

Figure 1

PROJECT ENGINEER:  
LARVIN POLLOCK  
ELEVATE ENGINEERING  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
(801) 718-5993  
LARVIN@ELEVATEENG.COM

# LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- TOP BACK OF CURB
- FINISHED FLOOR ELEVATION
- LANDSCAPE AREA
- CONCRETE AREA
- VACUUM CANOPY

**SITE DATA**

LOT AREA: 53,460 SF (1.22 ACRES)  
 BUILDING AREA: 2,871 SF ± 5.4%  
 PAVEMENT AREA: XX,XXX SF ± XX.X%  
 LANDSCAPE AREA: XX,XXX SF ± XX.X%

ZONING: LOCAL COMMERCIAL (LC)  
 PERMITTED USE  
 PARCEL ID#: 215741.000000000000000000  
 SITE NUMBER: (71-039)

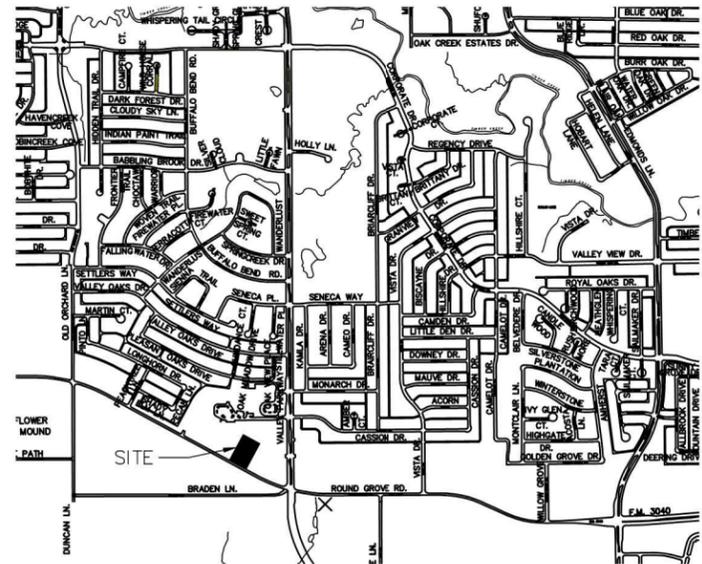
**BUILDING DATA**

CONSTRUCTION TYPE: V-B  
 SPRINKLERS: NO  
 SETBACKS:  
 FRONT=25 FEET  
 REAR=0 FEET  
 SIDE=15 FEET (STREET)  
 10 FEET (RESIDENTIAL)

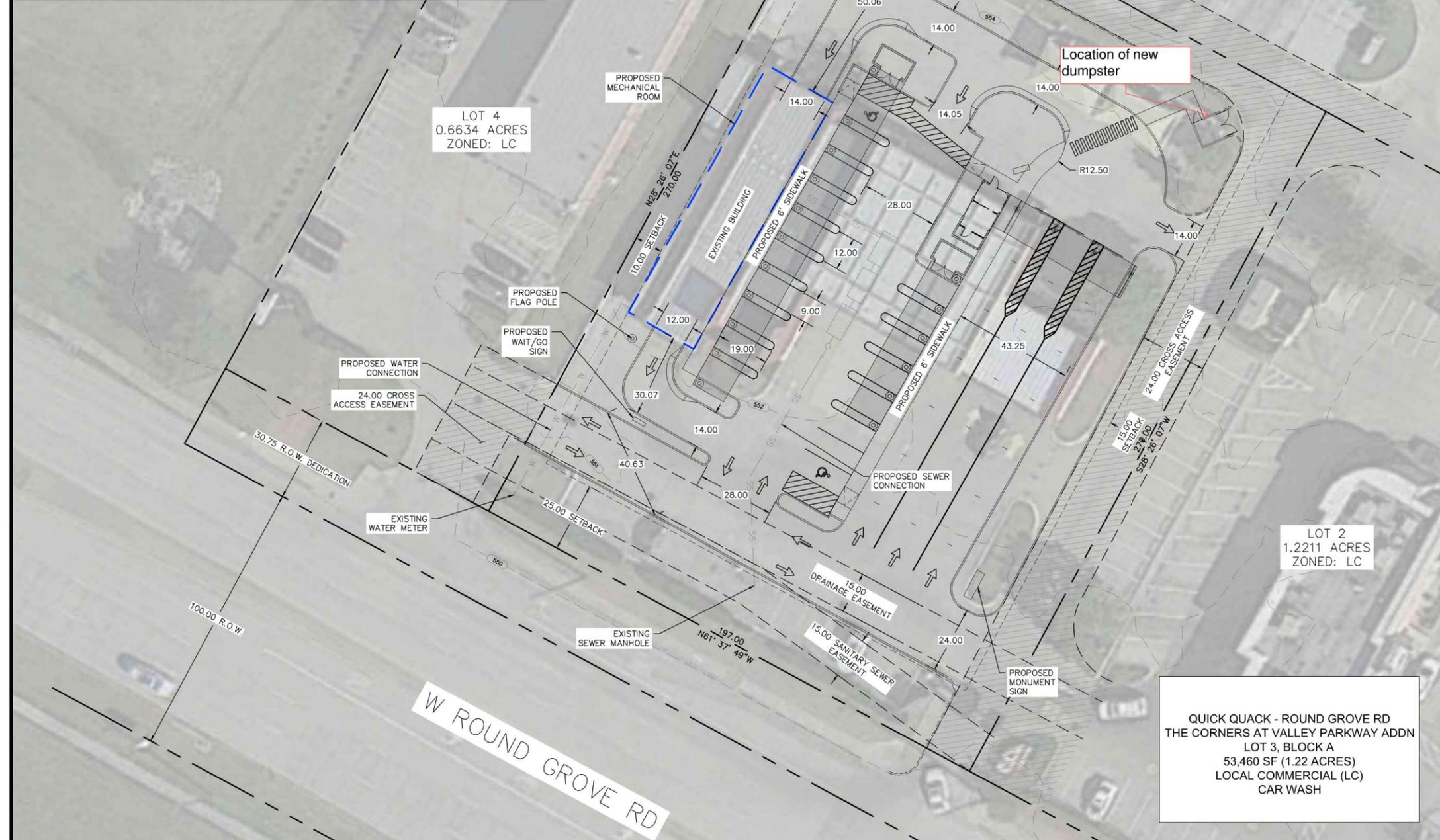
**PARKING TABULATION**

REQUIRED: 1 PER 200 SF GROSS FLOOR AREA  
 PROVIDED: 3 STALLS  
 1 ADA STALL

VACUUM STALLS: 15 STALLS  
 TUNNEL LENGTH: 102 FEET  
 STACKING: 21 STALLS



VICINITY MAP  
1" = 1000'



QUICK QUACK - ROUND GROVE RD  
 THE CORNERS AT VALLEY PARKWAY ADDN  
 LOT 3, BLOCK A  
 53,460 SF (1.22 ACRES)  
 LOCAL COMMERCIAL (LC)  
 CAR WASH

ELEVATE ENGINEERING  
 TYPE FIRM #20020  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 PHONE: (801) 718-5993  
 www.elevateeng.com



QUICK QUACK - ROUND GROVE RD  
 SITE PLAN  
 1111 W FM 3040, LEWISVILLE, TX 75067



SHEET:  
**C-1**  
DATE: Jul 17, 2024

Figure 2

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1-01	PLANTING AREAS, STONE MULCH, SEE SPECIFICATIONS.	15,047 sf

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
<b>DECIDUOUS TREES</b>					
	2	Sapindus drummondii	Western Soapberry	8 & B	3" Cal
	4	Sophora affinis	Eve's Necklace	8 & B	3" Cal
	3	Ulmus crassifolia	Cedar Elm	8 & B	3" Cal
<b>EVERGREEN TREES</b>					
	1	Quercus virginiana	Live Oak	8 & B	3" Cal
	9	Sophora secundiflora	Texas Mountain Laurel	8 & B	3" Cal
<b>SHRUBS</b>					
CD	10	Callicarpa americana	American Beautyberry	5 gal	
IN	13	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal	
JT	10	Juniperus sabina 'Tamariscifolia'	Tamarix Juniper	5 gal	
NI	21	Nolina andromedifera	Lindheimer Madonia	5 gal	
RI	14	Rhaphiolepis indica	Indian Hawthorn	5 gal	

LANDSCAPE REQUIREMENTS:

LEWISVILLE CITY CODE SECTION VIII.3.4.

