

# Planning & Zoning Commission

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April 10, 2023  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at [planning@flower-mound.com](mailto:planning@flower-mound.com) or by calling 972.874.6350 and leaving a message.

## AGENDA

### A. CALL TO ORDER

### B. INVOCATION

### C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

### E. COORDINATION OF CALENDARS

1. April 24, 2023 Regular Meeting
2. May 8, 2023 Regular Meeting

### F. FUTURE AGENDA ITEM(S)

### G. STAFF/DIRECTOR REPORT

1. Landscape Guide

### H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of March 27, 2023 - Consider approval of the minutes from the March 27, 2023, Planning & Zoning Commission Regular Meeting.

**I. NON-DISCRETIONARY ITEM(S)**

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP22-0012 - Salad and Go - Consider a Site Plan (SP22-0012 – Salad and Go) to develop a fast food restaurant with a drive-through window. The property is generally located at the southwest quadrant of Flower Mound Road and Gerault Road.

**J. REGULAR ITEM(S)**

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

**K. ADJOURN**

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: April 6, 2023, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

**LauriAnn Cash, Staff Liaison**

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

# Planning & Zoning Commission

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March 27, 2023  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## DRAFT MINUTES

### A. CALL TO ORDER

Chair Ruthrauff called the regular meeting to order at 6:30 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1  
Kathryn Wells, Vice-Chair, Place 7  
Jason Hobbs, Place 2  
Janvier Werner, Place 3  
Brady Kilpper, Place 4  
Greg Wilson, Place 5  
Donald Gilmore, Place 6  
Chris Drew, Place 8

with the following member(s) absent:

Scott Jostes, Place 9

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney  
Lexin Murphy, Director of Planning Services  
Bob Pegg, Assistant Director of Engineering  
Matthew Hotelling, Senior Engineering Transportation Manager  
Chuck Russell, Principal Planner  
Poornima Kashyap, Principal Planner  
Claire Barnes, Planner  
LauriAnn Cash, Executive Assistant

### B. INVOCATION

### C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

|      | Speaker name and address | Subject (as written on the form) |
|------|--------------------------|----------------------------------|
| None |                          |                                  |

*\* Indicates person did not wish to speak*

#### **E. COORDINATION OF CALENDARS**

1. April 10, 2023 Regular Meeting
2. April 24, 2023 Regular Meeting

#### **F. FUTURE AGENDA ITEM(S)**

None

#### **G. STAFF/DIRECTOR REPORT**

1. P&Z Training Update

#### **H. CONSENT ITEM(S)**

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Consider approval of the minutes from February 27, 2023 - Consider approval of the minutes from February 27, 2023, Planning & Zoning Commission Regular Meeting.

**ACTION:** Vice-Chair Wells moved to approve item H.1. as presented in the agenda caption. Commissioner Werner seconded the motion.

**AYES:** Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells

**NAYS:** None

**RESULT:** 6 : 0

## I. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. MU23-0002 - Lakeside DFW MU-TEN Balcony Railing Amendment - Public Hearing to consider an ordinance for rezoning (MU23-0002 – Lakeside DFW MU-TEN Balcony Railing Amendment) to amend Mixed Use District-1 (MU-1) to amend the Architecture and Building Standards, specifically Section 7.4 Upper Stories, to change balcony railing standards for the MU-TEN subzone in the Lakeside Village Development Code. The property is generally located south of Edgemere Rd and west of Lakeside Parkway.

### STAFF PRESENTATION:

Claire Barnes, Planner

### APPLICANT PRESENTATION:

Kyle Cooper, Realty Capital

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

| SUPPORT | OPPOSITION | QUESTIONS OR COMMENTS ONLY |
|---------|------------|----------------------------|
| None    | None       | None                       |

*\* Indicates person did not wish to speak*

**ACTION:** Vice-Chair Wells moved to recommend approval of item I.1. as presented in the agenda caption. Commissioner Wilson seconded the motion.

**AYES:** Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells

**NAYS:** None

**RESULT:** 6 : 0

2. ZPD22-0004 - Embree 2499 - Public Hearing to consider an ordinance for rezoning (ZPD22-0004 – Embree 2499) to amend Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, to modify the conceptual plans and elevations, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

### STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

**APPLICANT PRESENTATION:**

Ashton Miller, McAdams  
 Scott Minnis, McAdams  
 Gene Colley, Embree Development

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

| SUPPORT | OPPOSITION | QUESTIONS OR COMMENTS ONLY |
|---------|------------|----------------------------|
| None    | None       | None                       |

\* Indicates person did not wish to speak

**ACTION:** Commissioner Gilmore moved to recommend approval of item I.2. as presented in the agenda caption. Commissioner Kilpper seconded the motion.

**AYES:** Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells

**NAYS:** None

**RESULT:** 6 : 0

3. ZPD22-0006 - Oncor Dunham Substation - Public Hearing to consider an ordinance amending the zoning (ZPD22-0006 – Oncor Dunham Substation) from Interim Holding (IH) uses to Planned Development District No. 195 (PD-195) with Single Family Estate (SF-E) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Dunham Road and east of Haynes Road.

**STAFF PRESENTATION:**

Poornima Kashyap, Principal Planner

**APPLICANT PRESENTATION:**

Seth Samson, Oncor  
 Rob Myers, Kimley-Horn

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

| SUPPORT                             | OPPOSITION | QUESTIONS OR COMMENTS ONLY                     |
|-------------------------------------|------------|------------------------------------------------|
| Dr. James Wallace; 3500 Haynes Road | None       | Harry Speake; 549 Round Hollow Lane, Southlake |
|                                     |            | James Tokie; 3501 Haynes Road                  |

*\* Indicates person did not wish to speak*

*Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 8:20 p.m.*

*At 8:34 p.m., the Planning and Zoning Commission reconvened into regular session.*

**ACTION:** Vice-Chair Wells moved to recommend approval of item I.3. as presented in the agenda caption and to include a buffer of at least 250 feet along the southern property line. Commissioner Gilmore seconded the motion.

**AYES:** Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells

**NAYS:** None

**RESULT:** 6 : 0

4. MPA23-0001 - Western Flower Mound Thoroughfare Plan - Public Hearing to consider a request for a Master Plan Amendment (MPA23-0001 – Western Flower Mound Thoroughfare Plan) to amend Section 7.0, Thoroughfare Plan, by changing the designation of Various Roadways bounded by Denton Creek Boulevard on the west to the unnamed Greenway Rural Arterial on the east. (Transportation Commission recommended approval by a vote of 6 to 0 at its December 13, 2022, meeting).

**STAFF PRESENTATION:**

Matthew Hotelling, Senior Engineering Transportation Manager

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

| SUPPORT | OPPOSITION | QUESTIONS OR COMMENTS ONLY          |
|---------|------------|-------------------------------------|
| None    | None       | Dr. James Wallace; 3500 Haynes Road |

*\* Indicates person did not wish to speak*

**ACTION:** Commissioner Gilmore moved to recommend approval of item I.4. as presented in the agenda caption. Commissioner Werner seconded the motion.

**AYES:** Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells

**NAYS:** None

**RESULT:** 6 : 0

**J. ADJOURN**

Chair Ruthrauff adjourned the meeting at 8:58 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**BRAD RUTHRAUFF, CHAIR**

**ATTEST:**

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**LAURIANN CASH, EXECUTIVE ASSISTANT**



# PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)

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**DATE:** April 10, 2023  
**FROM:** Poornima Kashyap, Principal Planner  
**ITEM:** **Consider a Site Plan (SP22-0012 – Salad and Go) to develop a fast food restaurant with a drive-through window. The property is generally located at the southwest quadrant of Flower Mound Road and Gerault Road.**

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## BACKGROUND:

### I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

### II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an approximately 875 square foot fast food restaurant with a drive-through window to be located on Lot 6, Block A of the Pines of Flower Mound Addition. The property is zoned Planned Development District-82 (PD-82) for Retail District-2 (R-2) uses. The existing zoning allows a drive-through restaurant use by right. The lot is 1.076 acres and is developed with a building that was operated as a bank. In order for the proposed fast food restaurant to be constructed, the existing bank facility will be demolished.

The proposed use is a drive-through facility only and does not include seating; hence parking for this use is calculated at the retail use ratio of one space for every 250 square feet of the facility. Based on this requirement, the proposed use would require four parking spaces. The site plan depicts five on-site parking spaces which is within the Town's allowable parking deviation. Access to the site is from Flower Mound Road and Gerault Road through mutual access easements.

The site plan depicts two queuing lanes that can accommodate 20 vehicles plus a single stacking space after the drive-through window to allow vehicles to pull clear of the transaction area prior to re-entering the normal flow of traffic. The site plan also features a separate queuing lane for online pick-up orders only. The site plan indicates the required by-pass lanes for the drive-through and online order pick-up lanes. The restaurant use requires a minimum of five stacking spaces; however, a recent update to the Town's parking ordinance requires any establishment with a drive-through facility to provide a queuing and stacking analysis to determine whether a specific business's expected customer traffic will require additional stacking spaces. Based on the queuing analysis performed for this business, the anticipated maximum queue length is 11 vehicles. The proposed site plan accommodates more than the maximum anticipated queue length. Therefore, queuing is not anticipated to be an issue at this location.

