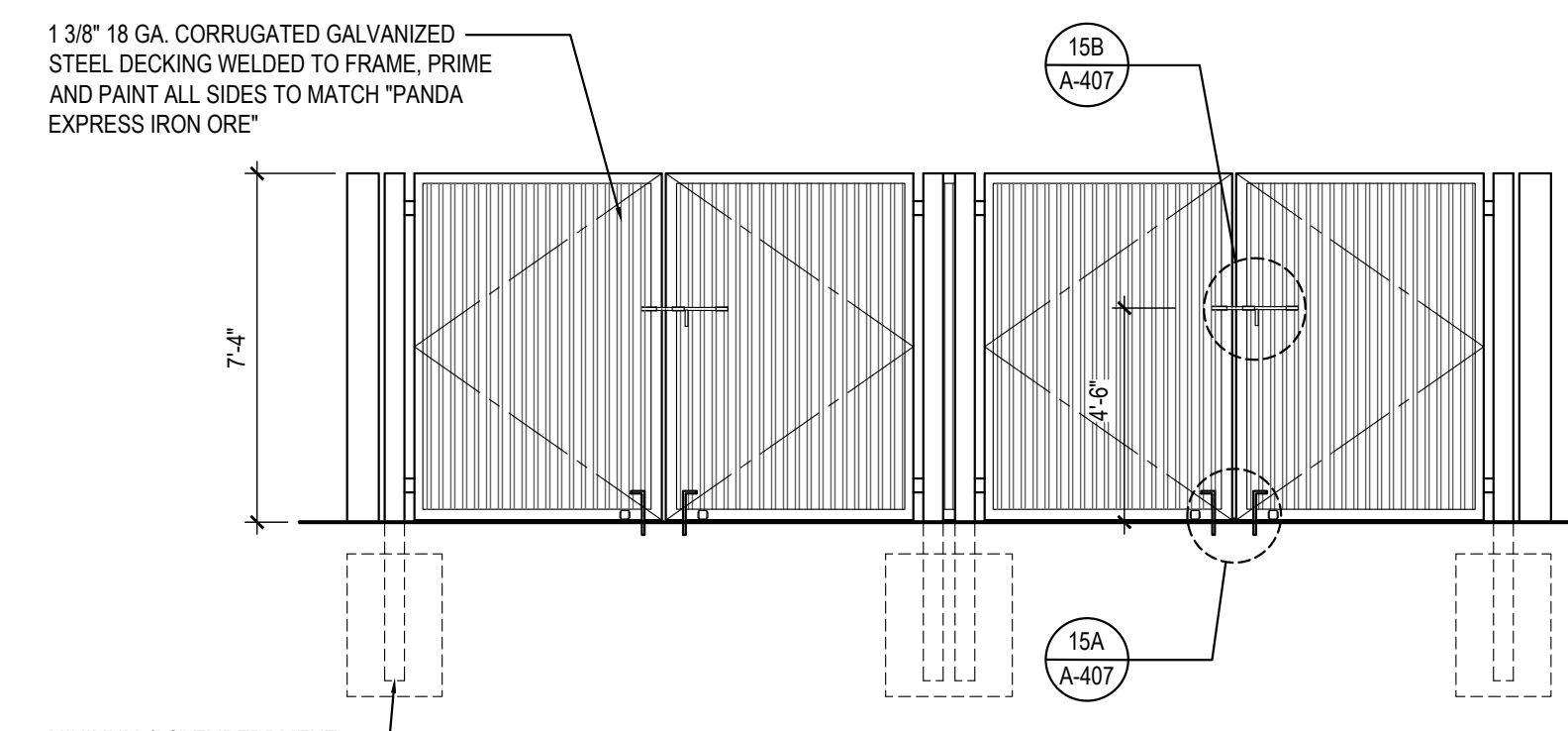
1" CANE BOLT DETAIL



3" GATE LATCH DETAIL

DUMPSTER GATE LATCH DETAILS 15

Scale= NTS A-407



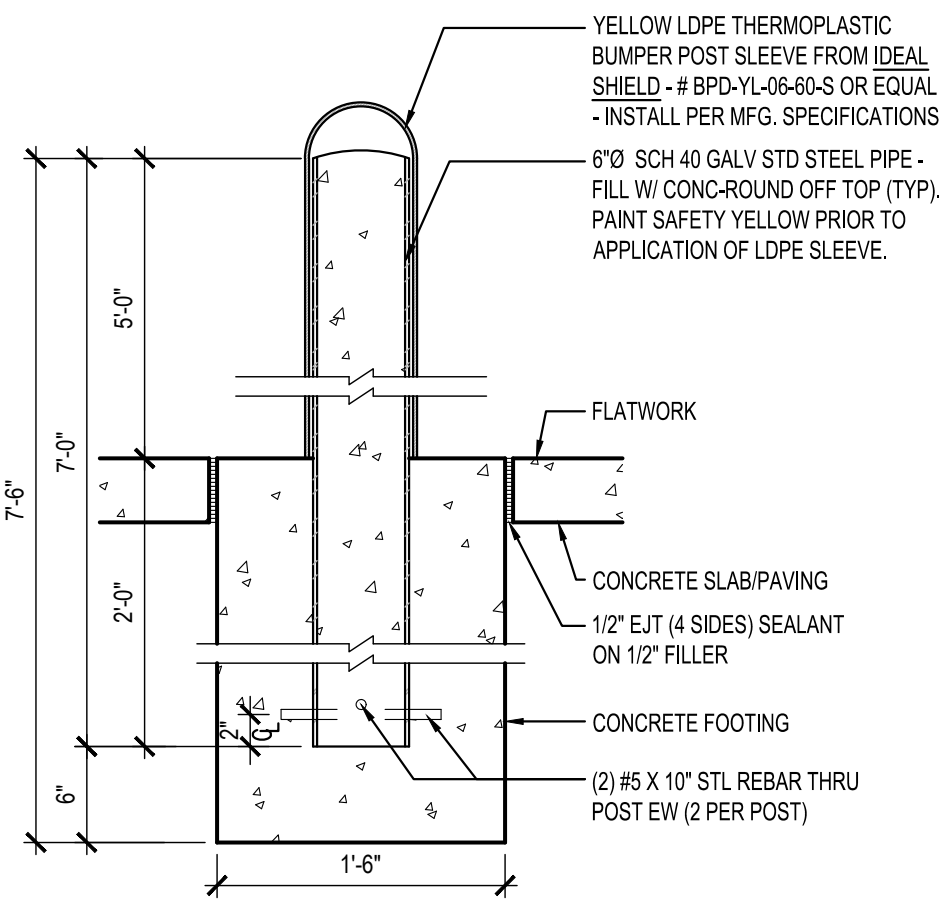
FRONT ELEVATION 2

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

NOTE: THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200. TRASH