LANDSCAPING ALONG RIGHTS-OF-WAY:

A. A SINGLE ROW OF SHADE TREES (3" CALIPER MIN) SPACED 30' ON CENTER + AN ALTERNATING ROW OF UNDERSTORY TREES SPACED 30' ON CENTER REQUIRED WITHIN THE LANDSCAPING STRIP.

- A ROW OF EVE'S NECKLACE SPACED 30' APART + AN ALTERNATING ROW OF TEXAS MOUNTAIN LAUREL SPACED 30' APART PROPOSED ALONG ROUND GROVE RD. ONLY UNDERSTORY TREES PROPOSED DUE TO OHP. TREES PLACED OUTSIDE UTILITY EASEMENT.

B. A SOLID 2 FOOT TALL OPAQUE SCREEN OF SHRUBS (5 GAL MIN) IS REQUIRED TO EXTEND ALONG THE ENTIRE PUBLIC STREET FRONTAGE, EXCLUDING DRIVEWAYS AND CLEAR VISION AREAS.  
 - EXISTING SHRUB SCREEN TO REMAIN, DWARF YAUPOON HOLLY PROPOSED TO FILL IN GAPS.

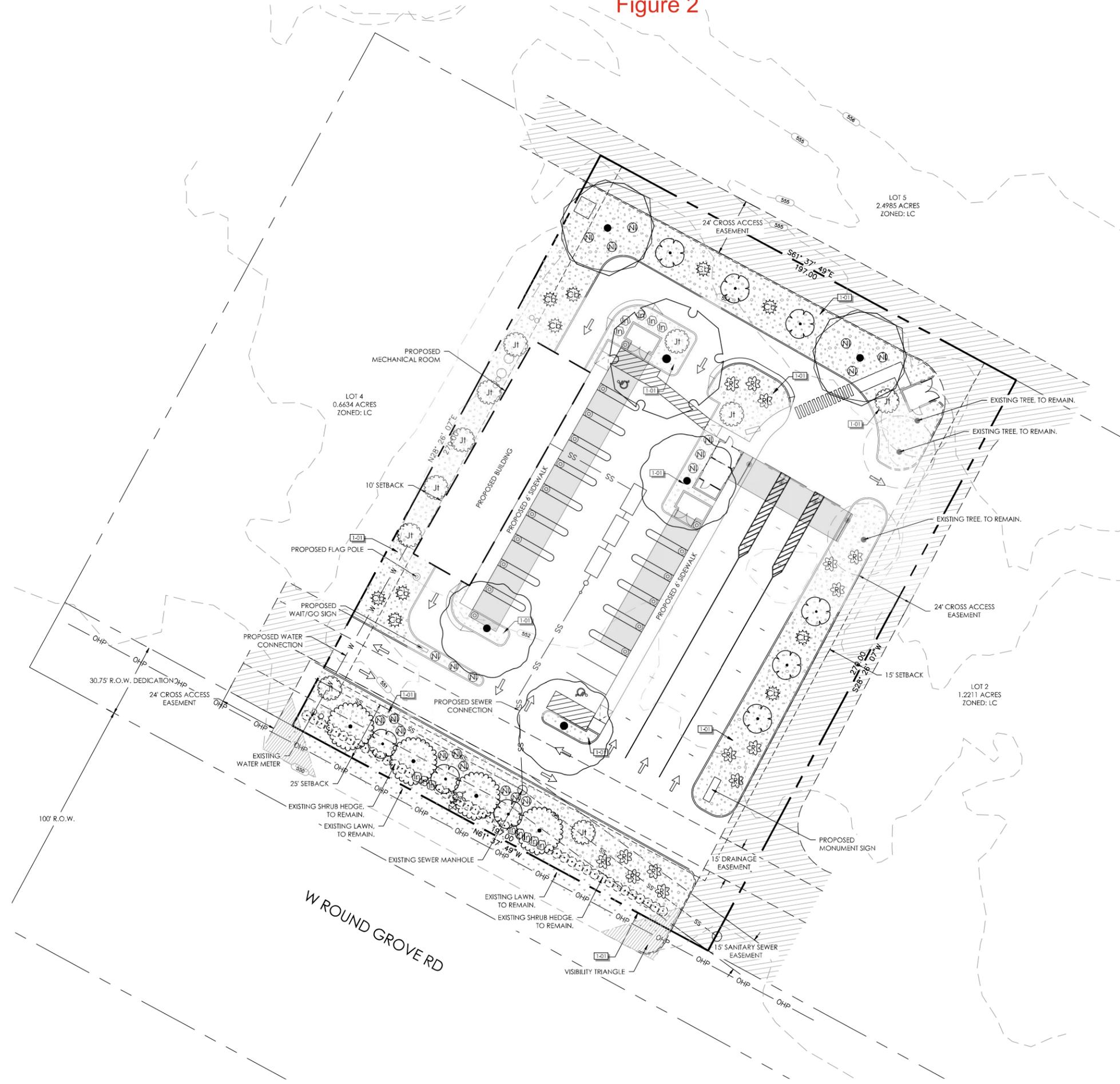
LANDSCAPING STANDARDS:

A. BUILDINGS WITH 50,000 SQ FT OR LESS SHALL HAVE A 10' MINIMUM WIDTH REQUIRED LANDSCAPE STRIP WITH 1 SHADE TREE PER 500 SQ FT OF REQUIRED LANDSCAPE STRIP.  
 - ROUND GROVE RD = 179 LF x 10' WIDTH = 1,790 SQ FT REQUIRED LANDSCAPE STRIP. 1,790 / 500 = 3.58 TREES REQUIRED, 7 TREES PROPOSED.

PARKING LOT LANDSCAPING:

A. THE TOTAL AREA OF LANDSCAPING WITHIN THE PARKING LOT SHALL BE A PERCENTAGE OF THE TOTAL AREA OF THE PARKING LOT. PARKING LOTS 0 - 24,999 SQ FT REQUIRE 5% LANDSCAPING.  
 - PARKING LOT AREA = 8,401 x .05 = 420 SQ FT LANDSCAPING REQUIRED. 501 SQ FT LANDSCAPING PROVIDED.

B. A LANDSCAPE ISLAND IS REQUIRED AT THE END OF ALL ROWS OF PARKING SPACES, WITH NO MORE THAN 15 STALLS BETWEEN ISLANDS. LANDSCAPE ISLANDS MUST BE 10' x 18' WITH 1 SHADE TREE (3" CALIPER MIN).  
 - 1 TREE AT THE END OF EACH ROW OF PARKING SPACES REQUIRED, 4 TREES PROVIDED.