The landscape plan depicts the required street buffer, street yard, and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevations utilize a combination of brick, stone, and stucco to complement the existing buildings within the subdivision in

terms of both materials and colors. Though the building has a small footprint, the design incorporates a pitched roof around the perimeter of the building to match the pitched roof design on existing buildings.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

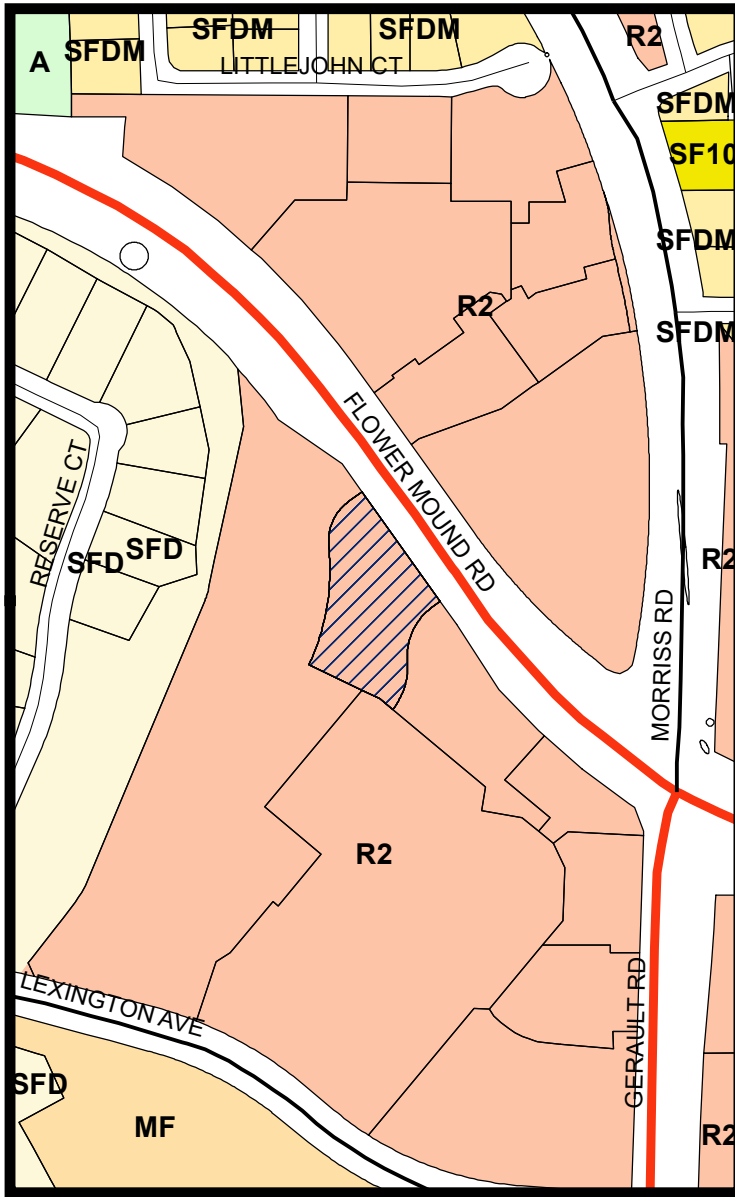
**ATTACHMENTS:**

1. Map - Zoning & Aerial
2. Letter of Intent
3. Queueing Analysis
4. Site Plan Package

**DRAFT MOTION:** Move to approve as presented in the agenda caption.

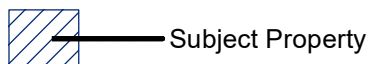
# Vicinity Map

Reference Project: SP22-0012



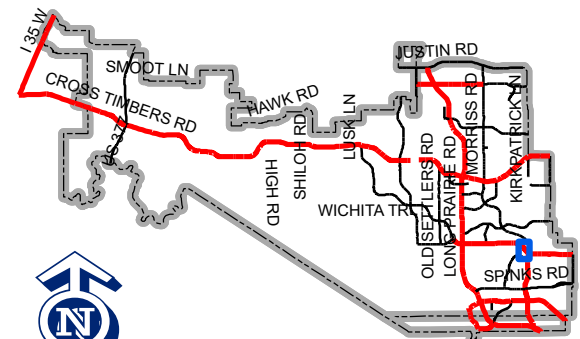
## LEGEND

- Agriculture
- Multi-Family
- Retail 2
- Single Family 10
- Single Family Density Medium
- Single Family Detached

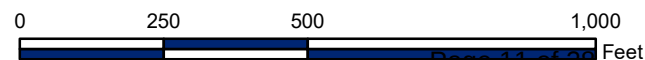


Visit [www.fmdevmap.com](http://www.fmdevmap.com) to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



April 3, 2022  
Planning  
City of Flower Mound  
2121 Cross Timbers Road  
Flower Mound, TX 75028

**Salad and Go – Flower Mound and Gerault – Flower Mound  
Letter of Intent**

Planning,

This document shall serve as the letter of intent to the City of Flower Mound for the Site Plan application submitted by Quiddity Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current subject property is 1.076 acres with zoning designation PD-82 with Retail-2 uses. We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 875 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~875 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,



Aaron Hawkins, EIT

# Traffic Memo

**To:** Mr. Dustin Martinez

**From:** Christy Lambeth, P.E., PTOE, Lambeth Engineering Associates, PLLC, F-19508

**Date:** January 12, 2023

**Re:** Queueing study for Salad and Go in Flower Mound, Texas\*

## Introduction

The services of Lambeth Engineering Associates, PLLC, were retained to conduct a vehicular queueing analysis for proposed Salad and Go (herein SAG) located at 1201 Flower Mound Road in Flower Mound, Texas\*. The purpose of this study is to project the peak queues for mobile pick-up window and drive-through orders.

## Queue Data

The proposed SAG has two pick up windows – one for mobile orders placed ahead of time, and one for orders placed at the ordering station on-site, prior to the drive-through window. Multiple queueing observations were conducted at an existing SAG located in Dallas which also has two pick-up windows, similar to the proposed site in Flower Mound\*.

Based on the queue observations conducted at Dallas SAG, the peak queue for mobile pick-ups was two (2) vehicles, which only occurred during one time of the three days observed. The peak queue of vehicles that were placing an order on-site and waiting for orders was 11 vehicles.

The proposed site in Flower Mound\* provides space for two (2) vehicles for mobile orders, plus 21\* vehicles for drive-through orders. Therefore, the site provides adequate space to accommodate the projected queue.

Observed queue data is summarized in **Table 1**. Detailed data is provided in the **Appendix**.

**Table 1. Salad and Go Queue Observation Summary**

| Date                         | Time                | Max Mobile Order Queue | Max Drive-Thru Order Queue |
|------------------------------|---------------------|------------------------|----------------------------|
| Tuesday, December 6, 2022    | 11:30 AM - 12:30 PM | 2                      | 6                          |
| Wednesday, December 14, 2022 | 11:15 AM - 1:15 PM  | 1                      | 11                         |
| Friday, December 16, 2022    | 11:30 AM - 1:30 AM  | 1                      | 5                          |
| <b>Max Queue Observed:</b>   |                     | <b>2</b>               | <b>11</b>                  |

## Conclusions

The proposed site plan for Salad and Go provides adequate space to accommodate the projected queue on-site without backing onto streets or blocking sidewalks.

*END*

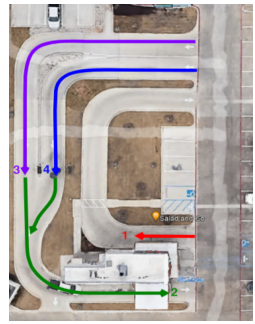
# Appendix

## Salad and Go Queue Observations

Location: 14909 Coit Road, Dallas, TX 75248

Day, Date: Tuesday, December 6, 2022

Observed by: BB



|       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |
|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| 11:30 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:00 |                                      | 1                                                     | 1                                                       | 2                                                       | 4                                            |
| 11:31 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:01 |                                      | 2                                                     | 1                                                       | 1                                                       | 4                                            |
| 11:32 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:02 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:33 |                                      |                                                       | 1                                                       | 1                                                       | 2                                            | 12:03 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 11:34 |                                      | 2                                                     |                                                         |                                                         | 2                                            | 12:04 |                                      | 2                                                     | 1                                                       | 1                                                       | 4                                            |
| 11:35 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:05 |                                      | 2                                                     |                                                         |                                                         | 2                                            |
| 11:36 | 2                                    |                                                       | 1                                                       | 1                                                       | 2                                            | 12:06 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            |
| 11:37 | 2                                    |                                                       | 1                                                       | 1                                                       | 2                                            | 12:07 | 1                                    | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:38 | 1                                    |                                                       |                                                         |                                                         | 0                                            | 12:08 | 1                                    |                                                       |                                                         |                                                         | 0                                            |
| 11:39 |                                      |                                                       | 2                                                       | 1                                                       | 3                                            | 12:09 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:40 |                                      | 3                                                     | 1                                                       | 1                                                       | 5                                            | 12:10 |                                      |                                                       | 2                                                       |                                                         | 2                                            |
| 11:41 |                                      | 2                                                     |                                                         |                                                         | 2                                            | 12:11 | 1                                    | 1                                                     | 2                                                       |                                                         | 3                                            |
| 11:42 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:12 |                                      | 2                                                     | 2                                                       |                                                         | 4                                            |
| 11:43 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            | 12:13 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            |
| 11:44 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:14 | 1                                    | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:45 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:15 | 1                                    | 2                                                     | 2                                                       |                                                         | 4                                            |
| 11:46 | 1                                    | 1                                                     | 1                                                       |                                                         | 2                                            | 12:16 |                                      | 2                                                     |                                                         | 1                                                       | 3                                            |
| 11:47 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:17 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            |
| 11:48 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:18 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:49 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:19 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:50 | 1                                    |                                                       | 1                                                       |                                                         | 1                                            | 12:20 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:51 |                                      | 1                                                     | 2                                                       | 2                                                       | 5                                            | 12:21 | 1                                    | 1                                                     |                                                         |                                                         | 1                                            |
| 11:52 | 1                                    | 2                                                     | 2                                                       | 2                                                       | 6                                            | 12:22 | 1                                    | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:53 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            | 12:23 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:54 |                                      | 2                                                     |                                                         | 1                                                       | 3                                            | 12:24 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:55 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            | 12:25 | 1                                    |                                                       |                                                         |                                                         | 0                                            |
| 11:56 | 1                                    | 1                                                     | 1                                                       | 1                                                       | 3                                            | 12:26 | 1                                    | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:57 |                                      | 2                                                     | 2                                                       |                                                         | 4                                            | 12:27 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:58 |                                      | 2                                                     |                                                         |                                                         | 2                                            | 12:28 | 1                                    | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:59 |                                      |                                                       | 1                                                       | 1                                                       | 2                                            | 12:29 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |

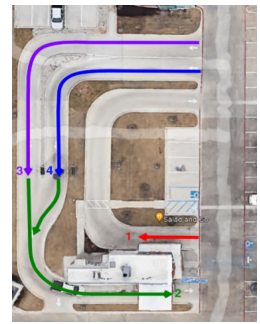
**Max Mobile Order Queue = 2 Vehicles. Max Drive-Thru Order Queue = 6 Vehicles.**

