

RETAIL & RESTAURANT DEVELOPMENT

2931 & 380 LOT 8R BLOCK A COMMERCIAL SUBDIVISION
MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

LEUNG
ARCHITECTS

PROJECT TEAM

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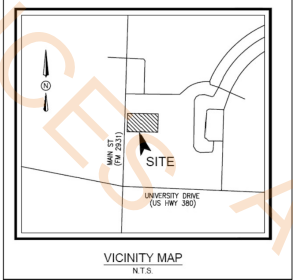
SCHEDULE OF ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BLDG.	BUILDING
CL	CENTER LINE
CFM	CUBIC FEET PER MINUTE
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CYL.	CYLINDER
D	DIAMETER
DOCS.	DOCUMENTS / DRAWINGS
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
ELEV.	ELEVATION
E.S.C.	EXTERIOR SPECIAL COATING
F.D.	FLOOR DRAIN
F.O.C.	FACE OF CURB/CONCRETE
F.O.M.	FACE OF MASONRY
FIN.	FINISHED
FLR.	FLOOR
FT.	FEET
FR-S	FIRE-RETARDANT WOOD TREATMENT
GA.	GAGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON OR STEEL
G.L.	GLUE LAMINATED STRUCTURE MEMBER
GYP. BD.	GYPSUM BOARD
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING
I.D.	INSIDE DIMENSION
IN.	INCH
LBS.	POUNDS
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MT'D.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
PLYWD.	PLYWOOD
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
RE:	REFER TO, REFERENCE FROM
REQ'D	REQUIRED
R.O.	ROUGH OPENING
SHEATH.	SHEATHING
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
STL.	STEEL
STRUCT.	STRUCTURAL
SQ.	SQUARE
T & G	TONGUE & GROOVE
T.D.	TOP OF DRAIN
T.O.	TOP OF
T.O.C.	TOP OF CURB/CONCRETE
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
W/	WITH
W.P.	WEATHERPROOF
W.W.F.	WELDED WIRE FABRIC
WRGBB	WATER RESISTANT GYPSPUM BACKER BOARD

SCHEDULE OF MATERIALS

MATERIALS	DESCRIPTION
	BRICK WALL
	STUD PARTITION
	C.M.U. WALL
	CONCRETE
	EARTH OR COMPACTED FILL
	METAL
	BATT INSULATION
	WOOD, CONTINUOUS BLOCKING
	FINISHED WOOD
	GYPSPUM BOARD
	PLYWOOD
	RIGID INSULATION
	MOISTURE RESISTANT BOARD
	PLASTER OR E.I.F.S.

VICINITY MAP



SCHEDULE OF SYMBOLS

SYMBOLS	DESCRIPTION
	WALL SECTION
	BUILDING SECTION
	ELEVATION
	DETAIL
	ROOM NAME & NUMBER
	SPOT FINISH GRADE ELEVATION
	COLUMN, BUILDING GRID
	FINISH ELEVATION
	INDICATES HIDDEN CONDITION ABOVE, BELOW, OR BEYOND
	INDICATES CENTERLINE, STRUCTURAL GRID, WITNESS LINE, LIMIT LINE, OR EXTENSION LINE
	DOOR NUMBER
	KEY NOTES
	INTERIOR WALL TYPE
	WINDOW NUMBER
	REVISION NUMBER
	MATERIALS SCHEDULE MARK
	WALL TYPE NUMBER
	DIMENSION TO FACE OF STUD OR MASONRY
	DIMENSION TO CL
	DIMENSION TO FACE OF FINISH MATERIAL

CODE ANALYSIS

A. BUILDING CRITERIA:

OCCUPANCY CLASSIFICATION : GROUP A-2 / GROUP M
TYPE OF CONSTRUCTION : 5B
PROPOSED BUILDING AREA
- 3,780 S.F. RESTAURANT (35%)
- 7,020 S.F. RETAIL (65%)
TOTAL = 10,800 S.F.

ALLOWABLE AREA : Table 506 Type 5B S1
GROUP A-2 = 24,000 SF
GROUP M = 36,000 SF

ALLOWABLE HEIGHT : TABLE 504.3
BUILDING HEIGHT = 60'

PROPOSED HEIGHT : 28' MAX.

NUMBER OF STORIES : ONE STORY

FULLY SPRINKLERED: YES

TRAVEL DISTANCE NOT EXCEED: 250'-0"

COMMON PATH OF EGRESS: 75'-0"

Zoning: PD - Planned Development

B. BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
with NCTCOG Regional Code Amendments.
2018 INTERNATIONAL ENERGY CONSERVATION CODE
TEXAS ACCESSIBILITY STANDARDS

C. PROJECT SUMMARY

NEW CONSTRUCTION OF SITE & BUILDING :

1. SITE WORK OUTLINED IN CIVIL DRAWINGS

2. NEW BUILDING SHELL CONSTRUCTION OF THE 10,800 SF BUILDING & NO INTERIOR FINISH-OUT.

DRAWING INDEX

ARCHITECTURAL

COVER SHEET
A101 ARCHITECTURAL SITE PLAN
A201 FLOOR PLAN & DETAILS
A202 DUMPSTER & LIGHT POLE BASE DETAILS
A301 ROOF PLAN
A401 WALL SECTIONS & DETAILS
A402 WALL SECTIONS & DETAILS
A403 SECTIONS & DETAILS
A501 BLDG. EXTERIOR ELEVATIONS
A601 BUILDING LIGHTING & SOFFIT PLAN
A701 DOOR & WINDOW SCHEDULES AND DETAILS

STRUCTURAL

S1 GENERAL NOTES AND SPECIFICATIONS
S1.1 SPECIAL INSPECTIONS
S2 FOUNDATION PLAN
S3 FRAMING PLAN
S4 FOUNDATION SECTIONS AND DETAILS
S4.1 FOUNDATION SECTIONS AND DETAILS
S5 FRAMING SECTIONS
S5.1 FRAMING SECTIONS
S6 FRAMING DETAILS
S6.1 FRAMING DETAILS

MEP DRAWINGS

MP001 LEGEND & NOTES-HVAC & PLUMBING
MP201 FLOOR PLAN - HVAC & PLUMBING
E001 LEGEND & NOTES - ELECTRICAL
E002 SCHEDULES & DETAILS - ELECTRICAL
E201 FLOOR PLAN - ELECTRICAL
ESP 1 SITE PLAN - PHOTOMETRIC
ESP 2 SITE PLAN - LIGHTING

Permit Set 8-31-2025

STL. COLUMN RE: STRUCT. 6" METAL STUD @ 16' MAX., RE: STRUCT. GROUT SOLID @	R-19 BATT INSULATION TYP. 1/4" WOOD BRICK MOLD TYP.	6" METAL STUD @ 16" MAX., RE: STRUCT.	BRICK RETURN W/ 1/4" WOOD BRICK MOLD TYP.	6" METAL STUD @ 16" MAX., RE: STRUCT.	STONE VENEER W/ MASONRY TIE & CONT. 30# MEMBRANE FLASHING OVER 5/8" GYP. SHEATHING. TYP.
(3/402) Wall (17' Ht) (Sheathing one Side And 5/8" Type X Gyp)	(4/402) Wall (17' Ht) (Sheathing one Side And 5/8" Type X Gyp)	(2/403) Wall (17' Ht) (Sheathing one Side And 5/8" Type X Gyp)	(1/403) Wall (17' Ht) (Sheathing one Side And 5/8" Type X Gyp)	(1/402) Wall (6'-0") One Side Sheathing and one side 5/8" Type X Gyp	A401/3 Wall Ht (6'-5") One Side Sheathing and one side 5/8" Type X Gyp
A401/1 Wall Ht 12' (W/One Side Sheathing and one side Type X 5/8 Gyp One side	2C) Wall Ht 12' CMU Wall With 6" Metal Stud and Exterior Sheathing And interior 5/8" Gyp one Side	2B) CMU Wall Ht 12' With Stud 6" Metal Stud with Sheathing One Side and 5/8" Gyp on side	A401/2 Wall Ht (17'-8") And 6" Stud CMU And One side Sheathing	12" Ht One Side Ply Sheathing and One Side Metal Panel	17' Ht Both Side 5/8" Gyp
Door 01	Door02	Door 03	Door 04		

31.8 FT

97.2 FT

24.2 FT

122.7 FT

58.3 FT

58.9 FT

26.5 FT

40.7 FT

7.1 FT

30.3 FT

59.1 FT

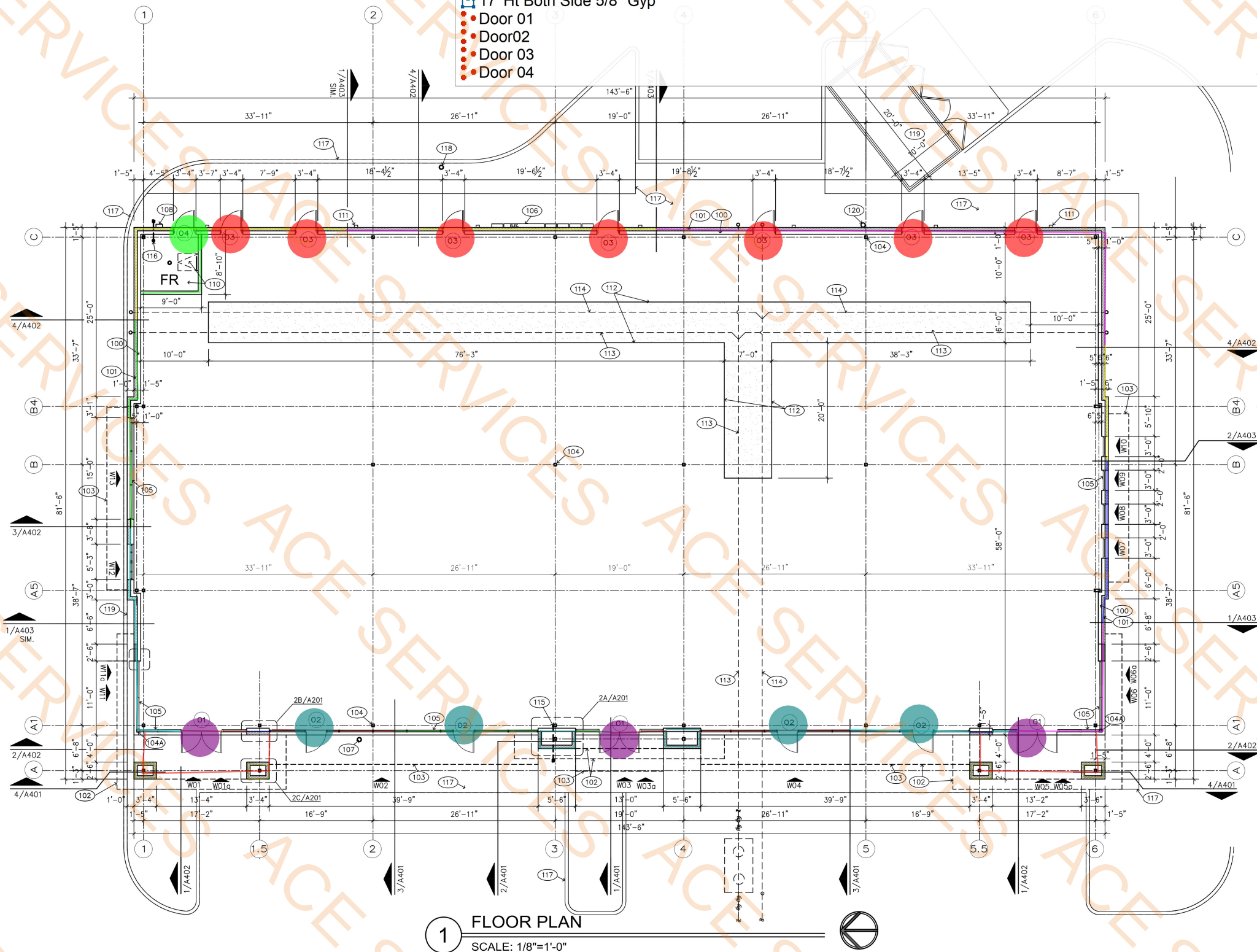
17.4 FT

3.0 EA

4.0 EA

7.0 EA

1.0 EA



EXTERIOR FINISH SCHEDULE		
FACE BRICK (FIELD) MODULAR BRICK BY ACME	A1	BY ACME, COLOR: SAND OR TO BE SELECTED BY OWNER
FACE BRICK (ACCENT) BRICK ROWLOCK & SOLDIER	A2	BY ACME, COLOR: BROWNISH OR TO BE SELECTED BY OWNER
NATURAL STONE 3" TO 3-1/2" THICK VENEER	B	TO BE SELECTED BY OWNER
CAST STONE MOULDING	C	DALLAS CAST STONE, COLOR: WHITE OR APPROVED EQUAL
EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.)	D	DRYVIT SANDPEBBLE FINE DPR #101 SUPER WHITE ALL E.I.F.S. CONSTRUCTION SHALL CONFORM TO ICC REPORT ESR-1547.
3-COAT STUCCO SYSTEM	E	FIELD COLOR: WHITE/BEIGE OT TBD
PREFINISHED METAL COPING	F	BERRIDGE COLOR: "PARCHMENT"
12" WIDE STANDING SEAM METAL ROOF	G	FACTORY FINISH, COLOR: CHOCOLATE BROWN
STOREFRONT/ENTRY DOORS SILL FLASHING/TRIM @ STOREFRONT: RE: WINDOW SCHEDULE FOR WINDOW & GLASS ASSEMBLY	H	ANNOIDISED ALUM. COLOR: "DARK BRONZE"
EXTERIOR GLASS	L	CLEAR, 1" INSULATED
EXTERIOR HOLLOW METAL DOOR & FRAME	M	PREFINISHED OR GALVANISED PAINTED TO MATCH ADJACENT

ELEVATION KEY NOTES		
1	EXPANSION JOINT TYP.	
2	OVERFLOW ROOF SCUPPER	
3	METAL AWNING.	
4	WROUGHT IRON FENCE @ PATIO	
5	ELECTRICAL RISER.	
6	EXTERIOR STEEL DOOR AND FRAME, PAINTED TO MATCH ADJACENT COLOR.	
7	WALL-PACK LIGHT FIXTURE MOUNT. HT. @ 12'-4" OR 16'-4" A.F.F. RE: BLDG ELEV.	
8	WALL SCONCE, MOUNT. HT. @ 9'-4" A.F.F	
9	PAINT EXTERIOR HOLLOW METAL DOOR & FRAMES, OVERFLOW SCUPPER & ALL EXPOSED CONDUITS TO MATCH ADJACENT.	