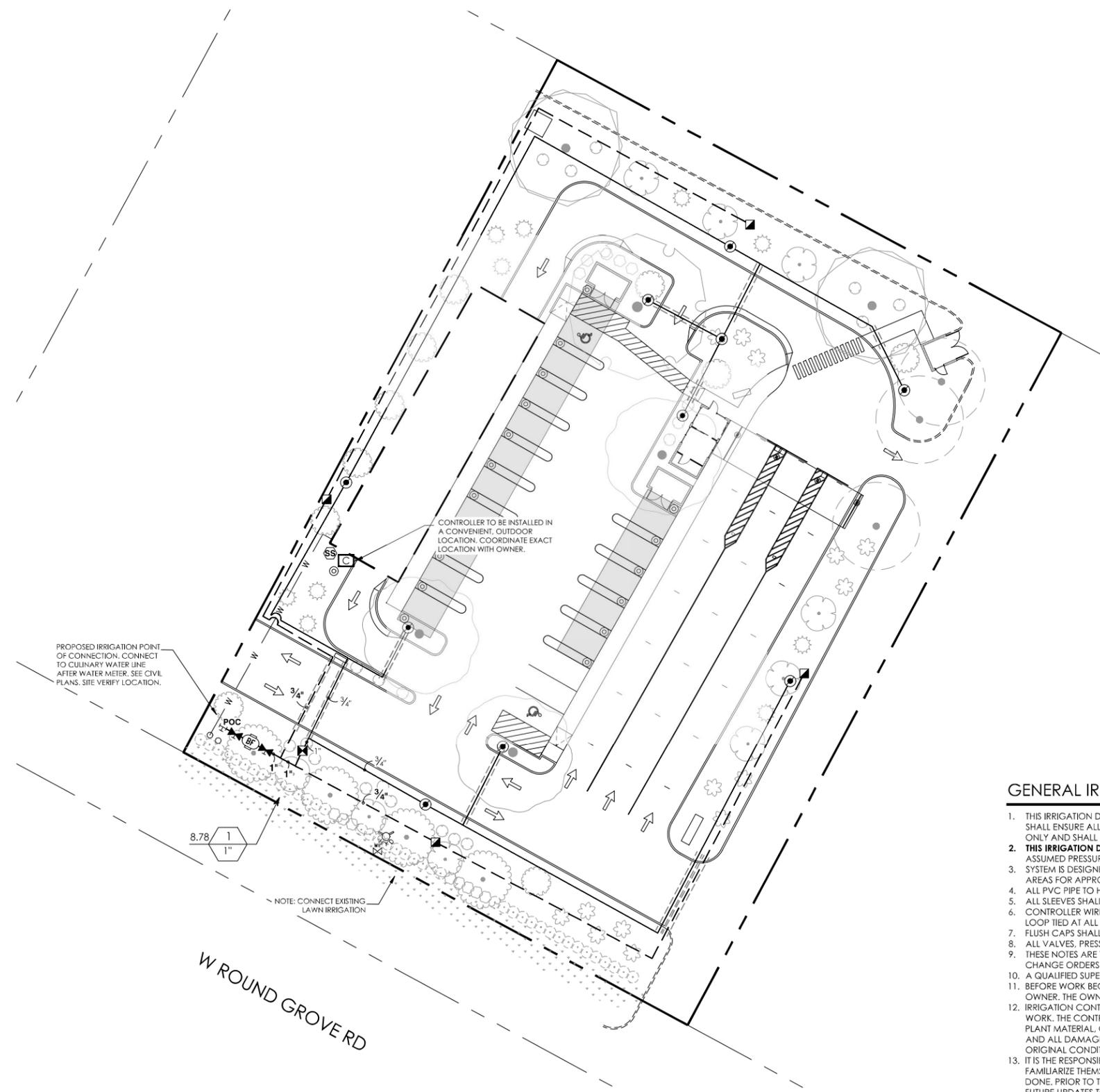


ATTENTION: PRIOR TO PERFORMING ANY WORK ON THE PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLASTSTAKES AND OHP/OE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO INSURE ACCURACY WITH THESE DRAWINGS, QUANTITIES, IF AND WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



ENG/ARCH: ELEVATE  
 DRAWN BY: AJH  
 REVIEWED BY: RAB  
 DATE: 29 JUN 2024

Figure 2 Cont.



**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Hunter ACZ-101-40 1" Drip control kit featuring a 1in. PGV-ASV valve, with 1in. HY075 filter system, and 40psi pressure regulated. Flow range: 0.5-15 GPM. With 150 mesh stainless steel screen.	1
⊙	Pipe Transition Point Transition from underground PVC to above ground connection to 1/2" blank lateral drip tubing.	10
NOT SHOWN	Area to Receive Drip Emitters Hunter Inline Emitters Hunter Inline Emitters Tubing	SEE DETAILS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Hunter HQ-44RC 1" Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	4
⌘	Matco-Norca 513T 3/4"-2" Bronze Gate Valve, Full Port, Heavy Duty, Non-Rising Stem, IPS, Wheel Handle. Same size as mainline pipe.	2
⊙	Zurn 350XL 3/4" Double Check Valve Assembly w/ EZswap insert.	1
⊞	Hunter PC-400 with (01) PCH-300 (2) Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model	1
☒	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. W/led.	1
POC	Point of Connection 1"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	791.4 LF.
—	Irrigation Lateral Line: PVC Schedule 40 1"	4.8 LF.
- - -	Irrigation Mainline: PVC Schedule 40 3/4"	598.4 LF.
- - -	Irrigation Mainline: PVC Schedule 40 1"	33.9 LF.
⋯	Pipe Sleeve: PVC Schedule 40	213.9 LF.

Valve Callout  
 - Valve Number  
 - Valve Flow  
 - Valve Size

**GENERAL IRRIGATION NOTES:**

1. THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINE ARE NOT SHOW GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION, EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS LOCATE VALVES AND BFPS WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTRUSIVE.
2. **THIS IRRIGATION DESIGN IS BASED ON AN ASSUMED DESIGN PRESSURE OF 75 PSI.** SITE VERIFY PRESSURE PRIOR TO BEGINNING WORK. IF PRESSURE IS DIFFERENT THAN ASSUMED PRESSURE, CONTACT LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
3. SYSTEM IS DESIGNED FOR DRIP VALVES TO RUN FOR APPROXIMATELY 1 HOUR EACH CYCLE, ROTARY LAWN VALVES FOR APPROXIMATELY 45 MINUTES, AND SPRAY LAWN AREAS FOR APPROXIMATELY 25 MINUTES. CONTRACTOR TO ADJUST FOR LOCAL SOIL AND WEATHER CONDITIONS.
4. ALL PVC PIPE TO HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I.. ALL POLYETHYLENE PIPE TO BE PE3408 RECLAIMED WATER PIPE.
5. ALL SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE. REFER LONG SWEEP NOTE.
6. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
7. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LANDSCAPE LATERALS.
8. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF 2" OF PEA GRAVEL.
9. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
10. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
11. BEFORE WORK BEGINS ON THE PROJECT, THE IRRIGATION CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER. THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
12. IRRIGATION CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL IRRIGATION LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT 622-4111.
14. ALL HARDSCAPE, WALLS, SIGNAGE, AND HEADER MUST BE STAKED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
15. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
16. IRRIGATION CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.

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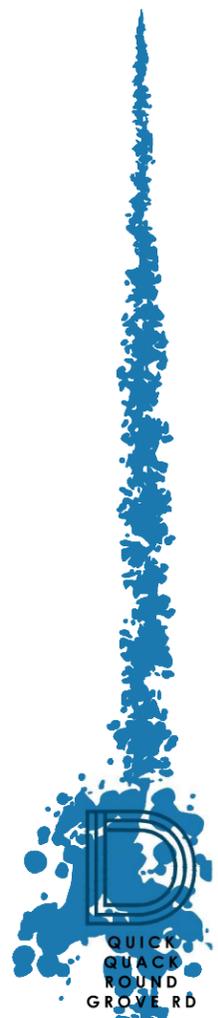
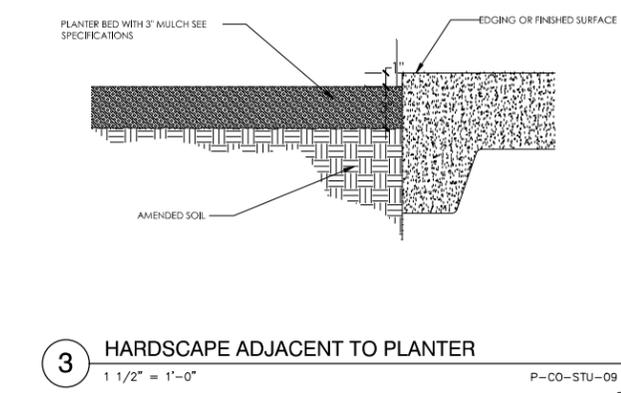
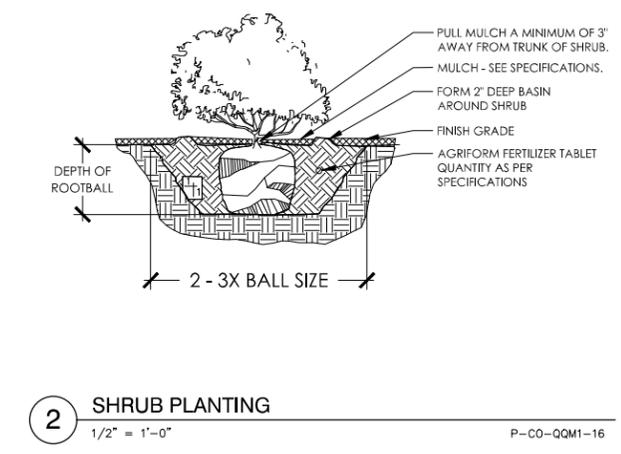
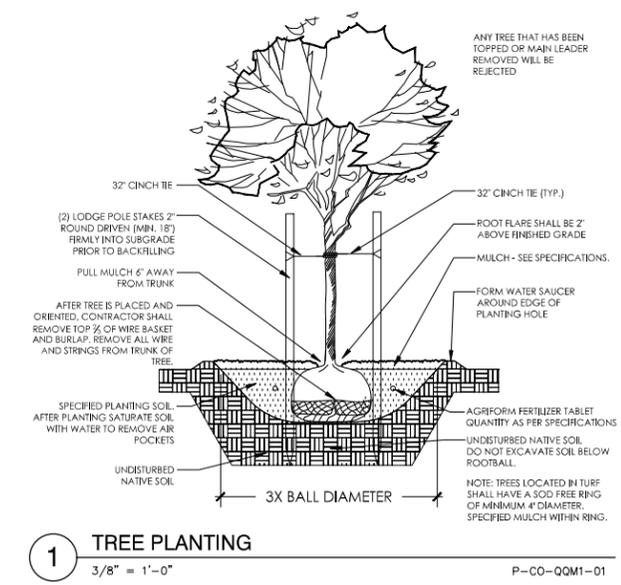
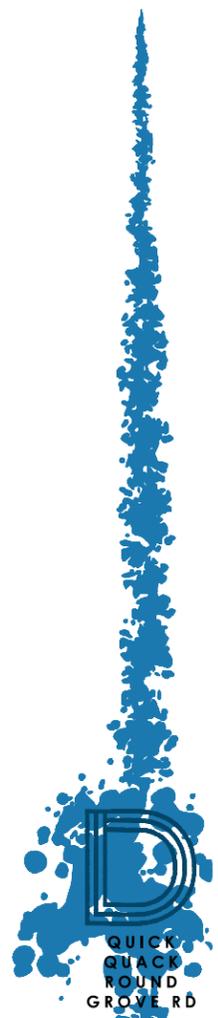
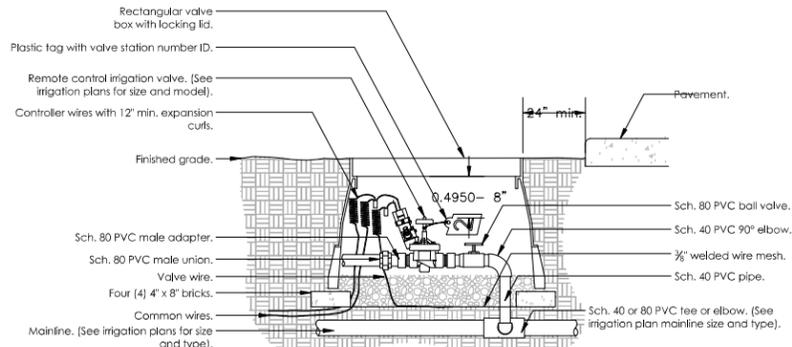


