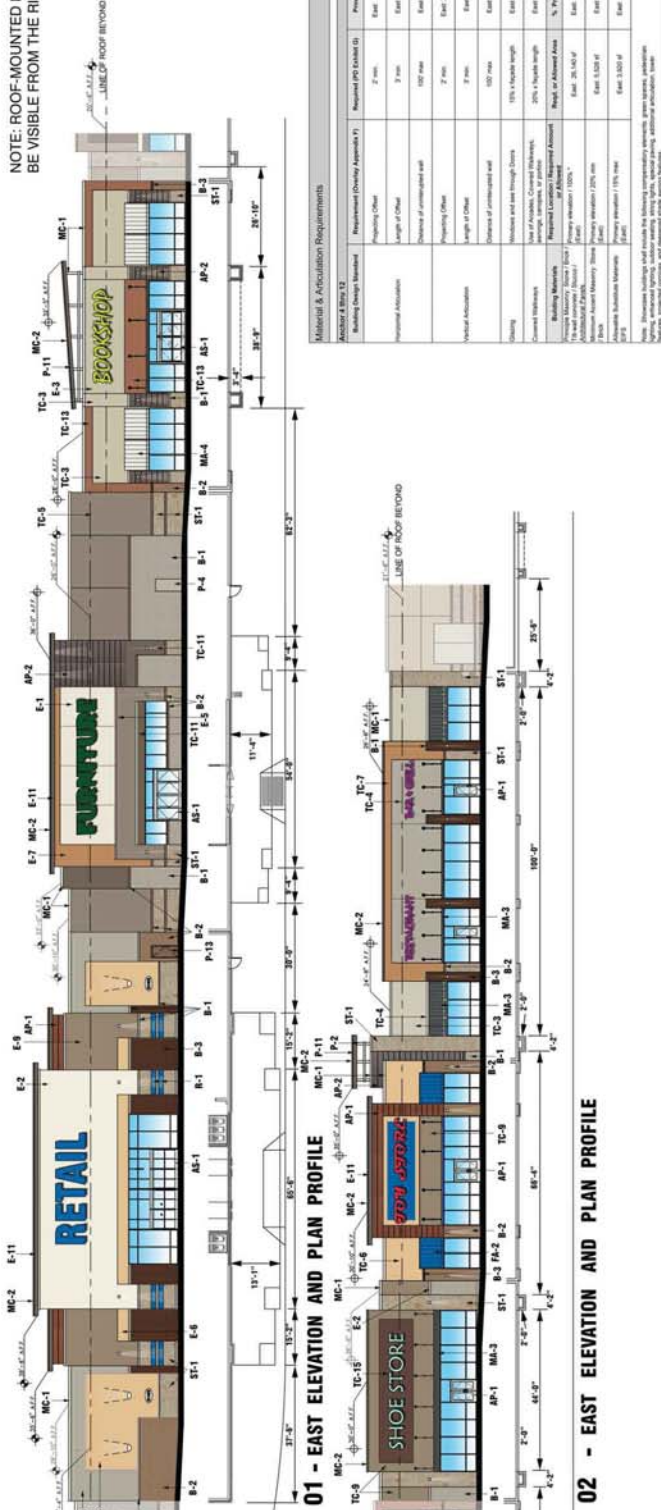
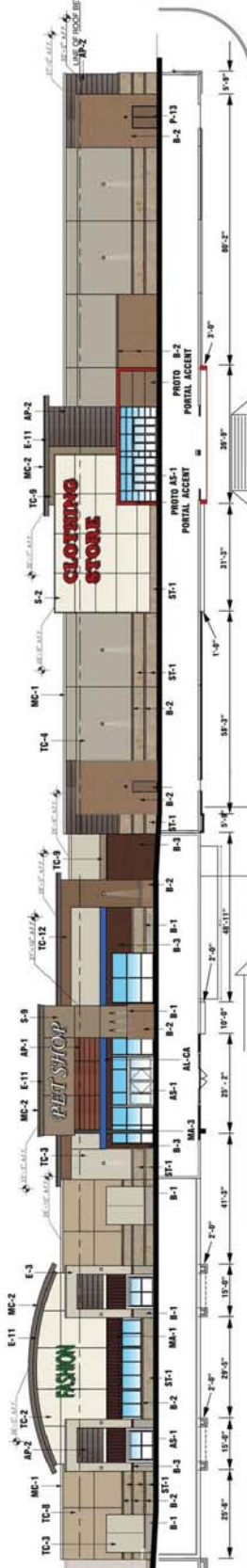


