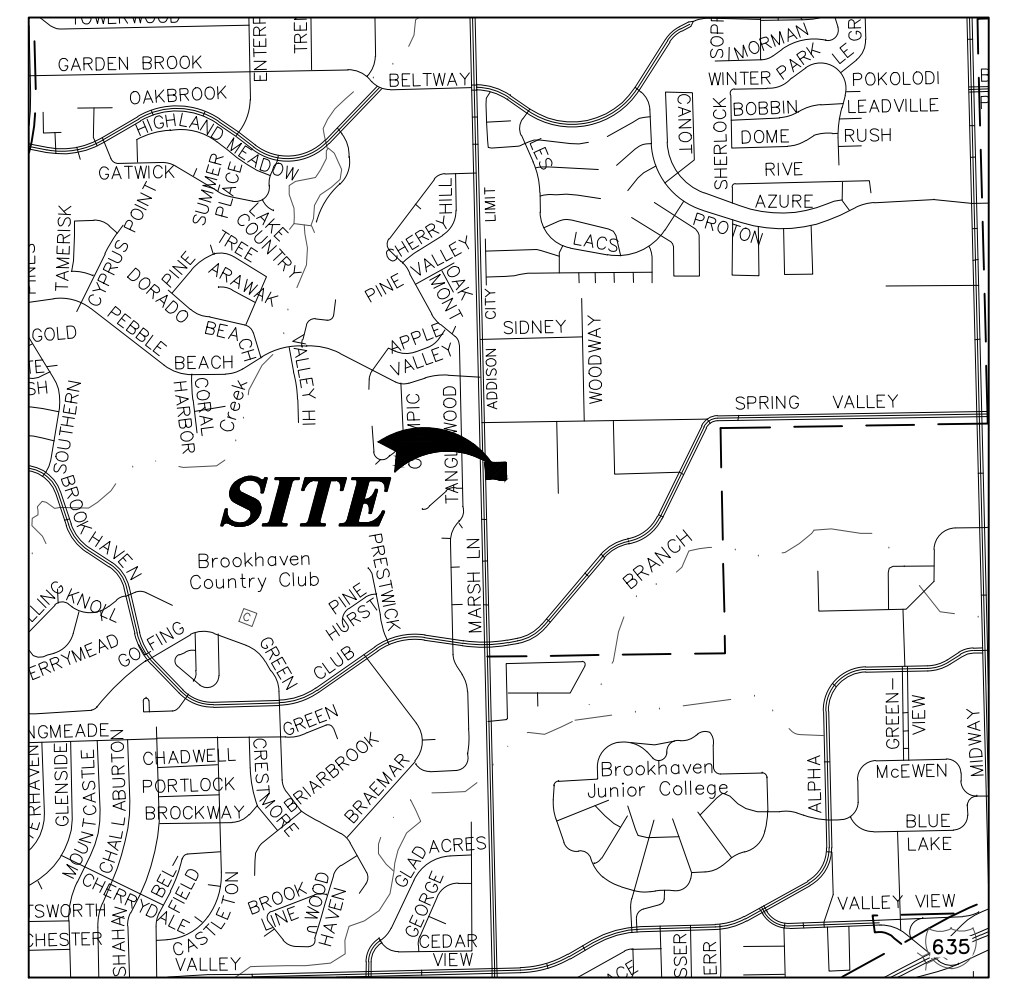
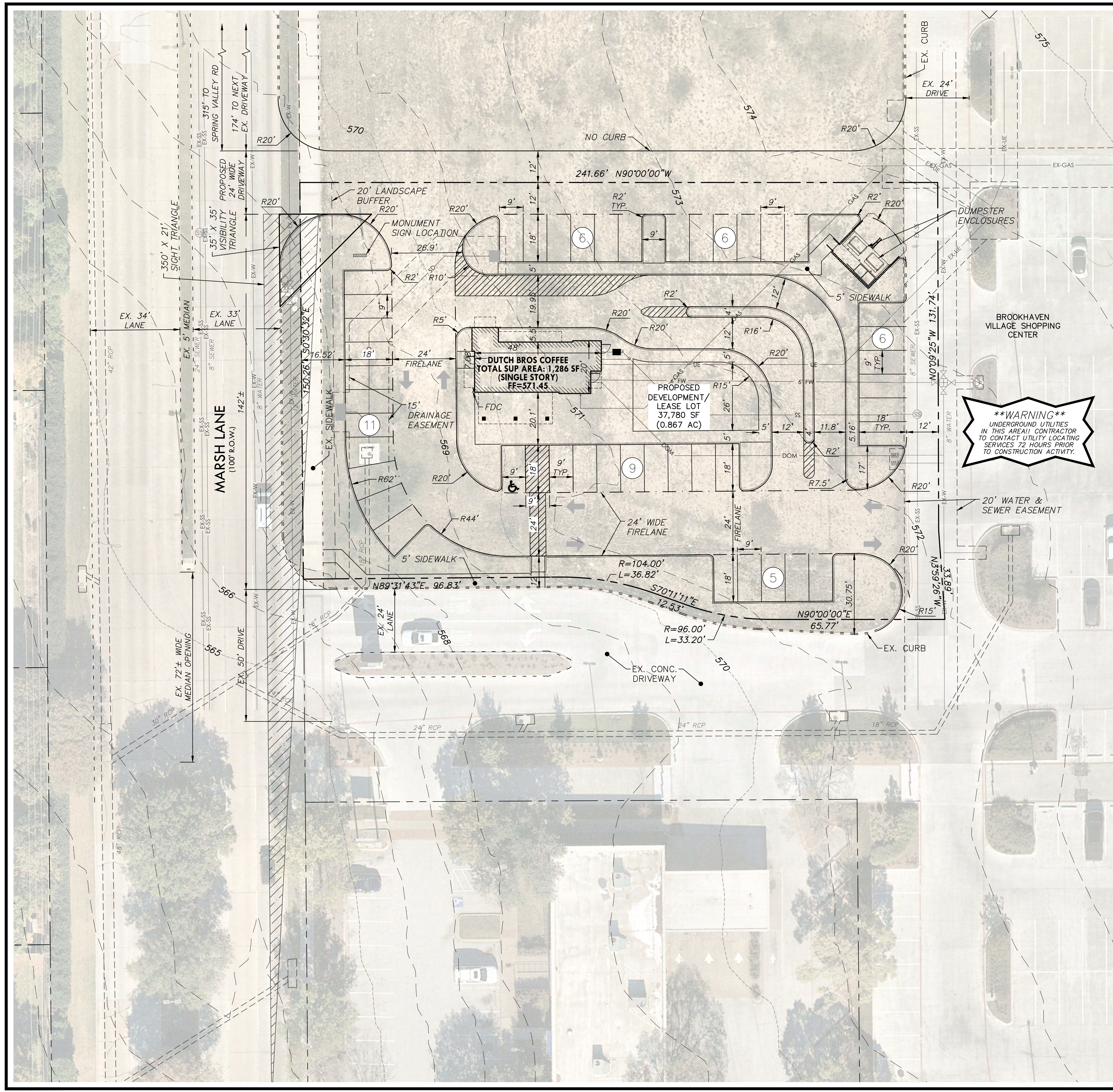
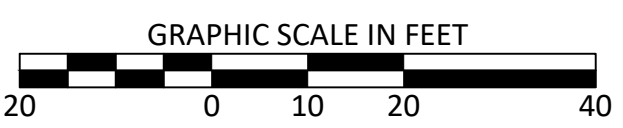
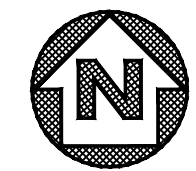


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VICINITY MAP
SCALE: N.T.S.



WATER METER TABLE	
DOMESTIC WATER METER	1.5"
IRRIGATION METER	1"

SITE LEGEND			
	PROPERTY BOUNDARY	FW	PROPOSED 6" FIRE LINE
	ADJOINERS	DOM	PROPOSED 1.5" WATER LINE
	BUILDING SETBACK	SS	PROPOSED 6" SANITARY SEWER LINE
	YARD SETBACK	GAS	PROPOSED GAS LINE
	EASEMENT	UE	PROPOSED UNDERGROUND ELECTRIC LINE
	FIRE LANE	EX-W	EXISTING WATER LINE
	PROPOSED CURB	EX-SS	EXISTING SEWER LINE
	EXISTING STORM DRAIN	EX-GAS	EXISTING GAS LINE
	TAS COMPLIANT ROUTE	EX-UE	EXISTING UNDERGROUND ELECTRIC LINE
	PARKING COUNT		EXISTING WATER METER
	PROPOSED 18" STORM DRAIN		EXISTING WATER VALVE
			EXISTING SEWER MANHOLE

SITE DATA TABLE	
ZONING	PD - LOCAL RETAIL
PROPOSED USE	RESTAURANT
LOT AREA	37,780 S.F. - 0.867 AC.
BUILDING AREA	1,286 SF
BUILDING HEIGHT	24'-0"
LOT COVERAGE	70%
TOTAL PARKING REQUIRED	10
TOTAL PARKING PROVIDED	43
USABLE OPEN SPACE REQUIRED	7,579 S.F.
USABLE OPEN SPACE PROVIDED	8,330 S.F.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	29,070 S.F.

- TOWN OF ADDISON SITE PLAN NOTES:
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES; ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

NOTES:
1. NO FLOODPLAIN EXISTS ON THIS SITE.

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE
	INITIALS
	INITIALS

TOWN PROJECT NUMBER
 1825-SUP
SUBDIVISION
 BROOKHAVEN SHOPPING CENTER, PHASE 2
 LOT 2, BLOCK 1, .867 AC.
DUTCH BROS COFFEE
 JEFFREY BENNETT
 110 4TH STREET
 GRANTS PASS, OR 97526
 214.842.1588
DUNAWAY ASSOCIATES
 CIVIL, LANDSCAPE
 550 BAILEY
 FORT WORTH, TX 76107
 817.335.1121
PROPERTY OWNER
 HARRY G. ALCOCK
 DCO REALTY, INC.
 1745 SHEA CENTER DRIVE #200
 HIGHLANDS RANCH, CO 80129
 720.348.7602

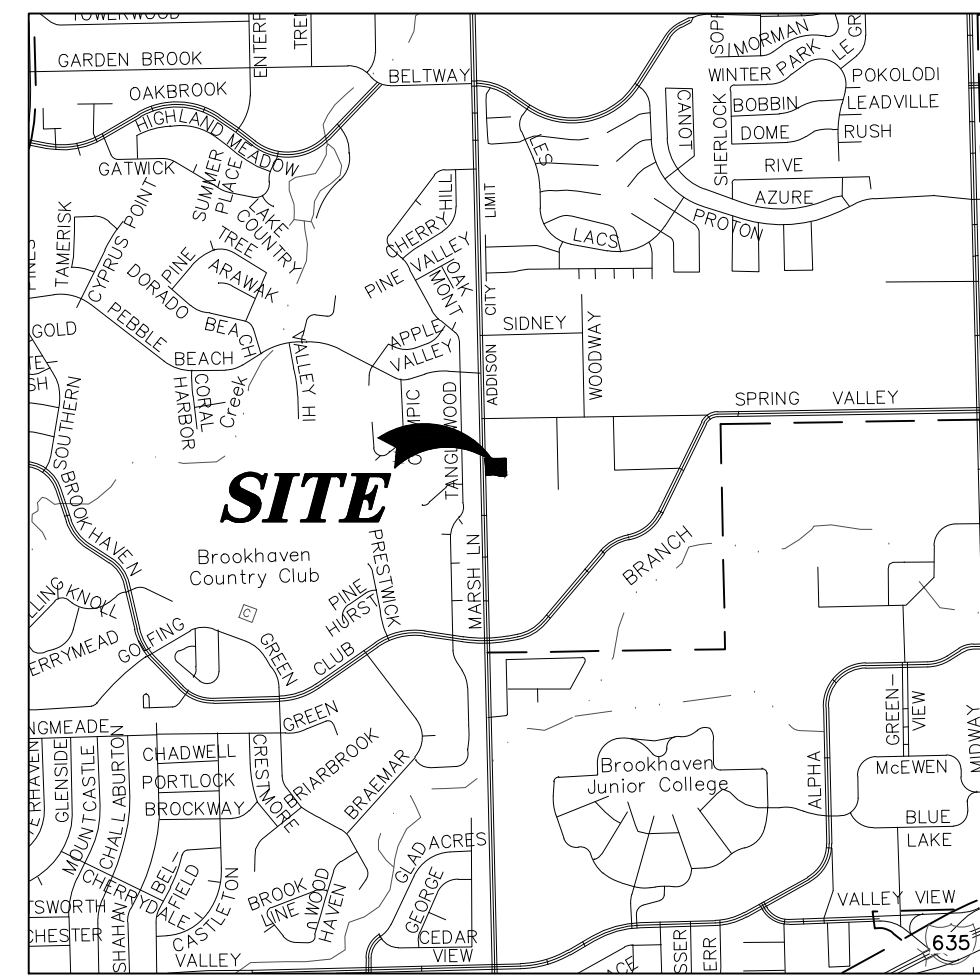
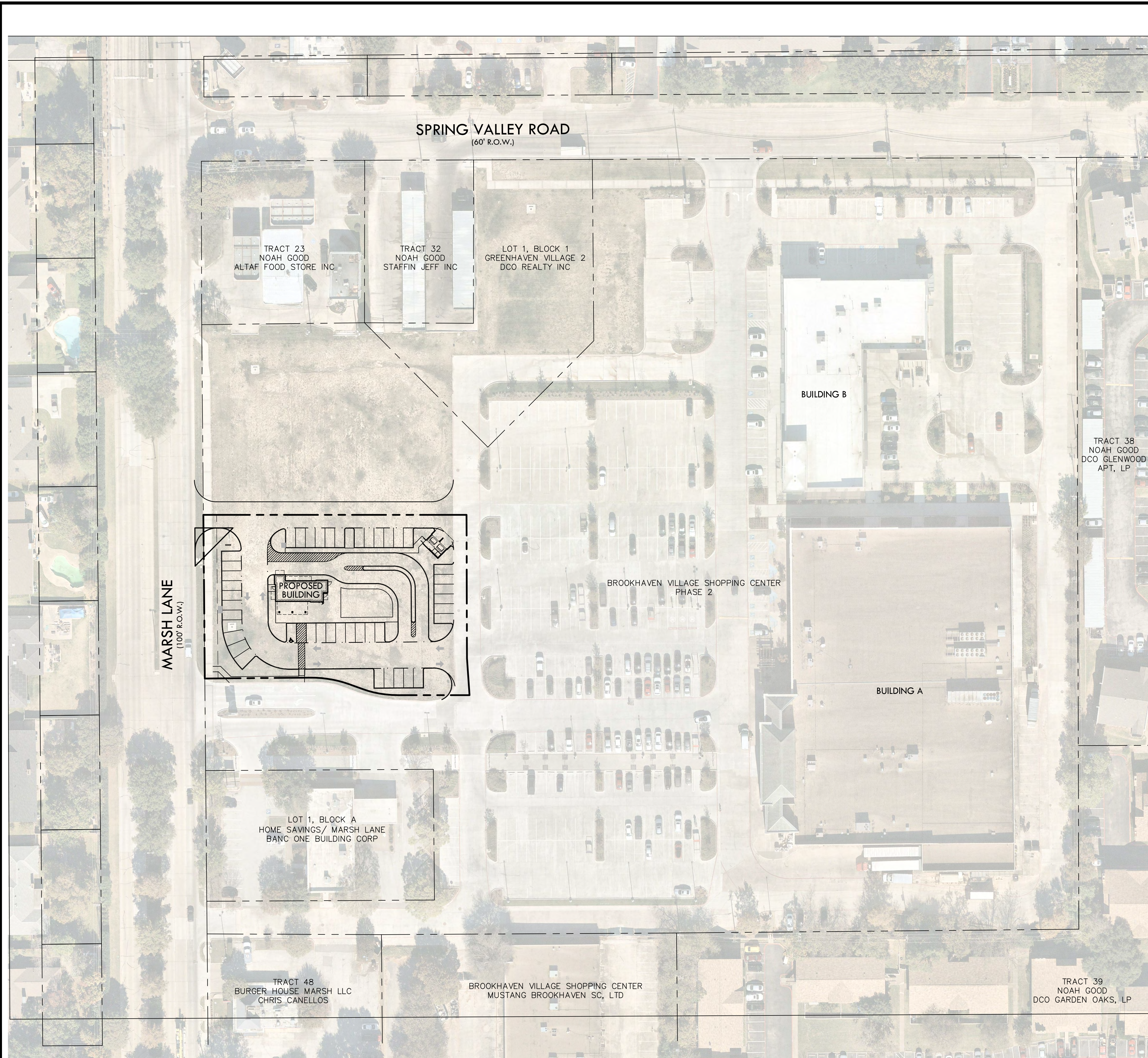
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CONCEPTUAL SITE PLAN

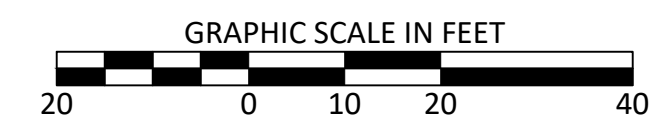
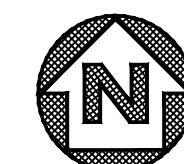
DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.335.1114

PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: AUSTIN M. CARR P.E. # 133775 DATE: March 8, 2021
JOB NO. B0007043.001
DESIGNED BY: JBB / BS
DRAWN BY: JBB
CHECKED BY: AMC
DATE: FEBRUARY 26, 2021
SHEET: C1.0



VICINITY MAP
SCALE: N.T.S.



SITE LEGEND	
	PROPERTY BOUNDARY
	ADJOINERS
	BUILDING SETBACK
	YARD SETBACK
	EASEMENT
	FIRE LANE
	PROPOSED CURB

SITE DATA TABLE	
ZONING	PD - LOCAL RETAIL
PROPOSED USE	RESTAURANT
LOT AREA	37,780 S.F. - 0.867 AC.
BUILDING AREA	950 SF
BUILDING HEIGHT	24'-0"
LOT COVERAGE	70%
TOTAL PARKING REQUIRED	10
TOTAL PARKING PROVIDED	43
USABLE OPEN SPACE REQUIRED	7,579 S.F.
USABLE OPEN SPACE PROVIDED	8,330 S.F.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	29,070 S.F.

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NOTES:
1. NO FLOODPLAIN EXISTS ON THIS SITE.