Figure 2 Cont.



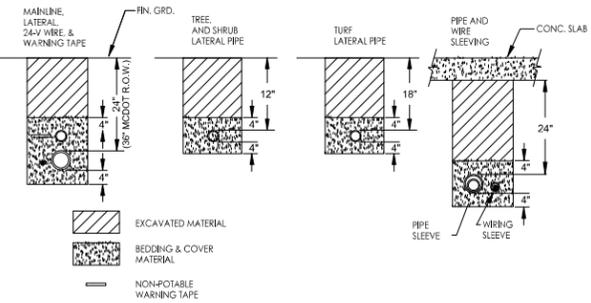
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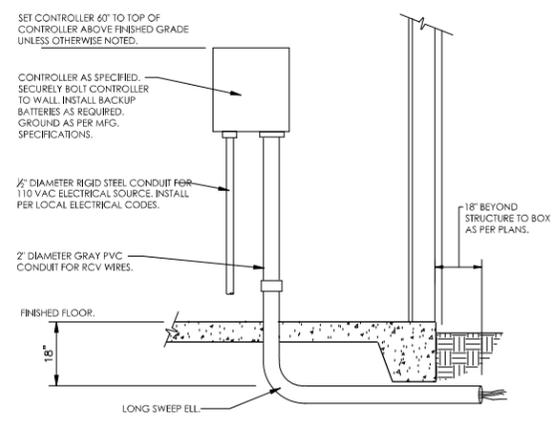
- Note:  
1- Locate valve box within 24" of pavement edge in planting area where easily accessible whenever possible.  
2- Common wire and controller wire shall be direct burial 14 AWG or larger. Color: Common (white), controller wire for turf (blue), and controller wire for shrubs (red). (See specifications for 2-wire controllers).  
3- All wire runs shall be continuous without any splices unless approved by the Owner's Representative. See splice box detail. Wire connections shall be made using DBR/T-6 connectors or approved equal.  
4- Valve box shall be wrapped with min. 3 mil thick plastic and secure it using duct tape or electrical tape.  
5- Mainlines 4" or larger shall use saddles at the connections points to the irrigation valve. (See specifications for irrigations saddles).  
6- All Sch. 80 PVC to Sch. 40 PVC threaded connections shall be made using teflon tape.  
7- Valve boxes shall be located in planting areas.

**10** REMOTE CONTROL IRRIGATION VALVE  
1 1/2" = 1'-0"

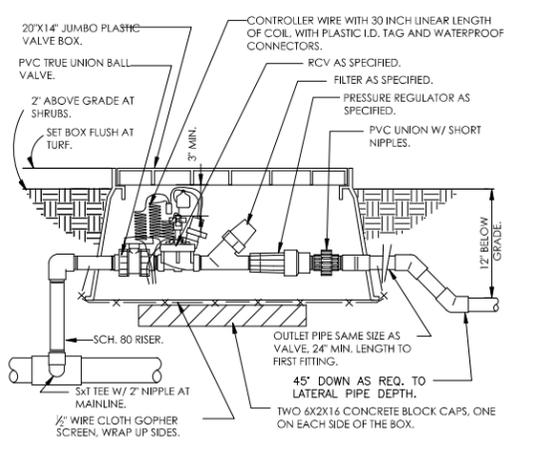


- NOTES:  
SLEEVE ALL PIPE AND WIRE SEPARATELY.  
ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.  
ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND SLEEVE 24V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.  
ALL IRRIGATION MAINLINE WITHIN 5' FROM BACK OF CURB SHALL BE INSTALLED WITH A MINIMUM OF 36" DEPTH OF COVER (MCDOT RIGHT-OF-WAY).  
LAY NON-POTABLE WARNING TAPE 6-INCHES ABOVE MAINLINE.

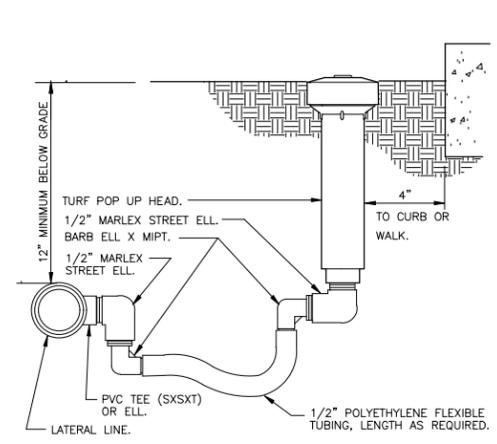
**7** PIPE TRENCH LAYOUTS  
1/2" = 1'-0"



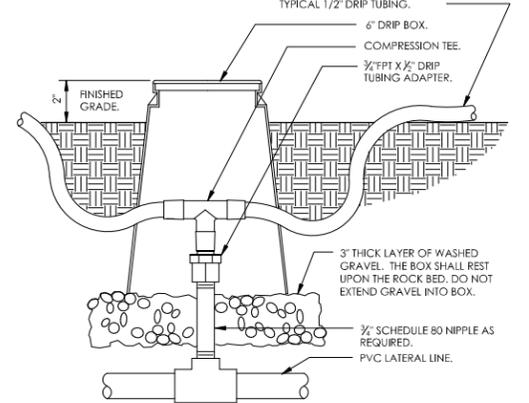
**4** INTERIOR WALL MOUNT CONTROLLER  
1" = 1'-0"



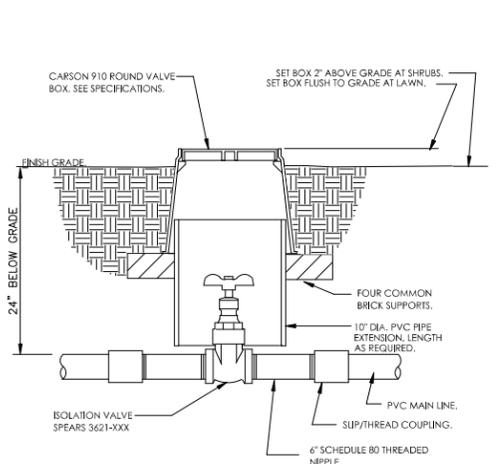
**1** DRIP VALVE KIT  
1 1/2" = 1'-0"