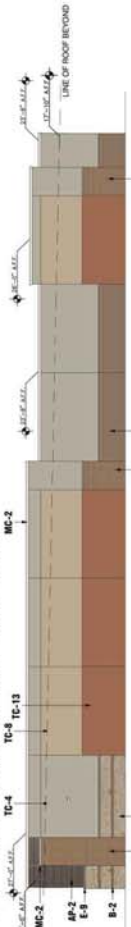
NOTE: ROOF-MOUNTED EQUIPMENT SHALL NOT BE VISIBLE FROM THE RIGHT-OF-WAY



02 - EAST ELEVATION AND PLAN PROFILE



03 - EAST ELEVATION AND PLAN PROFILE



04 - NORTH ELEVATION



05 - OVERALL ELEVATION

HODGES
Architecture

ANCHOR 4 - 12

EPIC TOWNE CROSSING

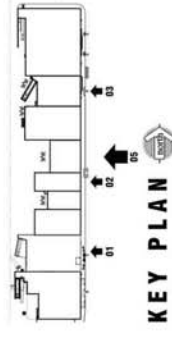
SH 161 at Mayfield Road Grand Prairie, TX

#14043-02 09/05/17

CASE NO. S170905



Weber & Company

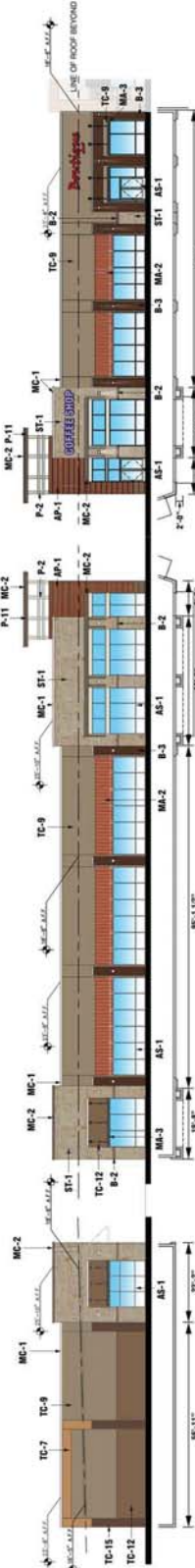


KEY PLANS

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

[illegible]

NOTE: ROOF-MOUNTED EQUIPMENT SHALL NOT BE VISIBLE FROM THE RIGHT-OF-WAY



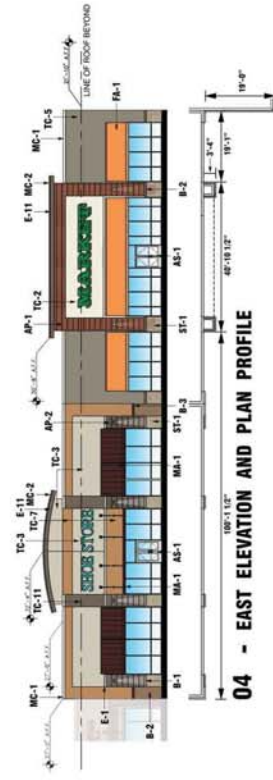
01 - WEST ELEVATION

02 - SOUTH ELEVATION AND PLAN PROFILE

16'-1 1/2" 19'-1" 77'-0"