ACTION			
	APPROVED	DENIED	
STAFF	_____	DATE	INITIALS
COUNCIL	_____	DATE	INITIALS

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

REVISIONS	
NO.	DESCRIPTION

OVERALL SITE PLAN

**DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS**

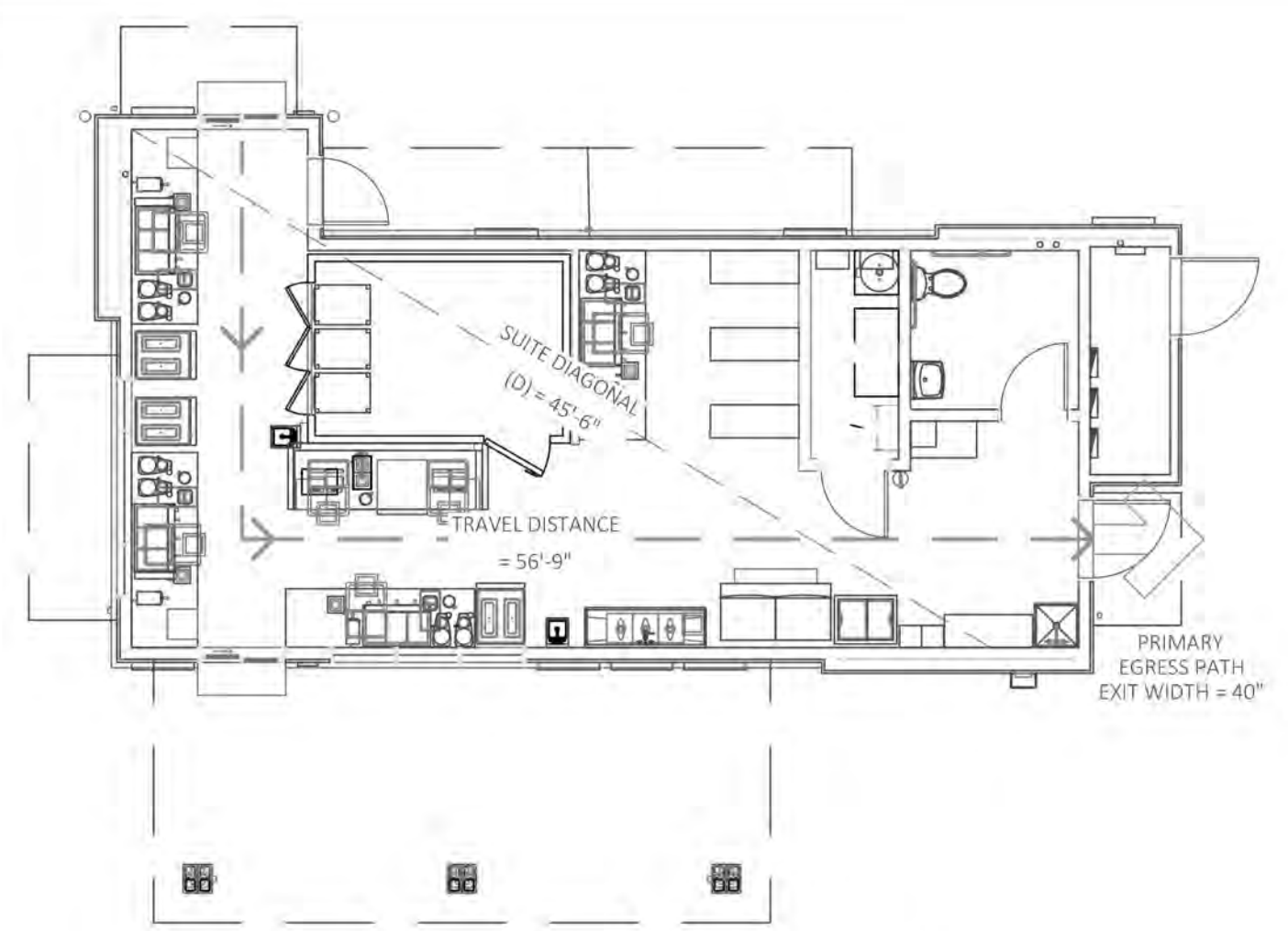
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.335.1114

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AUSTIN M. CARR
P.E. # 133775
DATE: March 8, 2021

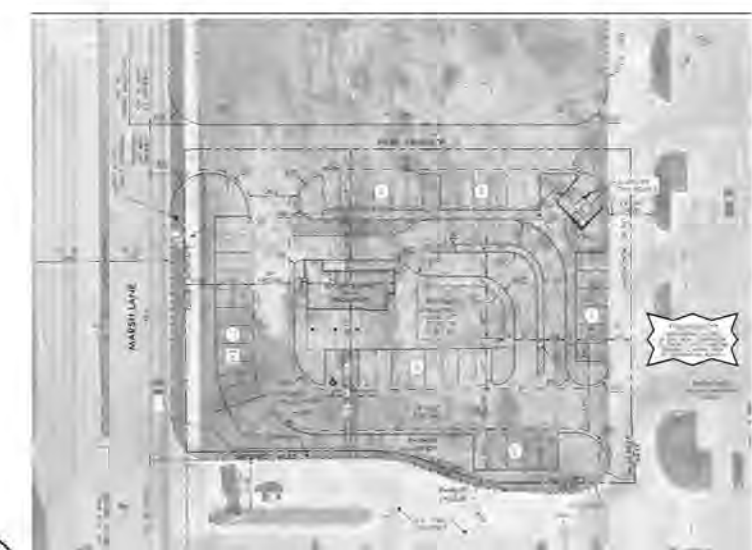
JOB NO.	B0007043.001
DESIGNED BY:	JBB / BS
DRAWN BY:	RVG
CHECKED BY:	AMC
DATE:	FEBRUARY 26, 2021
SHEET:	C1.1

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3 FIRE/LIFE SAFETY PLAN
SCALE: 1/8" =



1 KEY PLAN
A7.0

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

- COOLER GENERAL NOTES:**
- COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
 - AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
 - DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN

- GENERAL NOTES:**
- THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
 - NOTE: PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
 - G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
 - ALL FIRE EXTINGUISHERS SHALL BE STATE OF STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.8)
 - ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1: 6.1)
 - FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
 - FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
 - FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
 - TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT".
C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1

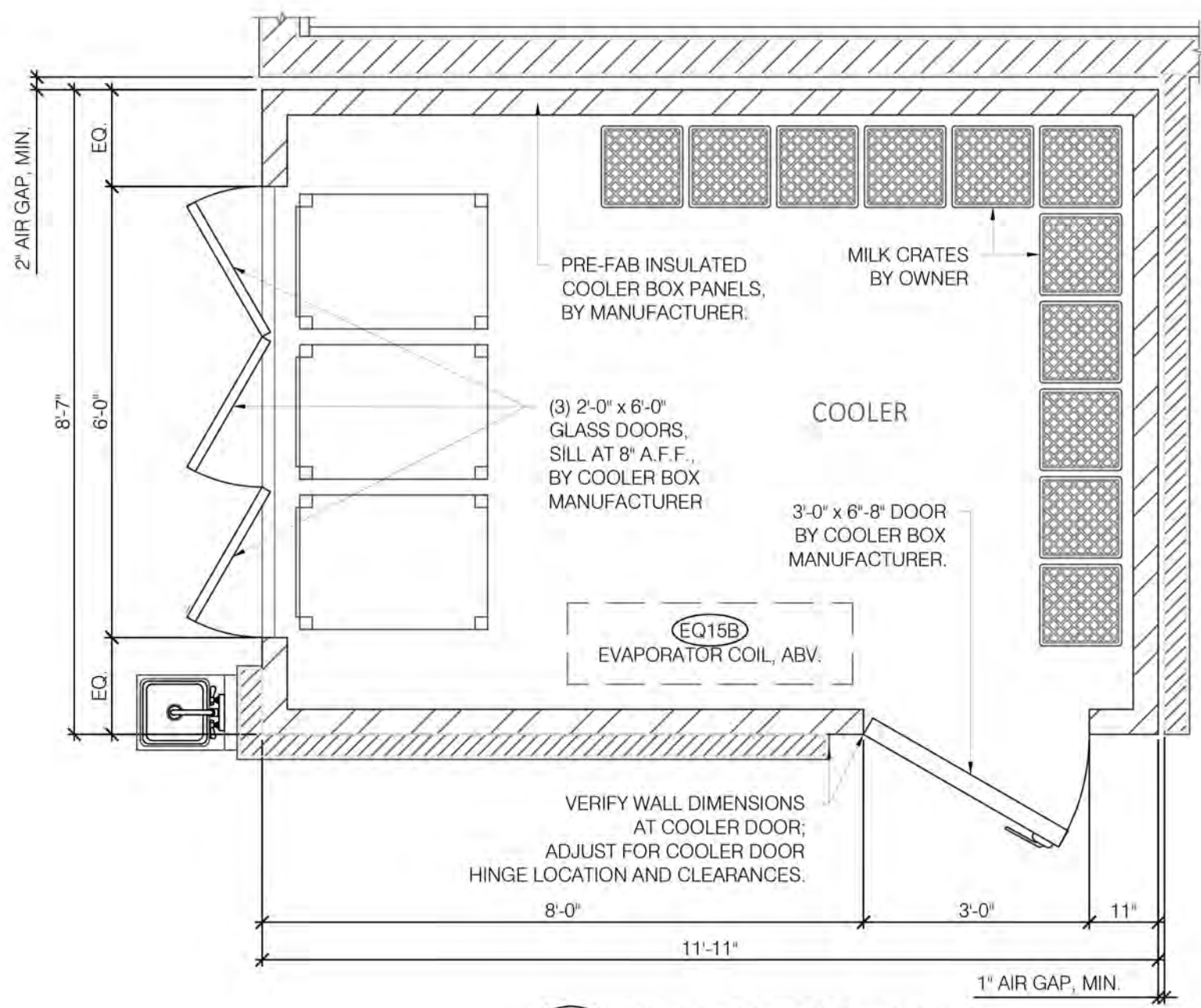


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Architecture | Interiors | Planning
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Dallas, Texas 75381
tel. 214-450-9003
fax. 866.387.7903

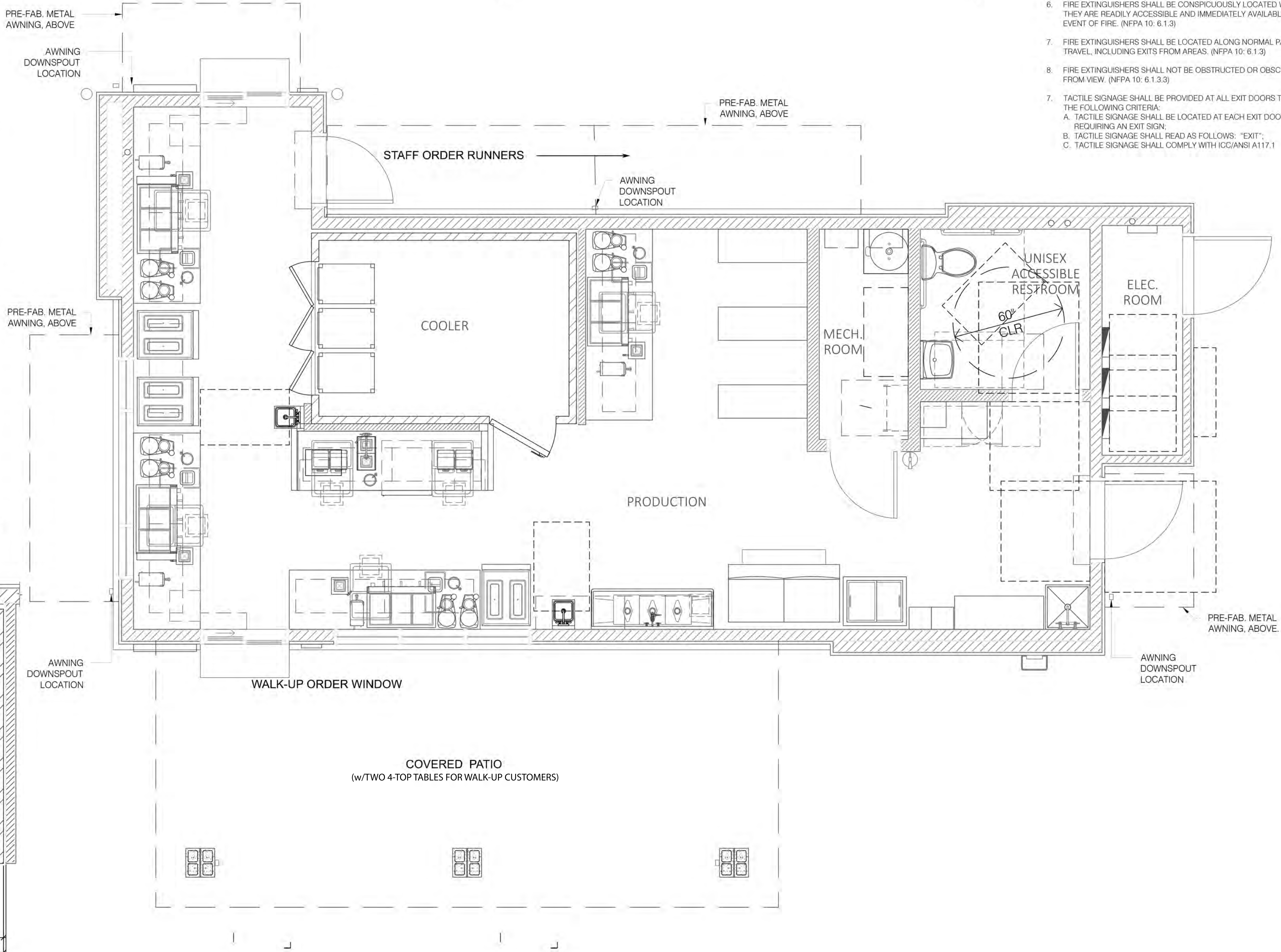
Property Owner:
Harry G. Alcock
DCO Realty, Inc.
1745 Shea Center Drive #200
Highlands Ranch, CO 80129
tel. 720.348.7602

REVIEW PRINT
NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION
REGISTRANT: ERIC L. NUNNALLY SR., AIA, NCARB, CSI
TEXAS REGISTRATION NUMBER: 24874

Dutch Bros Coffee
Brookhaven Shopping Center
14310 Marsh Lane
Addison, Texas
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526



2 ENLARGED COOLER PLAN
SCALE: 1/2" = 1'-0"



1 FLOOR / EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"
North arrow and graphic scale bar (0, 2, 4 feet).

Revisions:

No.	Description

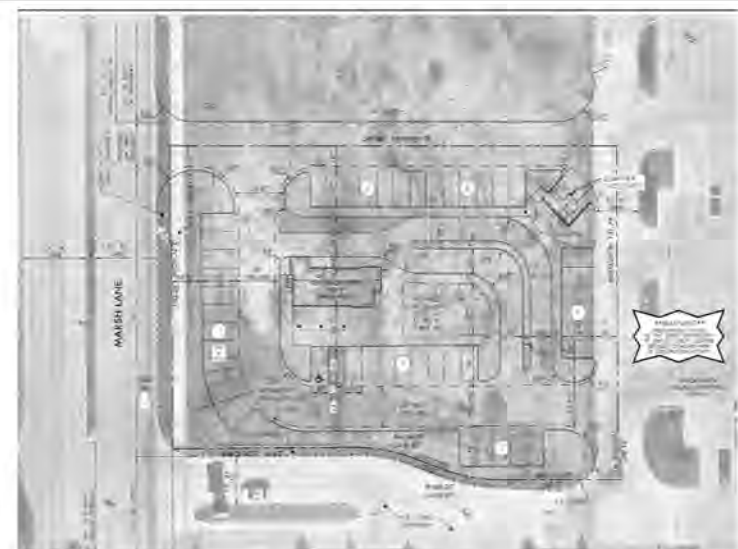
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Checked By: _____ EN
Date: 03/01/2021
Project Number: 2021.TX3301

Sheet Name/No.
FLOOR PLAN
A100

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FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance
- When permitted, exposed utility boxes and conduits shall be painted to match the building
- All signage areas and locations are subject to approval by Development Services
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official



KEY PLAN

TOWN PROJECT NUMBER

1825-SUP

SUBDIVISION

BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE

JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

TRASH ENCLOSURE GENERAL NOTES:

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE
- PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



The Nunnally Studio

Architecture | Interiors | Planning

P.O. Box 815863
Dallas, Texas 75381
tel. 214-450-9003
fax. 866.387.7903

Property Owner:

Harry G. Alcock
DCO Realty, Inc.
1745 Shea Center Drive #200
Highlands Ranch, CO 80129
tel. 720.348.7602

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REGISTRANT:
ERIC L. NUNNALLY SR., AIA, NCARB, CSI
TEXAS REGISTRATION NUMBER: 24874

Dutch Bros Coffee
Brookhaven Shopping Center
14310 Marsh Lane
Addison, Texas

for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

Revisions:

No.	Description

Drawn By: _____ MS
Checked By: _____ EN
Date: 03/01/2021
Project Number: 2021.TX3301

Sheet Name/No.
DUMPSTER ENCLOSURE
A102

ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	WILLAMETTE-GRAYSTONE	CHARCOAL	SPUT FACE, 8x10s, 8x8s AS NECESSARY
	CMU CAP	WILLAMETTE-GRAYSTONE	CHARCOAL	12x18x2
PT-2	PAINT	SHERWIN-WILLIAMS	-	BLDG DB DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	-	BLDG DB BLUE, GATE FRAMES & POSTS