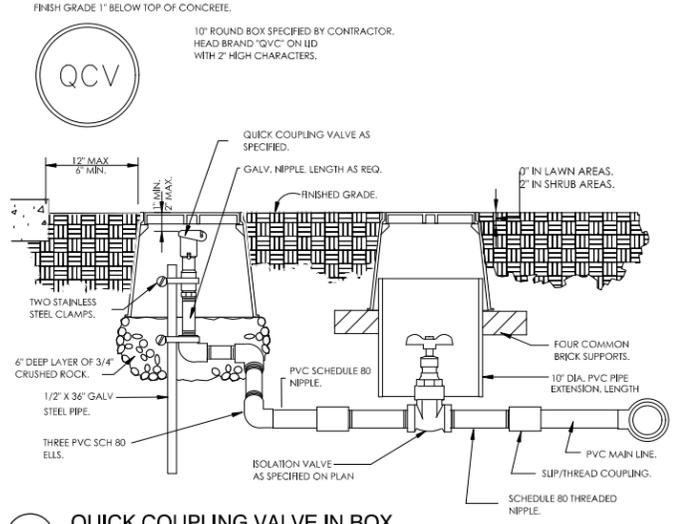
**11** TURF SPRAY FLEX ASSEMBLY  
3" = 1'-0"



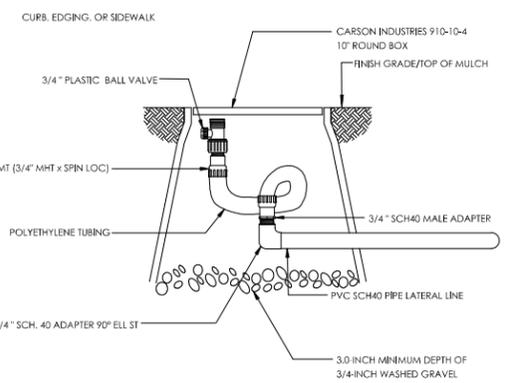
**8** PIPE TRANSITION POINT  
3" = 1'-0"



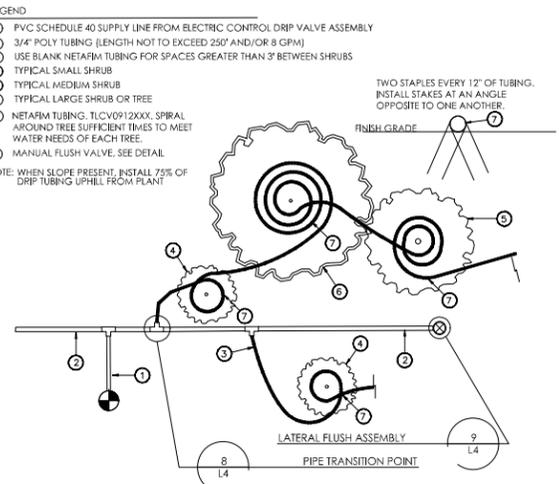
**5** MANUAL ISOLATION VALVE  
1 1/2" = 1'-0"



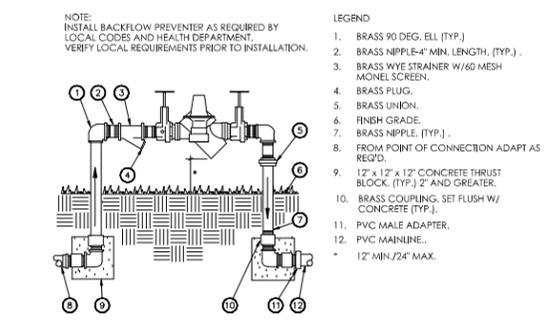
**2** QUICK COUPLING VALVE IN BOX  
1 1/2" = 1'-0"



**9** LATERAL FLUSH ASSEMBLY  
3" = 1'-0"



**6** TYPICAL DRIPLINE LAYOUT  
1/8" = 1'-0"



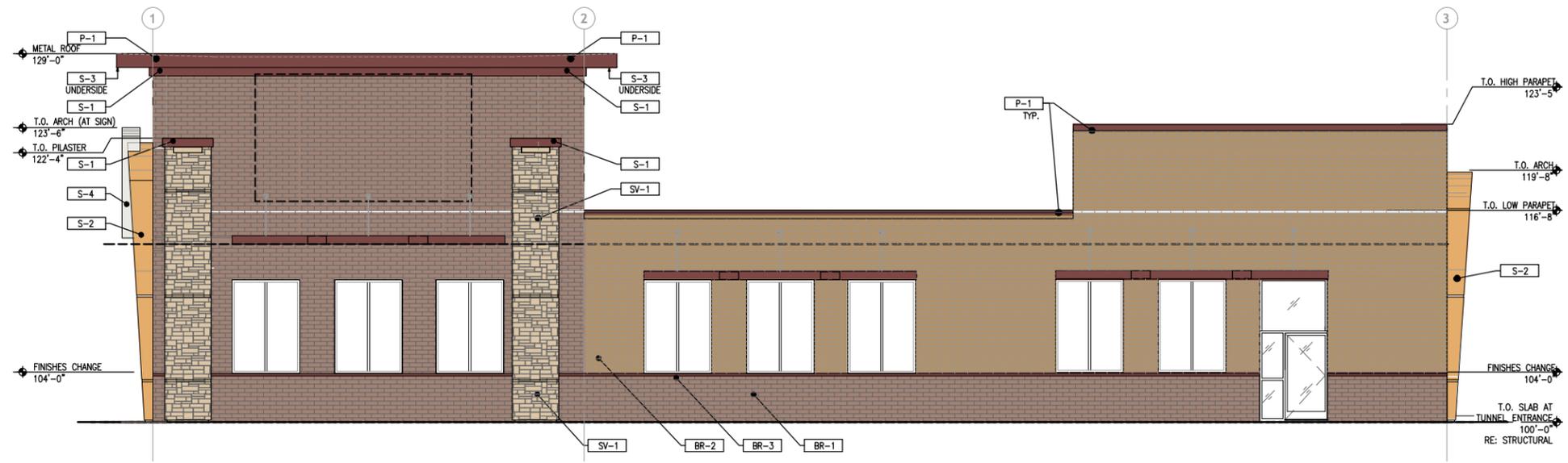
**3** RP BACKFLOW PREVENTER ASSEMBLY  
1 1/2" = 1'-0"

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Figure 3



FINISH SCHEDULE	
MAT. %	ITEM
<b>PAINT</b>	
P-1	SW 6034 ARRESTING AUBURN
P-2	SW 6374 TORCHLIGHT (YELLOW)
P-5	SOLID COLOR CONCRETE STAIN - BLACK
P-6	SW PAINT TO MATCH ("CARMEL MTN." DARK)
<b>WALLS</b>	
SV-1	STONE VENEER - EXISTING
SV-2	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"
BR-1	BRICK VENEER - "SIENNA" (DARK)
BR-2	BRICK VENEER - "HAYSTACK" (LIGHT)
BR-3	STONE SILL - "GREY" (LIGHT)
S-1	STUCCO - MATCH SW 6034 ARRESTING AUBURN
S-2	STUCCO - MATCH SW 6374 TORCHLIGHT (YELLOW)

**idstudio**  
 6201 CAMPUS CIRCLE DRIVE EAST  
 IRVING, TEXAS 75063  
 TEL: 972.270.1288  
 WWW.IDSTUDIO.COM

CORPORATE:  
 Quick Quack Car Wash Holdings, LLC  
 6020 West Oaks Blvd Ste #300.  
 Rocklin, CA 95765  
 916-846-2100  
 www.dontdrivedirty.com

**COLOR/FINISHES LEGEND**

	ARRESTING AUBURN SW 6034 P-1		TORCHLIGHT SW 6374 P-2
	RELIABLE BUFF (TAN) SW 6120 P-3		SNOWBOUND SW 7004 P-4
	BACKDROP (DARK GRAY) SW 7025 P-5		BRICK VENEER - "SIENNA" (DARK) BR-1
	BRICK VENEER - "HAYSTACK" (LIGHT) BR-2		STONE SILL - "AUBURN" (DARK) BR-3
	STONE VENEER "QUICK STACK CARMEL MOUNTAIN" SV-1		

"NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION"  
 PREPARED BY OR UNDER THE AUTHORITY OF ARCHITECT PATRICK MCKECHINE

08/27/2024

**QUICK QUACK CAR WASH #71-039**  
 1111 W Round Grove Rd  
 Lewisville TX 75067

CLIENT: Quick Quack Car Wash Holdings, LLC  
 6020 West Oaks Blvd Ste #300.  
 Rocklin, CA 95765



DATE	DESCRIPTION
01/05/2024	EXHIBITS FOR REVIEW
01/25/2024	EXHIBITS FOR REVIEW
01/31/2024	EXHIBITS FOR REVIEW
08/23/2024	EXHIBITS FOR REVIEW