NOTES		
1.	ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SUFFICIENTLY SCREENED FROM VIEW BY PARAPET WALLS, AND GROUND MOUNTED EQUIPMENT SHALL BE ENCLOSED BY MASONRY WING WALLS THAT MATCH THE MATERIAL OF THE PRIMARY BUILDING.	
2.	ALL LIGHT SOURCES, INCLUDING WALL PACKS, SHALL BE FULL CUT-OFFS	

1 FLOOR PLAN
SCALE: 1/8"=1'-0"

- Single Ply 60 Mil TPO Roofing W/ (R-25 Rigid Insulation) Pitch Factor 1.03
- Standing Seam Metal Roof
- 8/12 Roof Slope Standing Seam Metal Roof
- Ridge Flashing
- 8"x12" Pre-Finished Metal Scupper w/ 8"x12"x12" Pre-Finished Metal Conductor Box 6"x4" Pre-Finished Metal Downspot (15')
- 4" Roof Cricket
- Gutter And Drip Edge flashing
- Panel Soffit (6'-0") Wide
- 2x2 Wood Blocking

9793.7 SQ FT
2411.1 SQ FT
153.1 SQ FT
67.8 FT
7.0 EA
141.1 FT
141.6 FT
70.3 FT
144.8 FT

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A Development of

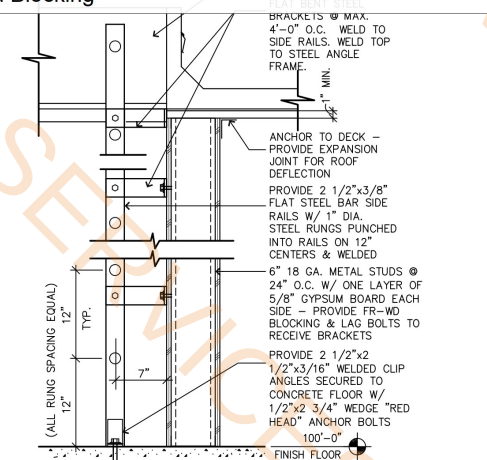
PROPOSED RETAIL &
RESTAURANT DEVELOPMENT

MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

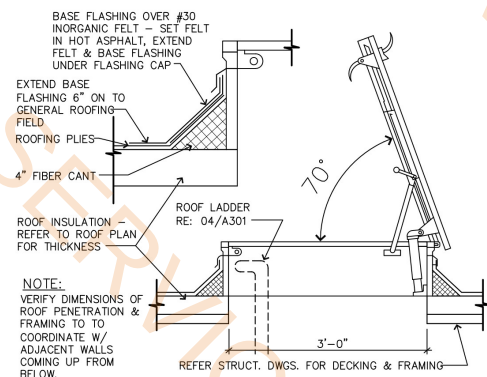
REVISIONS:

ROOF
PLAN & DETAILS

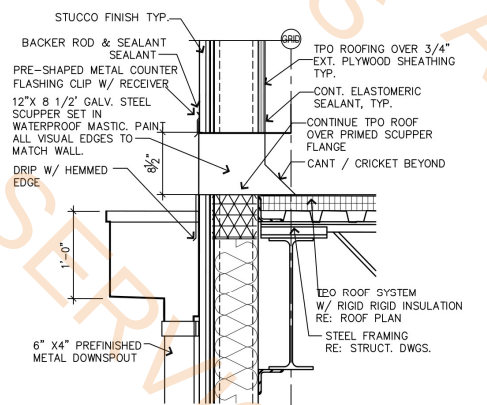
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PROJECT NO: A301
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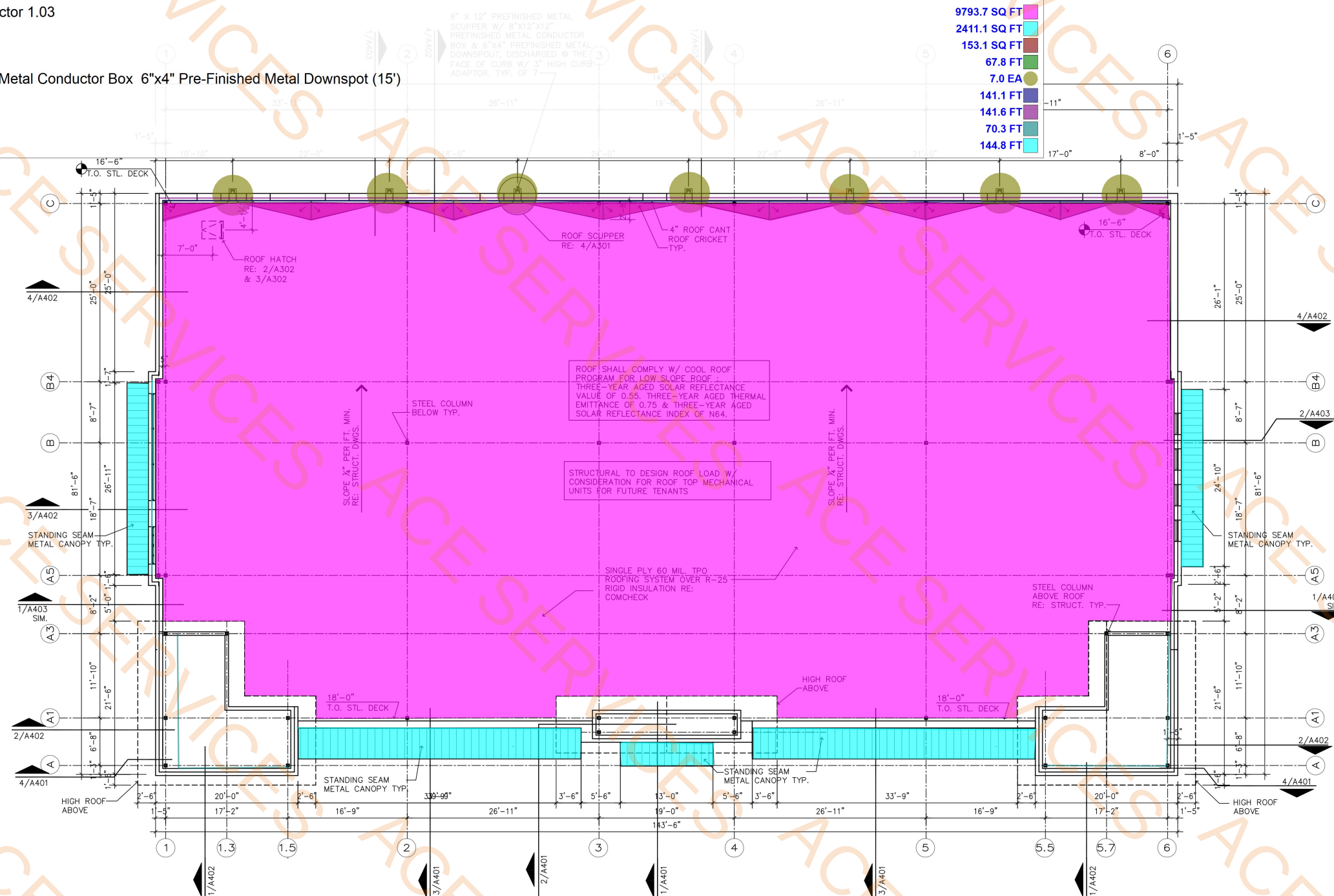
2 ROOF LADDER DETAIL
NOT TO SCALE



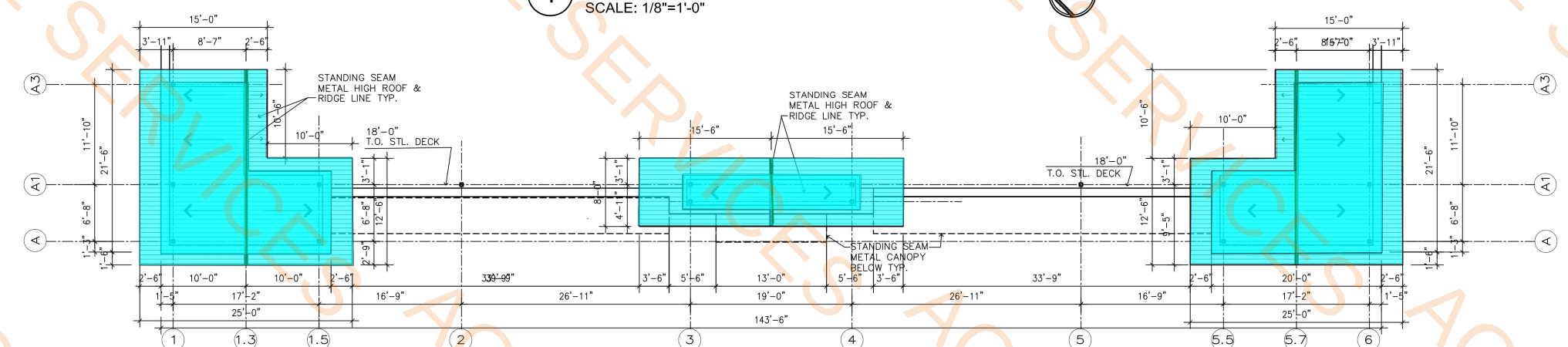
3 ROOF HATCH DETAIL
NOT TO SCALE



4 SCUPPER/SECTION DETAIL
SCALE: 1"=1'-0"



1 ROOF PLAN
SCALE: 1/8"=1'-0"



1A PARTIAL HIGH ROOF PLAN
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

LEUDERS STONE (NATURAL STONE)	A	3-1/2" THICK NATURAL STONE BY ACME: LEUDERS STONE-TUSCAN-BLUE (USE LARGE SIZE STONE & NO WHITE COLOR IN THE MIX)
CAST STONE	B	DALLAS CAST STONE, COLOR: WHITE OR APPROVED EQUAL
FACE BRICK	C	ACME FACE BRICK, MODULAR SIZE, GLACIER WHITE/BEIGE, VELOUR TEXTURE, MATCHING GROUT
	C1	ACME FACE BRICK, MODULAR SIZE, SLATE GRAY, VELOUR TEXTURE, MATCHING GROUT COLOR
3-COAT STUCCO SYSTEM W 3/4"-EXP. JOINT OR ARCH. SCORED PATTERN.	D	3-COAT STUCCO SYSTEM COLOR & TEXTURE: OMEGA MILKY QUARTZ (WHITE)
PREFINISHED FIBRE CEMENT SIDING- 1X6 T&G (TONGUE & GROOVE)	E	COLOR: TO BE APPROVED BY OWNER
METAL CANOPY W/ 2X12 STL. RAFTER & STL. SUSP. ROD	F	COLOR: METAL CANOPY BLUSH BLACK STL. RAFTER BRUSH CHROME FINISH.
4X8X1'-4" STL. TUBE OUTRIGGER BRACKET / DIAGONAL STL. SUPPORT @ S. ELEV.	F1	COLOR: BRUSH CHROME FINISH
PREFINISHED BREAK METAL PANEL TO MATCH STOREFRONT	G	COLOR: MATCH STOREFRONT
PREFINISHED METAL FACIA ANNOXIDISED ALUM.	H	COLOR: BLUSH BLACK
STOREFRONT/ENTRY DOORS & WINDOW SYSTEM W/ 1" CLEAR INSULATED GLASS.	J	ALUM. FRAME: "DARK BRONZE" GLASS: "CLEAR"
EXTERIOR HOLLOW METAL DOOR & FRAME	K	PREFINISHED OR GALVANISED PAINTED TO MATCH ADJACENT
ROOF SCUPPER, DOWNSPOUTS, PREFINISHED OR PAINTED TO MATCH ADJACENT.	L	RE: ROOF PLAN
STANDING SEAM METAL ROOF	M	COLOR: BLACK
4" STL COLUMN WRAP W/ BREAK METAL TO MATCH STOREFRONT	N	COLOR: DARK BRONZE
01 BRICK STACK BOND WITH MATCHING GROUT COLOR.	06	ROOF LINE W/ 5'-6" MIN. PARAPET FOR MECH. SCREENING
02 BRICK SOLDIERS	07	1/2" MATERIAL EXP. JOINT W/ SEALANT
03 ELEVATION BEYOND	08	ATTIC VENT LOUVER W/ SCREEN
04 SPRANDREL GLASS	09	COLOR: BLUSH BLACK
05 ROOF LINE PARAPET		MASONRY EXPANSION JOINT

DEVELOPMENT DESIGN STANDARDS COMPLIANCE

THIS PROJECT DESIGN PROVIDE THE ARCHITECTURAL ELEMENTS LISTED BELOW:

CONSTRUCTION REGULATIONS

- BUILDING ELEVATIONS NOT TO EXCEED 24' HIGH.
- ELEVATED FACADE NOT TO EXCEED 4' HIGH.
- ELEVATED FACADE NOT TO EXCEED 40% OF FACADE.

CAPE COD ARCHITECTURAL ELEMENTS: 3 MINIMUM

- USE OF VERTICAL ARTICULATION.
- TAPERED COLUMNS.
- CANOPIES AND HORIZONTAL ARTICULATION.
- COVERED FRONT PORCH.
- USE OF HARDI-BOARD SIDING

CRAFTSMAN ARCHITECTURAL ELEMENTS:

- EXPOSED STRUCTURAL ELEMENTS
- USE OF EAVE RAFTER / BRACKET

- Attic Vent Louver w/Screen
- (C1) Acme Face Brick, Modular Size, Slate Grey, Velour Texture
- (C) ACME Face Brick, Modular Size Glacier White/Beige, Velo...
- 12" THk (H) Prefinished Metal Fascia Color: Blush Black
- (A) 3-1/2" Thk Natural Stone By: Leuders
- (E) Pre-Finished Fiber Cement Siding- 1x6 T&G
- (D) 3-Coat Stucco Sytem W/ 3/4" V-Exp Joint Or Scored Pattern
- (G) Pre-finished Break Metal Panel
- (C1-01) Brick Stack Bond
- (C2-02) Brick Soldiers
- (B) Dallas Cast Stone
- Masonry Expansion Joint
- 4x8x1'-4" Steel Tube Outrigger Bracket/Diagonal Steel

38.8 SQ FT

741.5 SQ FT

2359.4 SQ FT

495.4 FT

1525.9 SQ FT

942.4 SQ FT

175.4 SQ FT

145.9 SQ FT

1556.6 SQ FT

296.7 SQ FT

274.8 FT

53.5 FT

31.0 EA

PROPOSED RETAIL & RESTAURANT DEVELOPMENT

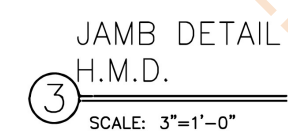
MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

TERIOR
BLDG.
ELEVATIONS

DATE: 8-24-2025
PROJECT NO:
DRAWN BY:
CHECKED BY:

SHEET NO:

A501



MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

DATE: 12-25-2025
SHEET NO:
OBJECT NO:
DRAWN BY: A701
CHECKED BY:

*1. DOOR SIGNAGE: A READILY DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

*2. LOCATION OF ALL EXIT DOOR, EXIT HARDWARE AND SIGNAGE SHALL BE DETERMINED AT TENANT FINISH-OUT



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Texas Registered Firm F-20785

A Development of

PROPOSED RETAIL &
RESTAURANT DEVELOPMENT

MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

REVISIONS:

FLOOR PLAN -
HVAC &
PLUMBING

DATE: SHEET NO:

PROJECT NO:

DRAWN BY: **MP201**

CHECKED BY: -

4" Sanitary Waste Pipe

3" Vent Pipe

6" Sanitary Waste Pipe

2" CW Cold Water Pipe

1/2" CW Cold Water Pipe

4" GW (Grease Waste Piping)

DCO (Double 2-way Cleanout)

YCO (Yard Clean out)

Floor Sink

NFWH

145.7 FT

52.0 FT

102.8 FT

218.5 FT

21.6 FT

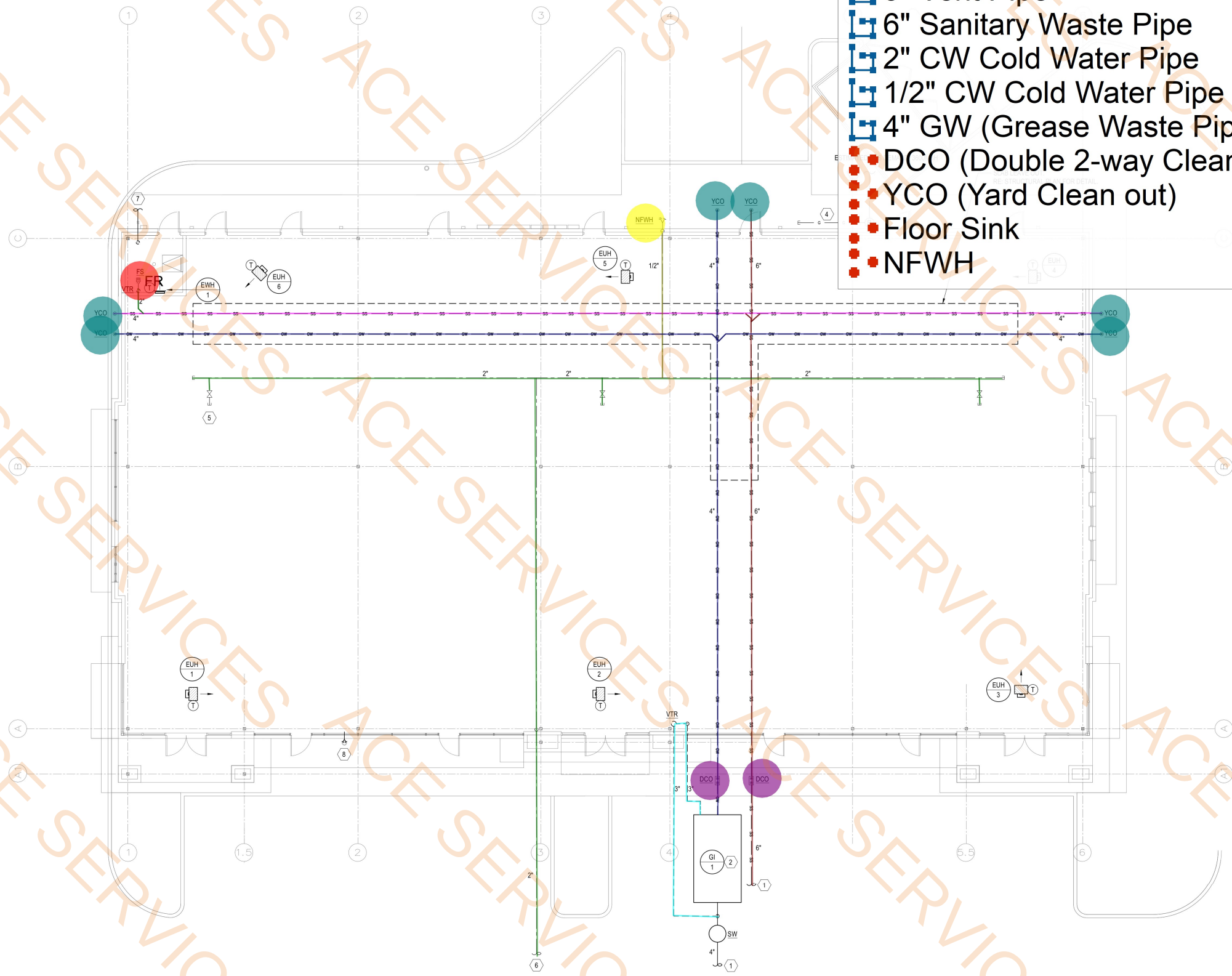
235.2 FT

2.0 EA

6.0 EA

1.0 EA

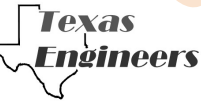
1.0 EA



- FLOOR PLAN KEYED NOTES: (DESIGNATED BY * (# ")
- 1. SEWER LINE. RE: CIVIL FOR CONTINUATION.
 - 2. 3000 GAL GRAVITY GREASE INTERCEPTOR. INSTALL PER MANUFACTURER'S INSTRUCTION. COORDINATE THE LOCATION WITH SITE.
 - 3. UNDERGROUND NATURAL GAS LINE. RE: CIVIL FOR CONTINUATION.
 - 4. 3-METER MANIFOLD FOR FUTURE CONNECTION. INSTALL PER GAS COMPANY'S INSTRUCTION.
 - 5. 1-1/2" CW VALVED AND CAPPED FOR FUTURE CONNECTION. (TYPICAL)
 - 6. CW. RE: CIVIL FOR CONTINUATION AND LOCATION OF METER AND RPZ.
 - 7. FIRE WATER. RE: CIVIL FOR CONTINUATION.
 - 8. FDC SHOWN FOR CLARITY ONLY. RE: CIVIL & ARCHITECTURAL PLAN FOR DETAIL.

1 FLOOR PLAN - HVAC & PLUMBING
SCALE: 1/8" = 1'-0"





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PROPOSED RETAIL &
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MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

REVISIONS:

FLOOR PLAN -
ELECTRICAL

DATE: SHEET NO:

PROJECT NO:

DRAWN BY: E201

CHECKED BY:

X1 Lighting Fixture

GFI Duplex Receptacle

Switch

Remote Emergency Light Head On One Gang Box

14.0 EA

2.0 EA

1.0 EA

14.0 EA

1 FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"



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REVISIONS:

SITE PLAN -
LIGHTING

DATE: SHEET NO:

PROJECT NO:

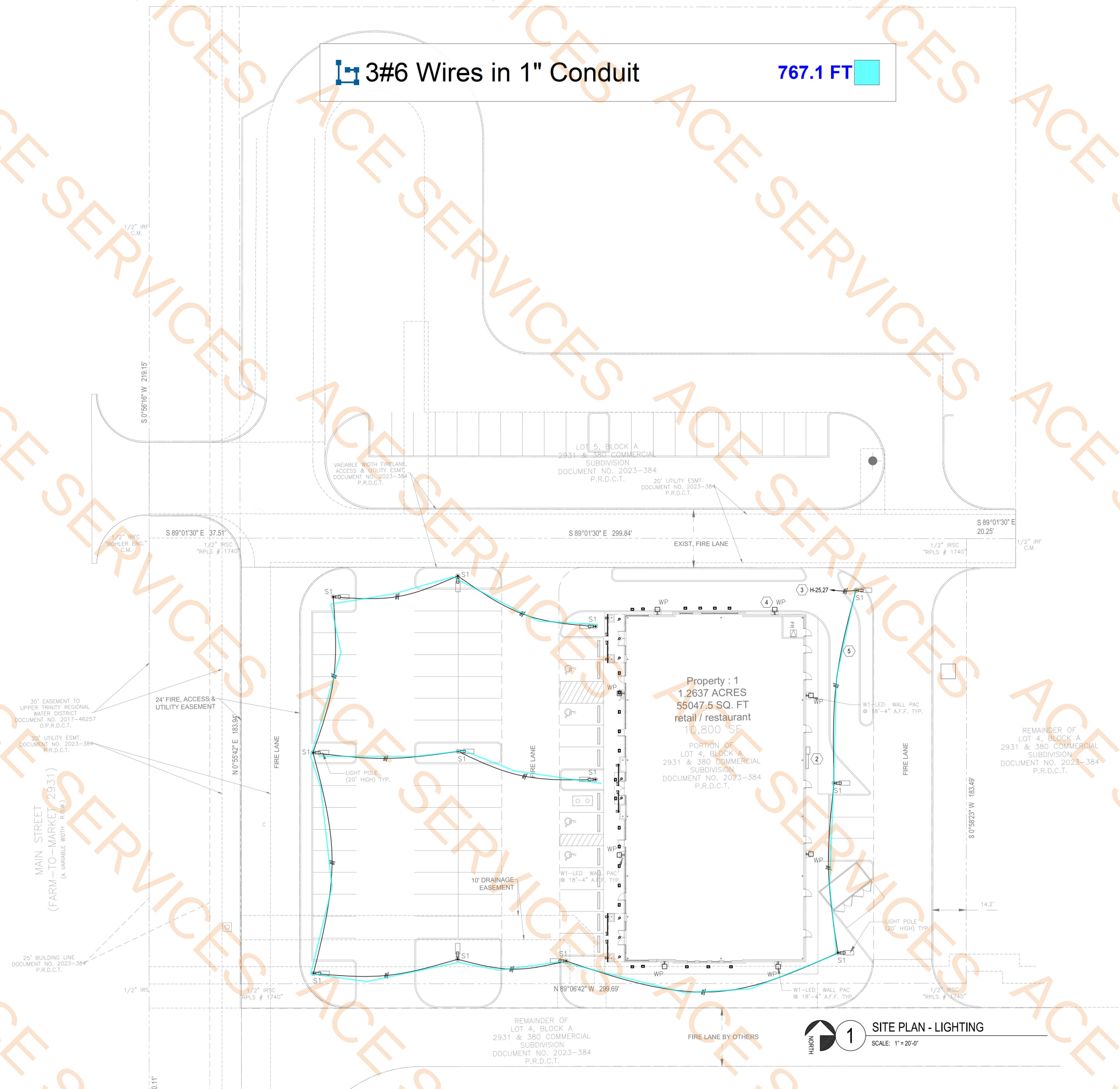
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ESP2

3#6 Wires in 1" Conduit

767.1 FT



KEYED NOTES: (DESIGNATED BY "(#) ")

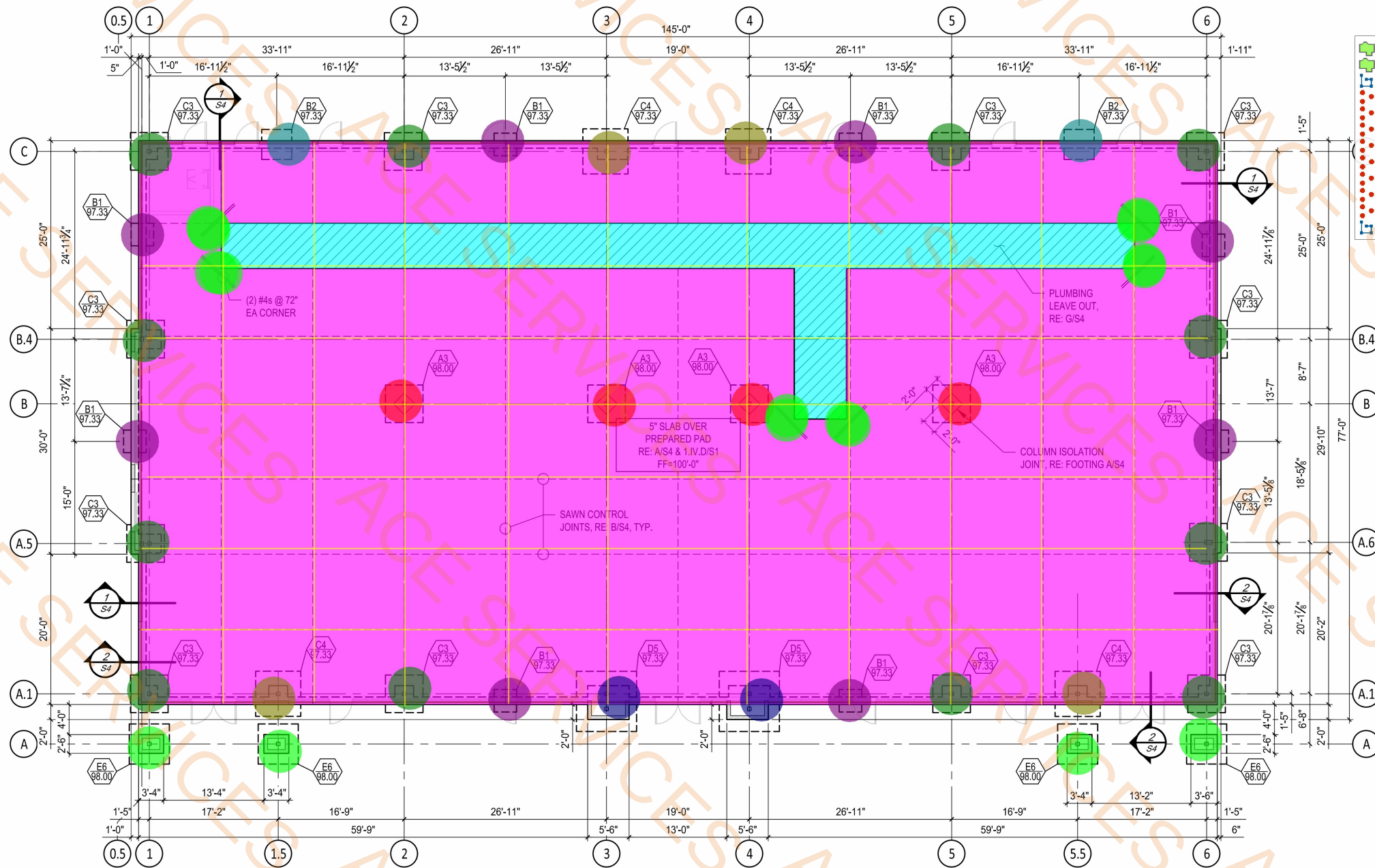
- UTILITY TRANSFORMER. CONTRACTOR TO COORDINATE WITH ONCOR.
- BUILDING PRIMARY ELECTRICAL SERVICE. REFER TO BUILDING PLAN.
- HOME RUN TO HOUSE PANEL. REFER TO BUILDING PLAN.
- REFER TO BUILDING PLAN FOR BUILDING EXTERIOR LIGHTS AND CIRCUITS. (TYPICAL)
- PROVIDE 3#6 WIRES IN 1" CONDUIT TO POLE AND FOUNDATION. CONNECT TO LIGHT FIXTURE. PROVIDE 3/4"x8" GROUND ROD AND #6 GND WIRE TO POLE. CONNECT TO POLE FOR LOCAL GROUND. (TYPICAL)