RETAIL A

RETAIL A							
Facade	Stone or Brick	Architectural Panels	Texture Coated Concrete	Stucco	EIFS	Accent Materials	Total
South	37%	7%	52%	0%	3%	1%	100%
East	34%	10%	52%	0%	3%	1%	100%
West	20%	0%	70%	0%	0%	1%	100%



100'-1 1/2"

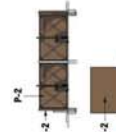
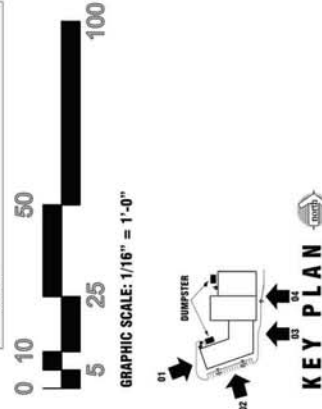
04 - EAST ELEVATION AND PLAN PROFILE

ANCHOR 13 ANCHOR 14



Engle	EHHS Total
Total	1.00%

DUMPSTER ELEVATION

[illegible][illegible]

OVERALL ELEVATION

RETAIL A & ANCHOR 13 - 14

EPIC TOWNE CROSSING

SH 161 at Mayfield Road Grand Prairie, TX

CASE NO. S170905



NO.	DATE	REVISION	APPROVAL

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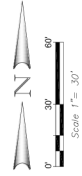


PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE, NURSERY GROWN STOCK.
2. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
3. ALL PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
4. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SCHEDULE OF ALL PLANTS AND LAWNS.
5. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
6. MAINTAIN PROTECT VESIBLITY SPACES WITH PLANT MATERIAL PER CITY SPECIFICATIONS.
7. PREP ENTIRE MOUTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET PLANTS AT 18" ON CENTER.
8. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
9. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING WATER, GAS, AND SEWER, ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
10. CONTRACTOR SHALL REMOVE ALL EXISTING PLANT MATERIAL AND BRANCHES, MAKE ALL CUTS FLUSH TO REMAINING LUMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
11. CONTRACTOR SHALL PROVIDE AS A COURTESY AND NOT INTENDED FOR BID PURPOSES, CONTRACTOR TO VERIFY PRIOR TO PRICING. REFER TO SPECIFICATIONS FOR ALL CORNERS SMOOTH.
12. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 1:1.
13. BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND INSURANCE PRIOR TO ANY ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD BAB PLANTS FOR LATE SEASON INSTALLATION.
14. DETAIL SHEET FOR PLANTING DETAILS.
15. SHEET (BRIMS MAY NOT BE SHOWN ON GRADING PLAN).
16. APPROVAL BY OWNER.
17. APPROVAL BY OWNER.