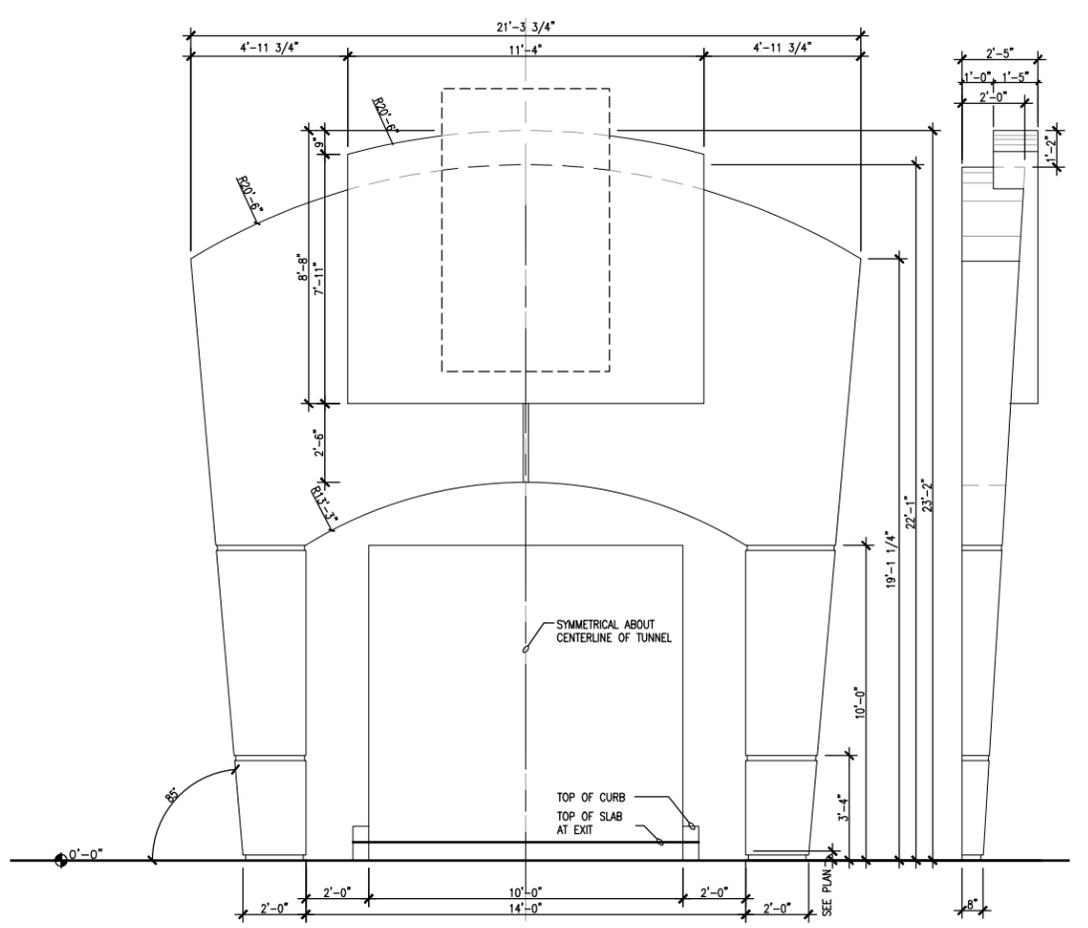
DATE	DESCRIPTION

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

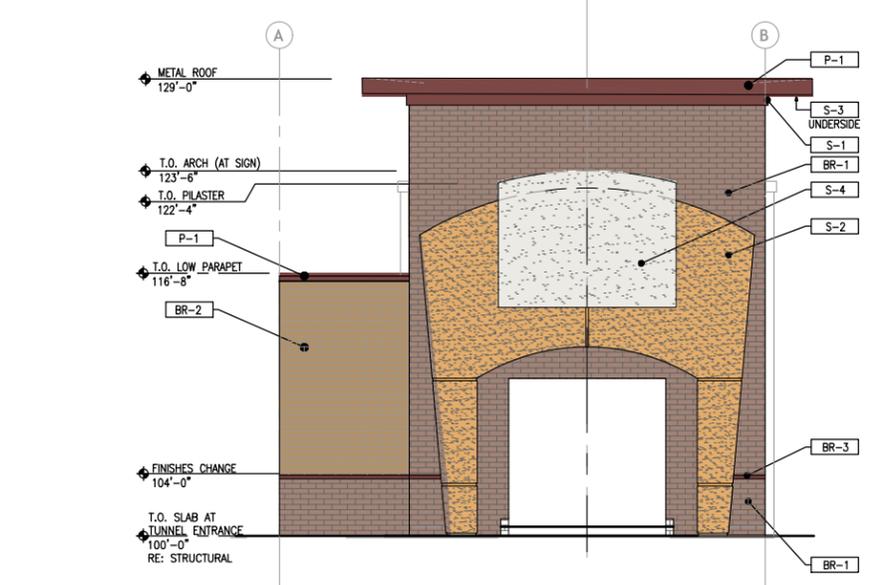
SHEET NUMBER:  
**A2.0**

PROJECT NUMBER:  
**QQW23034**

SIDE ELEVATION  
 3/16"=1'-0" 1

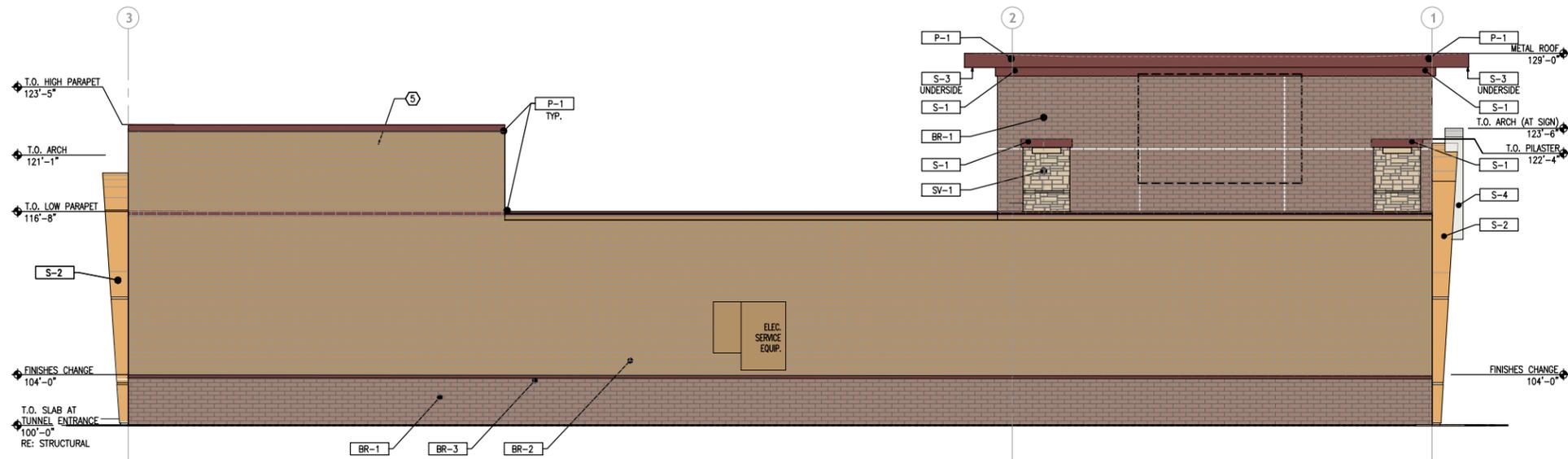


TUNNEL ARCH EXIT ELEVATIONS  
 3/8"=1'-0" 3



TUNNEL EXIT ELEVATION  
 3/16"=1'-0" 2

Figure 3 Cont.