ENCLOSURE WALL COLOR SHALL MATCH (EIFS). TRASH ENCLOSURE GATE COLOR SHALL MATCH 'PANDA EXPRESS IRON ORE'. INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

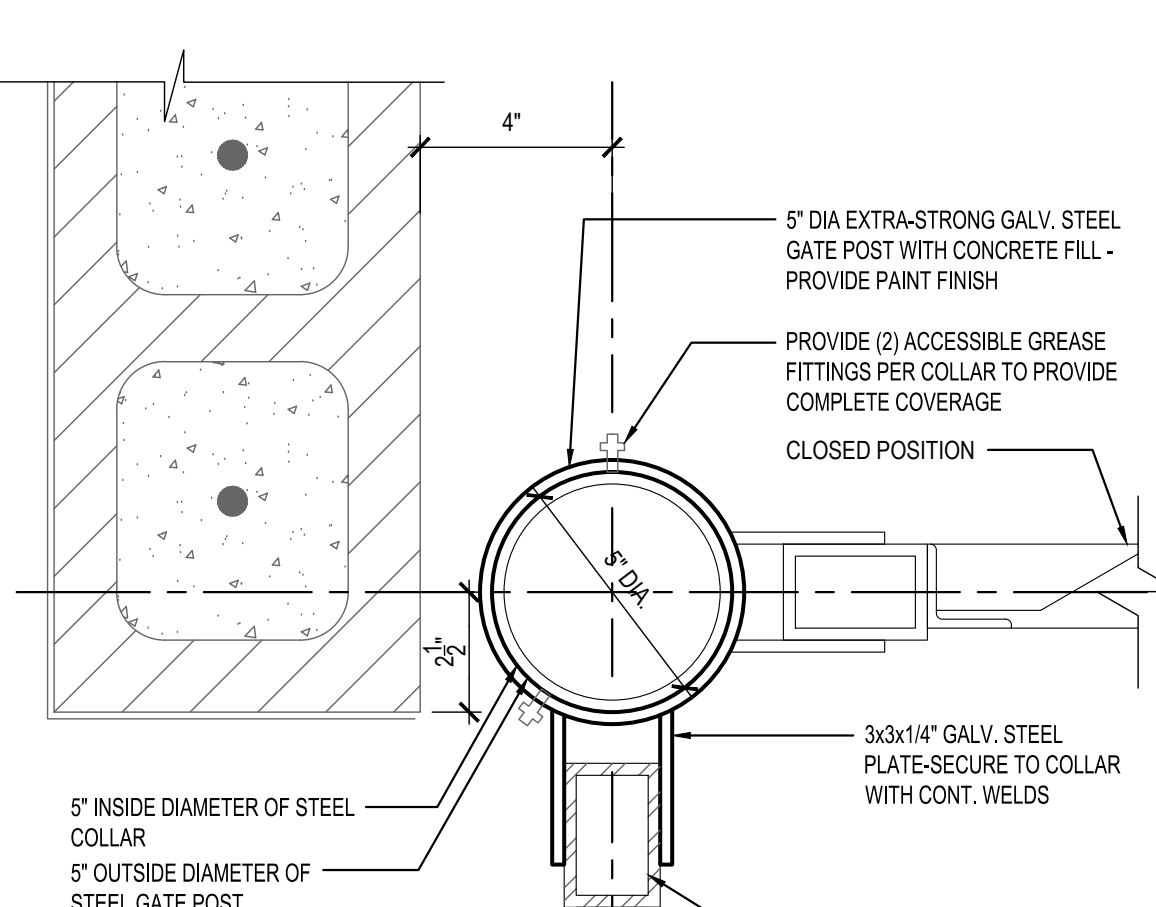
NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CANE BOLTS, ETC. AS INDICATED.

NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.



BOLLARD / POST BASE 18

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

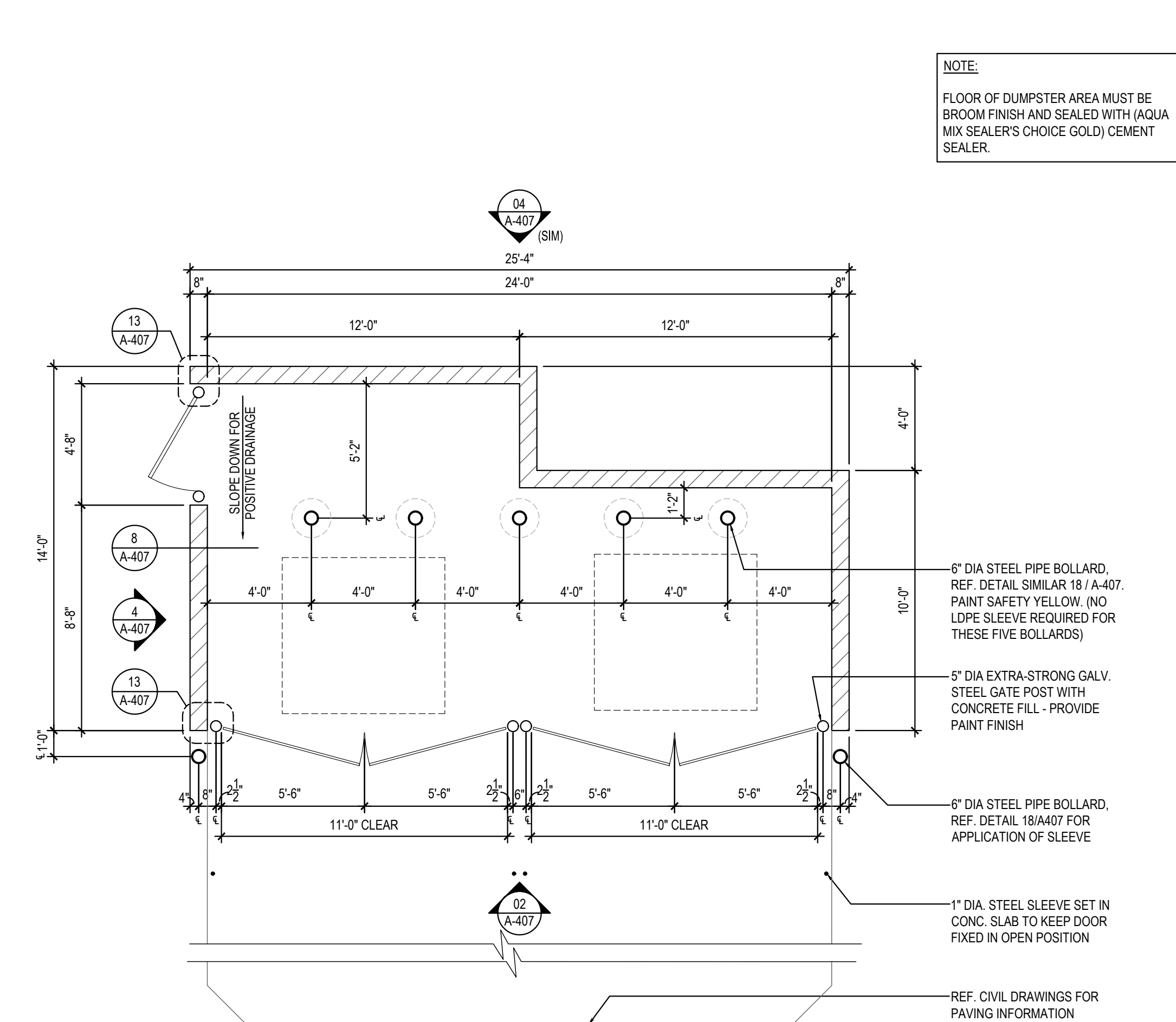


HINGE DETAIL 13

Scale= 3" = 1'-0" A-407

NOT USED 10

Scale= A-407



TRASH ENCLOSURE 1

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

NOTE: FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.



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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-407

TRASH ENCLOSURE  
DETAILS

PANDA HOME COMPACT 2300