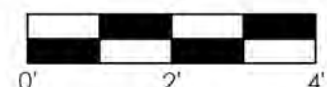
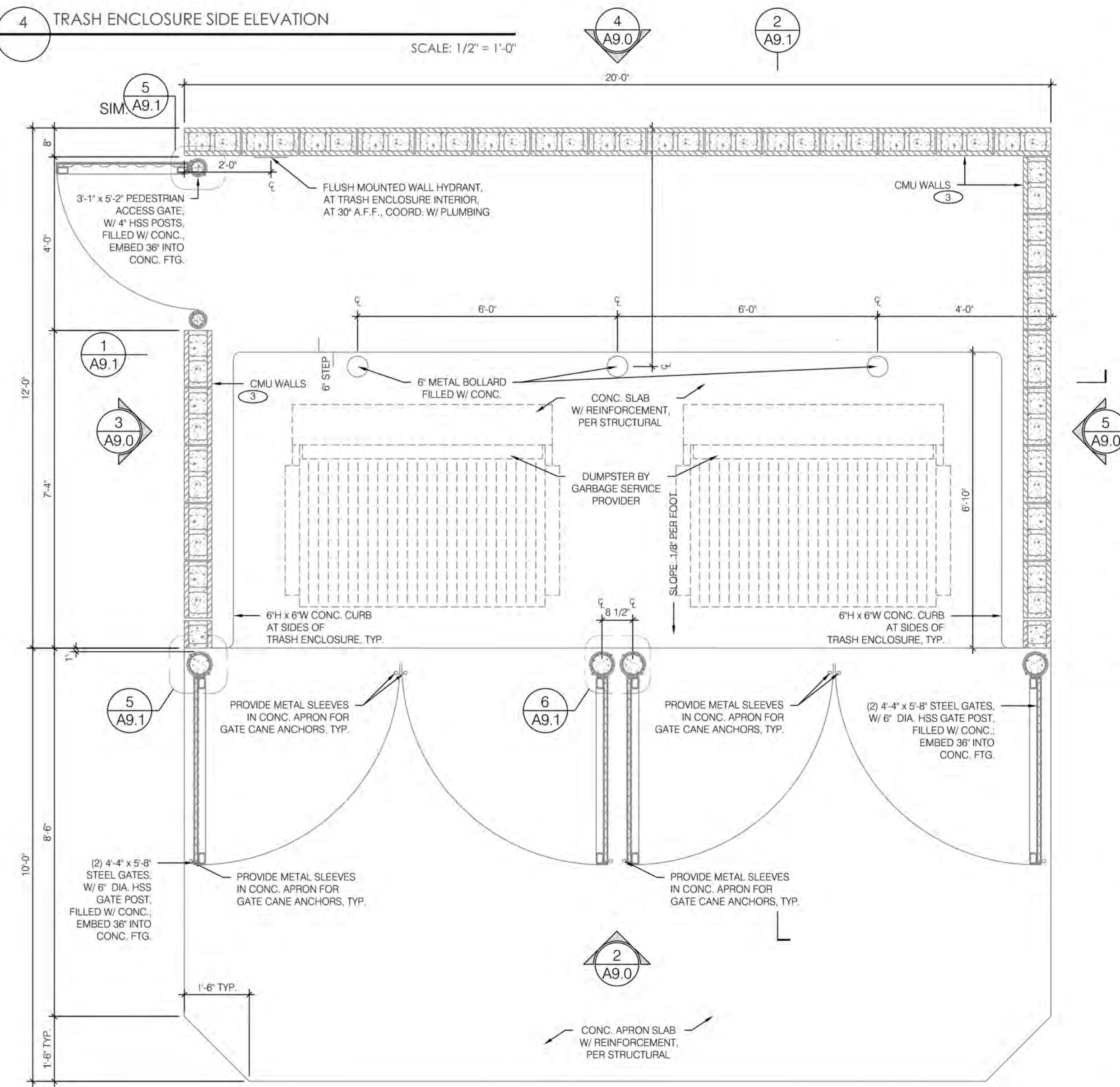
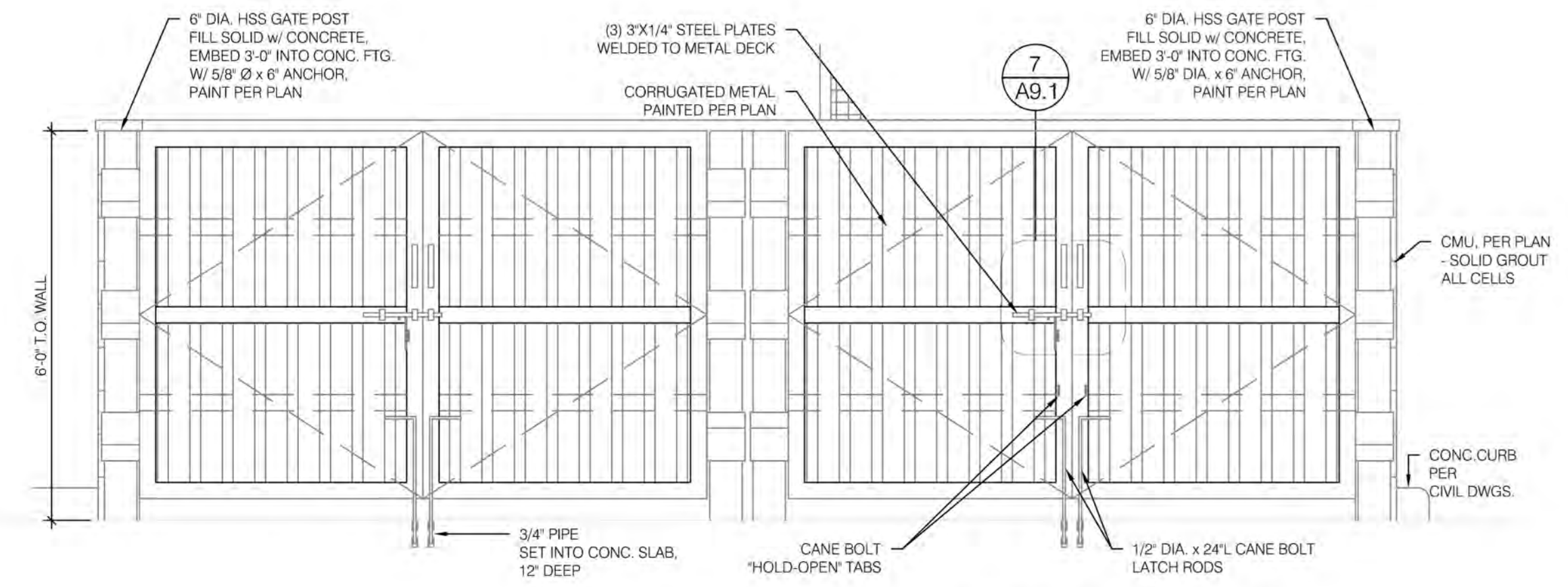
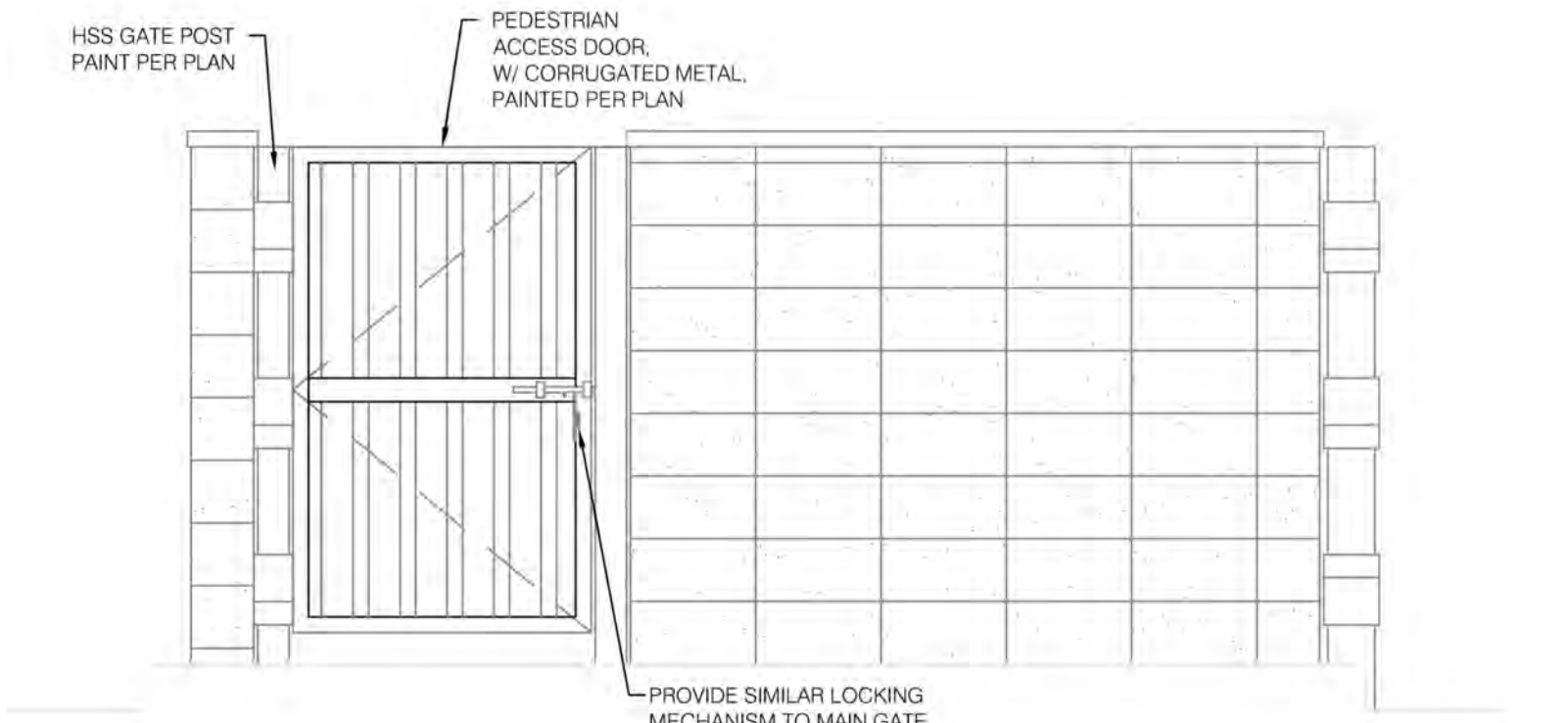
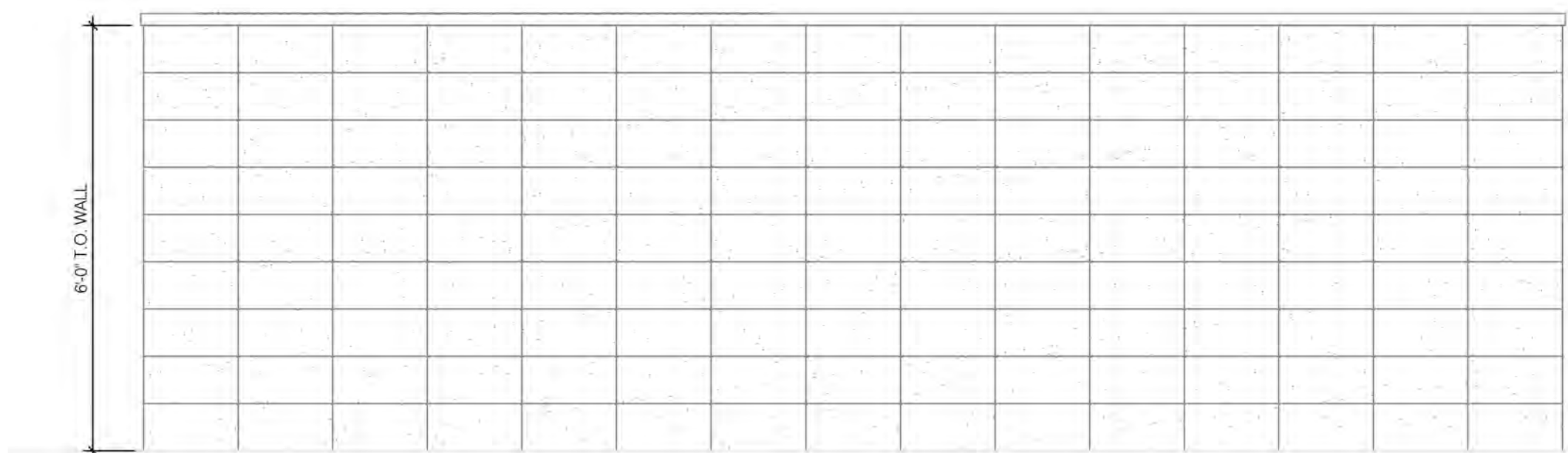
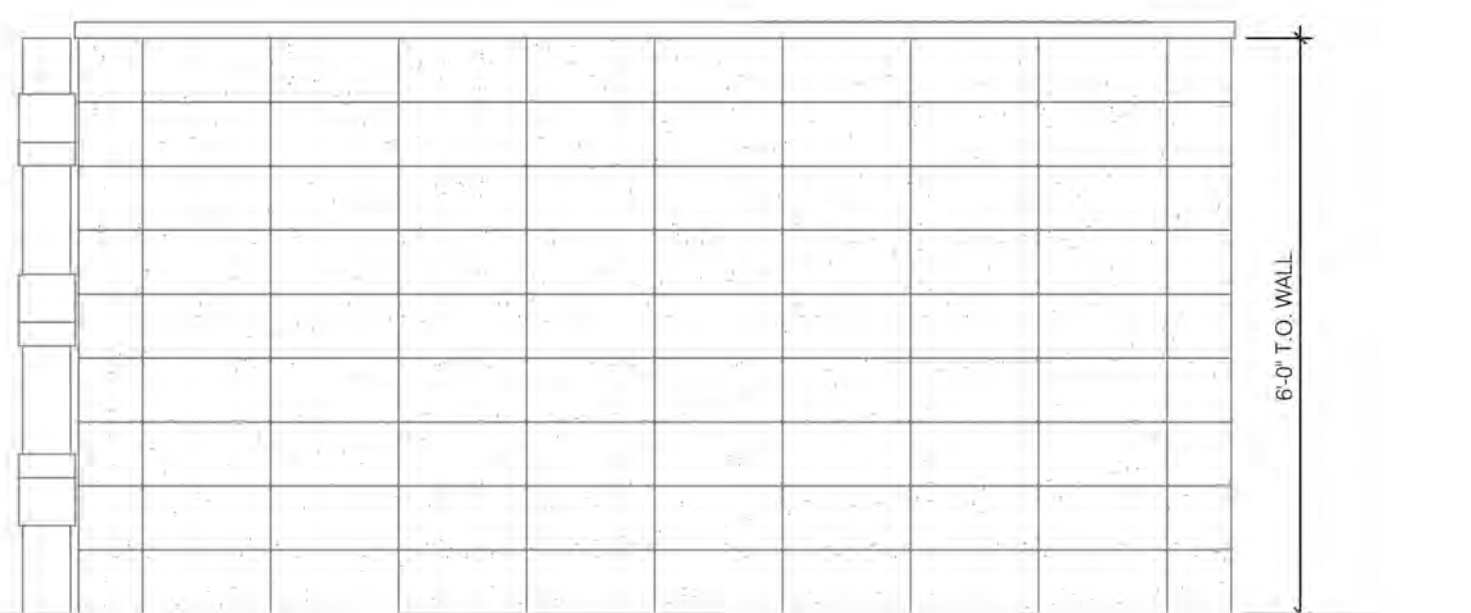
5 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

4 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"

1 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"

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MATERIAL COMPOSITION

FRONT ELEVATION:

- *STUCCO - 206 S.F./40%
- *MASONRY - 48 S.F./9%
- *FIBER CEMENT SIDING - 202 S.F./40%
- *GLAZING - 57 S.F./11%

LEFT ELEVATION:

- *STUCCO - 630 S.F./68%
- *MASONRY - 82 S.F./9%
- *FIBER CEMENT SIDING - 183 S.F./20%
- *GLAZING - 26 S.F./3%

RIGHT ELEVATION:

- *STUCCO - 645 S.F./73%
- *MASONRY - 124 S.F./14%
- *FIBER CEMENT SIDING - 38 S.F./4%
- *GLAZING - 74 S.F./9%

REAR ELEVATION:

- *STUCCO - 331 S.F./75%
- *MASONRY - 14 S.F./3%
- *FIBER CEMENT SIDING - 96 S.F./22%
- *GLAZING - 0 S.F.

MATERIAL MANUFACTURERS

- MASONRY - ELDORADO STONE
- STUCCO - DRYVIT / STD CORP.
- FIBER CEMENT SIDING - NICHHA
- GLAZING FRAMING/GLASS- KAWNEER/VITRO

FACADE PLAN NOTES

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KEY PLAN

TOWN PROJECT NUMBER

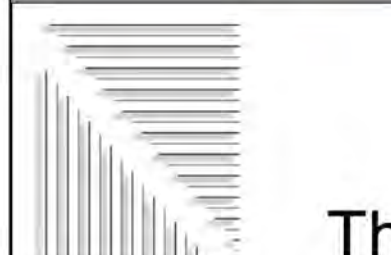
1825-SUP

SUBDIVISION

BROOKHAVEN SHOPPING CENTER, PHASE 2 LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE

JEFFREY BENNETT
110 4TH STREET
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Property Owner:

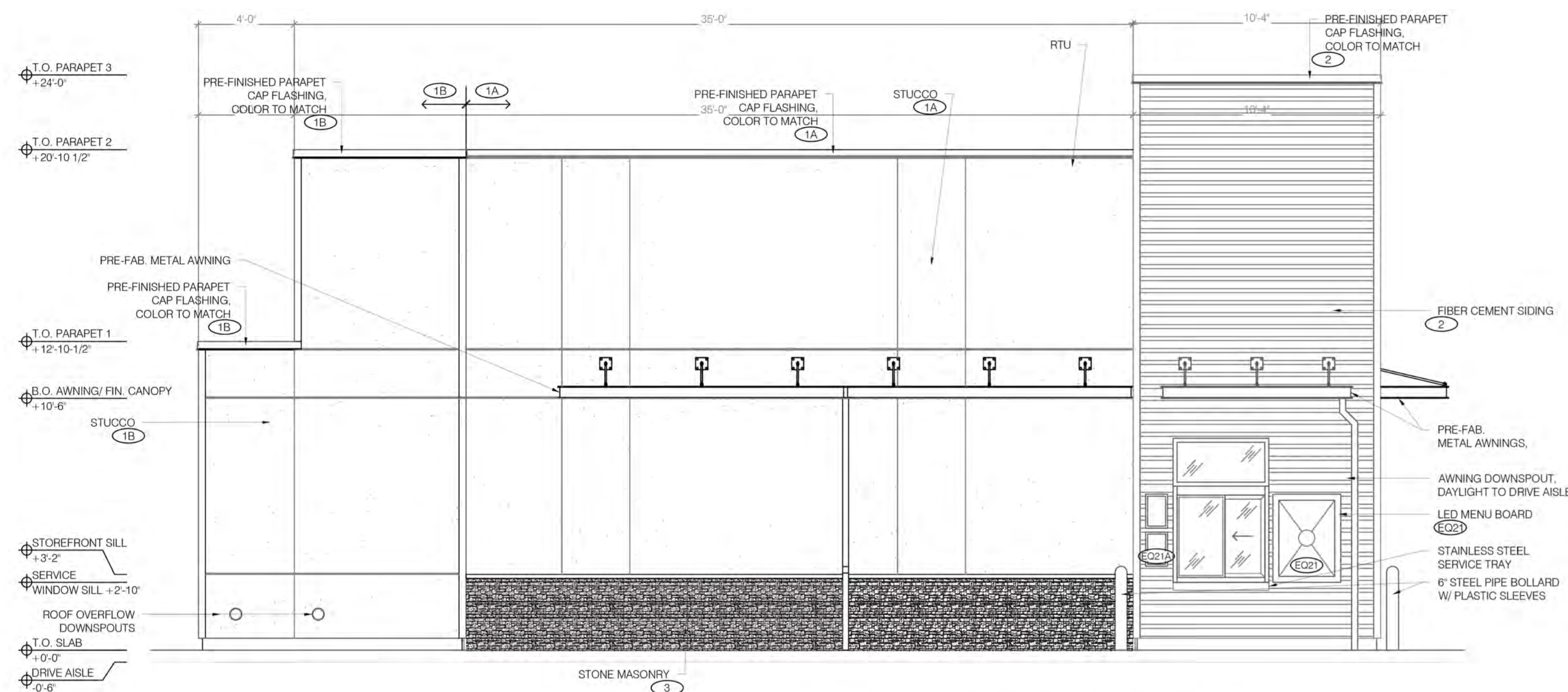
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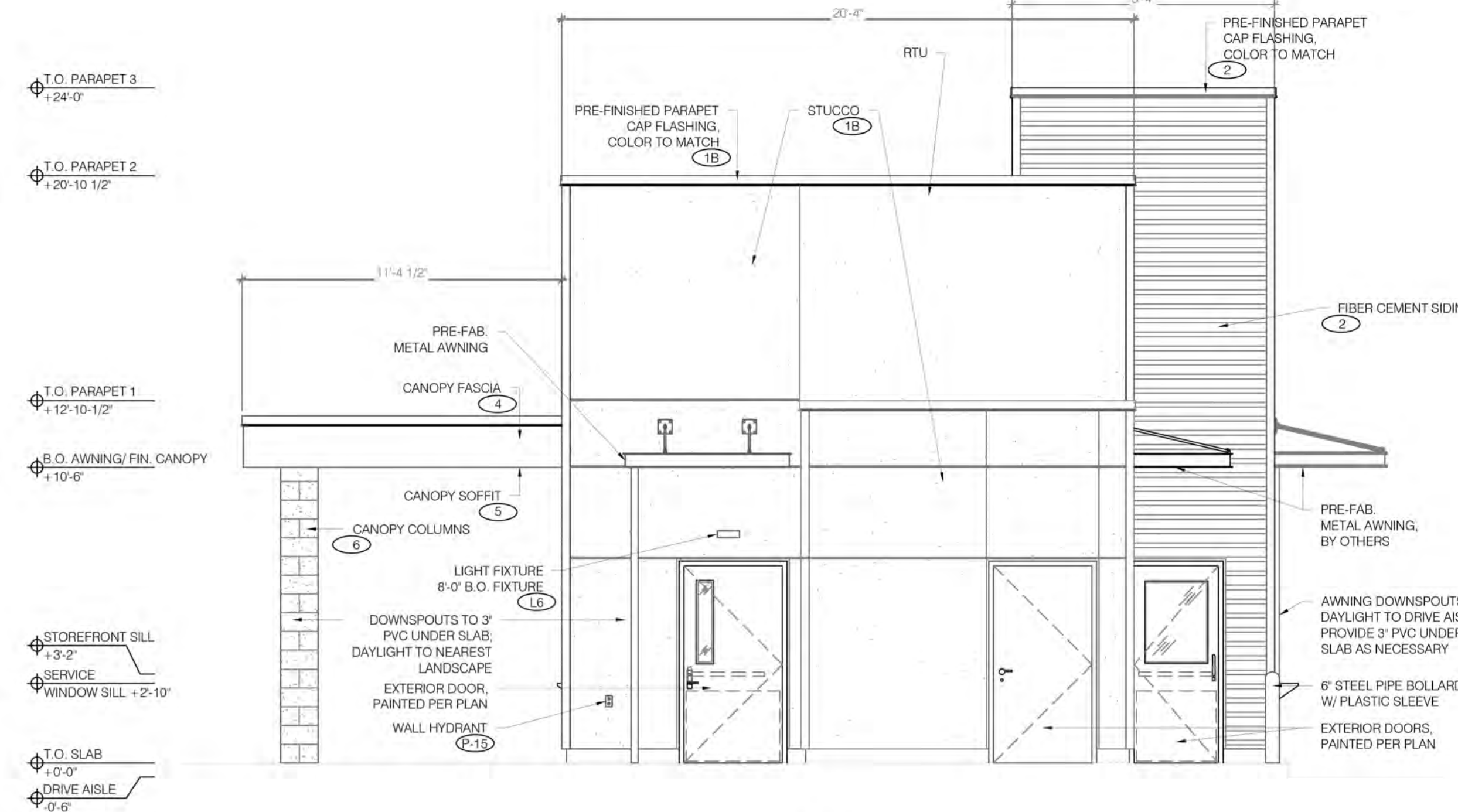
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REGISTRANT:
ERIC L. NUNNALLY SR., AIA, NCARB, CSI
TEXAS REGISTRATION NUMBER: 24874