FINISH SCHEDULE	
MAT. %	ITEM
<b>PAINT</b>	
P-1	SW 6034 ARRESTING AUBURN
P-2	SW 6374 TORCHLIGHT (YELLOW)
P-5	SOLID COLOR CONCRETE STAIN - BLACK
P-6	SW PAINT TO MATCH ("CARMEL MTN." DARK)
<b>WALLS</b>	
SV-1	STONE VENEER - EXISTING
SV-2	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"
BR-1	BRICK VENEER - "SIENNA" (DARK)
BR-2	BRICK VENEER - "HAYSTACK" (LIGHT)
BR-3	STONE SILL - "GREY" (LIGHT)
S-1	STUCCO - MATCH SW 6034 ARRESTING AUBURN
S-2	STUCCO - MATCH SW 6374 TORCHLIGHT (YELLOW)

COLOR/FINISHES LEGEND

	ARRESTING AUBURN SW 6034 P-1
	TORCHLIGHT SW 6374 P-2
	RELIEVABLE BUFF (TAN) SW 6120 P-3
	SNOWBOUND SW 7004 P-4
	BACKDROP (DARK GRAY) SW 7025 P-5
	BRICK VENEER - "SIENNA" (DARK) BR-1
	BRICK VENEER - "HAYSTACK" (LIGHT) BR-2
	STONE SILL - "AUBURN" (DARK) BR-3
	STONE VENEER "QUICK STACK CARMEL MOUNTAIN" SV-1



QUICK QUACK CAR WASH HOLDINGS, LLC  
6020 West Oaks Blvd Ste #300.  
Rocklin, CA 95765  
916-846-2100  
www.dontdrivedirty.com

"NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION"  
PREPARED BY OR UNDER THE AUTHORITY OF ARCHITECT PATRICK MCKEECHINE

08/27/2024

**QUICK QUACK CAR WASH #71-039**  
1111 W Round Grove Rd  
Lewisville TX 75067  
CLIENT: Quick Quack Car Wash Holdings, LLC  
6020 West Oaks Blvd Ste #300.  
Rocklin, CA 95765



DATE	DESCRIPTION
01/09/2024	OWNER'S FOR REVIEW
01/25/2024	OWNER'S FOR REVIEW
01/31/2024	OWNER'S FOR REVIEW
08/23/2024	OWNER'S FOR REVIEW

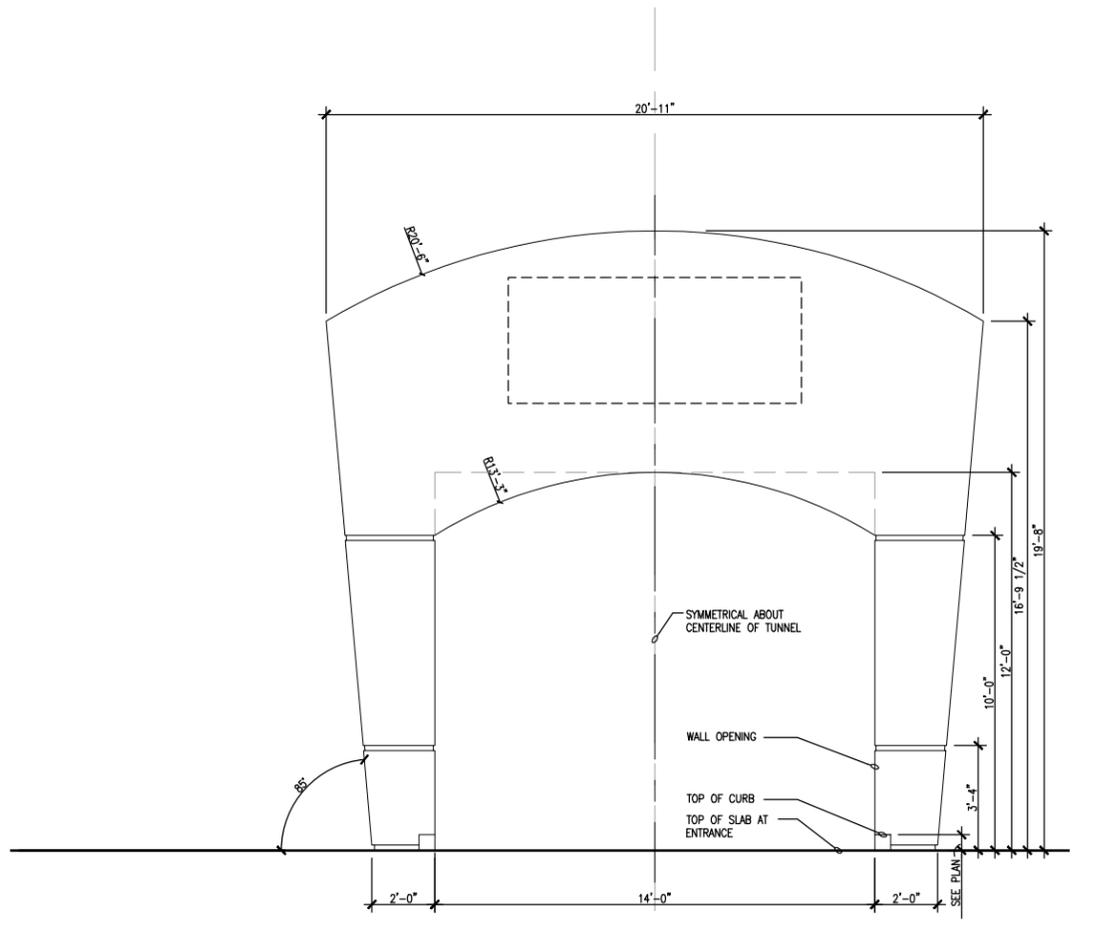
DATE	DESCRIPTION

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

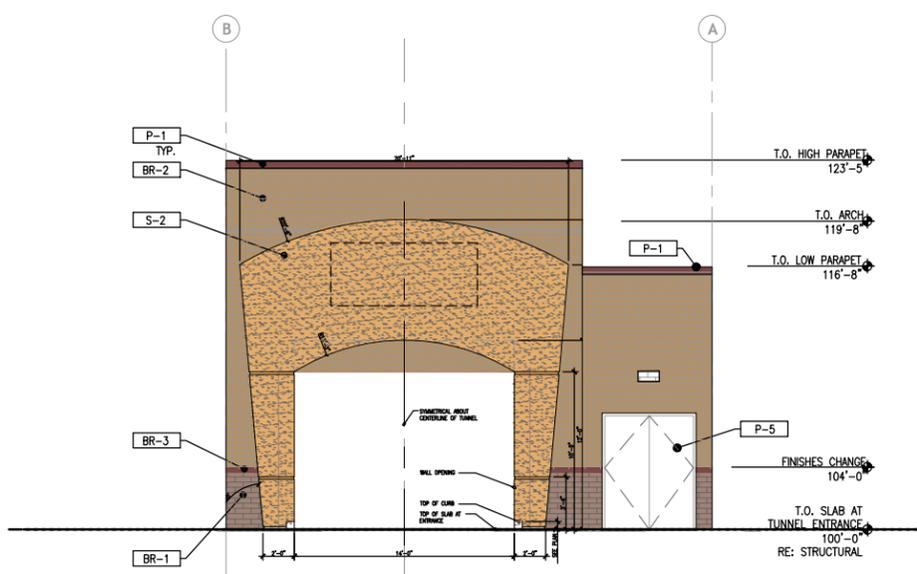
SHEET NUMBER:  
**A2.1**

PROJECT NUMBER:  
**QQW23034**

SIDE ELEVATION 1  
3/16"=1'-0"

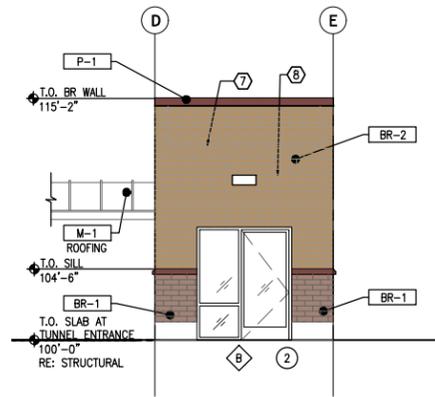


TUNNEL ARCH EXIT ELEVATIONS 3  
3/8"=1'-0"

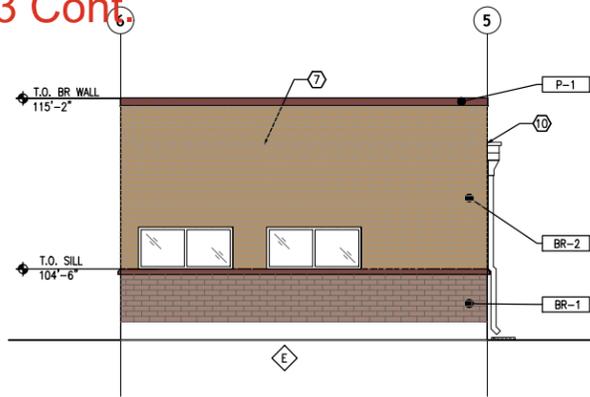


TUNNEL EXIT ELEVATION 2  
3/16"=1'-0"

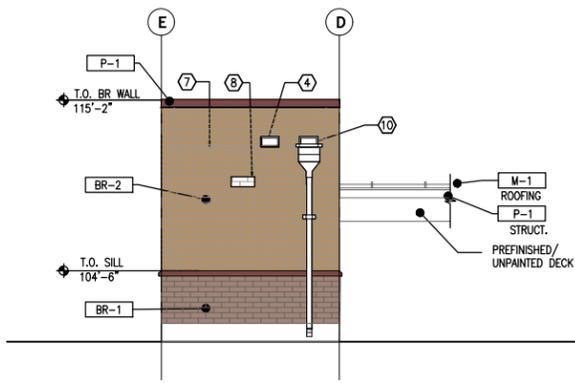
Figure 3 Cont.