## Salad and Go Queue Observations

Location: 14909 Coit Road, Dallas, TX 75248

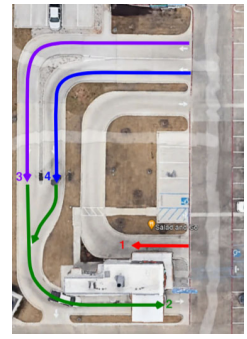
Day, Date: Wednesday, December 14, 2022

Observed by: BB



|       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |
|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| 11:15 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 11:45 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:16 |                                      |                                                       |                                                         |                                                         | 0                                            | 11:46 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:17 |                                      |                                                       |                                                         |                                                         | 0                                            | 11:47 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 11:18 |                                      |                                                       |                                                         |                                                         | 0                                            | 11:48 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 11:19 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 11:49 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:20 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 11:50 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            |
| 11:21 | 1                                    |                                                       |                                                         |                                                         | 0                                            | 11:51 |                                      |                                                       |                                                         | 1                                                       | 1                                            |
| 11:22 |                                      |                                                       |                                                         |                                                         | 0                                            | 11:52 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            |
| 11:23 |                                      |                                                       | 1                                                       | 1                                                       | 2                                            | 11:53 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:24 |                                      |                                                       | 1                                                       | 1                                                       | 2                                            | 11:54 | 1                                    |                                                       |                                                         |                                                         | 0                                            |
| 11:25 |                                      |                                                       | 1                                                       | 1                                                       | 2                                            | 11:55 |                                      |                                                       | 2                                                       |                                                         | 2                                            |
| 11:26 |                                      | 2                                                     | 2                                                       |                                                         | 4                                            | 11:56 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 11:27 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 11:57 |                                      | 1                                                     | 2                                                       | 1                                                       | 4                                            |
| 11:28 |                                      |                                                       |                                                         |                                                         | 0                                            | 11:58 |                                      | 3                                                     | 2                                                       | 1                                                       | 6                                            |
| 11:29 |                                      |                                                       |                                                         |                                                         | 0                                            | 11:59 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:30 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:00 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:31 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:01 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 11:32 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:02 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 11:33 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:03 |                                      | 2                                                     | 1                                                       | 1                                                       | 4                                            |
| 11:34 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:04 | 1                                    | 2                                                     | 1                                                       |                                                         | 3                                            |
| 11:35 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:05 | 1                                    | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:36 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:06 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:37 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:07 |                                      | 2                                                     | 2                                                       | 1                                                       | 5                                            |
| 11:38 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 12:08 |                                      | 3                                                     | 1                                                       |                                                         | 4                                            |
| 11:39 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:09 |                                      | 2                                                     | 2                                                       |                                                         | 4                                            |
| 11:40 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:10 |                                      | 2                                                     | 2                                                       | 2                                                       | 6                                            |
| 11:41 | 1                                    | 1                                                     |                                                         |                                                         | 1                                            | 12:11 |                                      | 2                                                     | 3                                                       | 2                                                       | 7                                            |
| 11:42 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:12 |                                      | 1                                                     | 3                                                       | 3                                                       | 7                                            |
| 11:43 | 1                                    | 1                                                     | 1                                                       | 1                                                       | 3                                            | 12:13 |                                      | 3                                                     | 3                                                       | 3                                                       | 9                                            |
| 11:44 | 1                                    |                                                       | 1                                                       |                                                         | 1                                            | 12:14 | 1                                    | 4                                                     | 2                                                       | 2                                                       | 8                                            |

**Max Mobile Order Queue = 1 Vehicle. Max Drive-Thru Order Queue = 9 Vehicles.**



## Salad and Go Queue Observations

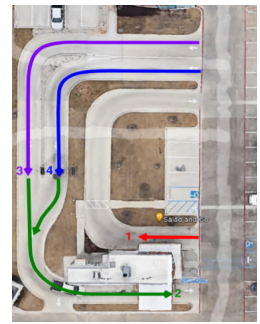
Location: 14909 Coit Road, Dallas, TX 75248

Day, Date: Wednesday, December 14, 2022

Observed by: BB

|       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |
|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| 12:15 | 1                                    | 4                                                     | 1                                                       | 1                                                       | 6                                            | 12:45 | 1                                    | 4                                                     |                                                         | 1                                                       | 5                                            |
| 12:16 | 1                                    | 5                                                     | 1                                                       | 1                                                       | 7                                            | 12:46 |                                      | 3                                                     | 1                                                       |                                                         | 4                                            |
| 12:17 |                                      | 4                                                     | 1                                                       |                                                         | 5                                            | 12:47 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            |
| 12:18 |                                      | 3                                                     | 2                                                       |                                                         | 5                                            | 12:48 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:19 |                                      | 3                                                     | 2                                                       | 1                                                       | 6                                            | 12:49 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:20 |                                      | 3                                                     | 2                                                       | 1                                                       | 6                                            | 12:50 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            |
| 12:21 | 1                                    | 3                                                     | 3                                                       | 2                                                       | 8                                            | 12:51 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:22 | 1                                    | 5                                                     | 2                                                       | 1                                                       | 8                                            | 12:52 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:23 |                                      | 6                                                     | 3                                                       | 2                                                       | <b>11</b>                                    | 12:53 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:24 |                                      | 6                                                     | 3                                                       | 2                                                       | <b>11</b>                                    | 12:54 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:25 |                                      | 6                                                     | 3                                                       | 2                                                       | <b>11</b>                                    | 12:55 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:26 | 1                                    | 7                                                     | 2                                                       | 2                                                       | <b>11</b>                                    | 12:56 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:27 | 1                                    | 7                                                     | 1                                                       | 1                                                       | 9                                            | 12:57 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 12:28 |                                      | 7                                                     |                                                         |                                                         | 7                                            | 12:58 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 12:29 |                                      | 4                                                     |                                                         |                                                         | 4                                            | 12:59 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 12:30 |                                      | 2                                                     | 2                                                       |                                                         | 4                                            | 1:00  |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:31 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            | 1:01  |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 12:32 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            | 1:02  |                                      |                                                       |                                                         |                                                         | 0                                            |
| 12:33 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 1:03  |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 12:34 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 1:04  | 1                                    | 1                                                     |                                                         |                                                         | 1                                            |
| 12:35 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 1:05  |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 12:36 | 1                                    | 1                                                     | 1                                                       |                                                         | 2                                            | 1:06  |                                      |                                                       |                                                         |                                                         | 0                                            |
| 12:37 | 1                                    |                                                       | 1                                                       |                                                         | 1                                            | 1:07  | 1                                    | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:38 |                                      |                                                       | 2                                                       | 2                                                       | 4                                            | 1:08  | 1                                    | 1                                                     |                                                         |                                                         | 1                                            |
| 12:39 |                                      |                                                       | 2                                                       | 2                                                       | 4                                            | 1:09  | 1                                    | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:40 |                                      | 3                                                     | 2                                                       | 2                                                       | 7                                            | 1:10  |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:41 |                                      | 2                                                     | 2                                                       | 1                                                       | 5                                            | 1:11  |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 12:42 |                                      | 1                                                     | 2                                                       | 2                                                       | 5                                            | 1:12  |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 12:43 |                                      | 1                                                     | 2                                                       | 2                                                       | 5                                            | 1:13  |                                      | 1                                                     | 2                                                       |                                                         | 3                                            |
| 12:44 | 1                                    | 3                                                     | 2                                                       | 1                                                       | 6                                            | 1:14  |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |

**Max Mobile Order Queue = 1 Vehicle. Max Drive-Thru Order Queue = 11 Vehicles**



## Salad and Go Queue Observations

Location: 14909 Coit Road, Dallas, TX 75248

Day, Date: Friday, December 16, 2022

Observed by: BB

|       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |
|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| 11:30 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:00 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:31 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:01 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 11:32 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:02 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:33 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 12:03 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:34 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:04 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 11:35 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            | 12:05 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 11:36 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            | 12:06 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:37 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:07 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:38 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:08 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:39 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:09 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:40 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:10 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 11:41 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:11 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:42 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:12 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:43 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 12:13 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:44 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:14 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 11:45 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:15 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 11:46 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:16 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:47 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 12:17 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:48 |                                      |                                                       |                                                         | 1                                                       | 1                                            | 12:18 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:49 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:19 | 1                                    |                                                       |                                                         |                                                         | 0                                            |
| 11:50 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            | 12:20 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:51 |                                      | 2                                                     |                                                         |                                                         | 2                                            | 12:21 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:52 |                                      |                                                       |                                                         |                                                         | 0                                            | 12:22 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:53 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 12:23 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 11:54 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 12:24 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 11:55 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 12:25 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            |
| 11:56 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 12:26 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 11:57 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            | 12:27 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            |
| 11:58 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            | 12:28 | 1                                    | 2                                                     | 2                                                       |                                                         | 4                                            |
| 11:59 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 12:29 | 1                                    | 1                                                     |                                                         |                                                         | 1                                            |