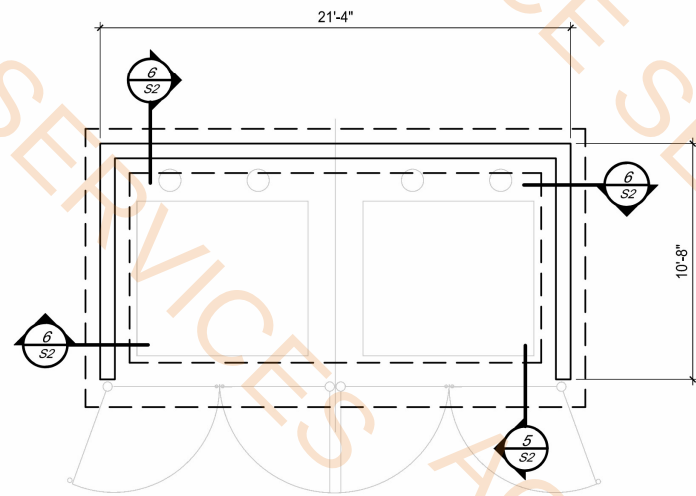
SITE PLAN - LIGHTING

SCALE: 1" = 20'-0"

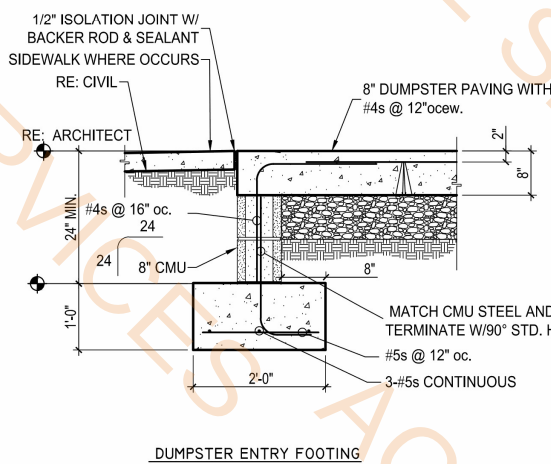
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PROJECT NO: A201
DRAWN BY:
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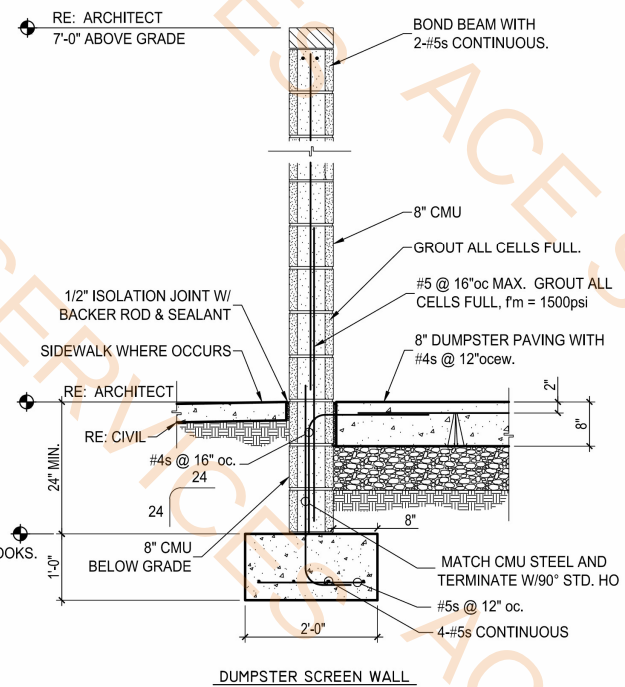
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



4 DUMPSTER FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SECTION 5
SCALE: 3/4" = 1'-0"



SECTION 6
SCALE: 3/4" = 1'-0"

2 FOUNDATION NOTES			
A. CONTROL JOINTS SHALL BE LOCATED WHERE SHOWN, RE: B/S4.			
B. CONTRACTOR SHALL PLACE SLAB IN SUCH A MANNER TO PROVIDE THE FOLLOWING FINISHED			
5" Thick Concrete Slab-3500PSI	8" Thick Concrete Slab-3500PSI	2'D x 1'W Continuous Footing	C3 Footing
C4 Footing	D5 Footing	B1 Footing	B2 Footing
A3 Footing	E6 Footing	#4 Corners @ 6'L3 SCHEDULE	Sawn Control Joint
WHERE SLAB PLACEMENT OPERATIONS ARE INTERRUPTED FOR MORE THAN 45 MINUTES, THE SLAB SHALL BE CUT AS SHOWN WITH A SELF-LEVELING POLYURETHANE. CONTRACTOR SHALL REMOVE CONCRETE TO THE NEAREST SCHEDULED CONTROL JOINT. ALL SAWN JOINTS SHALL BE CUTTING THE SCHEDULED SYSTEM & SHALL BE CUT AS SHOWN. SLAB WILL SUPPORT THE WEIGHT OF THE EQUIPMENT BUT IN NO CASE BEYOND 4 HOURS. ALL GRADE BEAMS SHALL BE DOUBLE FORMED, EARTH FORMING OF GRADE BEAMS ALLOWED.			
9883.9 SQ FT	871.2 SQ FT	434.9 FT	12.0 EA
4.0 EA	2.0 EA	8.0 EA	2.0 EA
4.0 EA	12.0 EA	4.0 EA	1598.2 FT
REFERENCE SHEET S4.1 FOR FOOTING DETAILS			
FOOTING	TOP STEEL	BOTTOM STEEL	REINFORCING
A3	5'-0"x5'-0"x15"	N/A	6-#5s EACH WAY
B1	3'-0"x3'-0"x15"	N/A	4-#5s EACH WAY
B2	4'-0"x4'-0"x15"	N/A	5-#5s EACH WAY
C2	4'-0"x4'-0"x15"	N/A	5-#5s EACH WAY
C3	5'-0"x5'-0"x15"	N/A	6-#5s EACH WAY
C4	6'-0"x6'-0"x15"	N/A	7-#5s EACH WAY
D5	8'-0"x8'-0"x15"	N/A	9-#5s EACH WAY
E6	4'-6"x5'-4"x15"	N/A	5-#5s EACH WAY



BK SMITH
ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
518-741-0127
TX FIRM #22571

A Development of

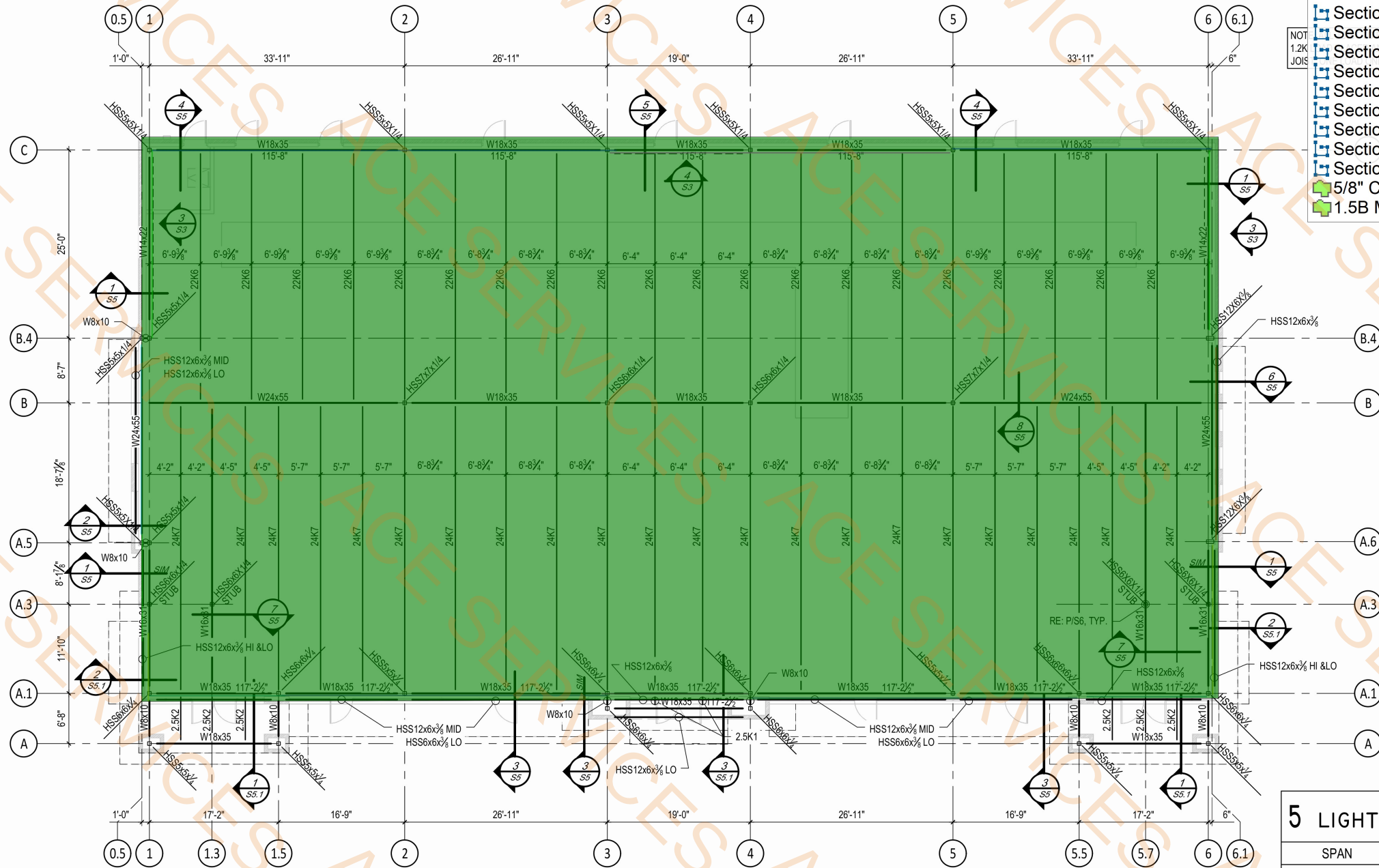
PROPOSED RETAIL &
RESTAURANT DEVELOPMENT
MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

REVISIONS:

NO.	DESCRIPTION	DATE

FOUNDATION
PLAN

DATE: 07/08/2025
PROJECT NO:
DRAWN BY:
CHECKED BY: BKS
SHEET NO: S2





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ENGINEERING CO., INC.**
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
518-741-0127
TX FIRM #22571

A Development of

**PROPOSED RETAIL &
RESTAURANT DEVELOPMENT**

**MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227**

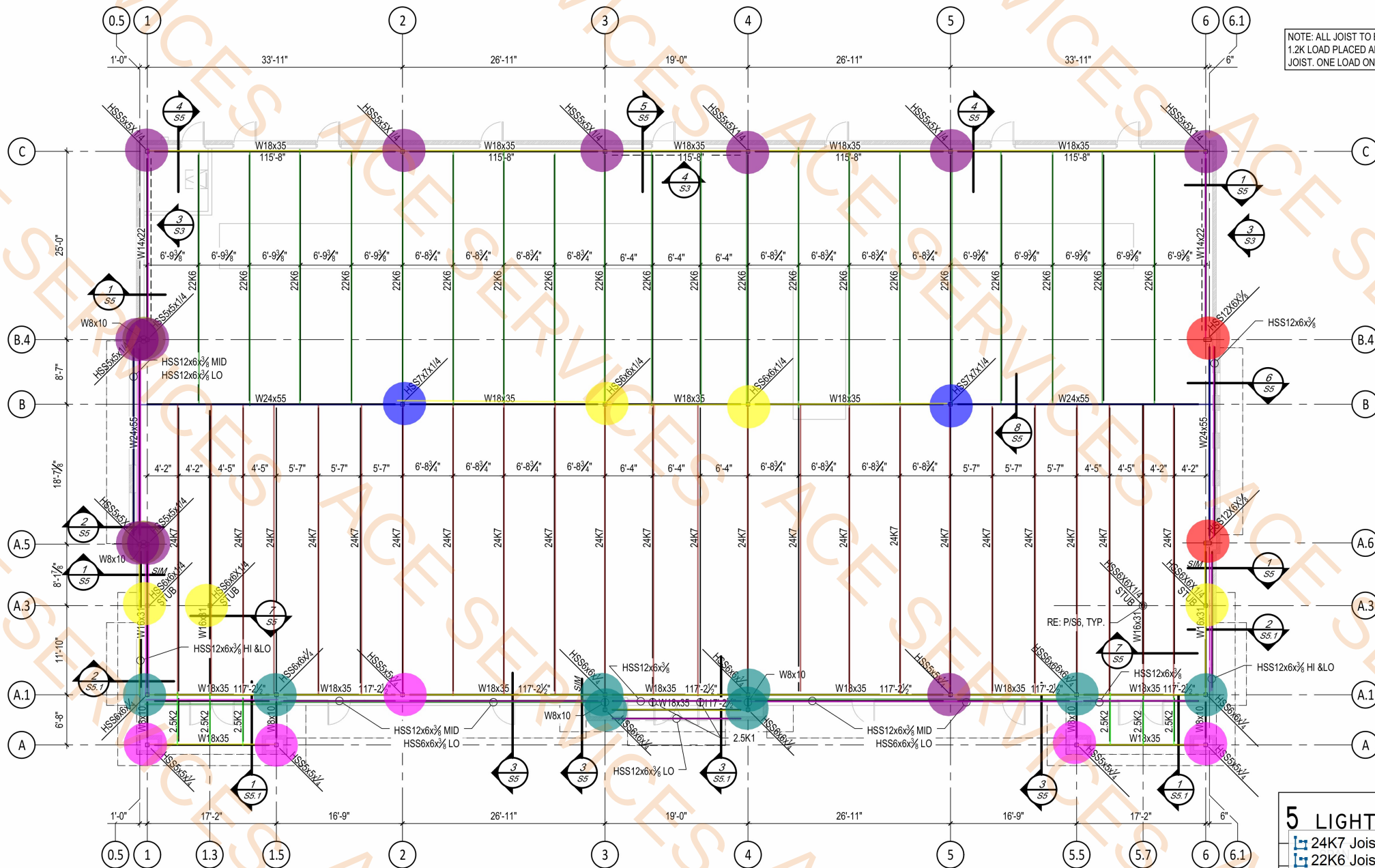
REVISIONS:

**FRAMING
PLAN**

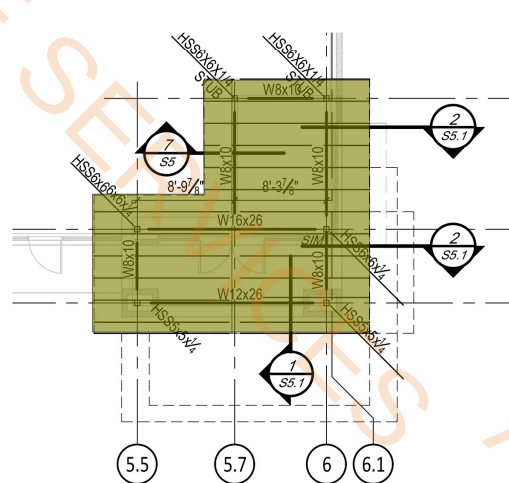
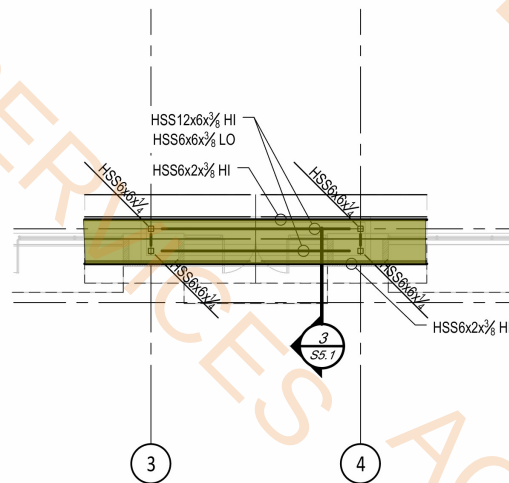
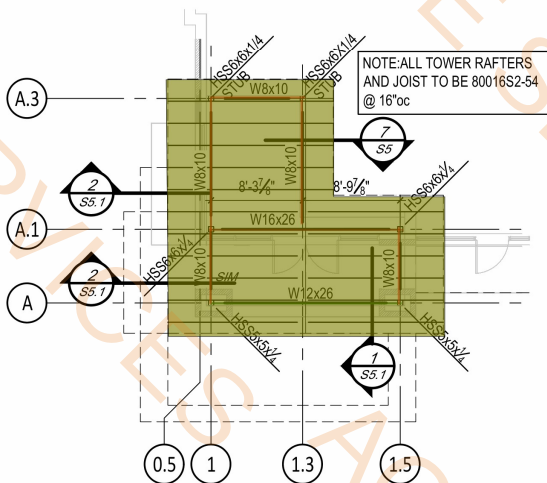
DATE:
07/08/2025
PROJECT NO:

DRAWN BY:
CHECKED BY:
BKS

SHEET NO:
S3



FRAMING PLAN
SCALE: 1/8" = 1'-0"

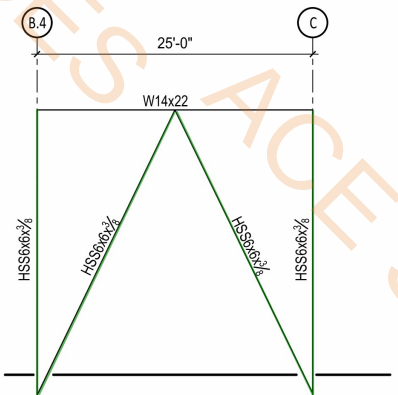


FRAMING PLAN
SCALE: 1/8" = 1'-0"

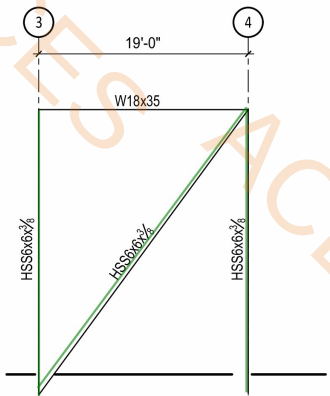
5 LIGHT GAUGE HEADER SCHEDULE

HEADER	SILL	JAMB STUDS	CLIPS	
24K7 Joist				926.7 FT
22K6 Joist				673.9 FT
W24x55 Beam	(2) 800S162-43	600T125-43	(2) 6x6x12ga 5x5/8" W	93.8 FT
W18x35 Beam	(2) 800S200-54	600T125-43	(2) 6x6x12ga 5x5/8" W	407.0 FT
W8x10 Beam	(2) 800S200-54	600T125-43	(2) 6x6x12ga 5x7/8" W	73.5 FT
2.5K2 Joist	(2) 1000S200-54	600T125-43	(2) 6x6x12ga 5x5/8" W	40.6 FT
W16x31 Beam	(2) 1000S200-54	600T125-43	(2) 6x6x12ga 5x5/8" W	40.7 FT
W14x55 Beam	(2) 1000S200-54	600T125-43	(2) 6x6x12ga 5x5/8" W	25.5 FT
W14x22 Beam	(2) 1000S200-54	600T125-43	(2) 6x6x12ga 5x5/8" W	47.8 FT
HSS12x6x3/8 Beam				306.6 FT
HSS6x6x3/8				297.2 FT
W8x10 Column @ 24'H				2.0 EA
HSS5x5x1/4 Col @ 24'H				11.0 EA
HSS6x6x1/4 @ 27'H				8.0 EA
HSS 12x6x3/8 Col @ 24'H				2.0 EA
HSS6x6x1/4 @ 24'H				5.0 EA
HSS7x7x1/4 @ 24'H				2.0 EA
HSS5x5x1/4 Col @ 27'H				5.0 EA
W16x26 Beam				17.7 FT
W12x26 Beam				17.3 FT
800162-54 Rafters @ 16"O.C				1070.2 SQ FT

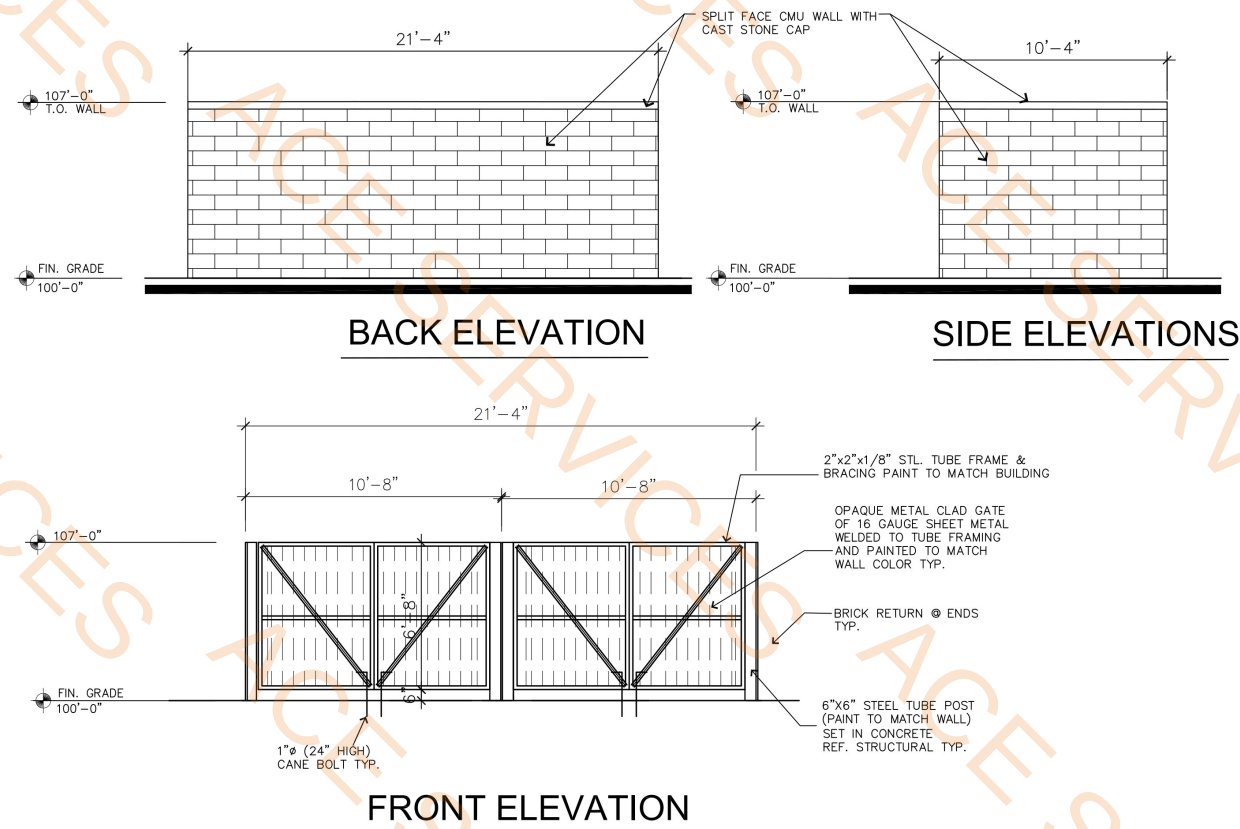
MEMBER	SSG	NOTES
0" ≤ 48"	A	L3/4x3/4x3/4
48" TO ≤ 72"	A	L5x5x3/4
73" TO 200"	B	L7x4x3/4



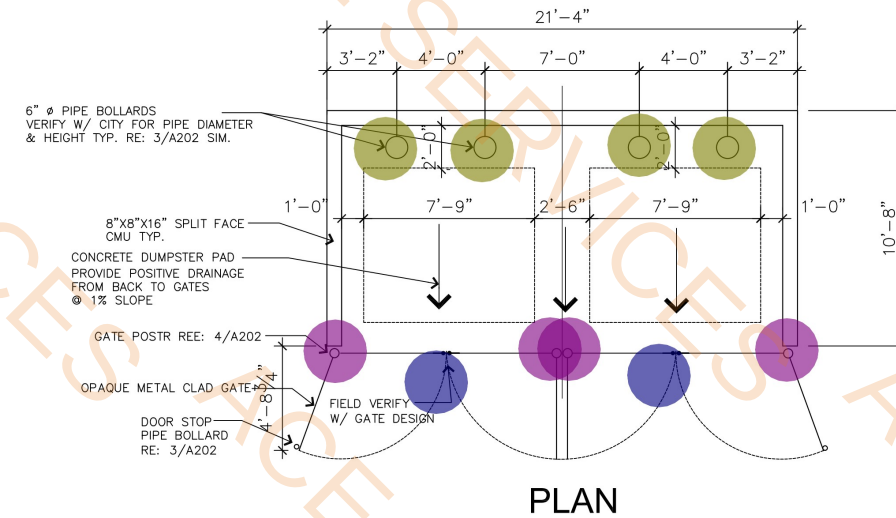
3 BRACE ELEVATION
SCALE: 1/8" = 1'-0"



4 BRACE ELEVATION
SCALE: 1/8" = 1'-0"

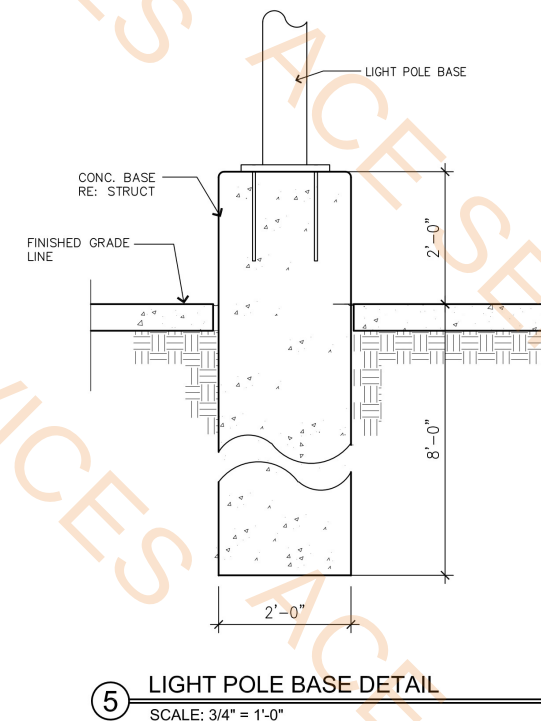
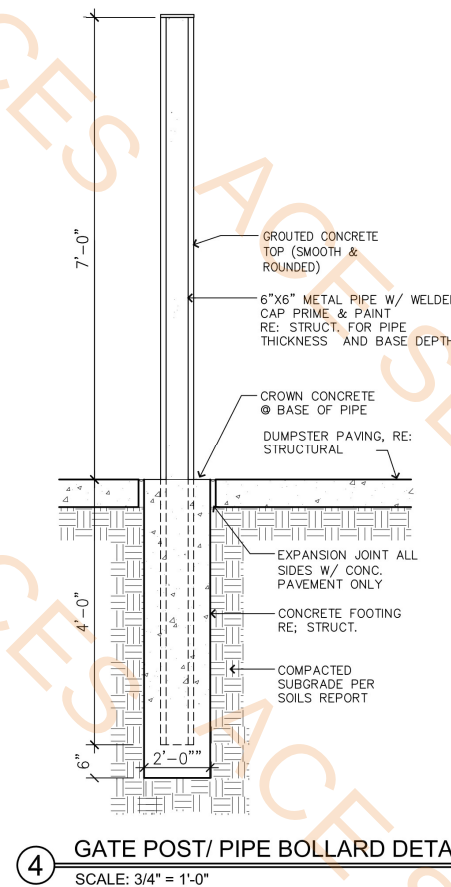
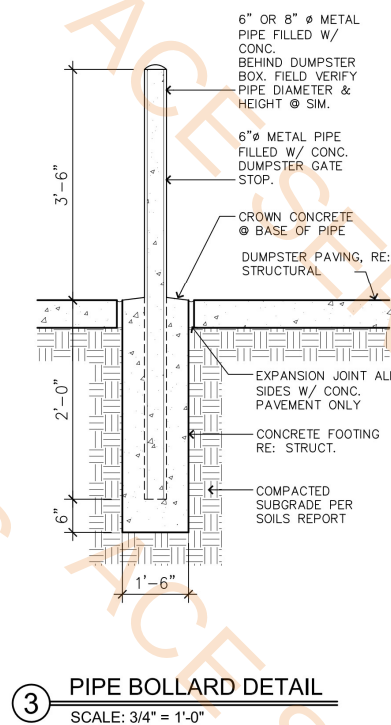
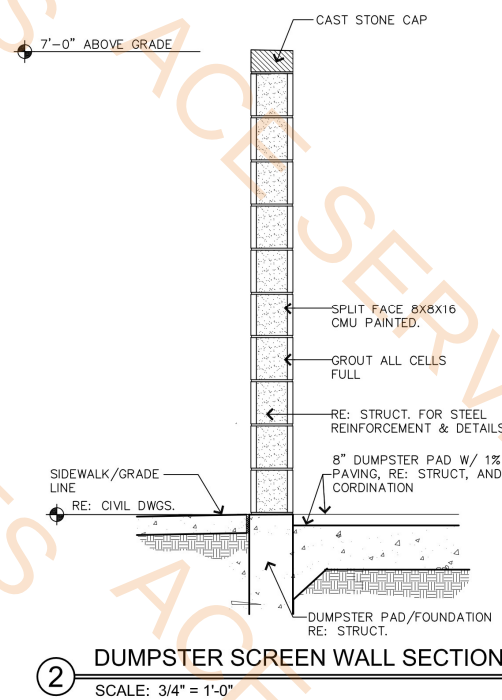