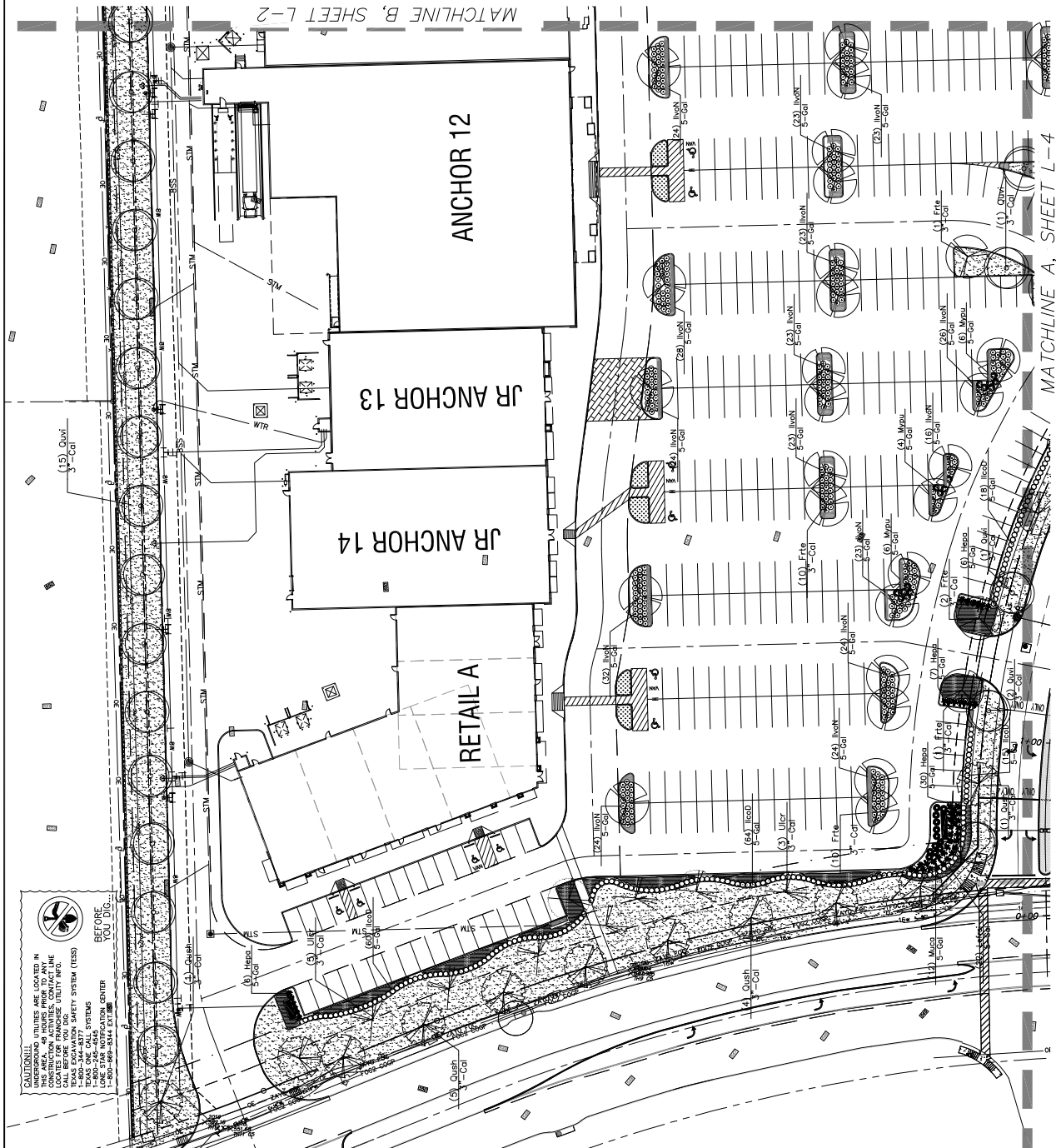
NOTE:

- TURF ADJACENT TO ALL PUBLIC STREETS, SLOPES IN EXCESS OF 25% AND IN ANY PARKING ISLAND DESIGNATED AS TURF SHALL BE SOLID BERMUD GRASS. GENERAL CONTRACTOR HAS TO MAINTAIN TURF IN EXCELLENT CONDITION THROUGHOUT THE SITE. HOWEVER, IF GRASS IS NOT ESTABLISHED AND ACCEPTED BY OWNER IN ALL DISTURBED AREAS PRIOR TO FILING N.O.T. (NOTICE OF TERMINATION) THE GENERAL CONTRACTOR HAS TO INSTALL SOD.
- REFERENCE SHEET L-1 FOR PLANTING NOTES.
- REFER TO SHEETS L-6 FOR PLANT LEGEND.
- REFERENCE SHEETS L-6 FOR ORDNANCE CHARTS.
- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
- ALL TREES (EXISTING AND NEWLY PLANTED) SHALL BE PRUNED TO PROVIDE VISIBILITY ONTO SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT APPROPRIATE DEPARTMENT FOR DIRECTION PRIOR TO ACTIVITY.
- TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL OFF SITE DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.