**Max Mobile Order Queue = 1 Vehicle. Max Drive-Thru Order Queue = 4 Vehicles.**



## Salad and Go Queue Observations

Location: 14909 Coit Road, Dallas, TX 75248

Day, Date: Friday, December 16, 2022

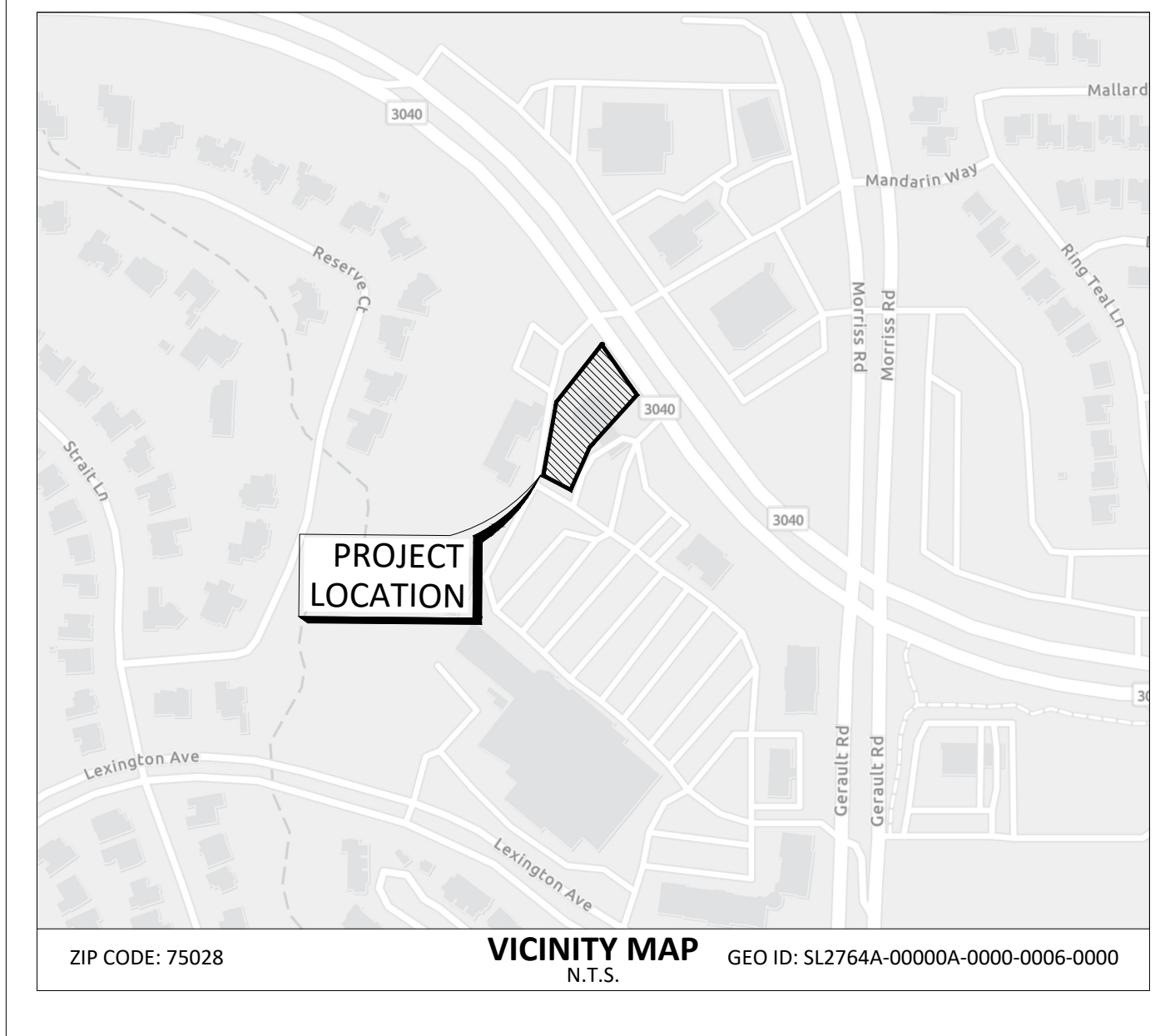
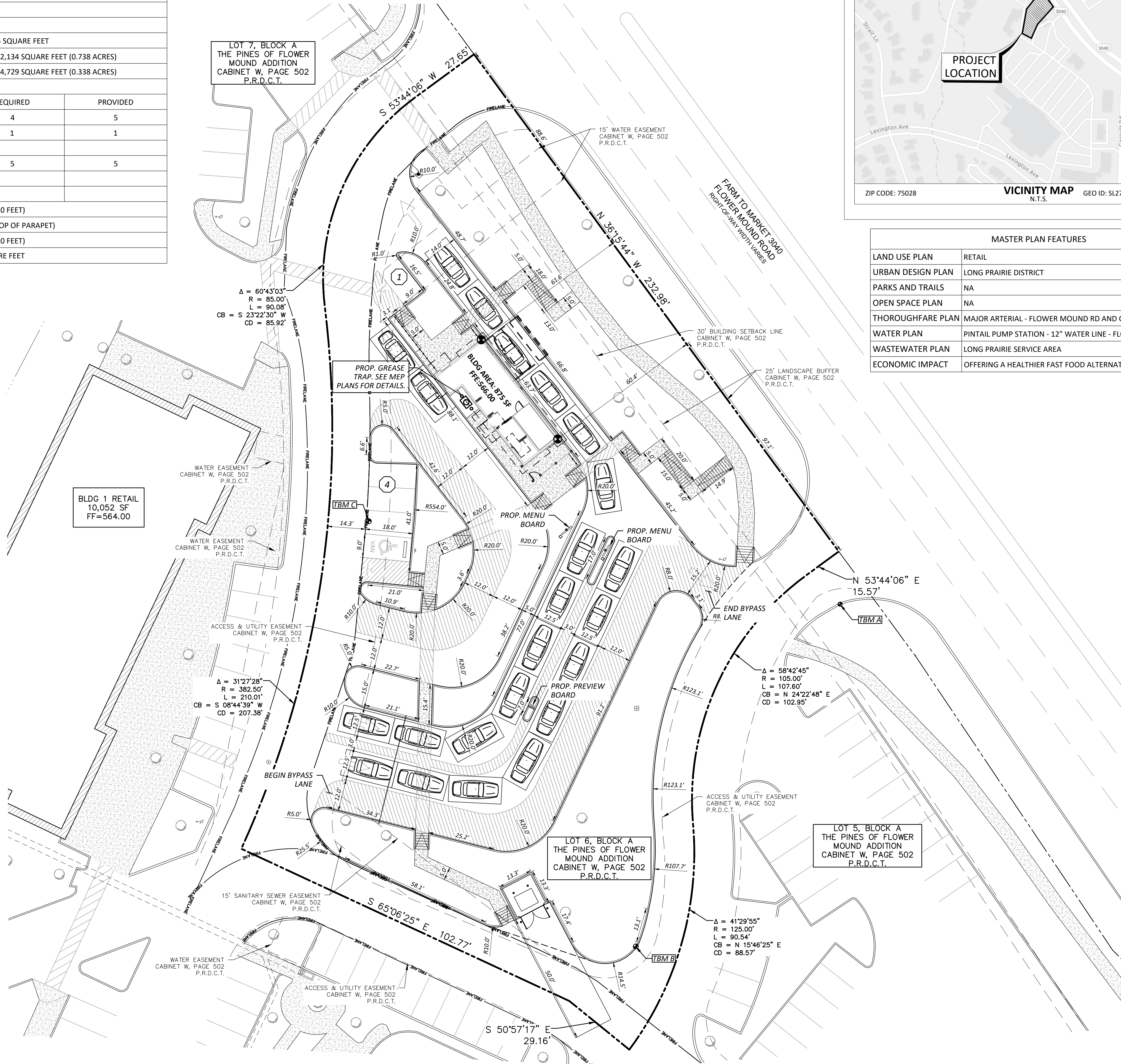
Observed by: BB

|       | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |      | 1.<br>Mobile<br>Pickup<br>(Vehicles) | 2.<br>From Order<br>to Pickup<br>Window<br>(Vehicles) | 3.<br>Inner Line<br>from Order<br>Station<br>(Vehicles) | 4.<br>Outer Line<br>from Order<br>Station<br>(Vehicles) | Total<br>Queue for<br>Drive-Thru<br>Ordering |
|-------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|------|--------------------------------------|-------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| 12:30 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            | 1:00 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 12:31 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 1:01 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 12:32 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 1:02 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:33 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 1:03 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 12:34 |                                      |                                                       |                                                         |                                                         | 0                                            | 1:04 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 12:35 |                                      |                                                       |                                                         |                                                         | 0                                            | 1:05 | 1                                    |                                                       |                                                         |                                                         | 0                                            |
| 12:36 |                                      |                                                       |                                                         |                                                         | 0                                            | 1:06 |                                      |                                                       | 2                                                       |                                                         | 2                                            |
| 12:37 |                                      |                                                       |                                                         |                                                         | 0                                            | 1:07 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:38 |                                      |                                                       |                                                         |                                                         | 0                                            | 1:08 |                                      | 2                                                     |                                                         |                                                         | 2                                            |
| 12:39 |                                      |                                                       |                                                         |                                                         | 0                                            | 1:09 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 12:40 | 1                                    |                                                       | 1                                                       |                                                         | 1                                            | 1:10 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:41 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 1:11 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 12:42 |                                      |                                                       | 1                                                       |                                                         | 1                                            | 1:12 |                                      | 1                                                     |                                                         |                                                         | 1                                            |
| 12:43 |                                      | 2                                                     | 1                                                       | 1                                                       | 4                                            | 1:13 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 12:44 | 1                                    | 3                                                     | 1                                                       | 1                                                       | 5                                            | 1:14 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:45 |                                      | 1                                                     |                                                         |                                                         | 1                                            | 1:15 |                                      | 1                                                     | 2                                                       |                                                         | 3                                            |
| 12:46 |                                      |                                                       |                                                         |                                                         | 0                                            | 1:16 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            |
| 12:47 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            | 1:17 |                                      | 2                                                     | 2                                                       |                                                         | 4                                            |
| 12:48 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            | 1:18 | 1                                    | 2                                                     | 1                                                       |                                                         | 3                                            |
| 12:49 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            | 1:19 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 12:50 |                                      | 2                                                     | 2                                                       | 1                                                       | 5                                            | 1:20 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 12:51 |                                      | 3                                                     | 1                                                       |                                                         | 4                                            | 1:21 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:52 |                                      | 2                                                     | 2                                                       |                                                         | 4                                            | 1:22 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            |
| 12:53 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 1:23 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 12:54 |                                      | 1                                                     |                                                         | 1                                                       | 2                                            | 1:24 |                                      |                                                       |                                                         |                                                         | 0                                            |
| 12:55 | 1                                    | 1                                                     |                                                         |                                                         | 1                                            | 1:25 |                                      |                                                       | 1                                                       |                                                         | 1                                            |
| 12:56 |                                      | 1                                                     | 1                                                       |                                                         | 2                                            | 1:26 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 12:57 |                                      | 2                                                     | 1                                                       |                                                         | 3                                            | 1:27 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            |
| 12:58 |                                      | 2                                                     |                                                         |                                                         | 2                                            | 1:28 |                                      | 2                                                     | 1                                                       | 1                                                       | 4                                            |
| 12:59 |                                      | 1                                                     | 1                                                       | 1                                                       | 3                                            | 1:29 |                                      | 2                                                     |                                                         |                                                         | 2                                            |