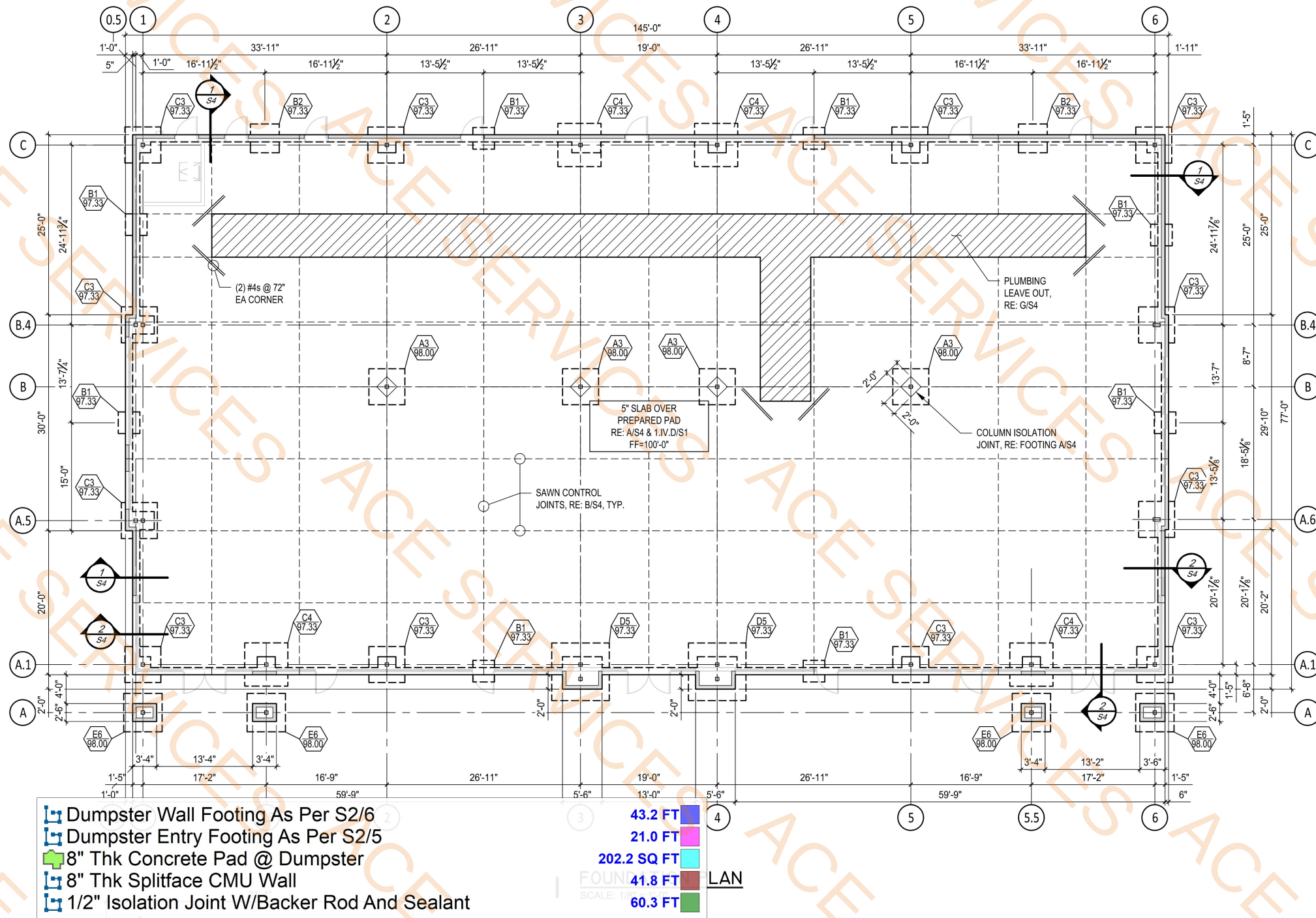
- 6" Dia Steel Pipe Bollards 4.0 EA
- 10'-8" W x 7' H Dumpster Gate 2.0 EA
- Dumpster Gate Posts 4.0 EA



1 DUMPSTER ENCLOSURE DETAIL

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





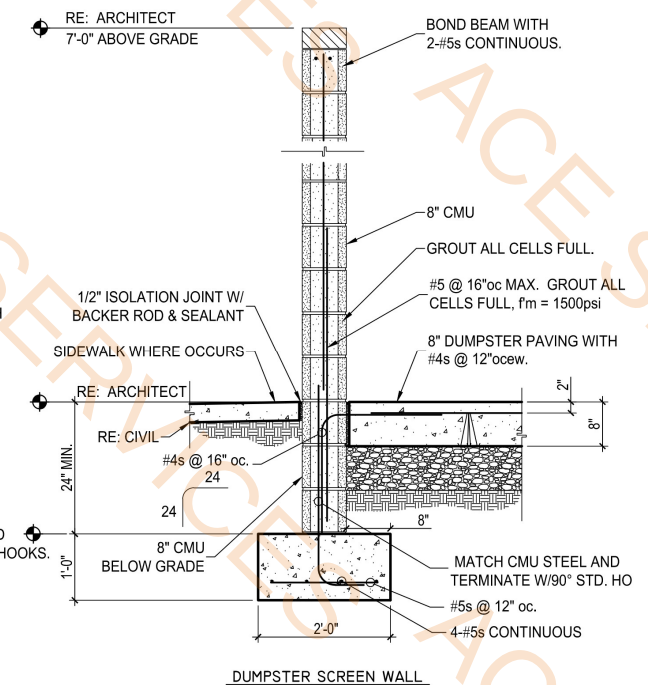
4 DUMPSTER FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

2 FOUNDATION NOTES

- CONTROL JOINTS SHALL BE LOCATED WHERE SHOWN, RE: B/S4.
- CONTRACTOR SHALL PLACE SLAB IN SUCH A MANNER TO PROVIDE THE FOLLOWING FINISHED TOLERANCES: FF/FL=25/18.
- SLAB SHALL BE PLACED MONOLITHIC OR IN STRIPS, CHECKERBOARD PLACEMENT NOT ALLOWED.
- SAND CUSHION SHALL BE DAMPENED BUT NOT SATURATED PRIOR TO CONCRETE PLACEMENT.
- ALL JOINTS SHALL BE SEALED WITH A SELF LEVELING POLYURETHANE.
- WHERE SLAB PLACEMENT OPERATIONS ARE INTERRUPTED FOR MORE THAN 45 MINUTES, CONTRACTOR SHALL REMOVE CONCRETE TO THE NEAREST SCHEDULED CONTROL JOINT & INSTALL A CONSTRUCTION JOINT, RE: D/S4.
- ALL SAWN JOINTS SHALL BE CUT USING THE SOFF-CUT SYSTEM & SHALL BE CUT AS SOON AS THE SLAB WILL SUPPORT THE WEIGHT OF THE EQUIPMENT BUT IN NO CASE BEYOND 4 HOURS.
- ALL GRADE BEAMS SHALL BE DOUBLE FORMED, EARTH FORMING OF GRADE BEAMS IS NOT ALLOWED.

3 FOOTING SCHEDULE

MARK	SIZE (BxW)	TOP STEEL	BOTTOM STEEL	DETAIL
A3	5'-0"x5'-0"x15"	N/A	6-#5s EACH WAY	
B1	3'-0"x3'-0"x15"	N/A	4-#5s EACH WAY	
B2	4'-0"x4'-0"x15"	N/A	5-#5s EACH WAY	
C2	4'-0"x4'-0"x15"	N/A	5-#5s EACH WAY	
C3	5'-0"x5'-0"x15"	N/A	6-#5s EACH WAY	
C4	6'-0"x6'-0"x15"	N/A	7-#5s EACH WAY	
D5	8'-0"x8'-0"x15"	N/A	9-#5s EACH WAY	
E6	4'-6"x5'-4"x15"	N/A	5-#5s EACH WAY	
REFERENCE SHEET S4.1 FOR FOOTING DETAILS				



SECTION 5
SCALE: 3/4" = 1'-0"

SECTION 6
SCALE: 3/4" = 1'-0"



BK SMITH
ENGINEERING CO., INC.
1914 CITIZENS BANK DRIVE
BOSSIER CITY, LOUISIANA
518-741-0127
TX FIRM #22571

PROPOSED RETAIL &
RESTAURANT DEVELOPMENT

MAIN STREET & US 380
PROVIDENCE VILLAGE TX 76227

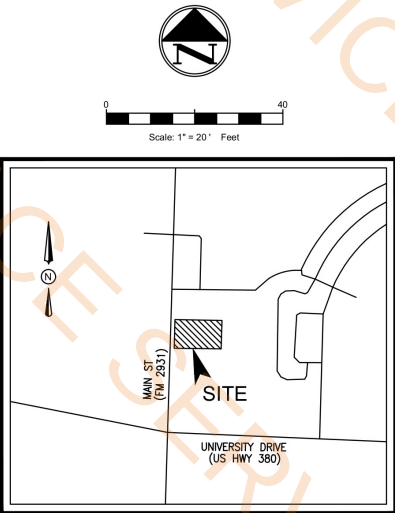
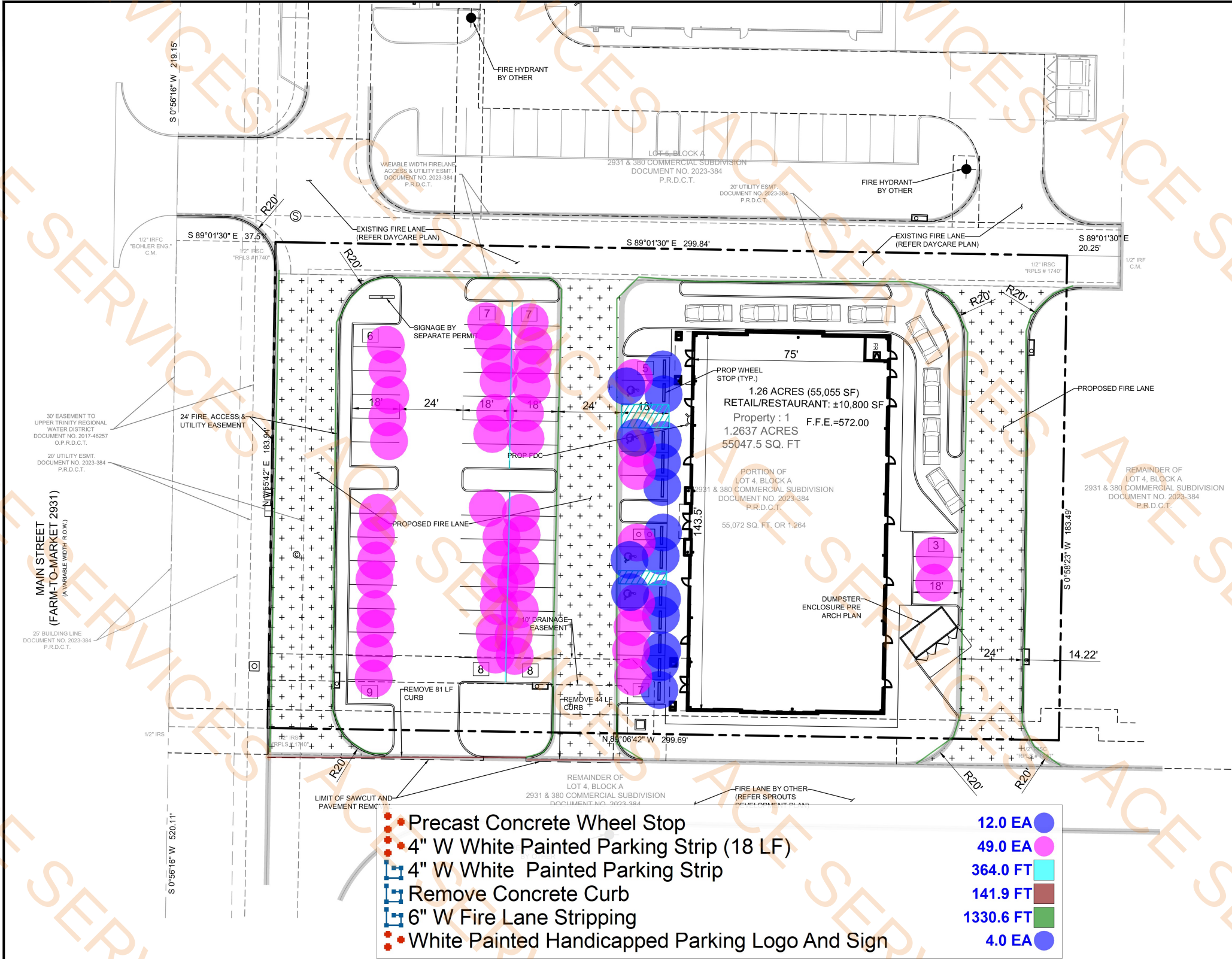
REVISIONS:

FOUNDATION
PLAN

DATE:
07/08/2025
PROJECT NO:

DRAWN BY:
CHECKED BY:
BKS

SHEET NO:
S2



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.26 ACRES (55,048 S.F.)
ZONING:	PD
PROPOSED USE:	RETAIL & RESTAURANT
BUILDING AREA:	10,800 (65% RETAIL & 35% RESTAURANT)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	19.6%
FLOOR AREA RATIO:	0.19
IMPERVIOUS AREA:	47,066 S.F. (85.5%)
PERVIOUS/LANDSCAPE AREA:	7,982 S.F. (14.5%)
PARKING REQUIRED:	1 SP PER 200 SF RETAIL AREA & 1 SP PER 150 SF RESTAURANT AREA
PARKING PROVIDED:	60 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
LIGHT POLE	

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING UTRWD FACILITIES, WATER MAINS AND WASTEWATER MAINS CAN'T BE SHUT DOWN DURING CONSTRUCTION.



NO.	DATE	DESCRIPTION	BY
1	02-03-25	1ST CITY SUBMITTAL	KK
2	04-14-25	CITY COMMENT	KK



04/14/2025

SITE PLAN
RETAIL
MAIN ST (FM 2931) & US 380
TOWN OF PROVIDENCE VILLAGE
DENTON COUNTY, TEXAS 76227
M. JONES SURVEY, ABSTRACT NO 62

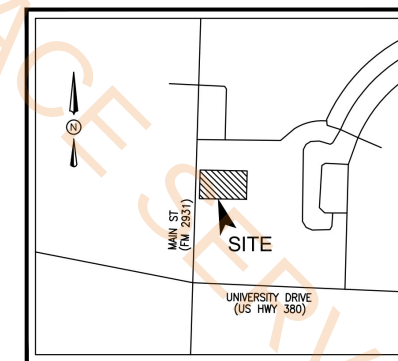
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management
P.E. DES. DATE SCALE PROJECT NO. SHEET NO.
KK BD 10-07-24 110-24
TX P.E. FIRM #11525

C-3.0



Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

GRADING LEGEND

EXISTING ELEVATION	---	464
EXISTING MINOR CONTOURS	---	465
EXISTING MAJOR CONTOURS	---	464
MINOR CONTOURS	---	465
MAJOR CONTOURS	---	465
SWALE	---	
HIGH POINT	HP	HP
STORM PIPE	---	
RETAINING WALL	---	
RIP RAP	---	
FINISH FLOOR ELEVATION	467.00 FF	
TOP OF CURB ELEVATION	466.00 TC	
GUTTER ELEVATION	465.50 G	
SIDEWALK ELEVATION	465.00 SW	
TOP OF PAVEMENT	464.00 TP	
GROUND ELEVATION	463.00 GR	
DRAINAGE FLOW DIRECTION	1%	
CURB INLET	---	
AREA INLET	---	
SANITARY SEWER MANHOLE	---	
SANITARY SEWER CLEANOUT	---	
SANITARY SEWER DOUBLE CLEANOUT	---	
SANITARY SEWER SAMPLE PORT	---	
GREASE TRAP	---	
DOMESTIC WATER METER	---	
IRRIGATION METER	---	
GAS METER	---	
TRANSFORMER	---	
LIGHT POLE	---	
POWER POLE	---	

P 572.500 - Proposed	3679.7 SQ FT
P 573.500 - Proposed	369.1 SQ FT
P 571.500 - Proposed	42144.3 SQ FT
P 570.500 - Proposed	5796.2 SQ FT
P 569.500 - Proposed	1868.4 SQ FT
P 568.500 - Proposed	714.6 SQ FT
E 573.500 - Existing	2457.3 SQ FT
E 572.500 - Existing	17738.2 SQ FT
E 571.500 - Existing	5404.6 SQ FT
E 570.500 - Existing	14314.6 SQ FT
E 569.500 - Existing	13842.1 SQ FT
E 568.500 - Existing	1662.4 SQ FT

GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BE REMOVED FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNER'S PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
2. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
3. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING UTRWD FACILITIES, WATER MAINS AND WASTEWATER MAINS CAN'T BE SHUT DOWN DURING CONSTRUCTION.