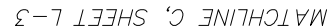


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LANDSCAPE PLAN

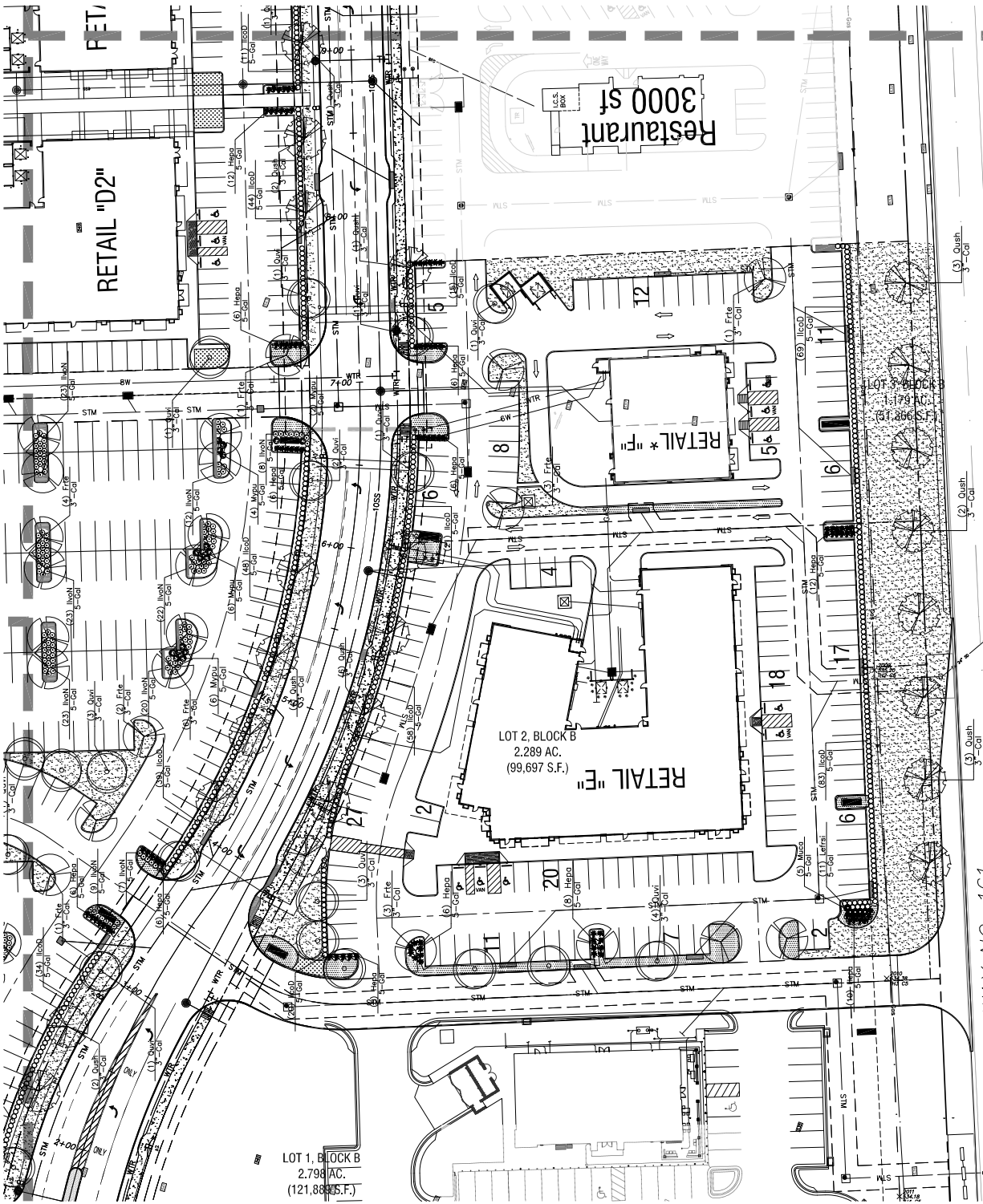


LANDSCAPE PLAN

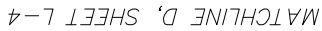


MATCHLINE A, SHEET L-4

LANDSCAPE PLAN

[illegible]