**Max Mobile Order Queue = 1 Vehicle. Max Drive-Thru Order Queue = 5 Vehicles.**

1  
2  
3  
4

| SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT<br>THE PINES OF FLOWER MOUND, LOT 6, BLOCK A |                                                 |          |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------|----------|
| PHYSICAL ADDRESS                                                                                  | 1201 FLOWER MOUND RD, FLOWER MOUND, TEXAS 75028 |          |
| GROSS SITE AREA                                                                                   | 1.076 ACRES (46,863 SQUARE FEET)                |          |
| NET SITE AREA                                                                                     | 1.076 ACRES (46,863 SQUARE FEET)                |          |
| ZONING                                                                                            | RETAIL                                          |          |
| CURRENT USE                                                                                       | BANK                                            |          |
|                                                                                                   |                                                 |          |
| LOT COVERAGE DATA                                                                                 |                                                 |          |
| BUILDING COVERAGE                                                                                 | 1.87% 875 SQUARE FEET                           |          |
| IMPERVIOUS AREA                                                                                   | 68.57% / 32,134 SQUARE FEET (0.738 ACRES)       |          |
| PERVIOUS AREA                                                                                     | 31.43% / 14,729 SQUARE FEET (0.338 ACRES)       |          |
|                                                                                                   |                                                 |          |
| PARKING SUMMARY                                                                                   | REQUIRED                                        | PROVIDED |
| RETAIL                                                                                            | 4                                               | 5        |
| OTHER (ADA)                                                                                       | 1                                               | 1        |
|                                                                                                   |                                                 |          |
| TOTAL PARKING                                                                                     | 5                                               | 5        |
|                                                                                                   |                                                 |          |
| BUILDING DATA                                                                                     |                                                 |          |
| BUILDING                                                                                          | 1 STORY (20 FEET)                               |          |
| PEAK HEIGHT                                                                                       | 22 FEET (TOP OF PARAPET)                        |          |
| MEAN HEIGHT                                                                                       | 1 STORY (20 FEET)                               |          |
| TOTAL SQUARE FOOTAGE                                                                              | 875 SQUARE FEET                                 |          |



| MASTER PLAN FEATURES |                                                               |
|----------------------|---------------------------------------------------------------|
| LAND USE PLAN        | RETAIL                                                        |
| URBAN DESIGN PLAN    | LONG PRAIRIE DISTRICT                                         |
| PARKS AND TRAILS     | NA                                                            |
| OPEN SPACE PLAN      | NA                                                            |
| THOROUGHFARE PLAN    | MAJOR ARTERIAL - FLOWER MOUND RD AND GERAULT RD               |
| WATER PLAN           | PINTAIL PUMP STATION - 12" WATER LINE - FLOWER MOUND RD       |
| WASTEWATER PLAN      | LONG PRAIRIE SERVICE AREA                                     |
| ECONOMIC IMPACT      | OFFERING A HEALTHIER FAST FOOD ALTERNATIVE AT A CHEAPER PRICE |

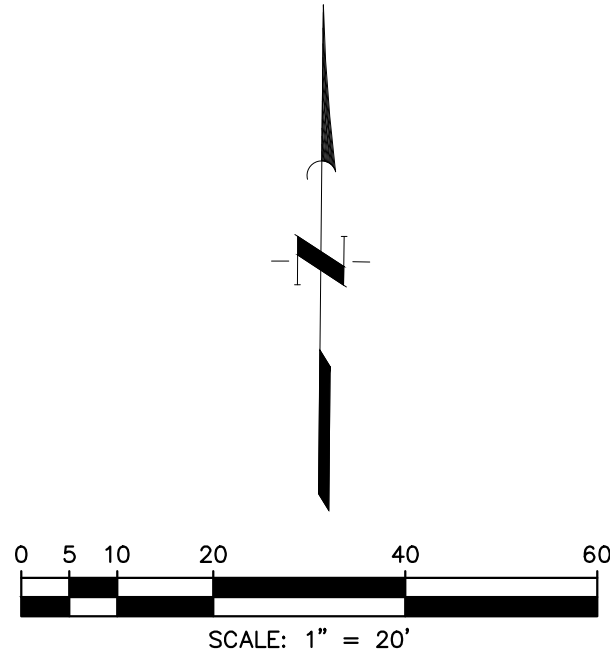
**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAVD (88) DATUM, (GEOID 12A).

**TBM A**  
BEING AN "X" CUT ON TOP OF CURB LOCATED ON SOUTHEAST SIDE OF THE SOUTHERN DRIVE THAT PROVIDES SITE ACCESS FROM FLOWER MOUND ROAD. APPROXIMATELY 0.5 FEET EAST AND 20 FEET SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.  
ELEVATION 568.29 FEET, NAVD 88 (2011 ADJUSTMENT).

**TBM B**  
BEING AN "X" CUT ON TOP OF CURB LOCATED NORTHEAST OF THE SOUTHERN MOST CORNER OF THE SUBJECT TRACT. APPROXIMATELY 2.5 FEET EAST AND 39 FEET NORTH OF THE SOUTHERN MOST CORNER OF THE SUBJECT TRACT.  
ELEVATION 565.36 FEET, NAVD 88 (2011 ADJUSTMENT).

**TBM C**  
BEING AN "X" CUT ON TOP OF CURB LOCATED NORTHWEST OF THE SOUTHERN MOST BUILDING CORNER OF THE EXISTING BANK. APPROXIMATELY 15.5 FEET NORTH AND 38 FEET WEST OF THE SOUTHERN MOST CORNER OF THE EXISTING BANK.  
ELEVATION 565.03 FEET, NAVD 88 (2011 ADJUSTMENT).

**100-YEAR FLOOD PLAIN**  
ACCORDING TO MAP NO. 48121C054SG OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY DATED APRIL 18, 2011, THE SUBJECT TRACT IS SITUATED WITHIN: NON-SHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.



| LEGEND |                         |
|--------|-------------------------|
|        | PROPERTY LINE           |
|        | PROP. BARRIER FREE RAMP |
|        | PARKING COUNT           |
|        | BUILDING CORNERS        |
|        | EXIST. TREE             |
|        | EXIST. FIRE HYDRANT     |
|        | EXIST. SIDEWALK         |
|        | PROP. SIDEWALK          |
|        | PROP. MENU BOARD        |

- NOTES**
- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
  - ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
  - SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
  - CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
  - ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
  - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
  - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
  - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
  - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
  - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
  - FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4 - PROHIBITED SIGNS.

**OWNER**  
ROSEBRIAR FLOWER MOUND, LP  
PO BOX 541208  
DALLAS, TEXAS 75354  
TEL (925) 960-5858  
CONTACT: NICHOLAS WILSON

**APPLICANT**  
QUIDDITY ENGINEERING, INC.  
4500 MERCANTILE PLAZA DRIVE  
SUITE 210  
FORT WORTH, TEXAS 76137  
TEL (972) 265-7190  
CONTACT: RYAN ALCALA, PE

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM  
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App.

No.

Date

REVISIONS

QUIDDITY

4000 Westworth Parkway, Suite 200, Fort Worth, Texas 76120  
4000 Westworth Parkway, Suite 200, Fort Worth, Texas 76120

DESIGNED BY: CPZ

CHECKED BY: RIA

DRAWN BY: AHG

SCALE: AS SHOWN

DATE: APRIL 2023

JOB NO.: 17007-0086-00

STATE OF TEXAS

137823

PROFESSIONAL ENGINEER

4/3/2023

**SITE PLAN**

**SALAD AND GO - FLOWER MOUND**

**FLOWER MOUND ROAD AND GERAULT ROAD**

1201 FLOWER MOUND ROAD, FLOWER MOUND, TEXAS 75028

LOT 6, BLOCK A

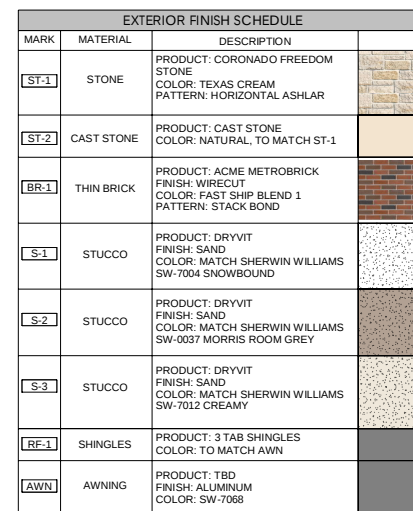
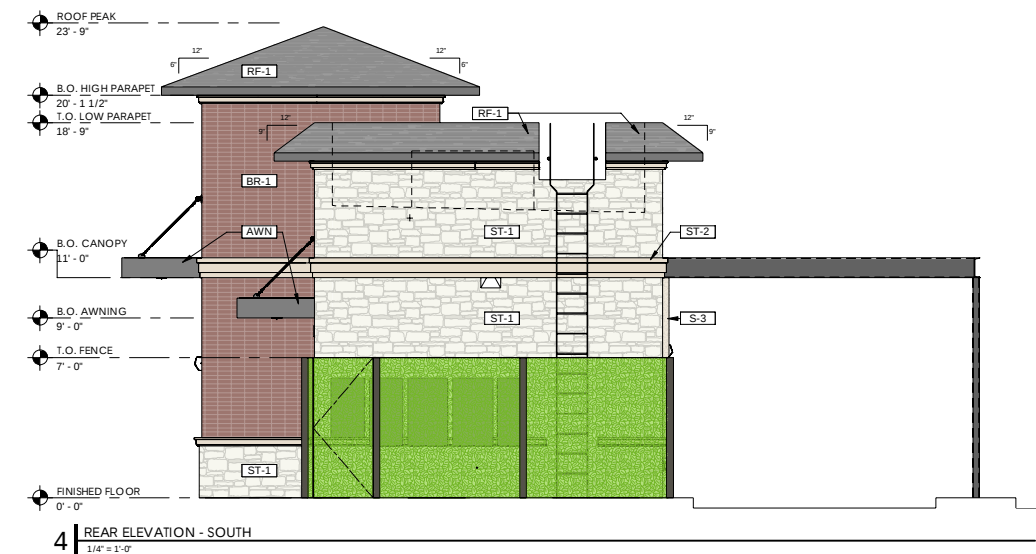
THE PINES OF FLOWER MOUND AMENDED RECORD PLAT

FLOWER MOUND, DENTON COUNTY, TEXAS

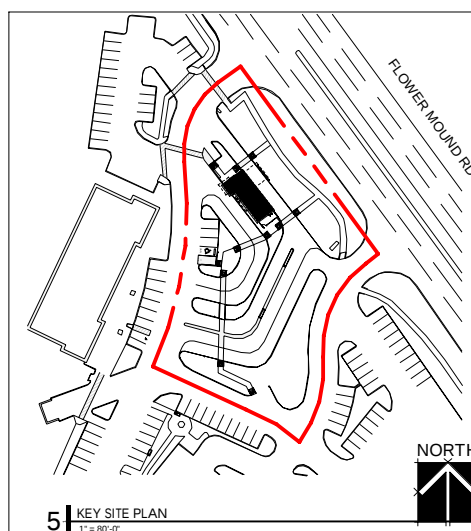
SHEET NO.