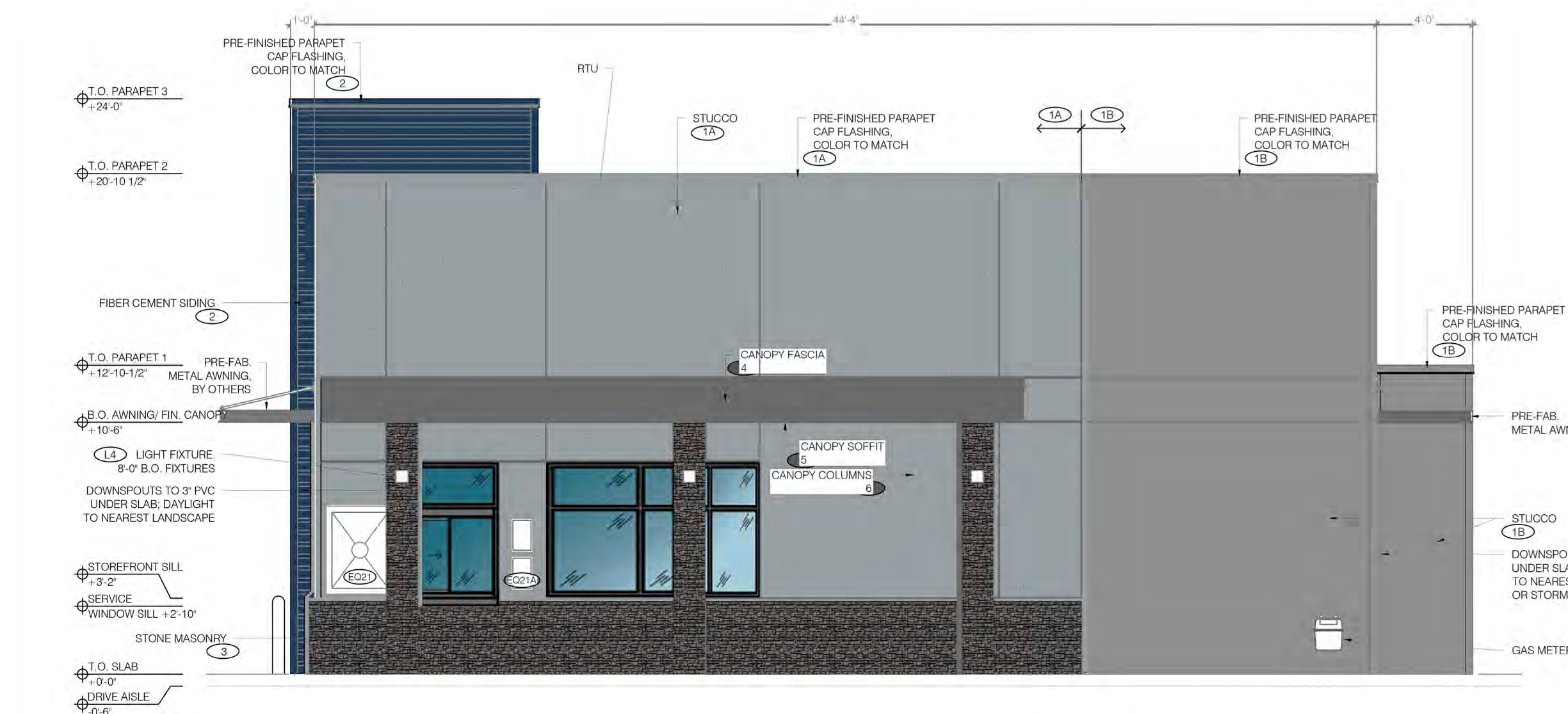
Dutch Bros Coffee
Brookhaven Shopping Center
14310 Marsh Lane
Addison, Texas
for: Dutch Bros Coffee
110 SW 4th St.
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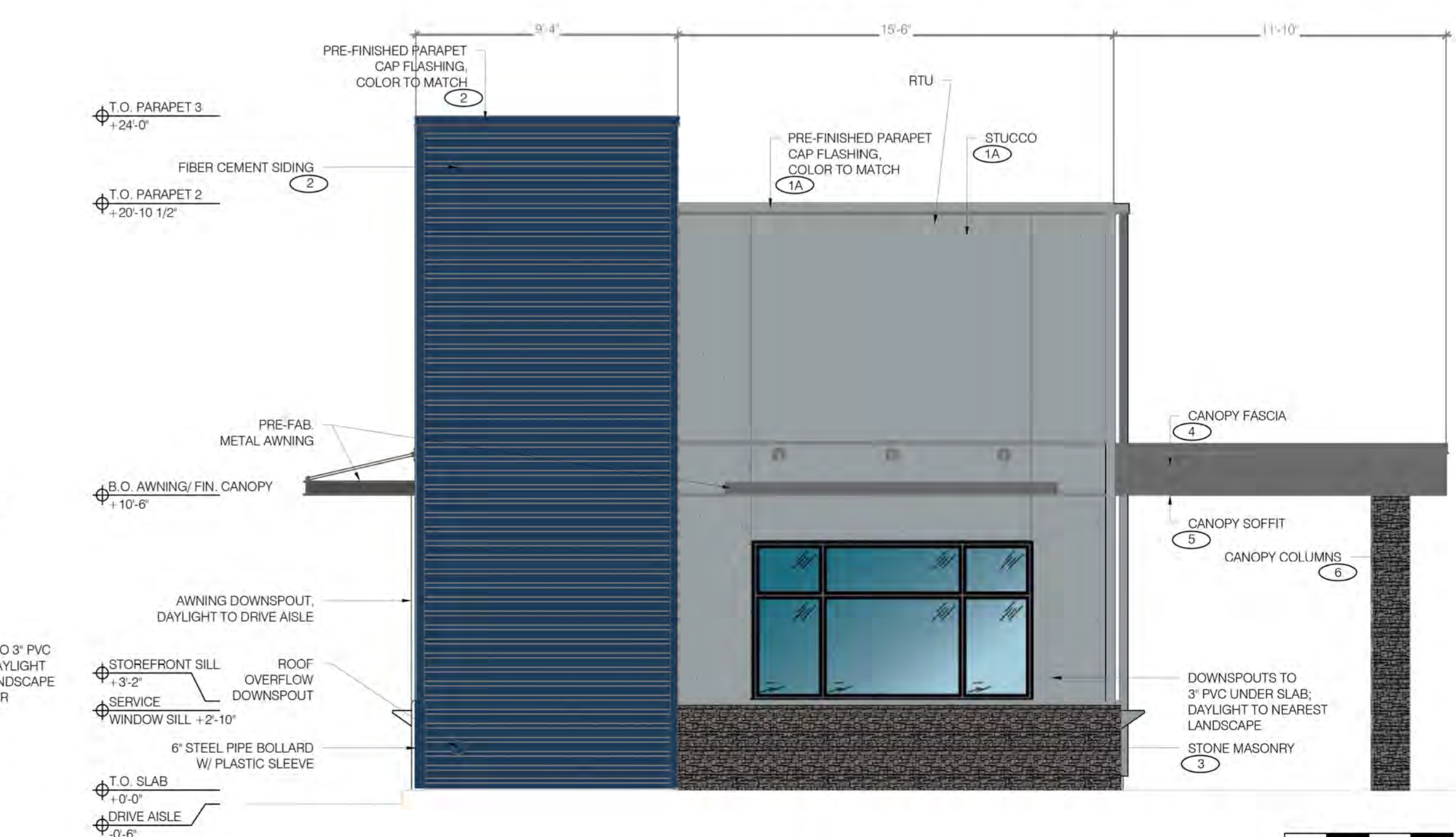
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MATERIAL COLORS SIM. TO RIGHT SCALE: 1/4" = 1'-0"



3 REAR ELEVATION - A1
MATERIAL COLORS SIM. TO FRONT SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW - A1
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - A1
SCALE: 1/4" = 1'-0"



Revisions:

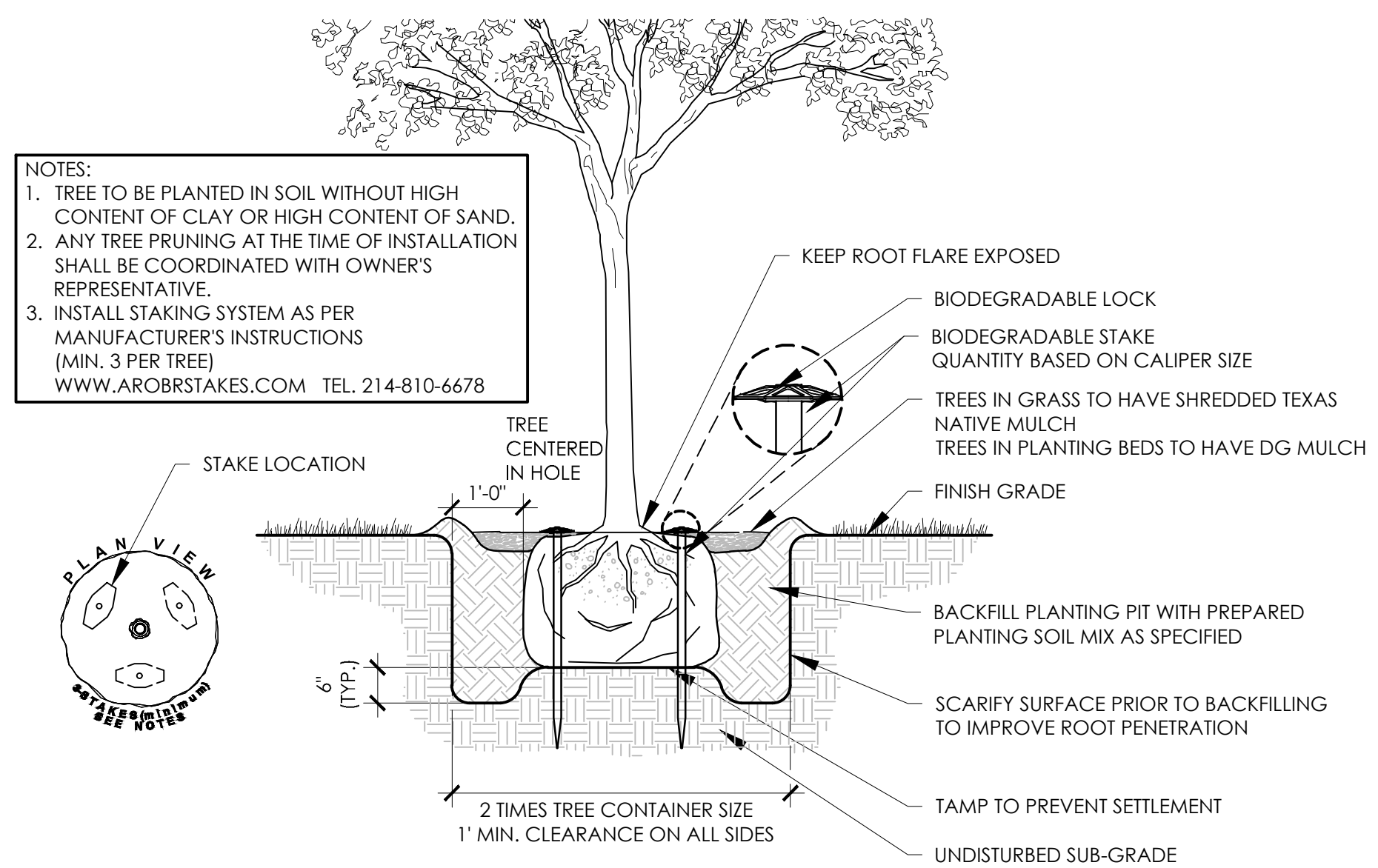
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Date: 03/01/2021
Project Number: 2021.TX3301

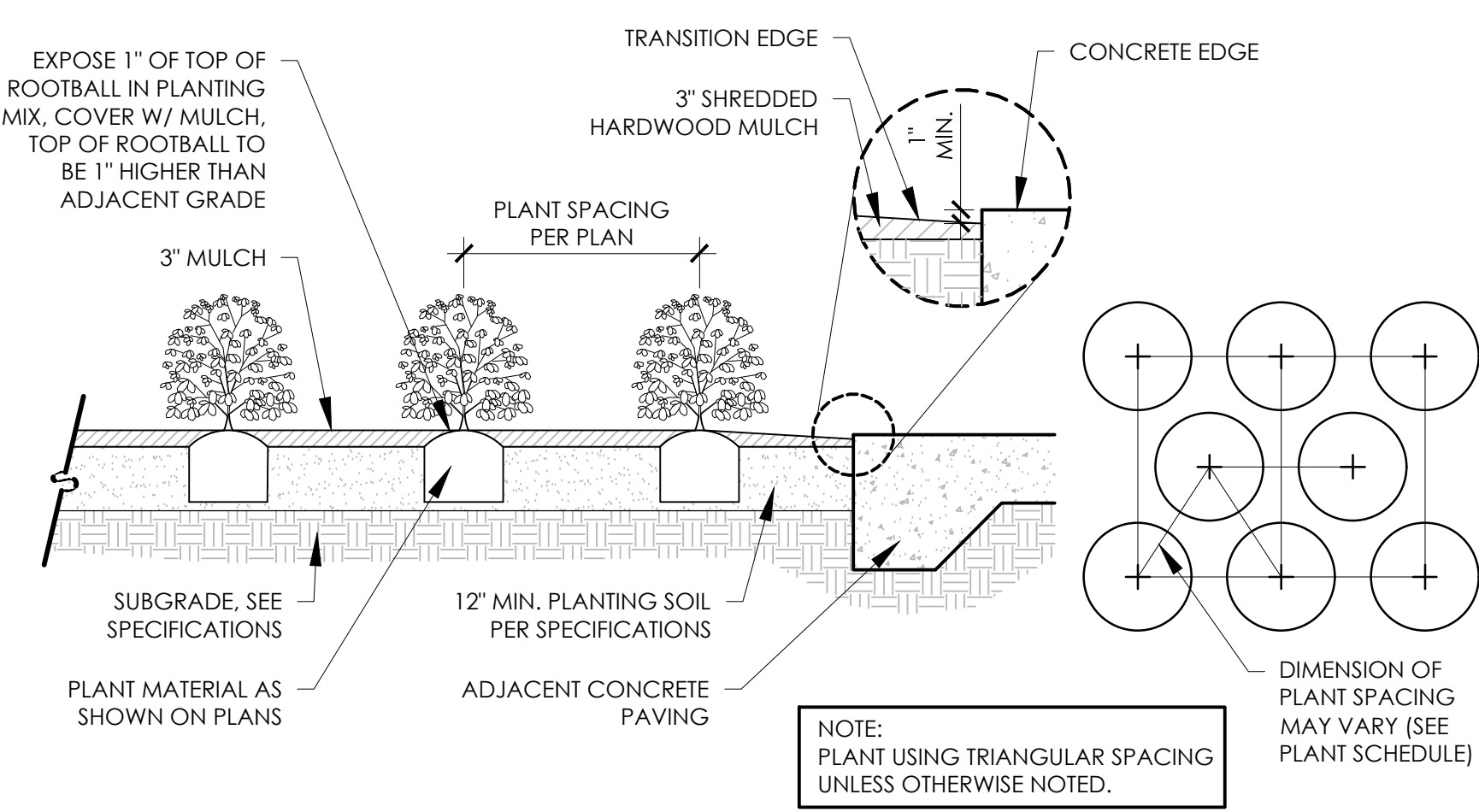
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EXTERIOR ELEVATIONS
A101

LANDSCAPE NOTES:

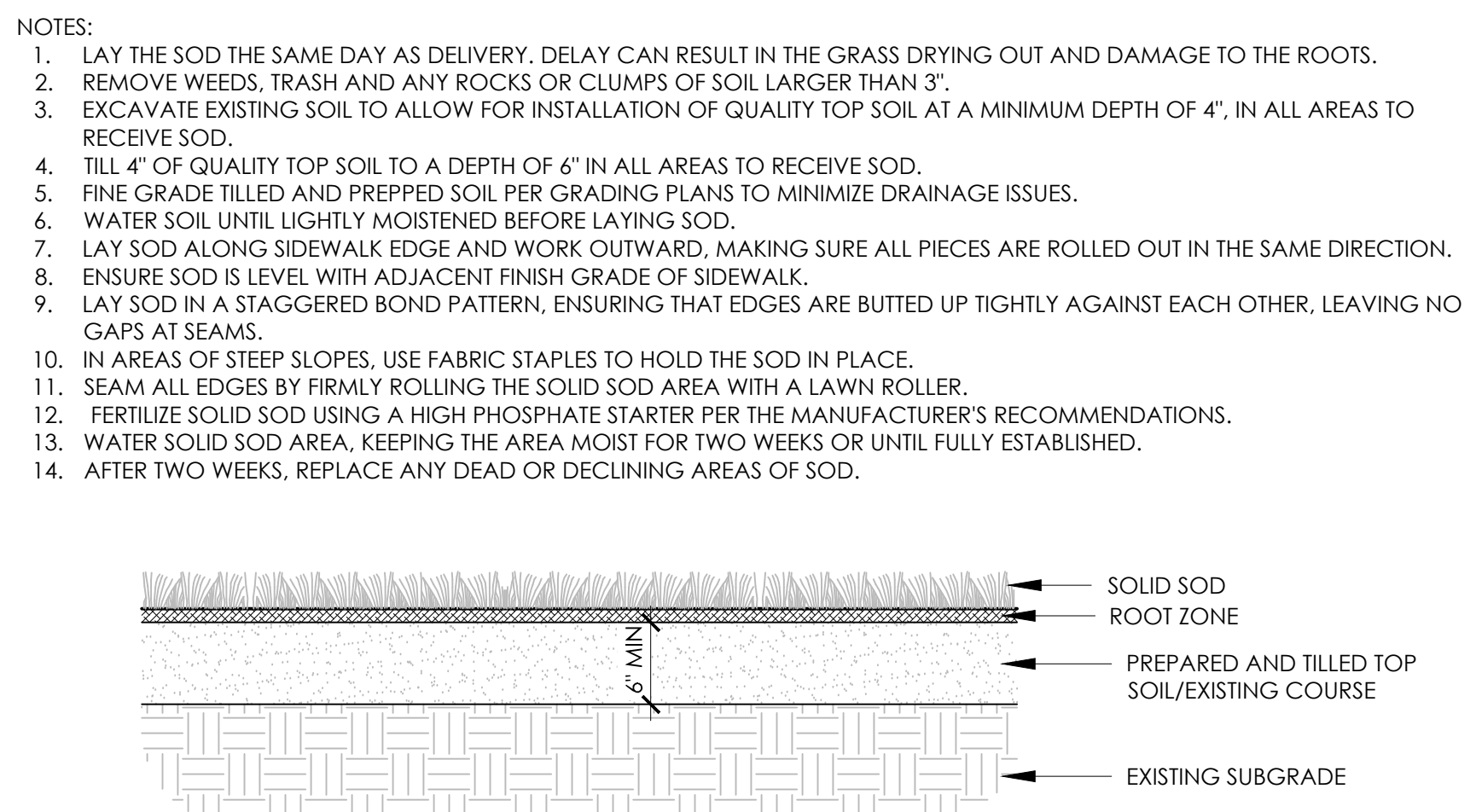
- ORDINANCE PLAN MAY REQUIRE REVISIONS WHEN TREE SURVEY IS PROVIDED.
- ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM, AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
- ISOLATED PLANT MATERIAL TO RECEIVE DRIP TUBING IN A RING PATTERN AROUND THE ROOT BALL. WHERE POSSIBLE, ELIMINATE DRIP TUBING FROM LARGE AREAS VOID OF PLANT MATERIAL.
- SOIL MIX FOR ALL PLANTING AREAS SHALL BE MANUFACTURED SOIL, CONSISTING OF MANUFACTURER'S BASIC TOPSOIL, BLENDED IN A MANUFACTURING FACILITY WITH SAND, STABILIZED ORGANIC SOIL AMENDMENTS, AND OTHER MATERIALS TO PRODUCE VIABLE PLANTING SOIL. MANUFACTURED SOIL SHOULD ACHIEVE PH OF 5 TO 7.5 AND MINIMUM OF 4 PERCENT ORGANIC-MATTER CONTENT, FRIABLE, AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILL AND AERATION.
- AMEND MANUFACTURER'S BASIC SOIL WITH SULFUR (1-1/2 POUNDS PER CUBIC YARD), AND COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
- IN TREE AND SHRUB PLANTINGS, APPLY AMENDED SOIL TO MINIMUM DEPTH OF 12 INCHES. FOR TURF AREAS, TILL 2" OF AMENDED MANUFACTURER'S SOIL MIX INTO EXISTING SUBGRADE.
 - CONTRACTOR SHALL PREPARE AND FURNISH PROPER SUBGRADE ELEVATIONS FOR USE BY THE LANDSCAPE CONTRACTOR.
 - ALL TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, CONCRETE, BASE, CALICHE, CONSTRUCTION DEBRIS, AND ANY OTHER FOREIGN MATERIAL NOT BENEFICIAL FOR PLANT GROWTH
- ALL TREES AND SHRUB AREAS TO BE MULCHED TO A DEPTH OF 3 INCHES WITH SHREDDED TEXAS NATIVE MULCH. MAINTAIN A 1FT CLEAR AREA FROM THE BASE OF THE TREE FREE OF MULCH TO ALLOW OXYGEN EXCHANGE.
- LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SOIL, ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
 - LAY SOD ACROSS SLOPES EXCEEDING 1:3.
 - ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
- GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION. MAINTENANCE PERIOD FOR TURF AREAS ONLY IS 60 DAYS PAST SUBSTANTIAL COMPLETION.
- MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
- TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT:
 - SATISFACTORY SODDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF HAS BEEN ESTABLISHED. FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.
 - SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED. FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
- USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.
- SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
 - FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECTED BY OWNER.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
 - WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
 - TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
 - GROUNDCOVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
- LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
- STAKE OR GUY TREES ONLY IF THEY ARE NOT ABLE TO STAND VERTICAL ON THEIR OWN.
- REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE TURF IS APPLIED.
- ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
- ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF PLANT MATERIAL. BERMS, IF REQUIRED SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS WHICH MAY CAUSE MAINTENANCE PROBLEMS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
- VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
- INSTALL IRRIGATION SYSTEM PRIOR TO APPLICATION OF TOPSOIL OR PLANTING SOIL MIX.
- ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED, OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CONTRACTING OFFICER'S REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, TREES, DRIVEWAYS, ETC., SCHEDULE TO REMAIN (NO SEPARATE PAY ITEM).
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE HYDROMULCHED AS DESCRIBED ON PLANS.
- ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
- METAL EDGER: COL-MET COMMERCIAL GRADE STEEL EDGING 1/8" THICK. INSTALL PER MANUFACTURERS RECOMMENDATIONS.



A TREE PLANTING WITH ARBOR STAKES SCALE: 1/2" = 1'-0"

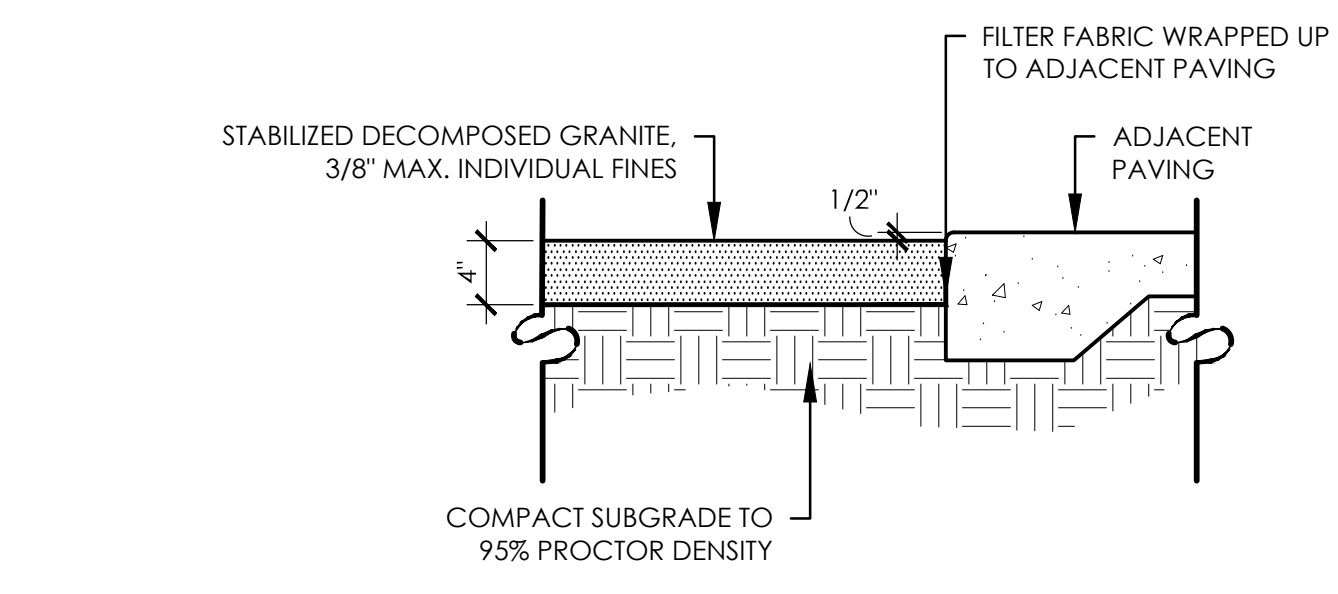


C SHRUBS PLANTED W/ BARK MULCH SCALE: NTS

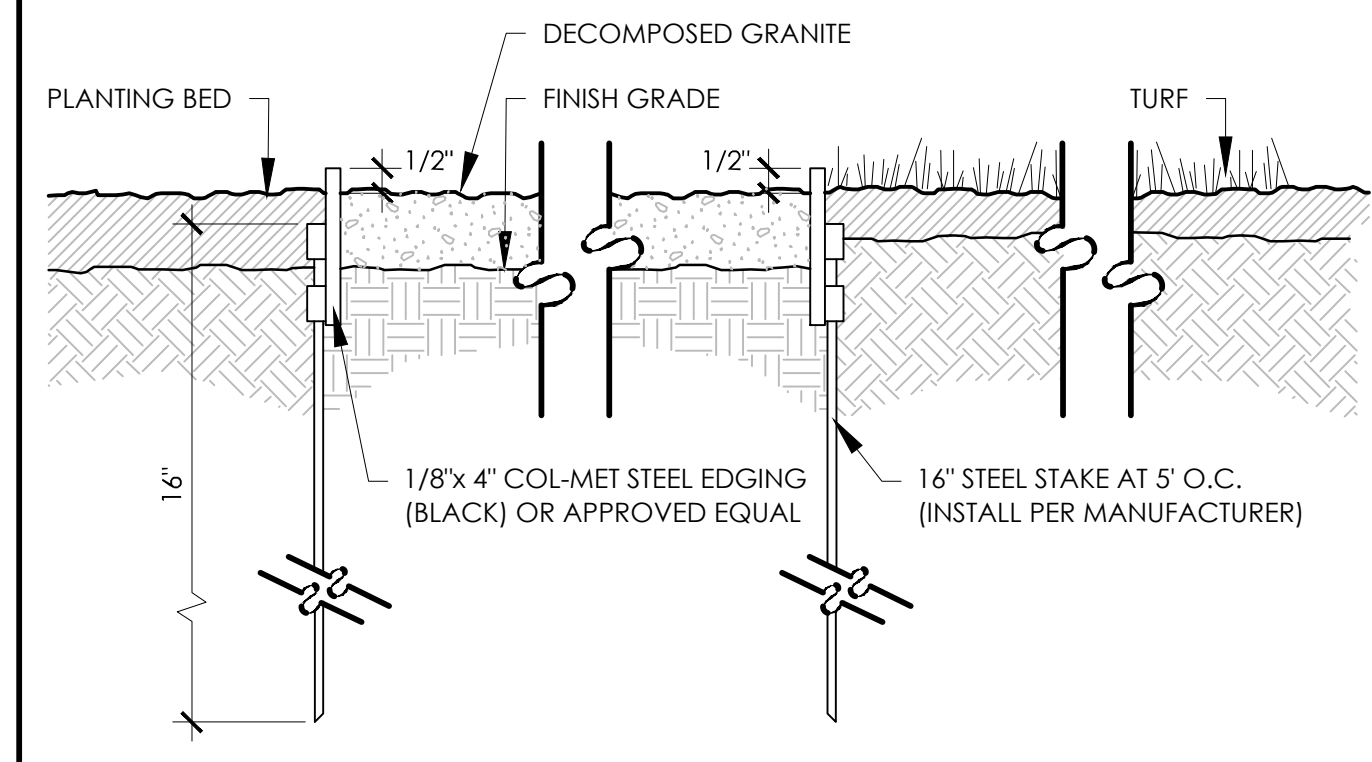


E SOLID SOD ON PREPARED BASE SCALE: 1" = 1'-0"

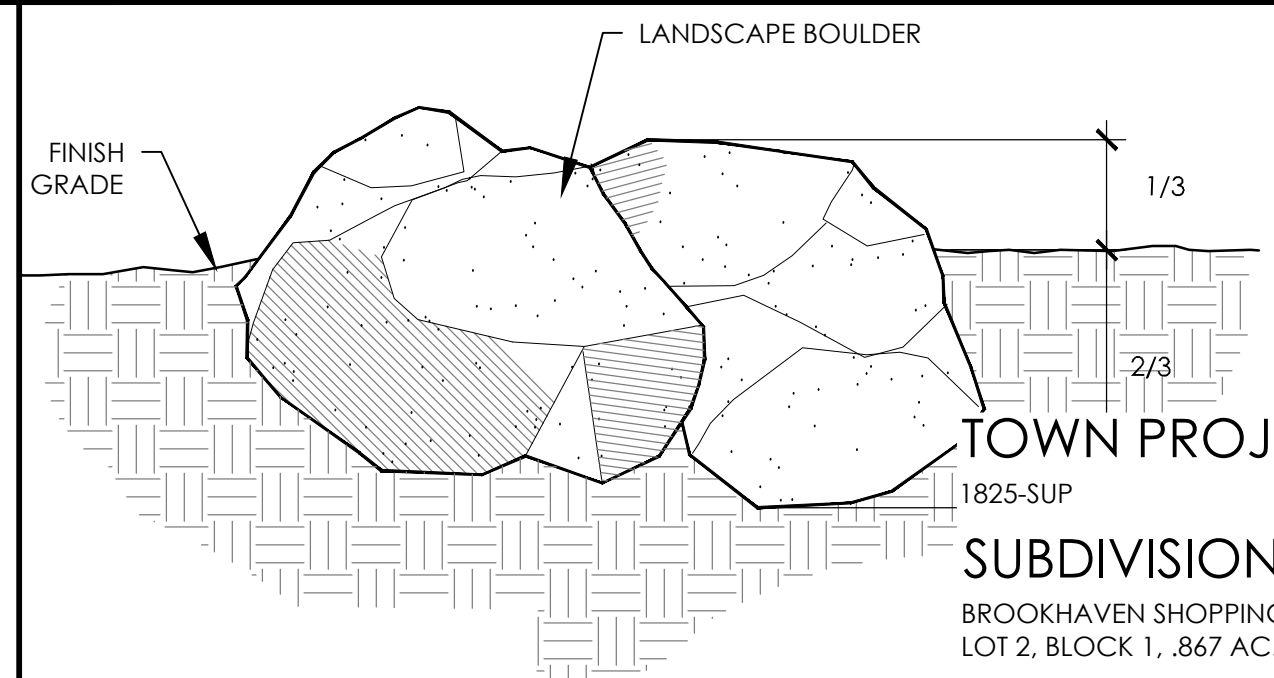
- NOTES:
- STABILIZER TO BE A PATENTED, NON-TOXIC, ORGANIC, COLORLESS AND ODORLESS, CONCENTRATED POWDER WHICH BINDS DECOMPOSED GRANITE.
 - CONTACT: STABILIZER SOLUTIONS, INC. 1-800-336-5902, OR APPROVED EQUAL.
 - COMPACT DECOMPOSED GRANITE IN 2' LIFTS. HAND-TAMP WHEN PLACING ADJACENT TO WALLS, PLANTING AREAS, OR IRRIGATION SYSTEMS.
 - CONTRACTOR SHALL PROVIDE GRANITE SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION OF MOCK UP.



B STABILIZED DECOMPOSED GRANITE SCALE: 1"=1'-0"



D STEEL EDGING SCALE: 1"=1'-0"



- NOTES:
- SEE LANDSCAPE PLAN FOR BOULDER SPECIFICATION AND LOCATION.
 - CONTRACTOR SHALL SUBMIT PHOTOS OF BOULDERS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

F BOULDER PLACEMENT

NO.	DATE	DESCRIPTION

LANDSCAPE NOTES & DETAILS



**DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER**
14310 MARSH LANE
ADDISON, TEXAS

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Megan Abernathy
LA#2706
03/01/2021

JOB NO.	B0007043.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021

SHEET: **C5.1**

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 PLOTTED AT: 3:23 PM
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IRRIGATION NOTES:

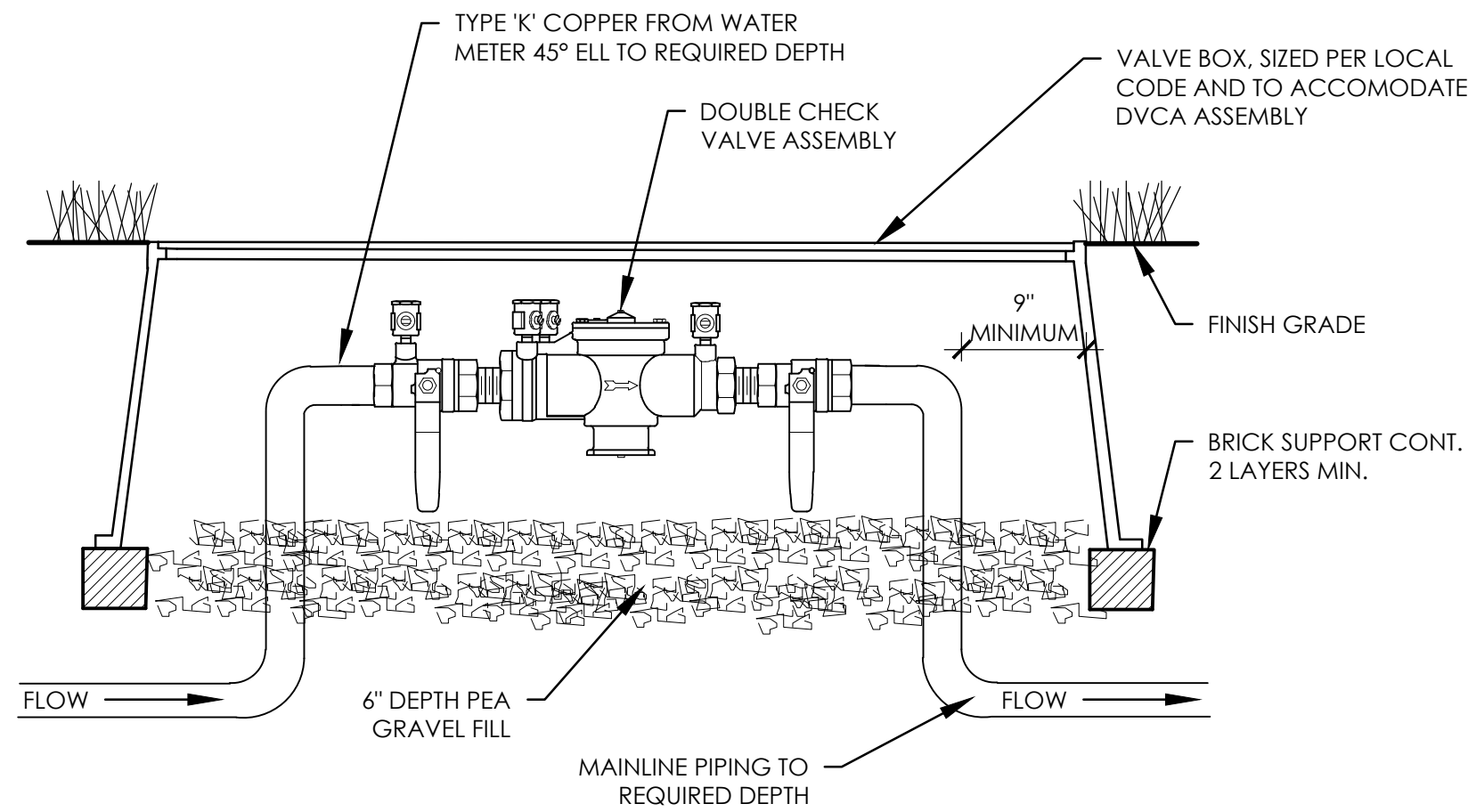
- IRRIGATION PLAN IS SCHEMATIC. ALL PIPING HEADS, VALVES, ETC. SHALL BE LOCATED AS SHOWN ON THE DETAILS. REPORT ANY DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE OWNER. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
- VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING OF WORK. CONTRACTORS SHALL COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS.
- COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS/TRADES AND PROTECT THE WORK OF OTHER CONTRACTOR/TRADES. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIONS.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE PARTS LIST AND MANUFACTURER'S CATALOG SHOWING PERFORMANCE, QUALITY AND FUNCTION OF EACH ITEM OF EQUIPMENT IN THE SYSTEM. IN ADDITION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF THE SYSTEM.
- PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL BE PRESENT AT THE FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE PRIOR TO THE INSPECTION. ALL WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.
- WORK MUST BE GUARANTEED FOR TWO YEARS.
- IRRIGATION SYSTEM INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND ORDINANCES.
- NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. IF ANY UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE IRRIGATION SYSTEM, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
- MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ON TOP.
- SLEEVES SHALL BE INSTALLED WHEREVER PIPES RUN UNDER PAVEMENT. SLEEVES SHALL BE SCH 40 AND A MINIMUM OF TWO PIPE SIZES LARGER THAN THE PIPE.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ELECTRICAL POWER TO ALL CONTROLLERS.
- PRIOR TO BEGINNING OF WORK, CONTRACTOR SHALL VERIFY MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION OF <<65>> PSI. IF THE STATIC PRESSURE IS LESS THAN <<65>> PSI AT THE POINT OF CONNECTION, STOP WORK, NOTIFY ENGINEER AND DO NOT PROCEED UNTIL INSTRUCTED BY ENGINEER.
- ATTACH A PREPRINTED, HEAVY DUTY PLASTIC SERIALIZED TAG TO EACH CONTROL VALVE WITH ITS ASSOCIATED CONTROLLER STATION NUMBER. TAGS SHOULD BE AS SUPPLIED BY RAINBIRD OR APPROVED EQUAL.
- THE PIPE SHOWN IN PAVED AREAS WITHOUT SLEEVES IS SHOWN IN THESE AREAS FOR PURPOSE OF DRAWING CLARITY. PIPE TO BE IN NEAREST UNPAVED LOCATION.
- THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED WITH RAIN/FREEZE SENSOR(S). MOUNT THE TRANSMITTER(S) IN AN OPEN AREA AS DIRECTED BY THE OWNER.
- ALL BACKFLOW INSTALLATIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION STAFF.
- THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN ITS PROPER WORKING ORDER DURING THE 2 YEAR MAINTENANCE PERIOD.
- ALL WIRING SHALL BE RATED FOR DIRECT BURIAL.