LANDSCAPE PLAN



NOTE:

TURF ADJACENT TO ALL PUBLIC STREETS, SLOPES IN EXCESS OF 25% AND IN ANY PARKING ISLAND DESIGNATED AS TURF SHALL BE SOLO GRASS. THE GENERAL CONTRACTOR HAS THE OPTION TO REMOVE SOLO GRASS AND REPLACE WITH ANY OTHER TYPE OF GRASS IS NOT ESTABLISHED AND ACCEPTED BY OWNER IN ALL DISTURBED AREAS PRIOR TO FILING NO.7 (NOTICE OF TERMINATION) THE GENERAL CONTRACTOR HAS TO INSTALL SOLO.

REFERENCE SHEET L-1 FOR PLANTING NOTES.

REFER TO SHEETS L-6 FOR PLANT LEGEND.

REFERENCE SHEET L-6 FOR ORNANCE CHARTS

NO LANDSCAPE PLANTINGS WITHIN "18" OF PARKING LOT CURBS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.

ALL TREES (EXISTING AND NEWLY PLANTED) SHALL BE PRUNED TO PROVIDE VISIBILITY ONTO SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT APPROPRIATE DEPARTMENT FOR DIRECTION PRIOR TO ACTIVITY

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH IRRIGATION FOR SITE DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATIONS FOR FURNISH UTILITY INFO.

TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-144-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LINE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

A circular sign with a diagonal slash over a shovel, indicating that digging is prohibited.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG GUZZETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 27016 ON 08/09/2017, WHO MAY HAVE THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND CHECK, PURSUANT TO RULES 1-103(1) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, INC., FOR THE PURPOSE OF IDENTIFYING ANY INDIVIDUALS OR FIRM(S) THAT ARE CURRENTLY LICENSED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, INC. NO PERSON MAY MAKE MODIFICATIONS TO THE ELECTRONIC ARCHITECTURAL DRAWINGS.

[illegible]

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
7520 HALLMARK PLAZA, SUITE 302
CALICO, TEXAS 75230
Texas Surveyors Registration No. 88
10066-00
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FINISH GRADING
AND SOD SPECS
ST TOWNE CROSSING-PHASE I
RAND PRAIRIE, TEXAS

03-08-2017

L-8

FINISH GRADING AND SOD SPECS



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG GORRETT, LANDSCAPE ARCHITECT, REGISTRATION NUMBER 2072 ON 06/09/07, WHO MAY BE REACHED AT 615.554.2222. THE USER OF THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND OF ARCHITECTURAL INFORMATION TO RULE A DESIGN OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THE ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THE DRAWING FILE THAT IS NOT DOCUMENTED WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATION TO THE ARCHITECTURAL

[illegible]

LANDSCAPE MAINTENANCE SPECS

[illegible]

SECTION 02750 — IRRIGATION

PART 1 — GENERAL

1.01 DESCRIPTION

A. Work Included — The contractor

shall be required to design and install an automatic, underground irrigation system consistent with all local, state and federal codes, laws and regulations.

1. System will include separate circuits for shrub/ground cover areas.

2. Heads in lawns to be 4" pop-up heads.

3. All trees shall be watered separately. 2 pop-up bubblers per tree.

4. Submit plan to owner for review and approval prior to construction.

B. Includes:

1. Piping and fittings.
2. Connection to existing water lines.
3. Valves, bubblers, quick couplers, dripline, filters, pressure regulators, spray heads, and rotary heads.
4. All miscellaneous fittings and accessories required to complete and operate system.
5. Excavation and backfill.
6. Testing and adjusting.
7. Clean up.