C-16

**C-4**



| MATERIAL CALCULATION |                                       |                       |                       |                       |                       |
|----------------------|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                      |                                       | NORTH                 | SOUTH                 | EAST                  | WEST                  |
| 1                    | TOTAL FACADE S.F                      | 444 S.F.              | 430 S.F.              | 844 S.F.              | 890 S.F               |
| 2                    | FACADE SF (EXCLUDING DOORS & WINDOWS) | 429 S.F.              | 0 S.F.                | 811 S.F.              | 847 S.F.              |
| 3                    | DOORS AND WINDOWS SF                  | 15 S.F.               | 0 S.F.                | 33 S.F.               | 43 S.F.               |
| 4                    | PRIMARY MASONRY TOTALS (MIN. 80%)     | 429 S.F and 100% OF 2 | 430 S.F and 100% OF 2 | 811 S.F and 100% OF 2 | 847 S.F and 100% OF 2 |
|                      | BRICK SF                              | 199 S.F and 46% OF 2  | 108 S.F and 25% OF 2  | 23 S.F and 1% OF 2    | 398 S.F and 47% OF 2  |
|                      | STONE SF                              | 70 S.F and 16% OF 2   | 319 S.F and 74% OF 2  | 515 S.F and 64% OF 2  | 280 S.F and 33% OF 2  |
|                      | STUCCO SF                             | 160 S.F and 38% OF 2  | 3 S.F and 0% OF 2     | 273 S.F and 35% OF 2  | 169 S.F and 20% OF 2  |



### FACADE PLAN NOTES

- THIS FACADE DESIGN IS FOR DESIGN APPROVAL AND IS NOT TO BE REFERENCED DURING CONSTRUCTION. ANY MINOR CHANGES TO THE APPROVED PLANS OR ELEVATION WILL REQUIRE APPROVAL OF AN AMENDED SITE PLAN. THIS WILL BE AN ADMINISTRATIVE PROCESS. MAJOR CHANGES WILL REQUIRE APPROVAL BY THE BOARD OF ZONING OR THE BOARD OF PLANNING AND ZONING. MAJOR CHANGES TO THE PLANS OR ELEVATION WILL REQUIRE REVIEW AND APPROVAL BY THE BOARD OF ZONING OR THE BOARD OF PLANNING AND ZONING.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE BOARD OF ZONING OR THE BOARD OF PLANNING AND ZONING. UTILITIES BOXES AND CONDENSATE PANS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BOARD OF ZONING OR THE BOARD OF PLANNING AND ZONING.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

**RESTAURANT WITH DRIVE-THRU  
THE PINES OF FLOWER MOUND  
LOT 6, BLOCK A**

PREPARATION DATE: SEPTEMBER 30, 2022

**ARCHITECT:**  
ROGUE ARCHITECTS  
513 MAIN STREET, STE 300  
FORT WORTH, TX 76102  
817-820-0433  
ASHLEY MORELAND

OWNER:  
SALAD AND GO  
5555 EAST VAN BUREN STREET  
PHOENIX, AZ 85008  
504-432-3611  
ANDY HULSEY

**ENGINEER:**  
QUIDDITY ENGINEERING  
4500 MERCENTILE PLAZA DRIVE,  
SUITE 210  
FORT WORTH, TX 76137  
682-268-2207  
RYAN J. ALCALA, PE

APPLICANT:



**FLOWER MOUND & GERAULT**  
1201 FLOWER MOUND RD, FLOWER MOUND TX.

75028  
PROTOTYPE VERSION 2.00



513 MAIN STREET, SUITE 300  
FT. WORTH, TX 76102  
817.820.0433  
[www.roquearchitects.com](http://www.roquearchitects.com)

SEAL

THIS DRAWING IS A DESIGN  
DEVELOPMENT DOCUMENT.  
SITE SPECIFIC MODIFICATIONS  
MADE UNDER THE RESPONSIBLE  
CHARGE OF THE ARCHITECT  
AND/OR ENGINEER-OF-RECORD  
WILL BE REQUIRED PRIOR TO  
USING THIS DOCUMENT FOR  
BIDDING, PERMITTING, OR  
CONSTRUCTION.

FACADE PLAN: 1/5/2023

CONTRACTOR SHALL VERIFY ALL  
CONDITIONS AND DIMENSIONS AT THE  
JOB SITE AND NOTIFY THE ARCHITECT  
OF ANY DIMENSIONAL ERRORS,  
OMISSIONS OR DISCREPANCIES BEFORE  
BEGINNING OR FABRICATING ANY WORK.  
DO NOT SCALE DRAWINGS.

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| PROJECT INFORMATION |  |  |
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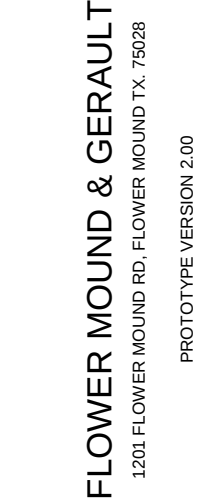
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| PROJECT NO:     | 22-0419     |
| ORIGINAL ISSUE: | 09/30/2022  |
| SCALE:          | AS NOTED    |
| DRAWN BY:       | S. PAWELSKI |
| CHECKED BY:     | J. JEFFERY  |

SHEET TITLE

## FACADE PLAN

SHEET NUMBER

FP001

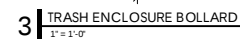
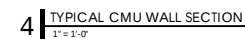
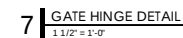
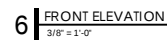
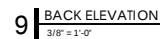
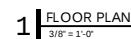
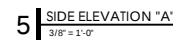
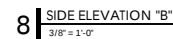
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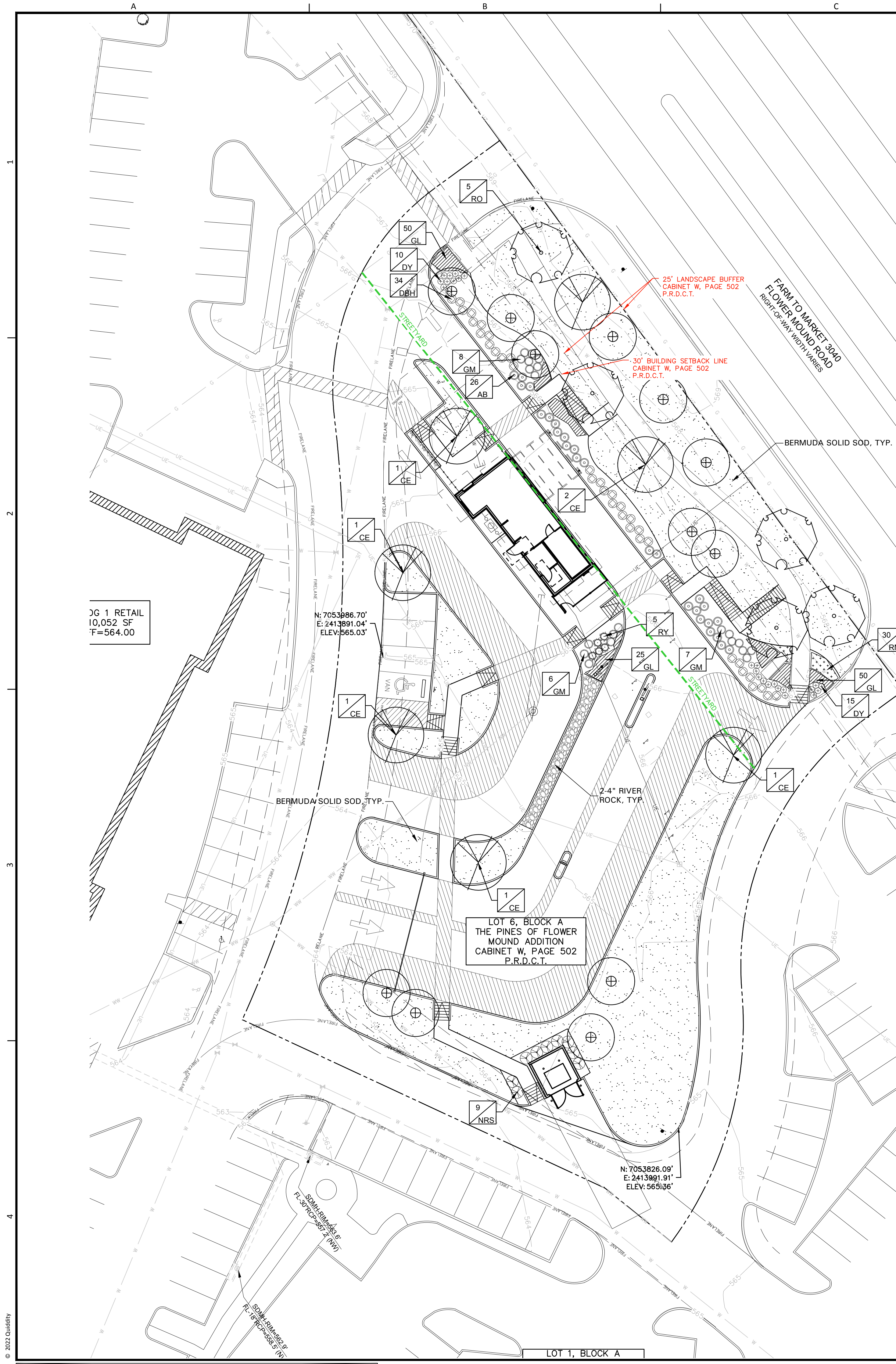
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| PROJECT NO:     | 22-0419     |
| ORIGINAL ISSUE: | 11/11/22    |
| SCALE:          | AS NOTED    |
| DRAWN BY:       | S. PAWELSKI |
| CHECKED BY:     | J. JEFFERY  |