NO.	DATE	DESCRIPTION	BY
1	02-03-25	1ST CITY SUBMITTAL	KK
2	04-14-25	CITY COMMENT	KK
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



GRADING PLAN

RETAIL

MAIN ST (FM 2931) & US 380

TOWN OF PROVIDENCE VILLAGE

DENTON COUNTY, TEXAS 76227

M. JONES SURVEY, ABSTRACT NO 62

TRIANGLE ENGINEERING LLC

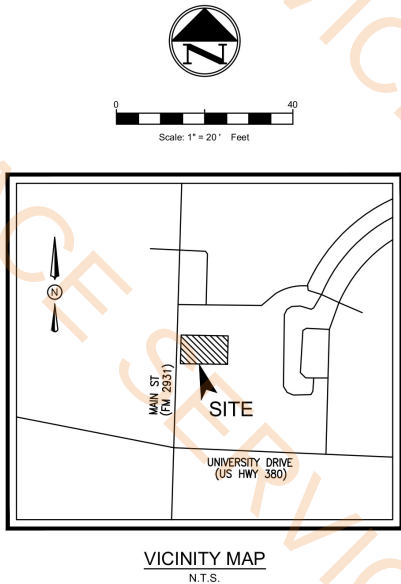
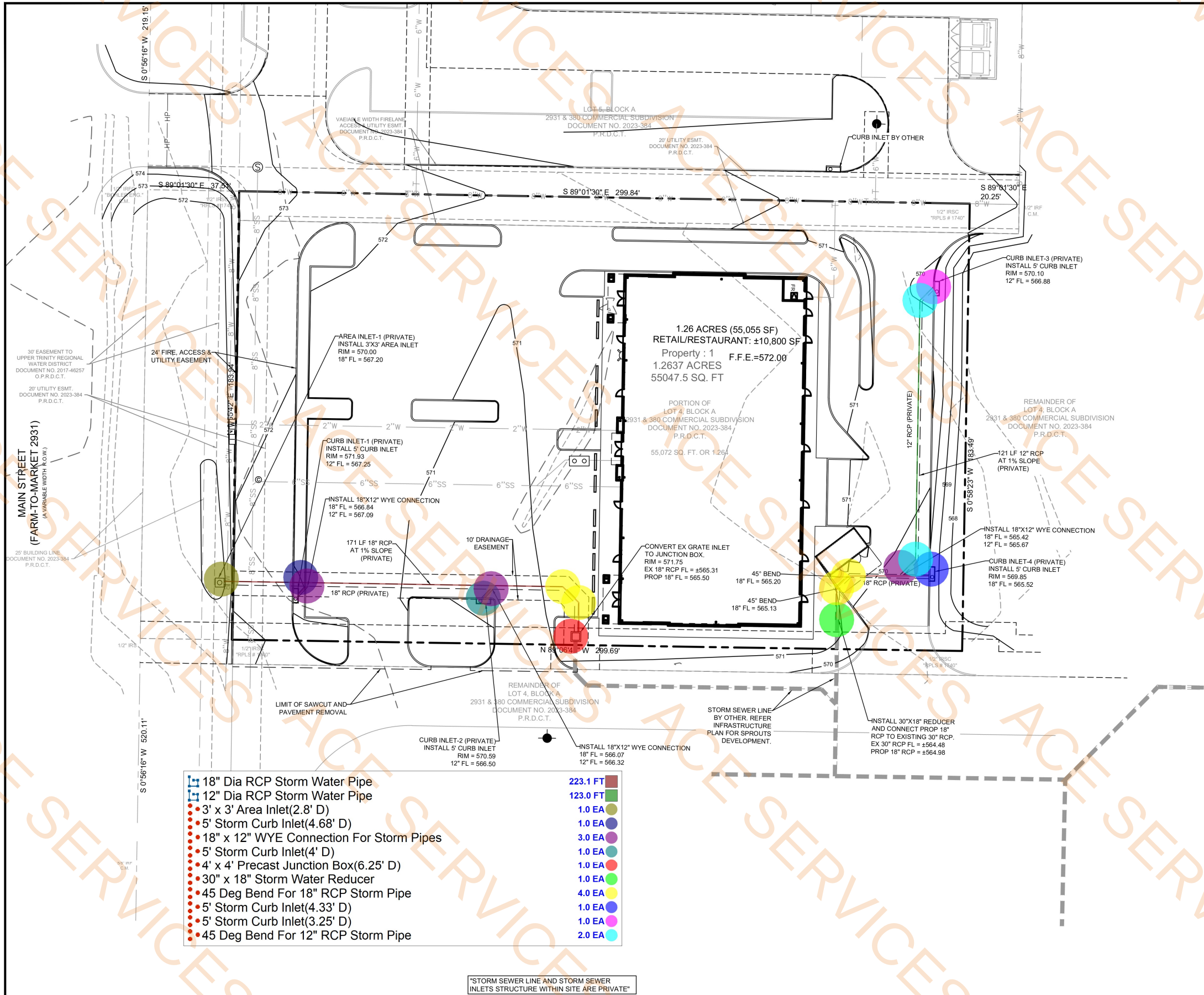
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W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	BD	10-07-24	SEE SCALE BAR	110-24	C-4.0

TX. P.E. FIRM #11525

04/14/2025



- STORM SEWER GENERAL NOTES**
1. ALL STORM DRAIN CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL VERIFY EXISTING LOCATIONS, SIZES AND FLOW LINES FOR ALL STORM SEWER SYSTEMS AND DRAINAGE STRUCTURES SHOWN ON THE PLANS PRIOR TO CONNECTING PROPOSED STORM SEWER PIPES.
 3. TWO WEEKS PRIOR TO CONNECTING TO EXISTING STORM DRAIN LINES, THE CONTRACTOR SHOULD INSPECT THE EXISTING LINE AND CONTACT THE STORM WATER INSPECTOR SHOULD THE LINE NEED TO BE CLEANED.
 4. CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN TWO WEEKS PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

STORM SEWER LEGEND	
EXISTING MINOR CONTOURS	---
EXISTING MAJOR CONTOURS	---
MINOR CONTOURS	---
MAJOR CONTOURS	---
STORM PIPE	==
HIGH POINT	HP
CURB INLET	⬮
AREA INLET	⬮
STORM MANHOLE	⊙
STORM CLEANOUT	⊙
JUNCTION BOX	⊙
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER DOUBLE CLEANOUT	⊙
SANITARY SEWER SAMPLE PORT	⊙
GREASE TRAP	⊙
DOMESTIC WATER METER	⊙
IRRIGATION METER	⊙
GAS METER	⊙
TRANSFORMER	⊙
LIGHT POLE	⊙
POWER POLE	⊙

- | | |
|--|----------|
| 18" Dia RCP Storm Water Pipe | 223.1 FT |
| 12" Dia RCP Storm Water Pipe | 123.0 FT |
| 3' x 3' Area Inlet(2.8' D) | 1.0 EA |
| 5' Storm Curb Inlet(4.68' D) | 1.0 EA |
| 18" x 12" WYE Connection For Storm Pipes | 3.0 EA |
| 5' Storm Curb Inlet(4' D) | 1.0 EA |
| 4' x 4' Precast Junction Box(6.25' D) | 1.0 EA |
| 30" x 18" Storm Water Reducer | 1.0 EA |
| 45 Deg Bend For 18" RCP Storm Pipe | 4.0 EA |
| 5' Storm Curb Inlet(4.33' D) | 1.0 EA |
| 5' Storm Curb Inlet(3.25' D) | 1.0 EA |
| 45 Deg Bend For 12" RCP Storm Pipe | 2.0 EA |

"STORM SEWER LINE AND STORM SEWER INLETS STRUCTURE WITHIN SITE ARE PRIVATE"

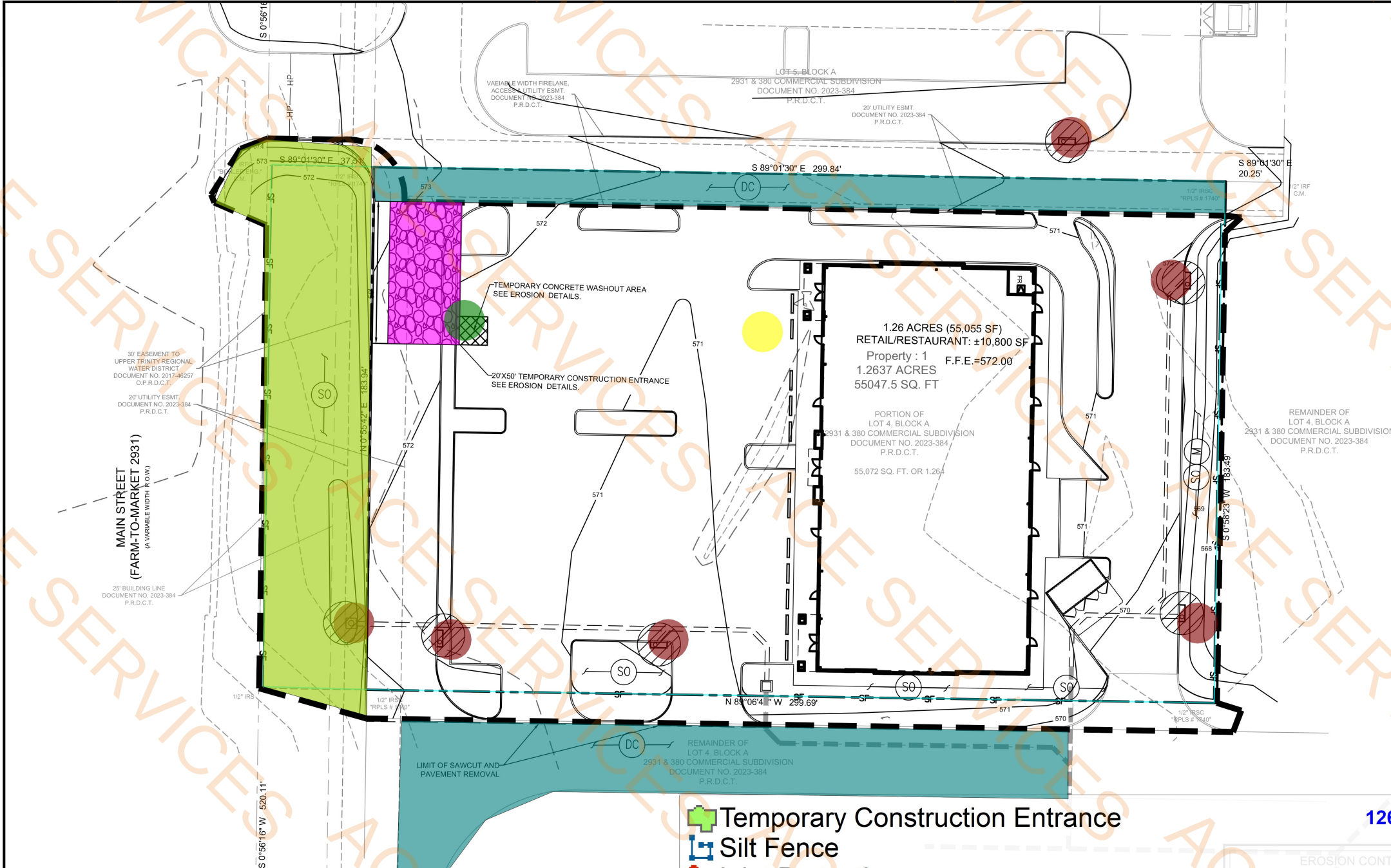


NO.	DATE	DESCRIPTION	BY
1	02-03-25	1ST CITY SUBMITTAL	KK
2	04-14-25	CITY COMMENT	KK



04/14/2025

STORM SEWER PLAN			
RETAIL			
MAIN ST (FM 2931) & US 380			
TOWN OF PROVIDENCE VILLAGE			
DENTON COUNTY, TEXAS 76227			
M. JONES SURVEY, ABSTRACT NO 62			
Planning Civil Engineering Construction Management			
P.E.	DES.	DATE	SCALE
KK	BD	10-07-24	SEE SCALE BAR
PROJECT NO.			SHEET NO.
110-24			C-6.1
TX. P.E. FIRM #11525			



BMP MAINTENANCE NOTES

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
- THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEARED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEARED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

- ### EROSION CONTROL GENERAL NOTES
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND A FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
 - EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MEASURES THAT PROVIDE A PROTECTIVE COVER MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
 - THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), OR AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
 - A PERMANENT GROUND COVER, SUFFICIENT TO RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
 - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
 - IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
 - CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD.