1.02 QUALITY ASSURANCE

A. Codes and Standards:

1. All applicable local, state and national Plumbing Ordinances, Electrical Codes, Building Codes and Irrigation Codes.

2. National Plumbing Code.

B. Licensure:
1. All work shall be performed by or under the direct supervision of an irrigator or plumber licensed to install an irrigation system under the authority of the State of Texas.

C. Reference Standards:

1. ASTM D-2241-78
2. CS 256-63

1.03 SUBMITTALS

A. Maintenance Materials : At completion of the job, furnish spare parts and all special tools and equipment required to operate and maintain system.

B. Maintenance Data: Furnish two copies of parts list and repair manuals and all special tools and equipment required to operate and maintain system.

C. Manufacturer's Literature: Submit catalogue data indicating, performance, weight, size and function of each item of equipment and material. Also provide manufacturer's operating manual.

D. Project Record Documents:

Record on a clean set of plans in colored pencil and also a reproducible mylar:

1. All piping and wiring, including control wires by dimensions.
2. Locate all valves by dimensions from two directions.

E. Provide digital file in .dwg format.

PART II — PRODUCTS

2.01 GENERAL

A. Equipment and Material

1. Standard product of acceptable manufacturer.
2. In-service performance records to verify published capabilities.
3. New and unused.

2.02 MATERIALS

A. PVC Pipe and Fittings:

1. Polyvinyl chloride pipe (PVC) in accordance with ASTM D-2241-78 made to SDR-PR dimensions and approved by National Sanitation Foundation.
2. All mainline and laterals 3" and larger shall be gasketed bell pipe.
3. All pipe downstream of backflow preventer to be Class 200 PVC; all swing joints and risers to be Schedule 80.

B. Joints and Fittings:

1. Nipples and risers: Schedule 80 threaded PVC pipe.
2. Fittings: Schedule 80 PVC.

C. Valves

1. Double Check Double Gate Valve:
 - a. Approved Product: FEBCO.
 - b. In plastic valve box with cover.
 - c. Ball valve and wye strainer installed upstream of double check double gate valve.
2. Electric Control Valve/Master Valve:
 - a. Electric control, in-line, Hunter ICV.
 - b. Size to match upstream pipe or as shown on drawings.
 - c. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

D. Sprinkler Heads

1. Toro 570 Z spray heads on swing joints
2. Hunter, PGP and/or PGJ rotors on swing joints

E. Drip Zone Control Kit

1. Hunter IC2-101-40
 - a. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

F. Drip Line Tubing

- a. Install at grade below mulch 18" O.C.
 - b. Use 1 staple every 5' to hold down tubing. Do not puncture tubing.
 - c. Do not place dripline under paving. Use ¾" PVC dinstall PLDBV at end of each run in box.
2. Hunter PLD-BLNK when no emission device is needed
3. Drip Zone Winter Flushing
 - a. Install two (2) ¾" ball valve down stream from drip zone valve in box.
 - b. Install first valve between Drip Zone valve and dripline
 - c. Free into line down stream of valve and install second valve upstream of Dripline tubing
 - d. Leave end of second valve unattached on discharge side for future connection to air supply.

G. Controller — Hunter HUNTER

ADD-99D.

1. Hunter Solar Sync ET monitor w rain/freeze sensor.
2. HUNTER ICD Decoders

3.04 CLEANUP

- A. Make final cleanup of all parts of work before final acceptance.
- B. Remove all construction materials and equipment.
- C. Prepare site in an orderly and finished appearance.
- D. Remove from site any rock or extra soil that resulted from this work and restore site to its original condition.

END OF SECTION

NOTE: IN THE EVENT ANY PORTION OF THESE SPECIFICATIONS OR DETAILS CONFLICTS WITH LOCAL OR STATE LAWS AND REGULATIONS, LOCAL/STATE STANDARDS SHALL SUPERSEDE.

PART III — EXECUTION

3.01 GENERAL

Install all equipment and products in accordance with manufacturer's recommendations.