## ROOF DETAILS

FP002







| LANDSCAPE TABULATIONS                                                                                                                                 |                                 |                   |                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|-------------------------------------------------------------------|
| Streetyard Landscaping                                                                                                                                |                                 |                   |                                                                   |
| Standard                                                                                                                                              | Total Street Yard (Square Feet) | Required          | Provided                                                          |
| Minimum 20% of street yard                                                                                                                            | 14,288 s.f.                     | 2,858 s.f.        | 7846 s.f.                                                         |
| Street Buffer Landscaping                                                                                                                             |                                 |                   |                                                                   |
| Minimum Landscape Buffer                                                                                                                              | FM 3040                         | 25'               | 25'                                                               |
| Parking Area Landscaping                                                                                                                              |                                 |                   |                                                                   |
| Standard                                                                                                                                              | No. of Parking Spaces           | Required          | Provided                                                          |
| 90 s.f. per 12 parking spaces                                                                                                                         | 5 spaces                        | (5/12)*90= 37.5   | 996 s.f.                                                          |
| SCREENING                                                                                                                                             |                                 |                   |                                                                   |
| Parking Areas                                                                                                                                         |                                 |                   |                                                                   |
| Standard                                                                                                                                              | Street Frontage                 | Required          | Provided                                                          |
| 3' ht. parking/drive screen                                                                                                                           | FM 3040                         | YES               | berm and evergreen planting                                       |
| Outdoor Storage Areas                                                                                                                                 |                                 |                   |                                                                   |
| Standard                                                                                                                                              | Street Frontage                 | Required          | Provided                                                          |
| 6' ht. screening device from street view                                                                                                              | all sides                       | YES               | YES                                                               |
| Loading and Service Bays                                                                                                                              |                                 |                   |                                                                   |
| Standard                                                                                                                                              | Street Frontage                 | Required          | Provided                                                          |
| 6' ht. screening device from street view                                                                                                              | YES                             | YES               | YES                                                               |
| PLANTING STANDARDS                                                                                                                                    |                                 |                   |                                                                   |
| Street Yard Trees                                                                                                                                     |                                 |                   |                                                                   |
| Standard                                                                                                                                              | Total Street Yard (square feet) | Required          | Provided                                                          |
| 10,000 - 110,000 s.f. = 1 tree per 2,500 s.f. +10 trees                                                                                               | 14,288 s.f.                     | 12 trees, 3" cal. | 14 trees                                                          |
| Trees required to satisfy other provisions of this division and lying within the street yard may be used to satisfy the requirements of this section. |                                 |                   |                                                                   |
| Street Buffer Trees                                                                                                                                   |                                 |                   |                                                                   |
| Standard                                                                                                                                              | Street Frontage (Linear Feet)   | Required          | Provided                                                          |
| 1 tree, 3" cal., per 30 l.f.                                                                                                                          | FM 3040 - 233 l.f.              | 8 trees, 3" cal.  | 3 existing trees, 7 proposed trees, 3" cal. within the 25' buffer |
| Parking Area Trees                                                                                                                                    |                                 |                   |                                                                   |
| Standard                                                                                                                                              | No. of Parking Spaces           | Required          | Provided                                                          |
| 1 tree, 3" cal., per 10 Parking Spaces                                                                                                                | 5 spaces                        | 1, 3" cal trees   | 2 existing trees; 3 proposed trees                                |
| All parking spaces are located withing 50 ft. of a tree.                                                                                              |                                 |                   |                                                                   |

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONVEY" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIFA1 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSITIVE SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 18" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT 'TOP' OR 'HEAD' TREES.
- IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'0" ABOVE GRADE. FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE, THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

| PLANT SCHEDULE           |       |                        |                                            |                                      |
|--------------------------|-------|------------------------|--------------------------------------------|--------------------------------------|
| QTY                      | LABEL | COMMON NAME            | SCIENTIFIC NAME                            | SIZE NOTES                           |
| SHADE TREES              |       |                        |                                            |                                      |
| 6                        | CE    | Cedar Elm              | <i>Ulmus crassifolia</i>                   | 4" cal. 12' ht., 4' spread, matching |
| 5                        | RO    | Texas Red Oak          | <i>Quercus texana</i>                      | 4" cal. 12' ht., 4' spread, matching |
| SHRUBS                   |       |                        |                                            |                                      |
| 26                       | AB    | Abelia 'Twist of Lime' | <i>Abelia x grandiflora 'Hopley's'</i>     | 5 gal. full, 24" spread, 36" o.c.    |
| 34                       | DBH   | Dwarf Burford Holly    | <i>Ilex cornuta 'Burford Nana'</i>         | 5 gal. full, 20" spread, 36" o.c.    |
| 25                       | DY    | Dwarf Yaupon Holly     | <i>Ilex vomitoria 'Condeaux'</i>           | 5 gal. full, 24" sprd, 24" o.c.      |
| 21                       | GM    | Gulf Muhly             | <i>Muhlenbergia capillaris</i>             | 3 gal. full, 30" o.c.                |
| 9                        | NRS   | Nellie R Stevens Holly | <i>Illex x 'Nellie R. Stevens'</i>         | 7 gal. full, 40" o.c.                |
| 5                        | RY    | Red Yucca              | <i>Hesperaloe parviflora</i>               | 5 gal. full, 24" sprd, 30" o.c.      |
| GROUND COVER/VINES/GRASS |       |                        |                                            |                                      |
| 125                      | GL    | Giant Liriope          | <i>Liriope gigantea</i>                    | 1 gal. full, 18" o.c.                |
| 30                       | RM    | Creeping Rosemary      | <i>Rosmarinus officinalis 'Prostratus'</i> | 1 gal. full, 18" o.c.                |
|                          |       | Bermuda Solid Sod      | <i>Cynodon dactylon</i>                    |                                      |

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

FAUX IVY SCREEN  
59"X98"



GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"



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| REVISIONS |    | No. | Date | App. |
|-----------|----|-----|------|------|
| REVISED   | BY |     |      |      |
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| QUIDDITY     |             | SCALE: | AS SHOWN | DATE: | JOB NO.: |
|--------------|-------------|--------|----------|-------|----------|
| DESIGNED BY: | CHECKED BY: |        |          |       |          |
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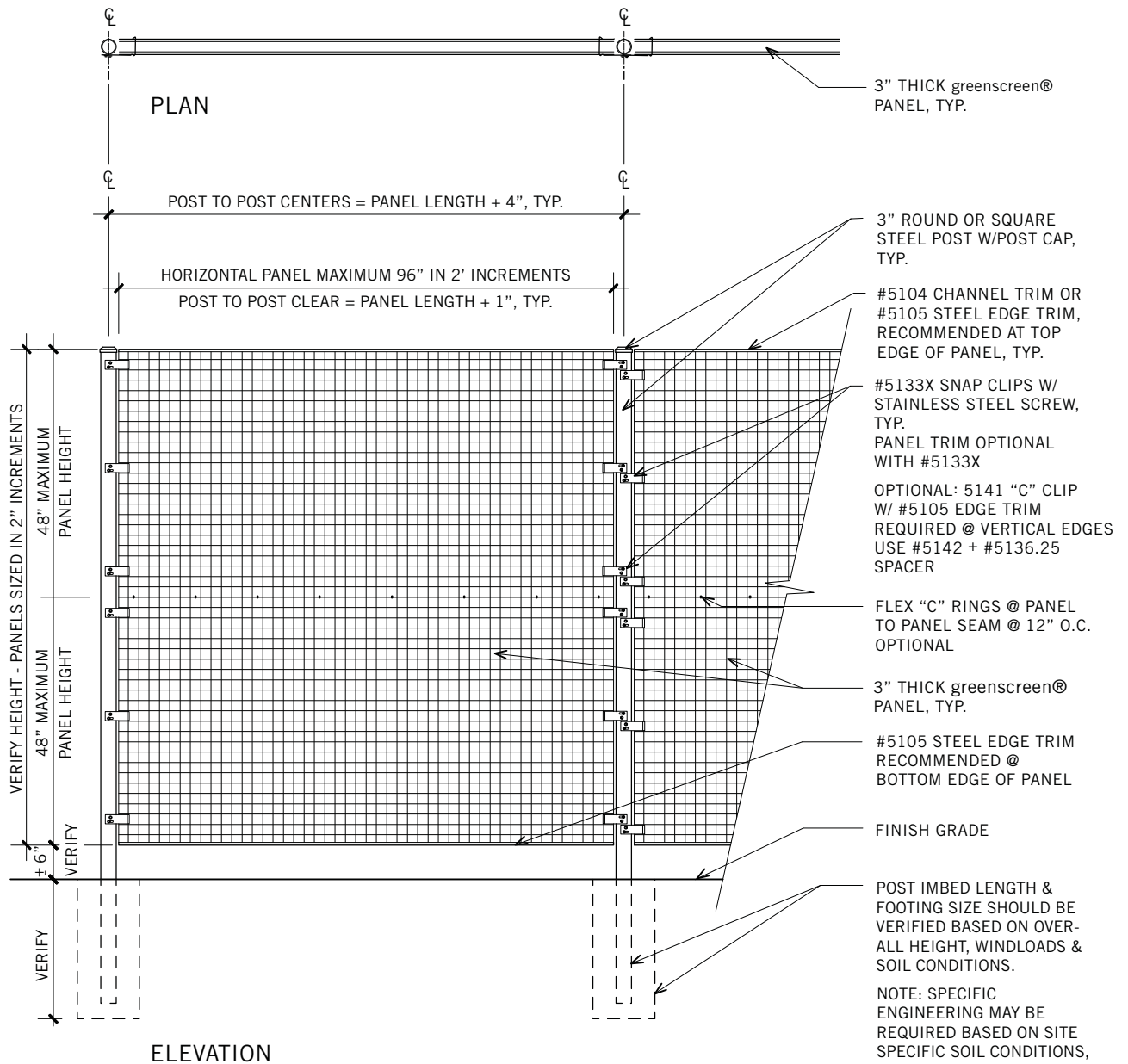