- Temporary Construction Entrance
- Silt Fence
- Inlet Protection
- 10' x 10' Concrete Washout Area
- Dust Control Method For Soil Stabilization
- Sodding For Soil Stabilization
- Clearing And Grubbing Site(55055 SF)

EROSION CONTROL SUMMARY	
PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF UNDERGROUND AND CONSTRUCTION OF BUILDING
SEQUENCE OF ACTIVITIES:	1. THE CONTRACTOR WILL BEGIN IN A SERIES OF PHASES IN A SERIES OF PHASES IN A SERIES OF PHASES
	2. BEGIN EARTHWORK
	3. BEGIN SITE GRADING
	4. BEGIN BUILDING FOUNDATION
	5. BEGIN BUILDING FLOOR
	6. BEGIN BUILDING ROOF
	7. BEGIN BUILDING EXTERIOR
	8. BEGIN BUILDING INTERIOR
	9. BEGIN BUILDING FINISHES
	10. REMOVAL OF EXISTING EROSION CONTROL BMP'S & INSTALLATION OF PERMANENT EROSION CONTROL BMP'S.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	1.26 ACRES
TOTAL DISTURBED AREA:	1.43 ACRES

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas, as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable.
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zysiagrass, Centipede grass, or St. Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

EROSION & SEDIMENT CONTROLS	
SOIL STABILIZATION PRACTICES: SELECT T = TEMPORARY OR P = PERMANENT (AS APPLICABLE)	
—	MULCHING (HAY OR STRAW)
—	BUFFER ZONES
P	PLANTING
T	SEEDING
P	SODDING
—	PRESERVATION OF NATURAL RESOURCES
—	FLEXIBLE CHANNEL LINER
—	RIGID CHANNEL LINER
—	SOIL RETENTION BLANKET
—	COMPOST MANUFACTURED TOPSOIL
—	EROSION CONTROL BLANKET

EROSION CONTROL LEGEND	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY CONCRETE WASHOUT AREA	
RIP RAP	
TEMPORARY SILT FENCE	
TEMPORARY COMPOST FILTER SOCK	
HIGH POINT	
LIMITS OF DISTURBANCE	
TEMPORARY INLET PROTECTION	

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EROSION CONTROL PLAN

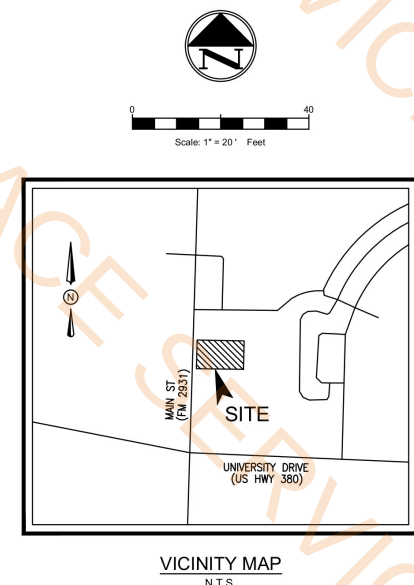
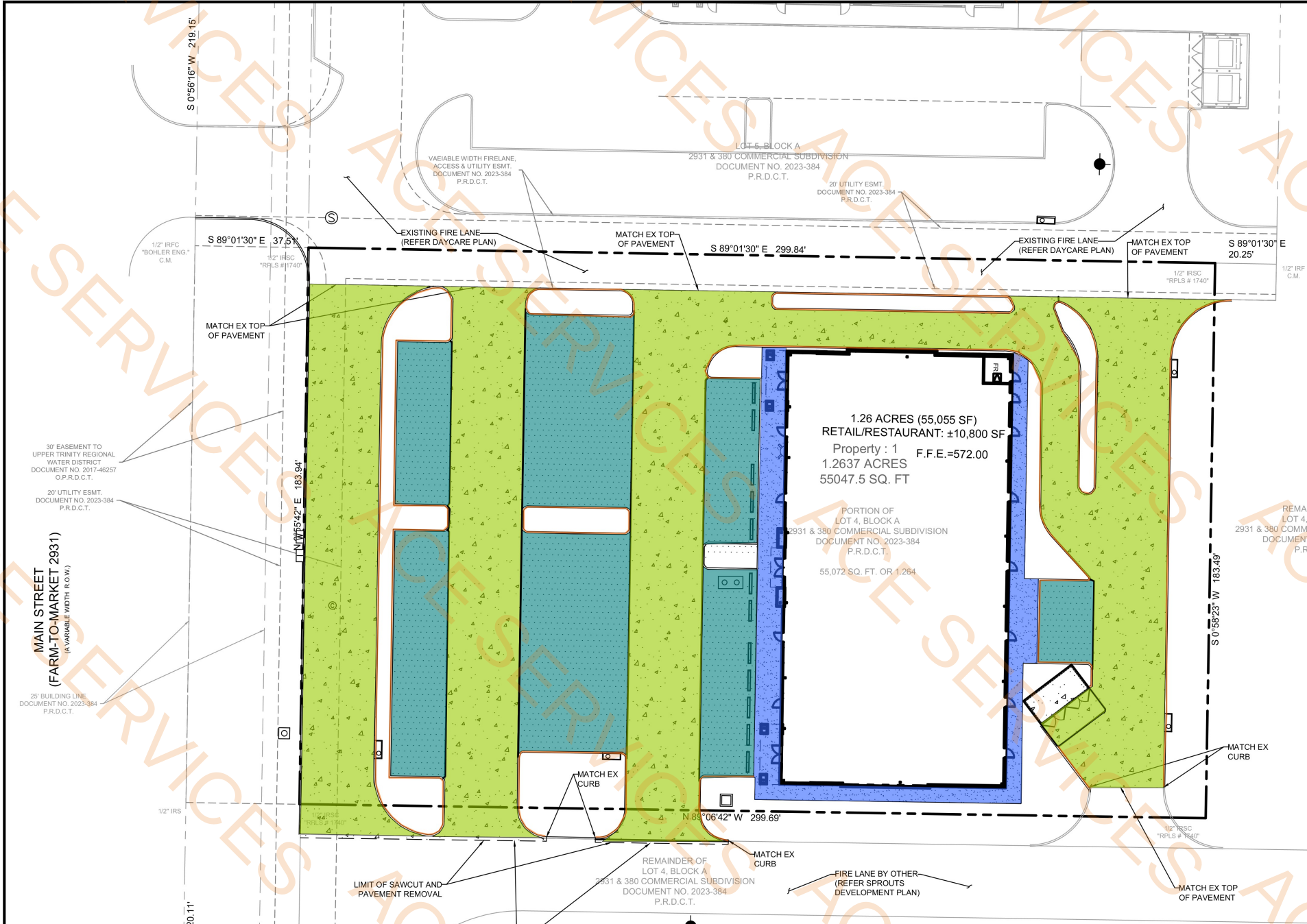
RETAIL
MAIN ST (FM 2931) & US 380
TOWN OF PROVIDENCE VILLAGE
DENTON COUNTY, TEXAS 76227
M. JONES SURVEY, ABSTRACT NO 62

TRIANGLE
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W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

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TX. P.E. FIRM #11525



- PAVING GENERAL NOTES**
1. STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.
 2. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
 3. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.
 4. FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.
 5. SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.
 6. ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE, THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.
 7. LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.
 8. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH, UNLESS OTHERWISE NOTED ON THE SITE GRADING PLANS.
 9. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM.
 10. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
 11. SEE IRRIGATION PLAN FOR IRRIGATION SLEEVE PLACEMENT PRIOR TO PAVING CONSTRUCTION.

- NOTES**
1. PROPOSED RIGID PAVEMENT REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE AND RECOMMENDATIONS.
 2. EXPANSION JOINT SHALL BE @ 60' MAX AND SAWCUT JOINT SHALL BE @ 15' MAX.

5" Thk Light Duty Concrete

7" Thk Heavy Duty Concrete

4" Thk Concrete Sidewalk

6" W Concrete Curb

9899.8 SQ FT

20316.3 SQ FT

2481.5 SQ FT

1541.5 FT

PAVING LEGEND	
EXPANSION JOINT (@ 60' MAX.)	
SAWCUT JOINT (@ 15' MAX.)	
4" SIDEWALK	
5" LIGHT DUTY CONCRETE	
7" HEAVY DUTY CONCRETE	
TXDOT/CITY DRIVEWAY CONCRETE	
CURB INLET	
AREA INLET	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION-FDC	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING UTRWD FACILITIES, WATER MAINS AND WASTEWATER MAINS CAN'T BE SHUT DOWN DURING CONSTRUCTION.



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PAVING PLAN

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DENTON COUNTY, TEXAS 76227

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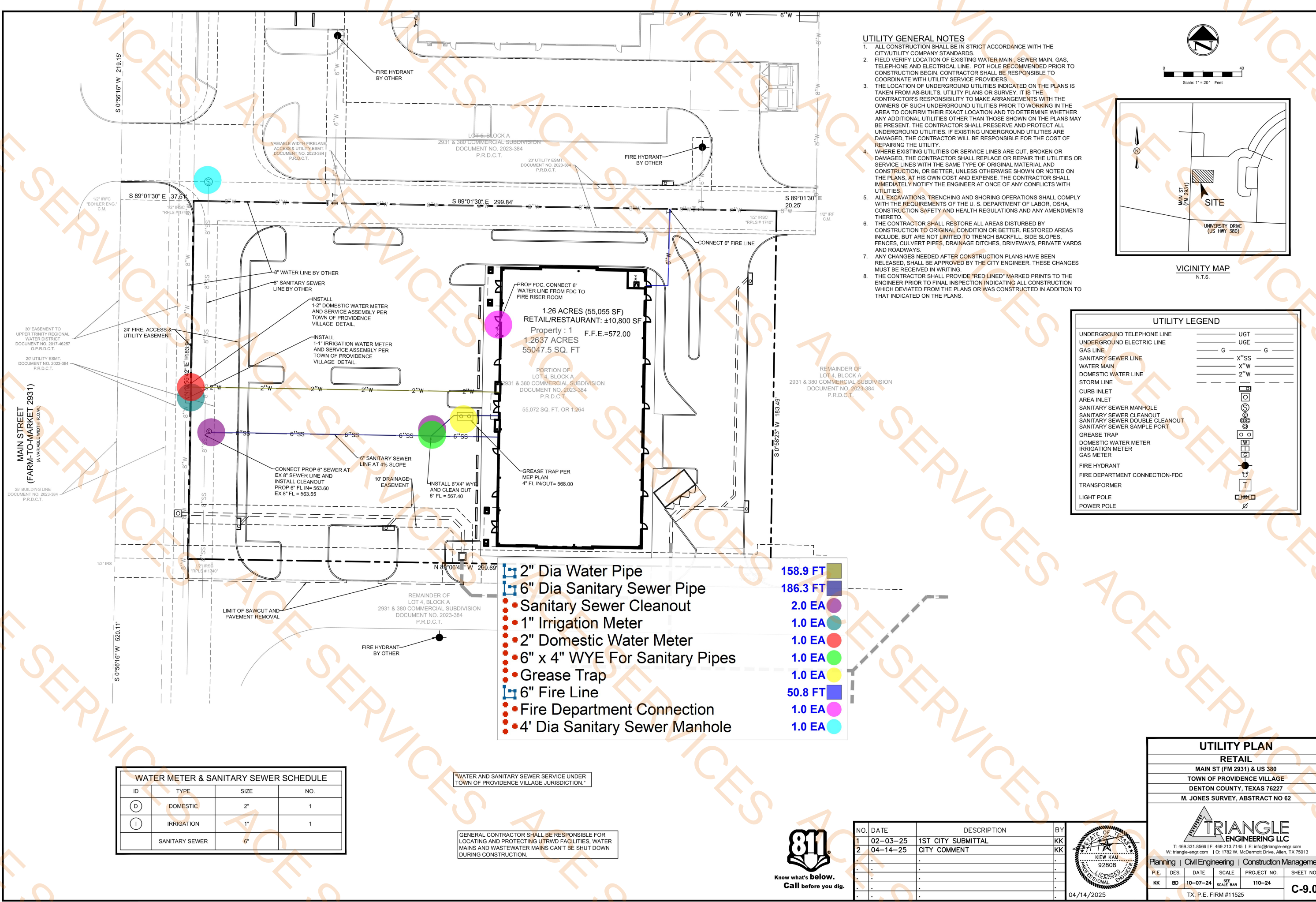
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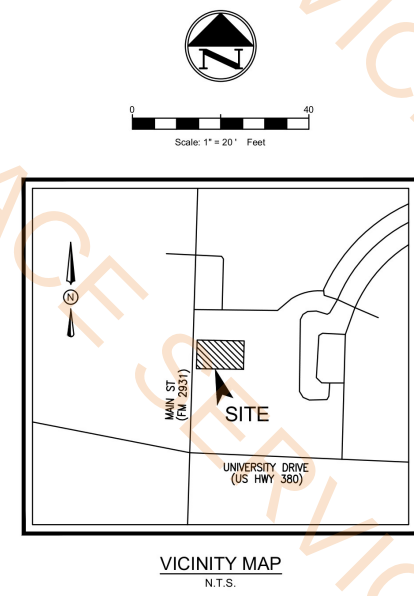
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- UTILITY GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
 2. FIELD VERIFY LOCATION OF EXISTING WATER MAIN, SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
 3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 6. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.



UTILITY LEGEND		
UNDERGROUND TELEPHONE LINE	UGT	
UNDERGROUND ELECTRIC LINE	UGE	
GAS LINE	G	
SANITARY SEWER LINE	X"SS	
WATER MAIN	X"W	
DOMESTIC WATER LINE	2"W	
STORM LINE		
CURB INLET		
AREA INLET		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER DOUBLE CLEANOUT		
SANITARY SEWER SAMPLE PORT		
GREASE TRAP		
DOMESTIC WATER METER		
IRRIGATION METER		
GAS METER		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION-FDC		
TRANSFORMER		
LIGHT POLE		
POWER POLE		

2" Dia Water Pipe	158.9 FT
6" Dia Sanitary Sewer Pipe	186.3 FT
Sanitary Sewer Cleanout	2.0 EA
1" Irrigation Meter	1.0 EA
2" Domestic Water Meter	1.0 EA
6" x 4" WYE For Sanitary Pipes	1.0 EA
Grease Trap	1.0 EA
6" Fire Line	50.8 FT
Fire Department Connection	1.0 EA
4' Dia Sanitary Sewer Manhole	1.0 EA

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

"WATER AND SANITARY SEWER SERVICE UNDER TOWN OF PROVIDENCE VILLAGE JURISDICTION."

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING UTRWD FACILITIES. WATER MAINS AND WASTEWATER MAINS CAN'T BE SHUT DOWN DURING CONSTRUCTION.



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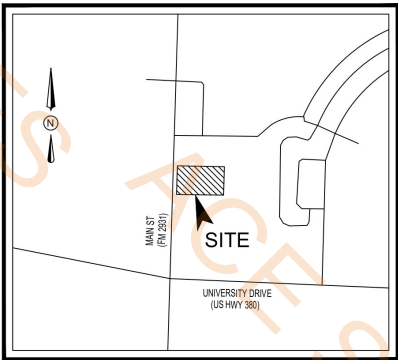
- Tag CE Tree
- Tag BE Tree
- Tag DWM Shrub
- Solid SOD Bermuda Grass
- PLanting Bed For Mulching

12.0 EA
8.0 EA
94.0 EA
7855.1 SQ FT
644.5 SQ FT

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BE CE	8 12	Lacebark Elm	<i>Ulmus parvifolia</i>	4" cal.	Container, 12' ht., 4' spread min., 5' clear trunk
		Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	Container, 12' ht., 4' spread min., 5' clear trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	94	Dwarf Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		Solid Sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN

SCALE 1"=20'-0"



RETAIL & RESTAURANT DEVELOPMENT

MAIN STREET & US 380
TOWN OF PROVIDENCE VILLAGE
DENTON COUNTY, TEXAS 76227
M. JONES SURVEY, ABSTRACT NO. 62

ISSUE:

FOR APPROVAL 04.14.2025

DATE:

04.14.2025

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.1