NETAFIM NOTES:

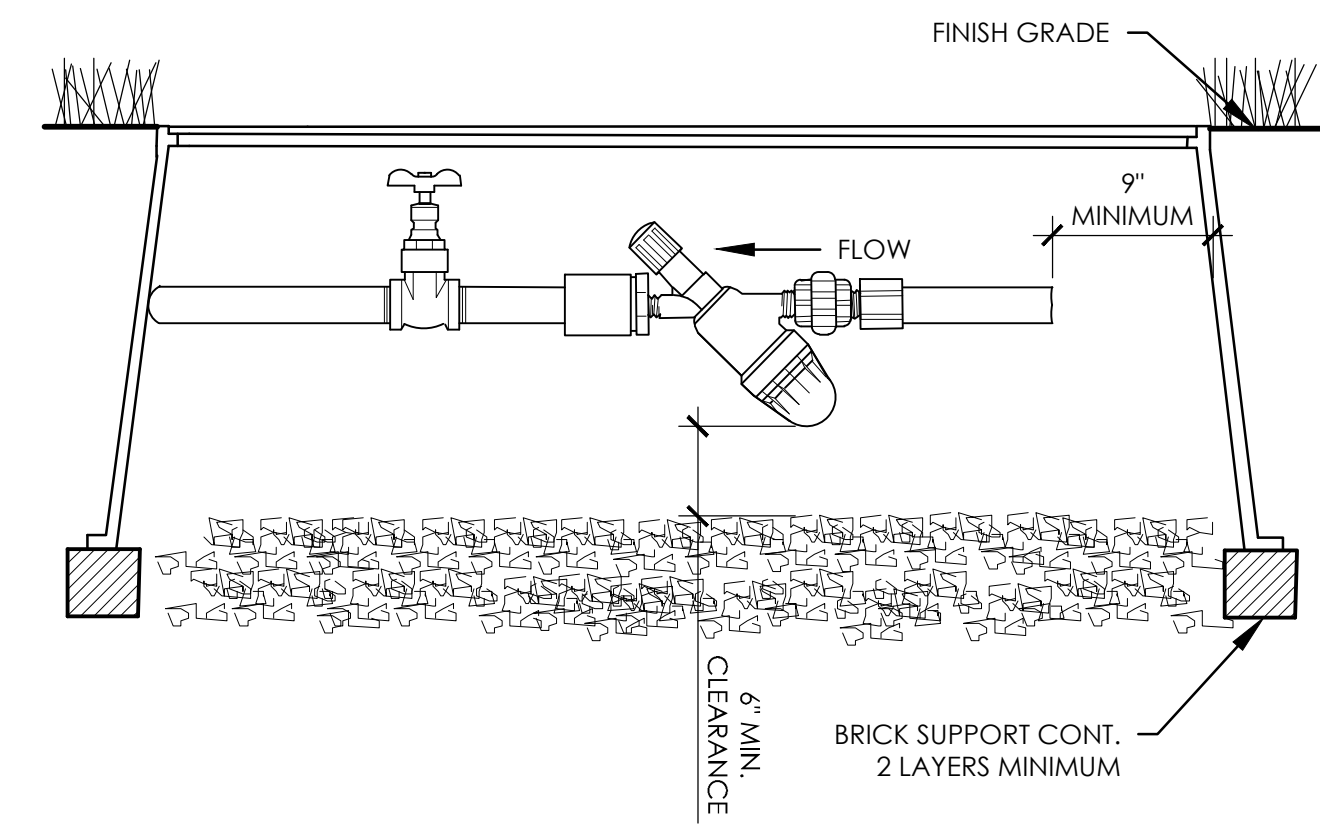
- AIR RELIEF VALVE TO BE PLACED AT HIGH POINT IN BED.
- FLUSH VALVE TO BE PLACED AT LOW POINT IN BED ON EXHAUST LINE.
- THESE LAYOUTS ARE TYPICAL AND ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS SUCH AS GRADING.
- IRRIGATION LATERAL LINES FEED SUPPLY HEADERS.

INSPECTION NOTES:

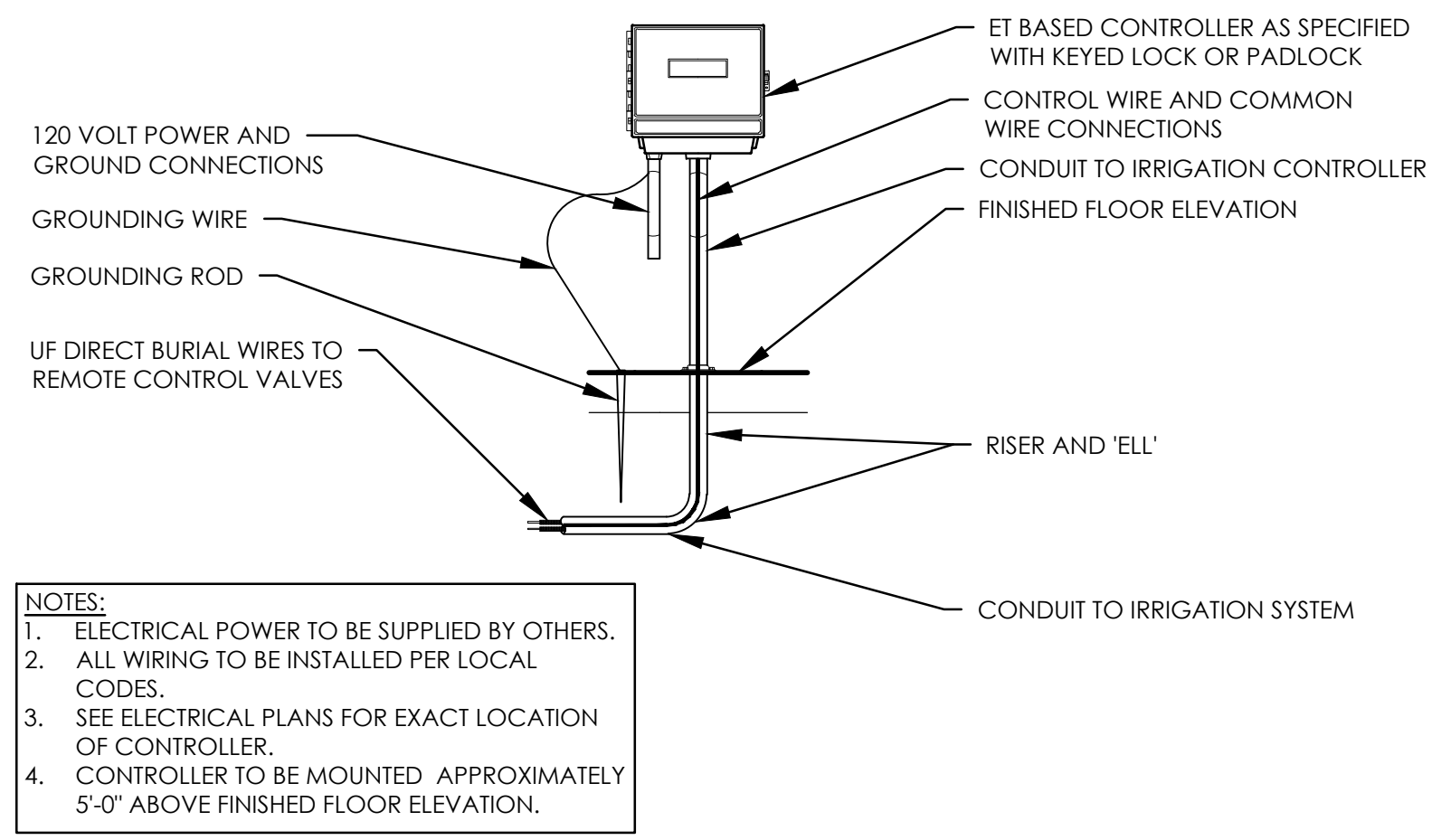
- HEADS SHALL NOT SPRAY ON IMPERVIOUS SURFACES.
- HEADS SHALL NOT SPRAY ON WALLS OR FENCES.
- HEADS SHALL NOT BE CLOSER THAN 4 INCHES OF THE EDGE OF HARDSCAPE.
- NO DRINKING DOMESTIC USES ALLOWED ON IRRIGATION LINES, NO SWIMMING POOL USE OR FOUNTAINS.
- CONTRACTOR SHALL COMPLY WITH ALL INSPECTION REQUIREMENTS OF THE MUNICIPALITY.
- FOR FINAL INSPECTION, IRRIGATOR'S REPRESENTATIVE MUST BE PRESENT.



A DOUBLE CHECK VALVE ASSEMBLY SCALE: NTS

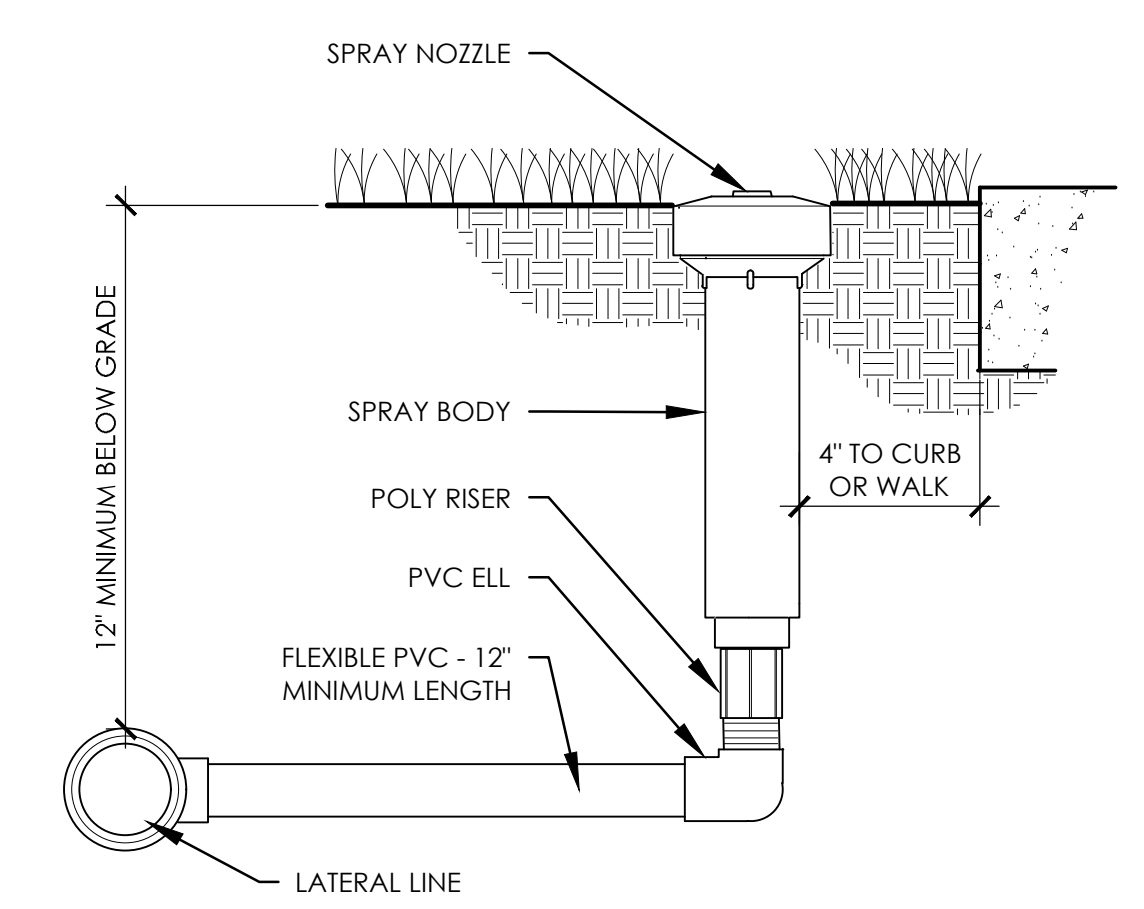


B WYE STRAINER SCALE: NTS

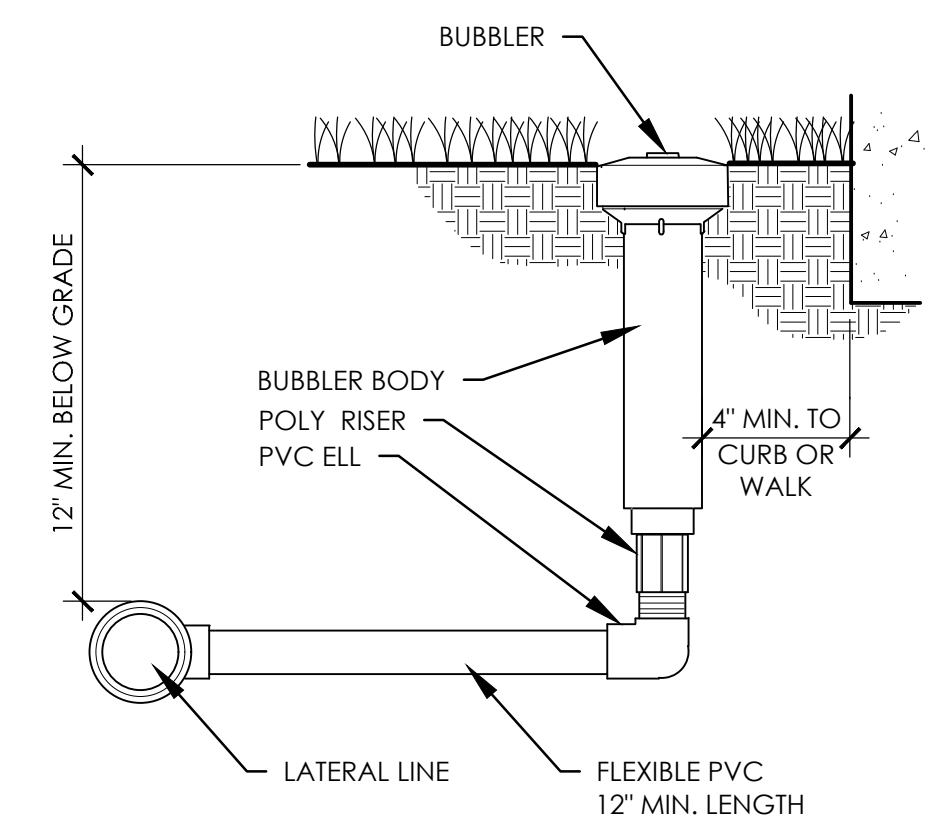


NOTES:
 1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
 2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
 3. SEE ELECTRICAL PLANS FOR EXACT LOCATION OF CONTROLLER.
 4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

C WALL MOUNT CONTROLLER SCALE: NTS



D ROTARY SPRAY HEAD SCALE: NTS



E POP UP BUBBLER SCALE: NTS

NO.	DATE	DESCRIPTION

IRRIGATION NOTES & DETAILS

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 Fax: 817.335.1114

**DUTCH BROS COFFEE
 BROOKHAVEN SHOPPING CENTER
 14310 MARSH LANE
 ADDISON, TEXAS**

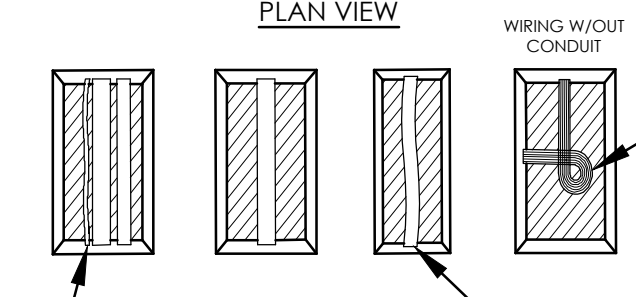
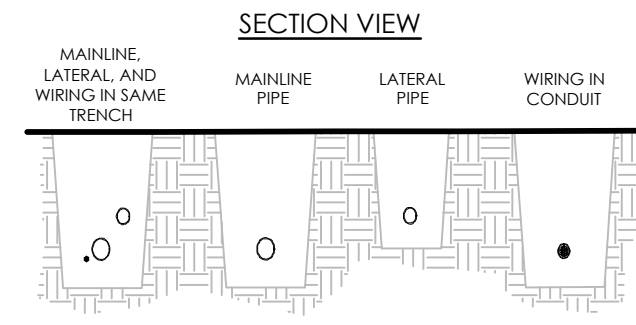
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JOB NO.	B0007043.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021

SHEET: **C6.1**

TOWN PROJECT NUMBER
 1825-SUP
SUBDIVISION
 BROOKHAVEN SHOPPING CENTER, PHASE 2
 LOT 2, BLOCK 1, .867 AC.
DUTCH BROS COFFEE
 JEFFREY BENNETT
 110 4TH STREET
 GRANTS PASS, OR 97526
 214.842.1588
DUNAWAY ASSOCIATES
 CIVIL, LANDSCAPE
 550 BAILEY
 FORT WORTH, TX 76107
 817.335.1121
PROPERTY OWNER
 HARRY G. ALCOCK
 DCO REALTY, INC.
 1745 SHEA CENTER DRIVE #200
 HIGHLANDS RANCH, CO 80129
 720.348.7602

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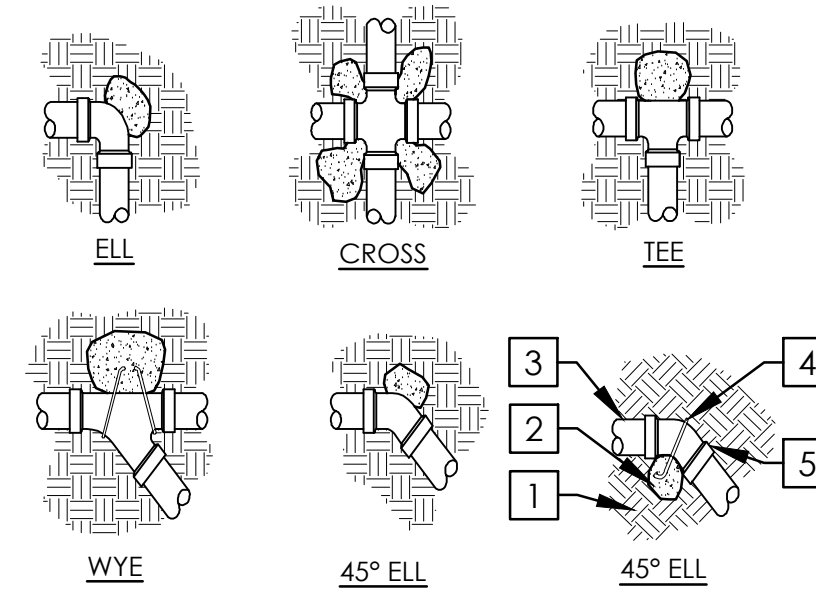


TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OR DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.

- NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC PIPE, TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS.
 3. CONTROLLER WIRE BURIED WITHOUT CONDUIT SHALL BE RATED FOR DIRECT BURIAL.

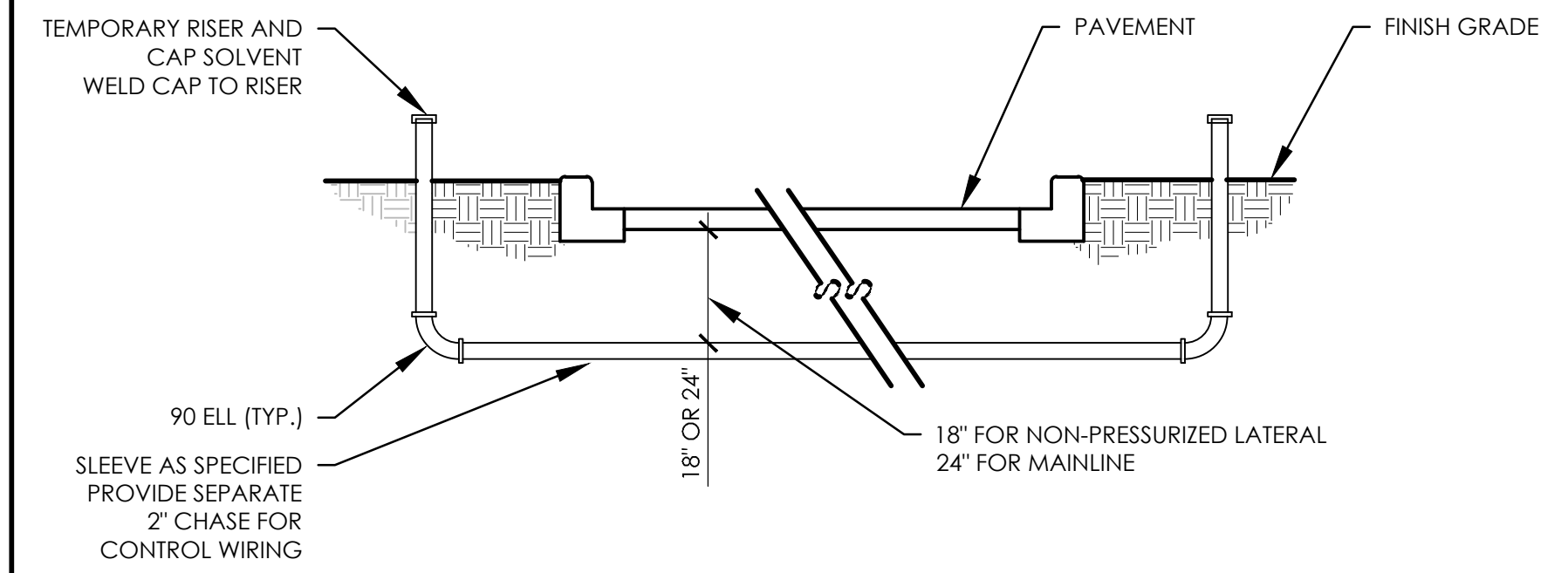
A PIPE AND WIRE TRENCHING SCALE: NTS



- NOTES:
1. SUPPLY LINES 2-1/2" IN DIAMETER OR LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
 2. SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

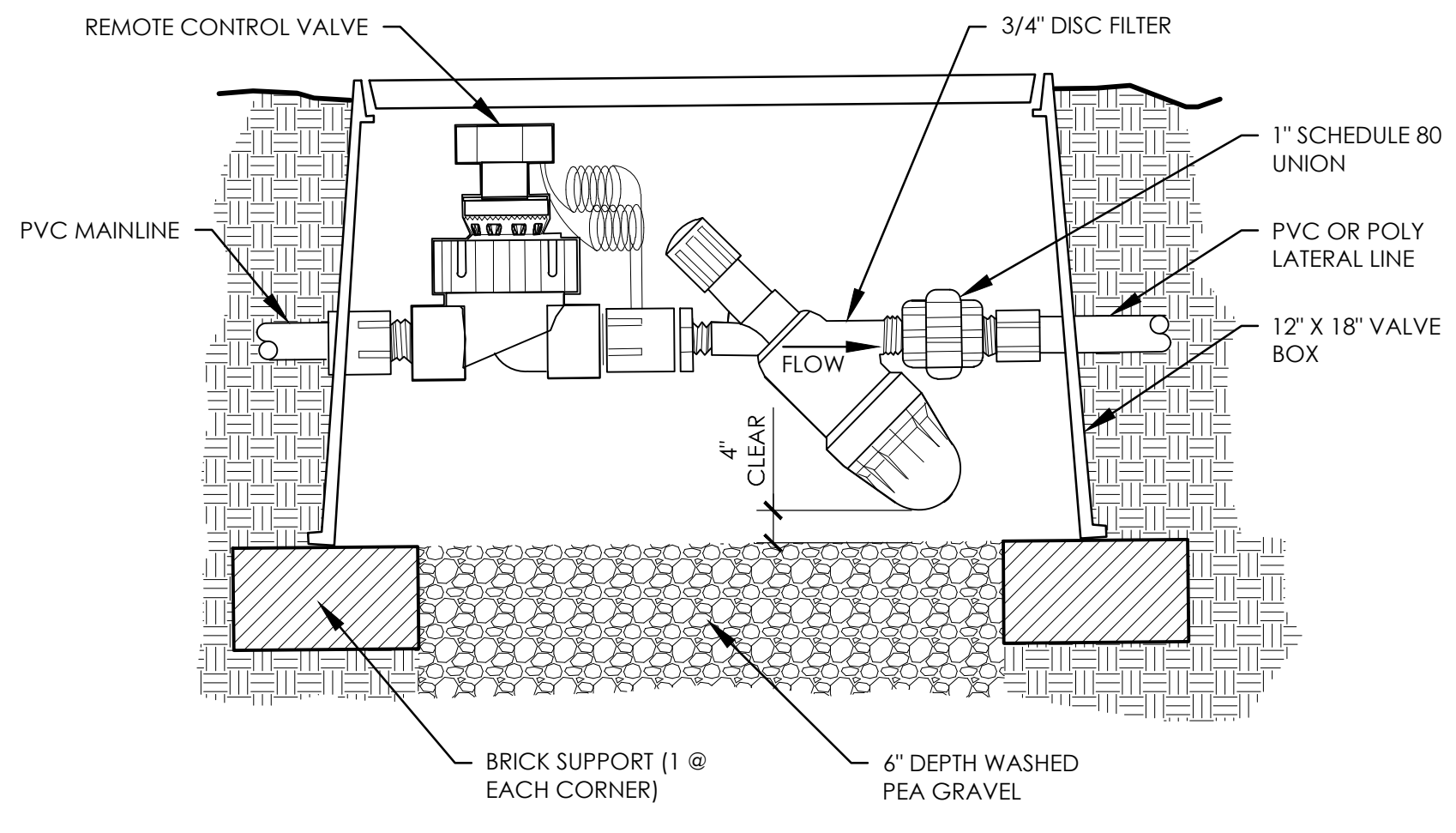
- 1 UNDISTURBED SOIL (TYP.)
- 2 CONCRETE THRUST BLOCK (TYP.)
- 3 PIPE (TYP.)
- 4 REBAR BENT AROUND FITTING (TYP.)
- 5 FITTING (TYP.)