SALAD AND GO - FLOWER MOUND  
FLOWER MOUND ROAD AND GERARD ROAD  
2201 FLOWER MOUND ROAD, FLOWER MOUND, TEXAS 75028

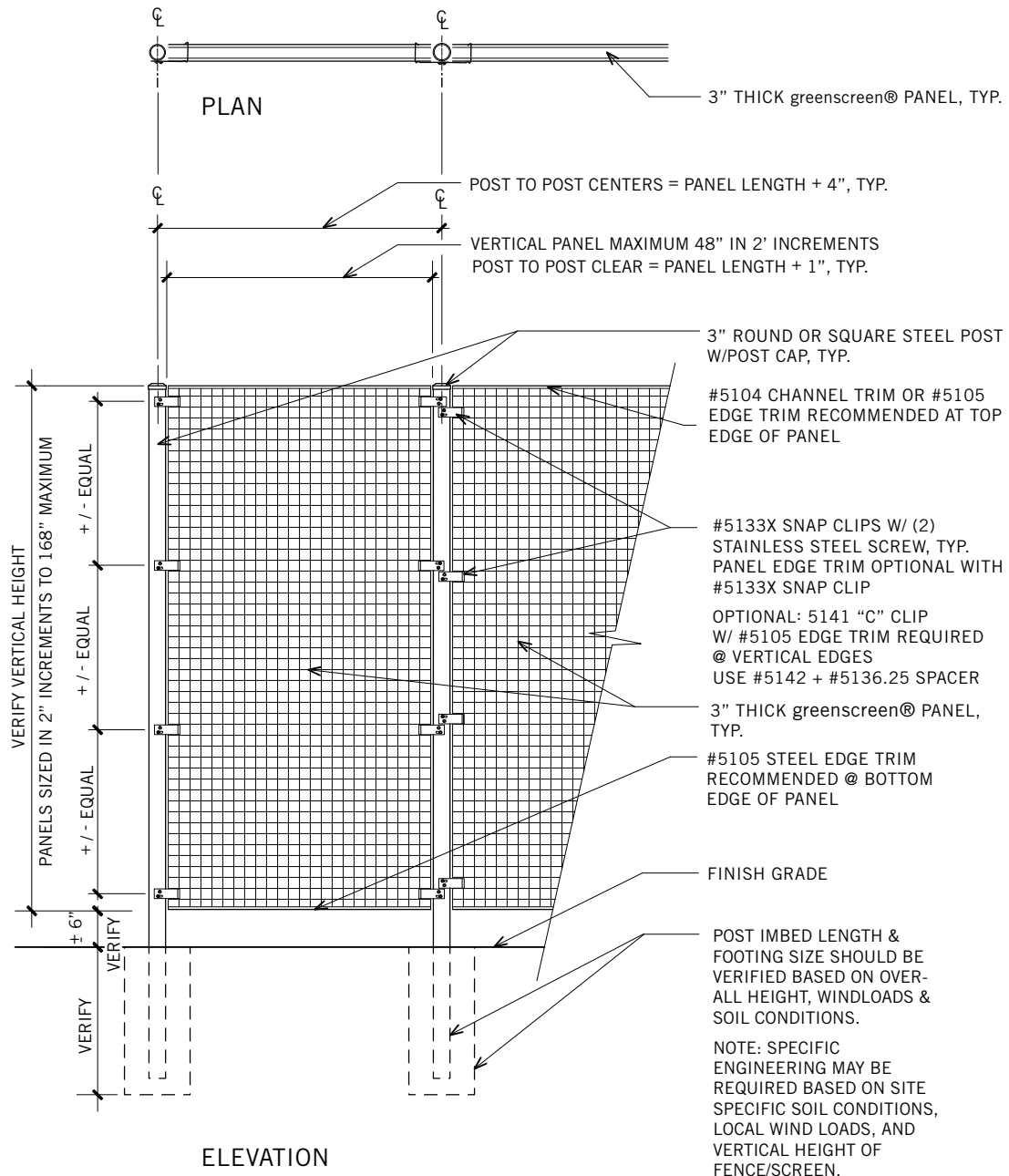
LANDSCAPE PLAN

SHEET NO.

OF L1.02

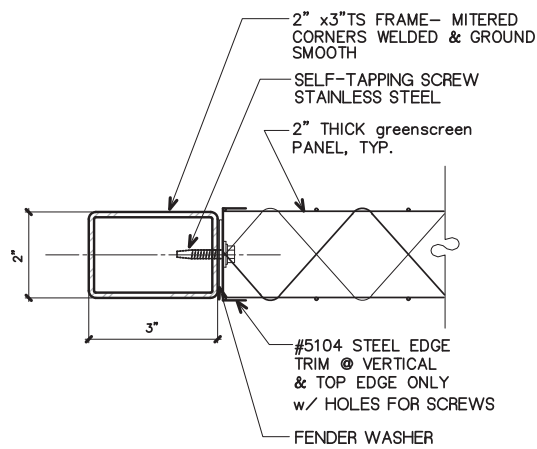


FREESTANDING HORIZONTAL — FENCE / SCREEN



○ FREESTANDING VERTICAL — FENCE / SCREEN

greenscreen® sketch - NTS

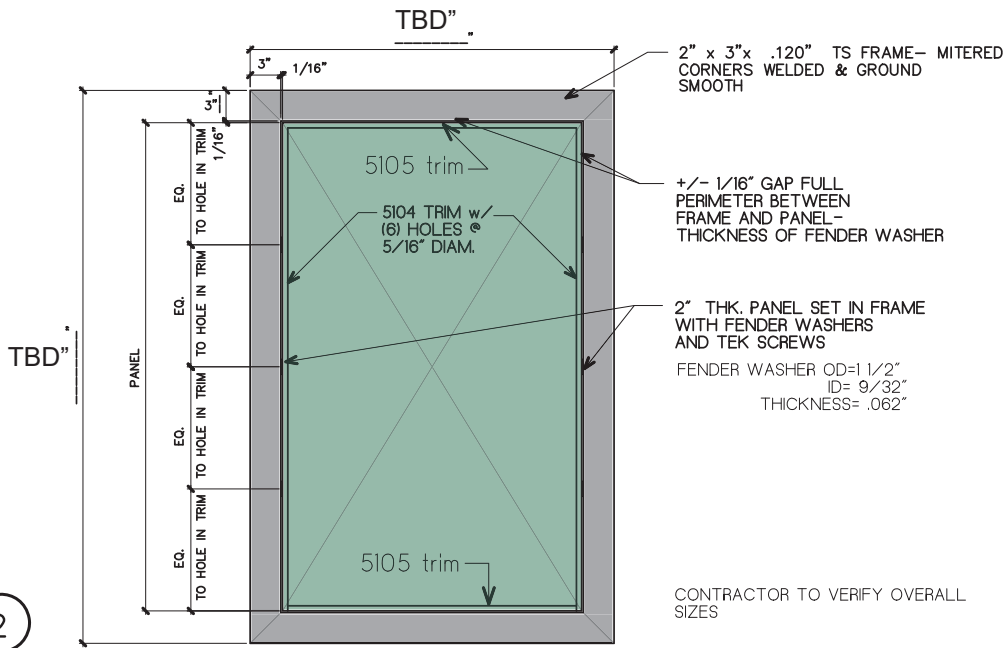


#5104 TRIM / DOOR DET.

2" OPTIONAL

N.T.S

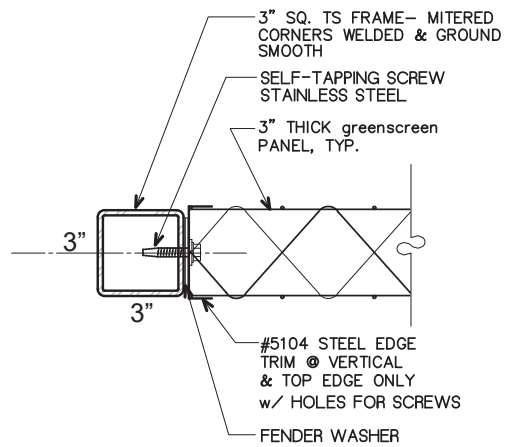
2



TS FRAME & PANEL INFILL

N.T.S

1

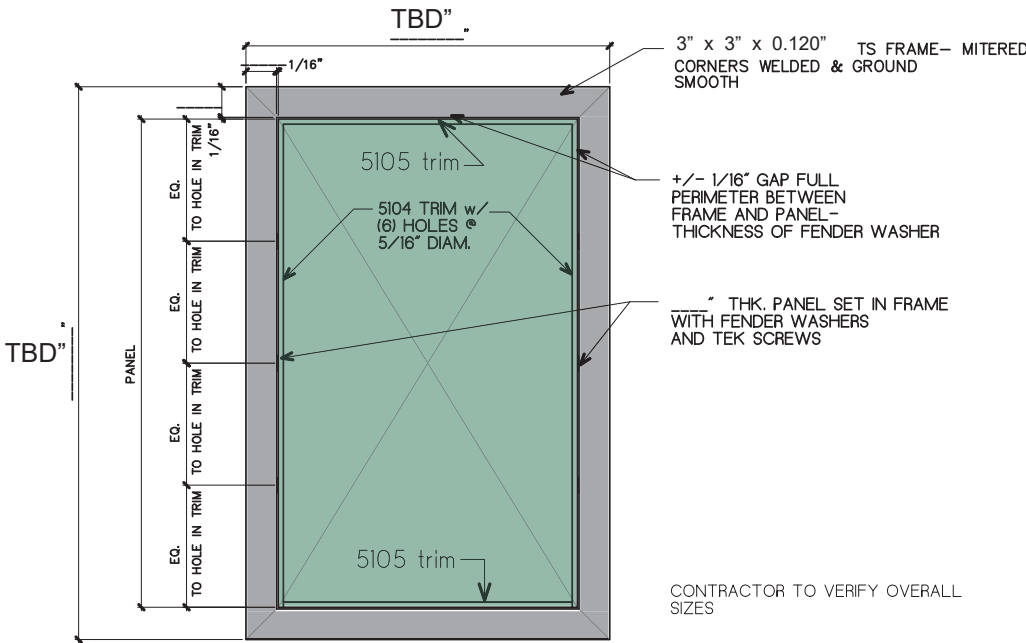


#5104 TRIM / DOOR DET.

3" OPTIONAL

N.T.S

2



TS FRAME & PANEL INFILL

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1