3.02 INSTALLATION

A. PVC Pipe and Fittings:

1. Handle and install PVC pipe, couplings, and fittings in accordance with manufacturer's recommendations and industry standards.
2. All PVC fittings shall be molded of the same material as the pipe and shall be suitable for solvent weld, slip joint ring tight seal, or screwed connections.

- B. Leak Test:
 - a. Minimum 12" trench depth, laterals; 18" main
 1. When the main line or sections of the main line, e.g. loops with swing joints and valves have been installed, the system (or section) will then be pressurized to the operating pressure indicated on the drawings. The pressure will then be maintained for a 24 hour test period prior to backfilling.
 2. All leaks will be repaired and retested prior to backfilling lines.

NO.	DATE	REVISION	APPROV



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Houston, Texas 77059
(713) 465-7800
FAX (713) 465-7801
www.winkelmann.com

CERTIFICATE OF ADOPTION
This is to certify that the above-named project has been reviewed and approved by the Board of Directors of Winkelmann & Associates, Inc. on 08-08-2017.
The undersigned Secretary of Winkelmann & Associates, Inc. on 08-08-2017.
JAMES B. JAMES, Secretary

IRRIGATION PERFORMANCE SPEC

EPIC WEST TOWNE CROSSING-PHASE I

GRAND PRAIRIE, TEXAS

03-08-2017





FAN + CUPPETT
LANDSCAPE ARCHITECTS, LLC
10000 Katy Road, Suite 200
Houston, Texas 77059
(713) 465-7800
www.fanandcuppert.com

THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF DIRECTORS OF FAN + CUPPETT LANDSCAPE ARCHITECTS, LLC ON 08-08-2017. THE UNDERSIGNED SECRETARY OF FAN + CUPPETT LANDSCAPE ARCHITECTS, LLC ON 08-08-2017.

IRRIGATION PERFORMANCE SPEC

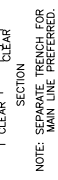
02750-1

02750-2

02750-3

THRUST BLOCKS – PLAN VIEW

SCALE: NOT TO SCALE



REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS JUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

AS AN EXAMPLE: IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 90°. REFER TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90 YOU WILL SEE THE DISTANCE OF 11'. IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11" OF THE 90° MAINLINE DIRECTIONAL CHANGE.

INSTALLATION CHART

AS AN EXAMPLE, IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

CONTACT TONY GARNER @ (208) 631-7787, THE LEEMCO REPRESENTATIVE, FOR ALL QUESTIONS CONCERNING LEEMCO PRODUCTS. COORDINATE AN INSTALLATION CLINIC WITH TONY GARNER PRIOR TO INSTALLING THE MAINLINE.

SCALE: NOT TO SCALE

CONTACT TONY GARNER (LEEMCO
909-422-0088) FOR TRAINING,
PRICING AND TECHNICAL
ASSISTANCE.



REMOTE CONTROL VALVE - TEE DETAIL
FOR GASKETED PIPE (3" AND LARGER)

SCALE: NOT TO SCALE



MAINLINE GATE VALVE DETAIL

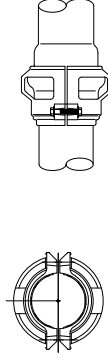
SCALE: NOT TO SCALE

SPEARS BALL VALVE (OR APPROVED EQUAL)
/ MATCH PIPE SIZE (TYP.)



SCALE: NOT TO SCALE

CASTING NOTE: THE TWO HALVES OF THIS ASSEMBLY, ARE IDENTICAL, SO IT IS NOT NECESSARY TO MAKE TWO PATTERNS.



(2) CONNECTORS REQUIRED
SEE FASTENER TABLE #3333
REQUIRES 5/16" X 2" BOLTS W/ WASHER EACH END

LPP SERIES JOINT RESTRAINT

SCALE: NOT TO SCALE

[illegible]

IRRIGATION SPECS



FAN • CUPRETT
 LANDSCAPE ARCHITECTS, LLC

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 WWW.FANCUPRETT.COM
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