B THRUST BLOCK SCALE: NTS

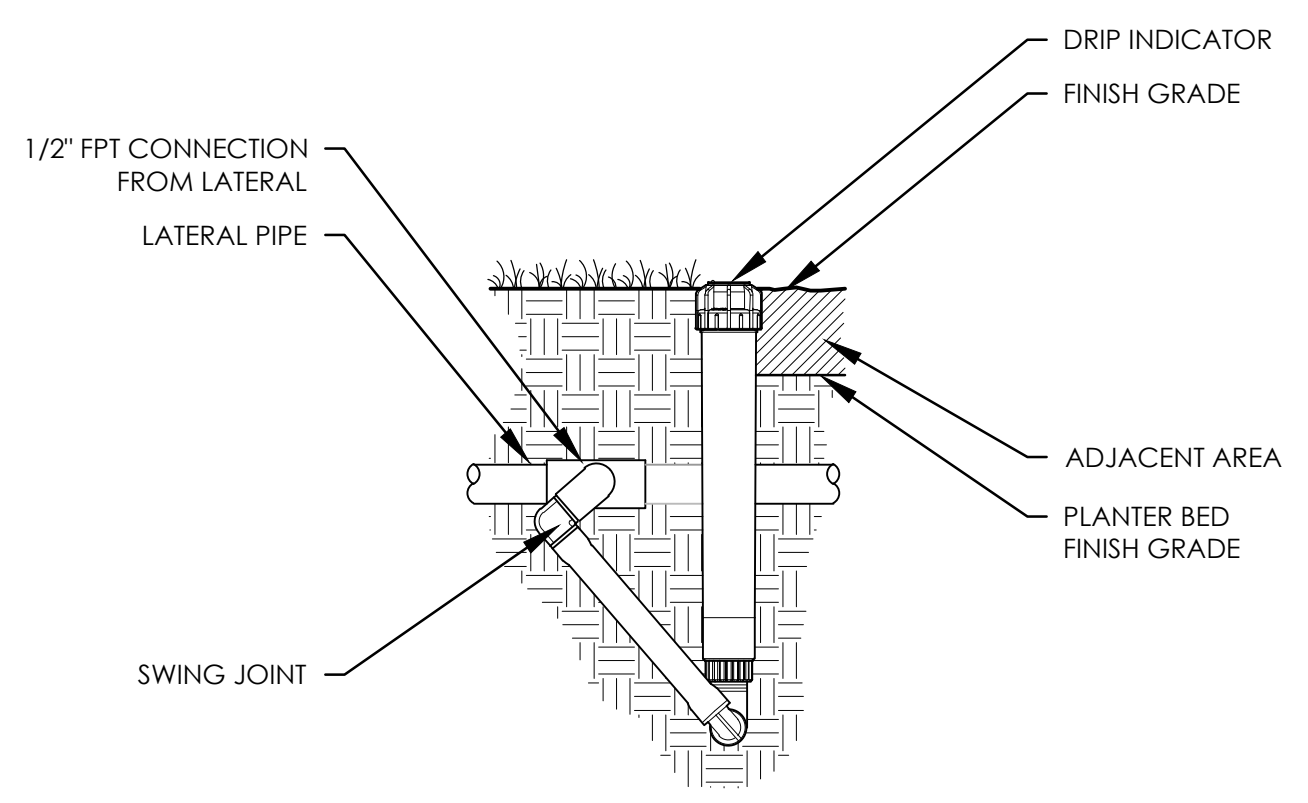


SLEEVE AS SPECIFIED PROVIDE SEPARATE 2" CHASE FOR CONTROL WIRING

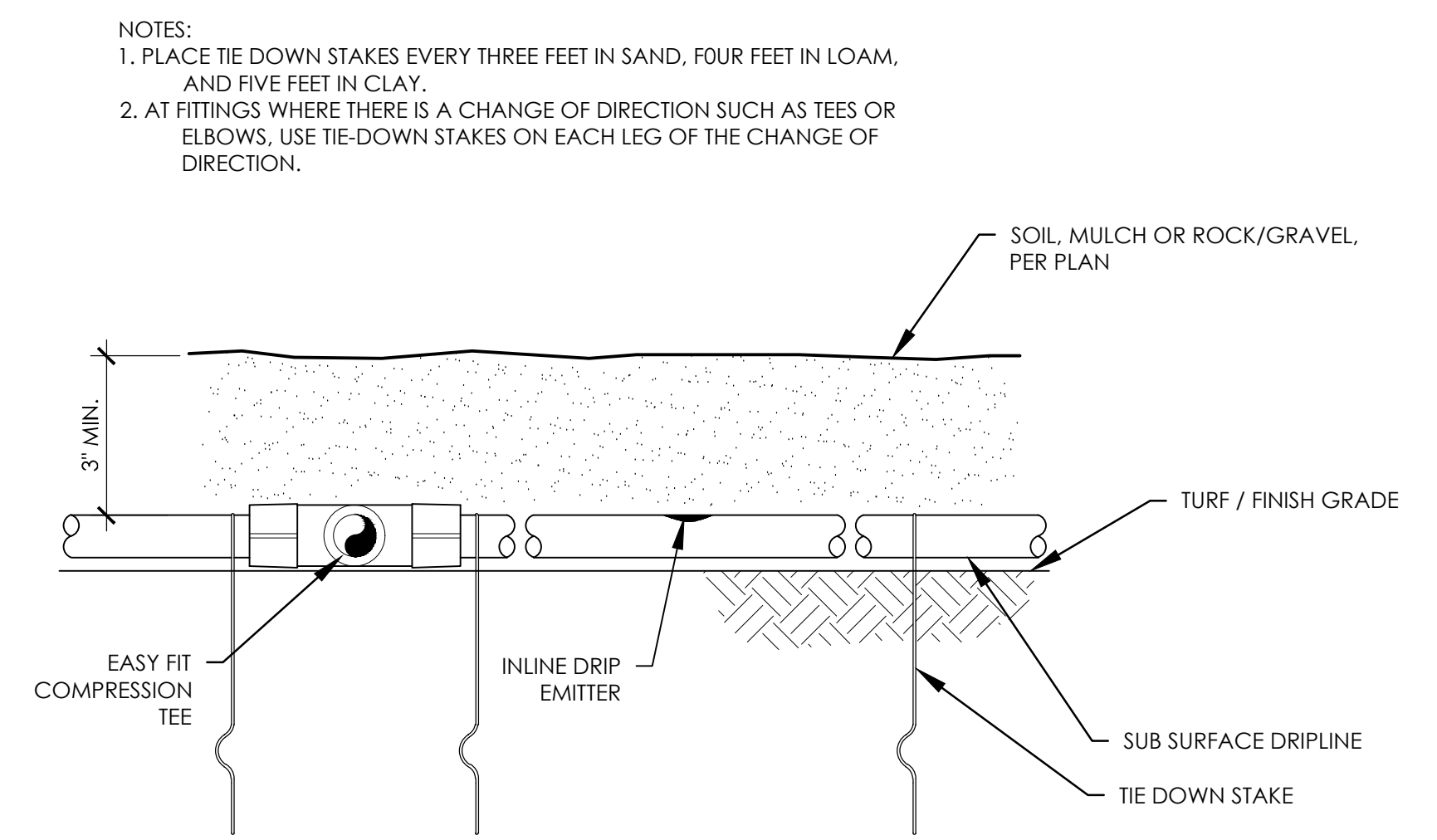
C SLEEVE INSTALLATION SCALE: NTS



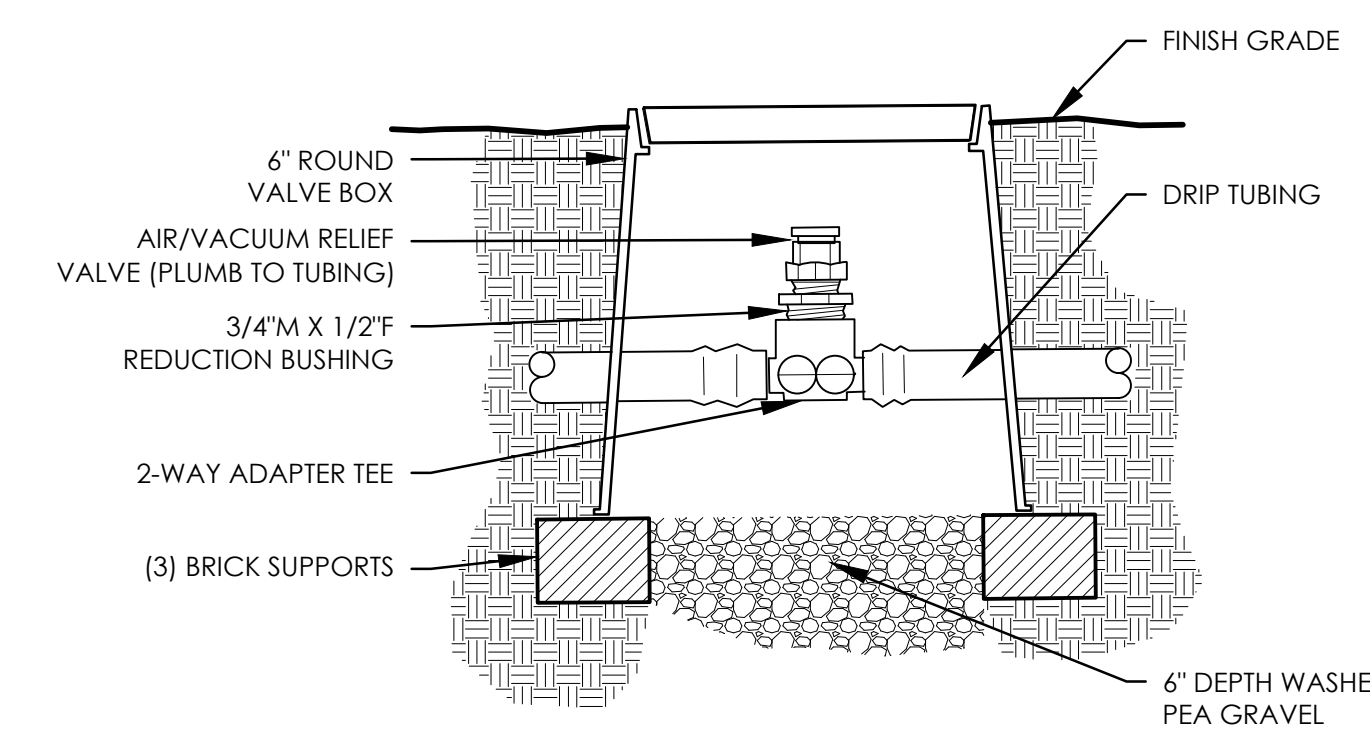
D DRIP REMOTE CONTROL VALVE SCALE: NTS



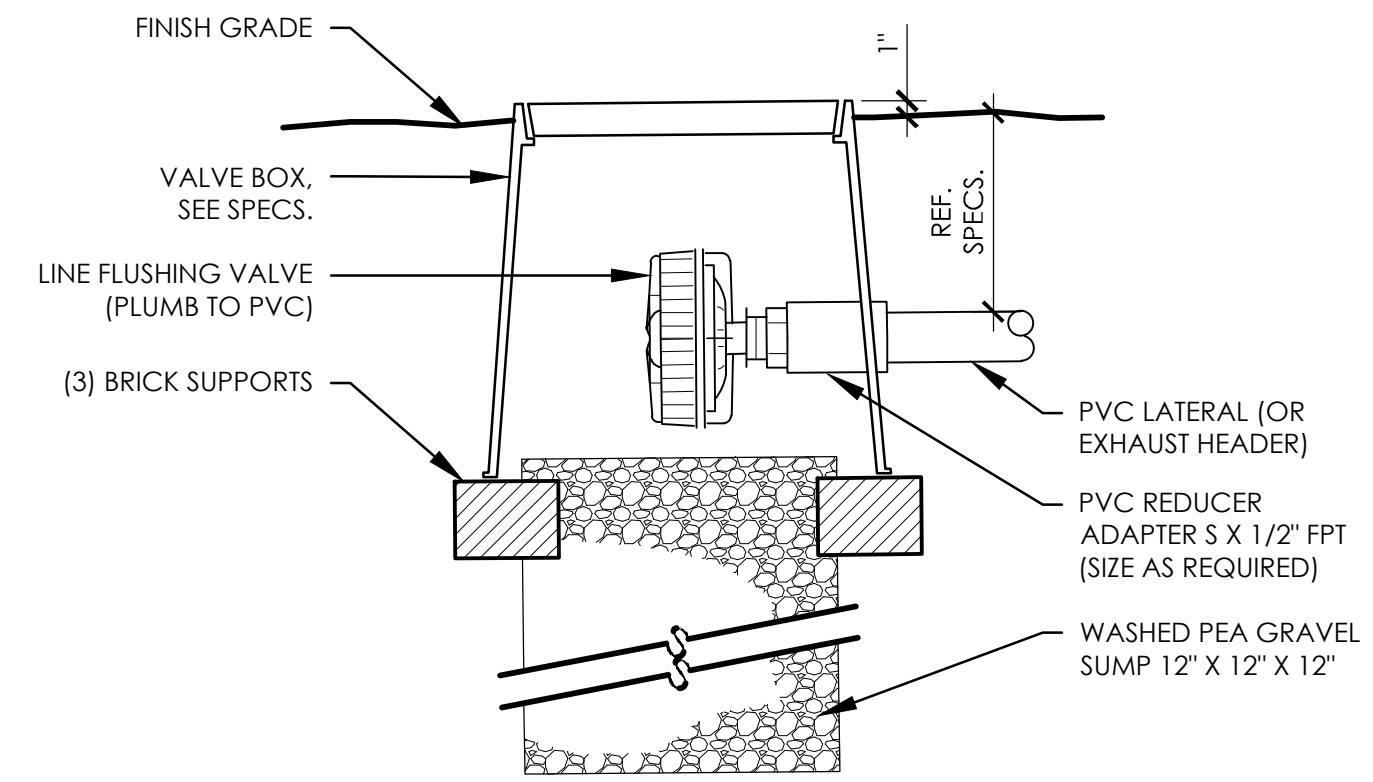
E DRIP INDICATOR ON SWING JOINT SCALE: NTS



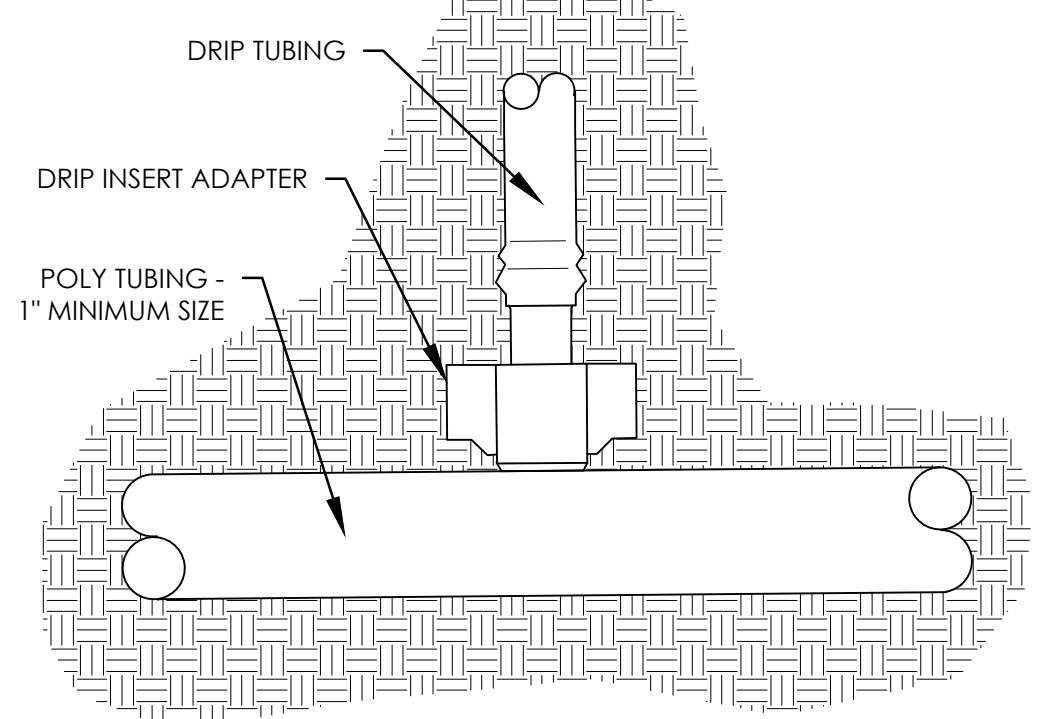
F DRIP TUBING INSTALLATION SCALE: NTS



G DRIP AIR/VACUUM RELIEF VALVE SCALE: NTS



H DRIP LINE FLUSHING VALVE SCALE: NTS



I DRIP START CONNECTION SCALE: NTS

TOWN PROJECT NUMBER
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SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

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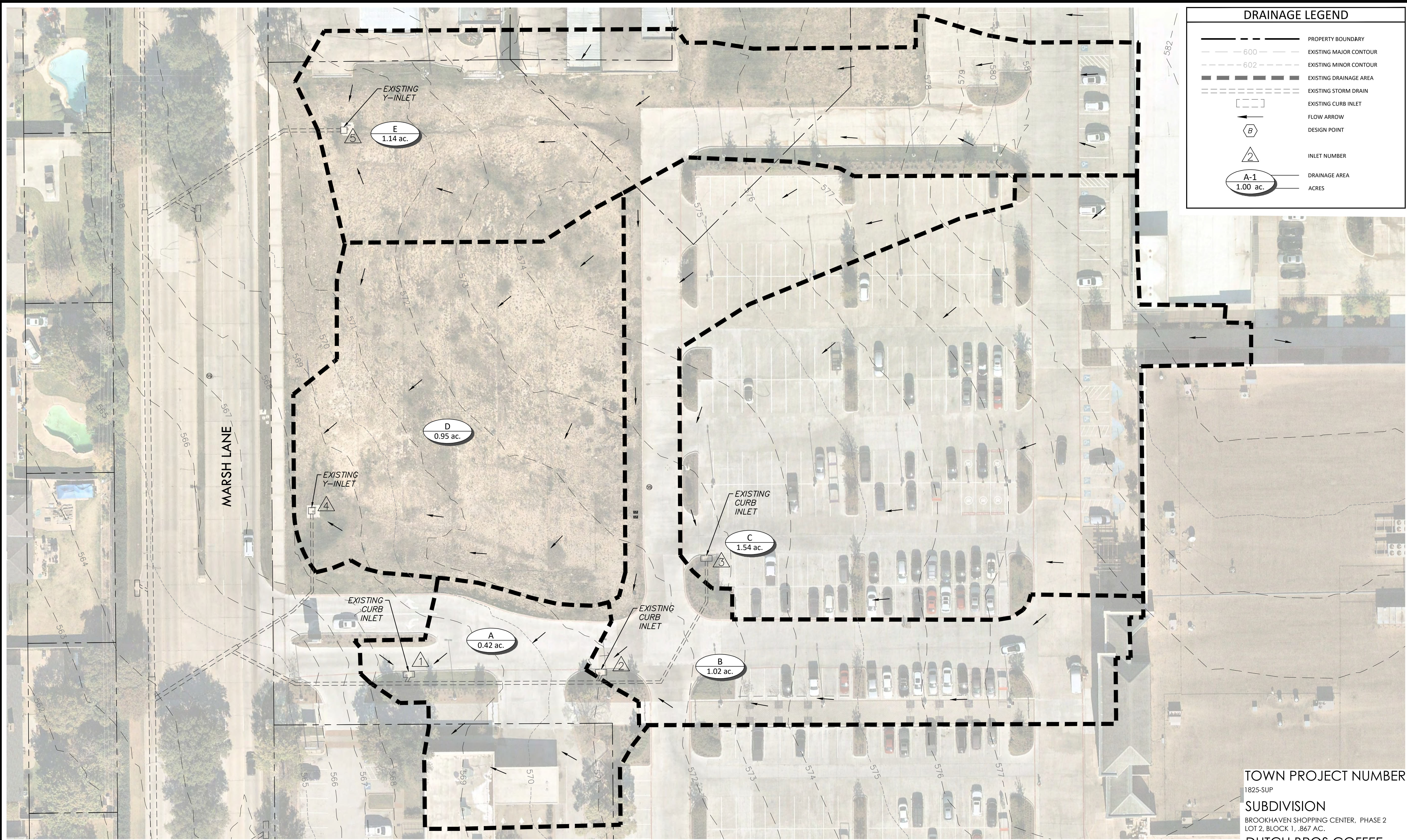
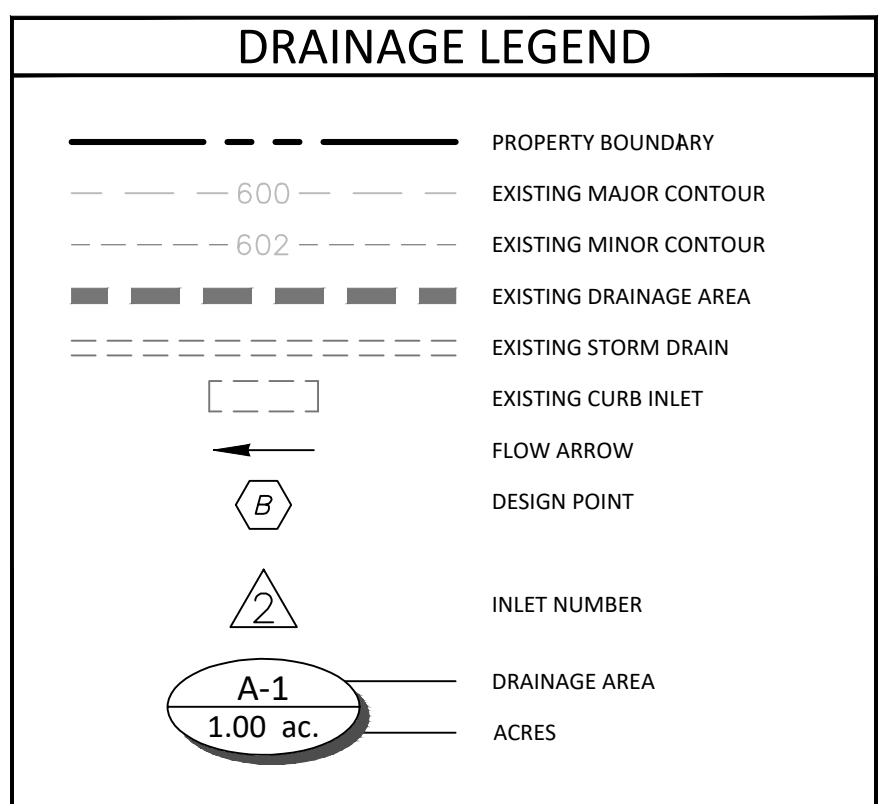
**DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS**

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NO.	DATE	DESCRIPTION

EXISTING DRAINAGE AREA MAP

DUTCH BROS COFFEE SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

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AUSTIN M. CARR
P.E. # 133775
DATE: March 8, 2021

JOB NO. B0007043.001

DESIGNED BY:

DRAWN BY:

CHECKED BY:

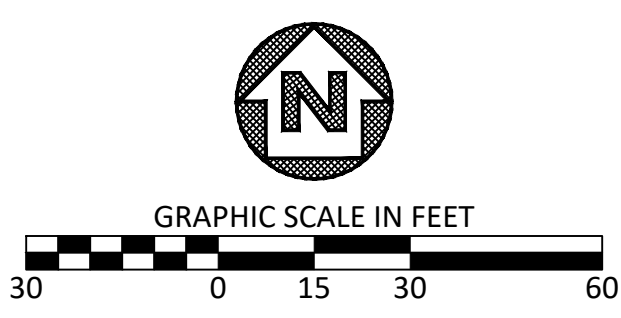
DATE: FEBRUARY 26, 2021

SHEET: **C3.0**

DUTCH BROS - ADDISON - TEXAS

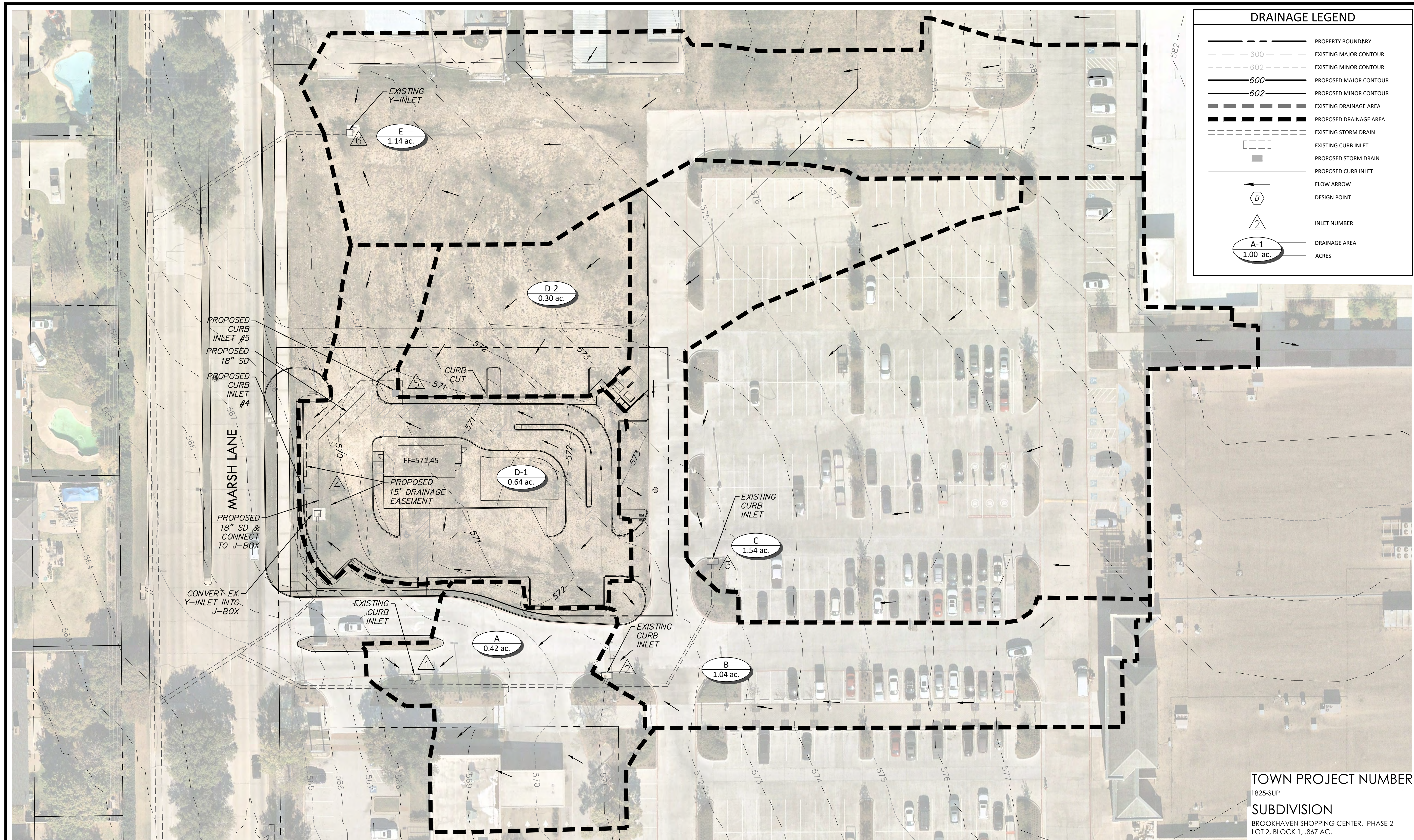
RATIONAL METHOD RUNOFF CALCULATIONS

AREA NAME	AREA (ac.)	Tc	C2 (BASE C)	C2*A	I2 (in/hr)	Q2 (cfs)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	2	3	4	5	6	7	6	7	8	9	10
Runoff Data											
A	0.42	10.00	0.90	0.38	4.80	1.81	6.54	2.47	9.27	3.51	FLOW TO EX. CURB INLET NO. 1
B	1.02	10.00	0.90	0.92	4.80	4.40	6.54	6.01	9.27	8.51	FLOW TO EX. CURB INLET NO. 2
C	1.54	10.00	0.90	1.39	4.80	6.65	6.54	9.07	9.27	12.85	FLOW TO EX. CURB INLET NO. 3
D	0.95	10.00	0.90	0.86	4.80	4.10	6.54	5.59	9.27	7.93	FLOW TO EX. Y-INLET NO. 4
E	1.14	10.00	0.90	1.03	4.80	4.92	6.54	6.71	9.27	9.51	FLOW TO EX. Y-INLET NO. 5



FILE NAME: G:\projects\addison\addison\addition.dwg
 PLOTTED BY: jay.dunaway
 PLOTTED AT: 8:59:33 AM
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 PLOTTED AT: 3:59:27 PM
 PLOTTED WITH: J. GONZALEZ



DRAINAGE LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING DRAINAGE AREA
	PROPOSED DRAINAGE AREA
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING CURB INLET
	PROPOSED CURB INLET
	FLOW ARROW
	DESIGN POINT
	INLET NUMBER
	DRAINAGE AREA ACRES

NO.	DATE	DESCRIPTION

PROPOSED DRAINAGE AREA MAP

**DUTCH BROS COFFEE
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DUTCH BROS - ADDISON - TEXAS

RATIONAL METHOD RUNOFF CALCULATIONS

AREA NAME	AREA (ac.)	Tc	C2 (BASE C)	C2*A	I2 (in/hr)	Q2 (cfs)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	2	3	4	5	6	7	8	9	10	11	12
Runoff Data											
A	0.42	10.00	0.90	0.38	4.80	1.81	6.54	2.47	9.27	3.51	FLOW TO EX. CURB INLET NO. 1
B	1.04	10.00	0.90	0.94	4.80	4.49	6.54	6.12	9.27	8.68	FLOW TO EX. CURB INLET NO. 2
C	1.54	10.00	0.90	1.39	4.80	6.65	6.54	9.07	9.27	12.85	FLOW TO EX. CURB INLET NO. 3
D-1	0.64	10.00	0.90	0.58	4.80	2.76	6.54	3.77	9.27	5.34	FLOW TO PROPOSED CURB INLET NO. 4
D-2	0.30	10.00	0.90	0.27	4.80	1.29	6.54	1.77	9.27	2.50	FLOW TO PROPOSED CURB INLET NO. 5
E	1.14	10.00	0.90	1.03	4.80	4.92	6.54	6.71	9.27	9.51	FLOW TO EX. Y-INLET NO. 5