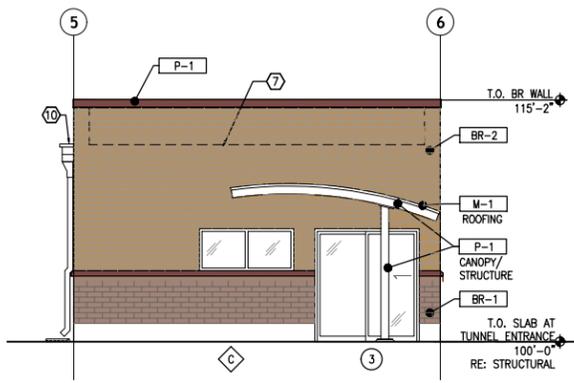
QB ELEVATION  
3/16"=1'-0" 1



QB ELEVATION  
3/16"=1'-0" 2



QB ELEVATION  
3/16"=1'-0" 3



QB ELEVATION  
3/16"=1'-0" 4

FINISH SCHEDULE	
ITEM	DESCRIPTION
<b>PAINT</b>	
P-1	SW 6034 ARRESTING AUBURN
P-2	SW 6374 TORCHLIGHT (YELLOW)
P-5	SOLID COLOR CONCRETE STAIN - BLACK
P-6	SW PAINT TO MATCH ("CARMEL MTN." DARK)
<b>WALLS</b>	
SV-1	STONE VENEER - EXISTING
SV-2	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"
BR-1	BRICK VENEER - "SIENNA" (DARK)
BR-2	BRICK VENEER - "HAYSTACK" (LIGHT)
BR-3	STONE SILL - "GREY" (LIGHT)
S-1	STUCCO - MATCH SW 6034 ARRESTING AUBURN
S-2	STUCCO - MATCH SW 6374 TORCHLIGHT (YELLOW)

MAT. %	ITEM
91%	BR-1
9%	S-1
0%	S-2

COLOR/FINISHES LEGEND

	ARRESTING AUBURN SW 6034 P-1		S-1
	TORCHLIGHT SW 6374 P-2		S-2
	RELEASABLE BUFF (TAN) SW 6120 P-3		S-3
	SNOWBOUND SW 7004 P-4		P-4
	BACKDROP (DARK GRAY) SW 7025		P-5
	BRICK VENEER - "SIENNA" (DARK)		BR-1
	BRICK VENEER - "HAYSTACK" (LIGHT)		BR-2
	STONE SILL - "GREY" (LIGHT)		BR-3
	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"		SV-1



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916-846-2100  
www.dontdrivedirty.com

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AUTHORITY OF ARCHITECT  
PATRICK MCKECHNIE  
08/27/2024

**QUICK QUACK  
CAR WASH #71-039**  
1111 W Round Grove Rd  
Lewisville TX 75067  
CLIENT: Quick Quack Car Wash Holdings, LLC  
6020 West Oaks Blvd Ste #300.  
Rocklin, CA 95765



DATE	DESCRIPTION
01/09/2024	EXHIBITS FOR REVIEW
01/25/2024	EXHIBITS FOR REVIEW
01/31/2024	EXHIBITS FOR REVIEW
08/23/2024	EXHIBITS FOR REVIEW

DATE	DESCRIPTION

SHEET TITLE:  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER:  
**A2.2 EXH**

PROJECT NUMBER:  
**QQW23034**

Figure 3 Cont.



\* For Design Intent Only

idstudio<sup>4</sup>



### View 1

1111 W. Round Grove Rd.  
Lewisville, TX

idstudio<sup>4</sup>

Figure 3 Cont.



\* For Design Intent Only

idstudio<sup>4</sup>



View 2

1111 W. Round Grove Rd.  
Lewisville, TX

idstudio<sup>4</sup>

ISSUE DATE | 08.27.2024  
PAGE 4

Figure 3 Cont.



\* For Design Intent Only

idstudio<sup>4</sup>



### View 3

1111 W. Round Grove Rd.  
Lewisville, TX

idstudio<sup>4</sup>

Figure 3 Cont.



\* For Design Intent Only

idstudio<sup>4</sup>



View 4

1111 W. Round Grove Rd.  
Lewisville, TX

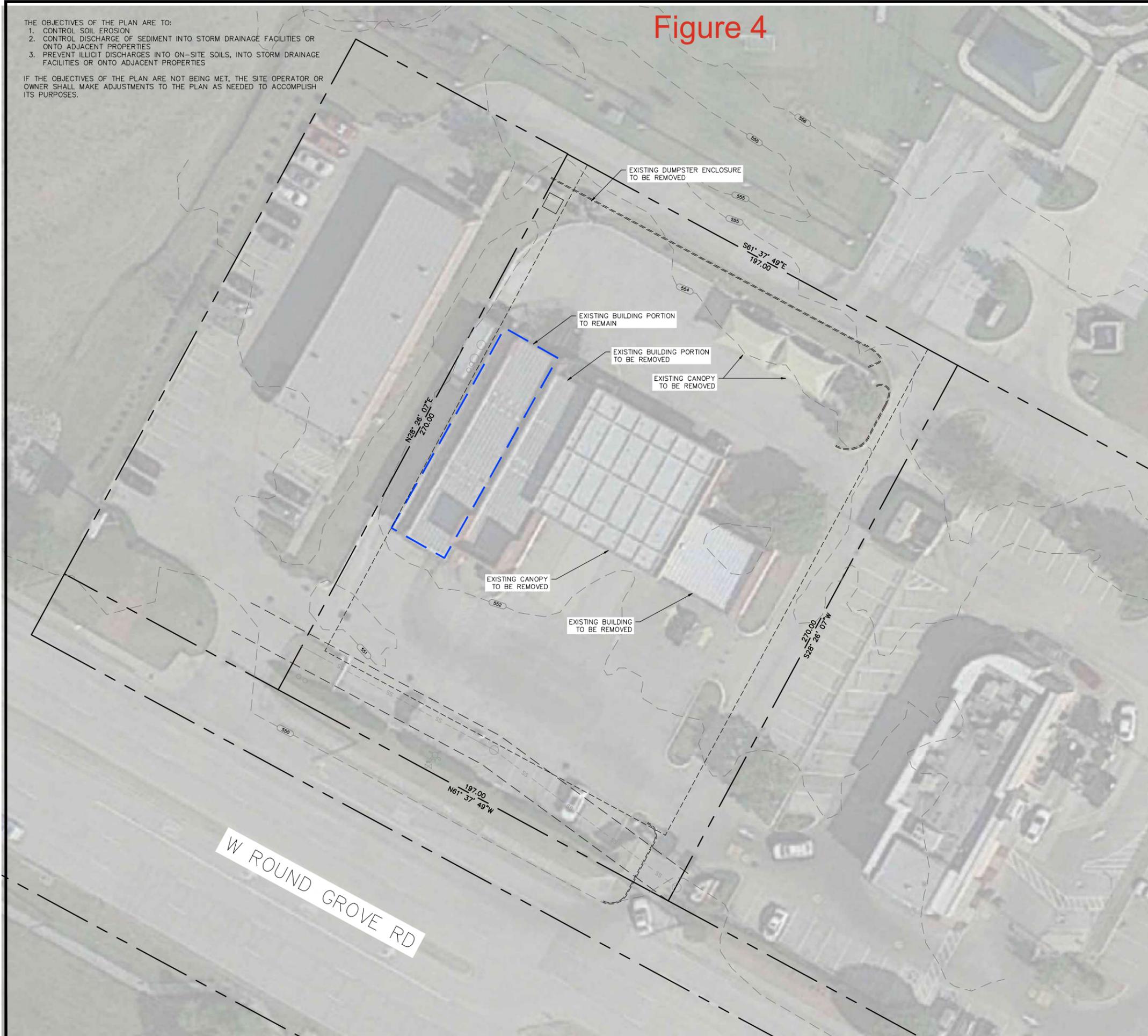
idstudio<sup>4</sup>

THE OBJECTIVES OF THE PLAN ARE TO:

1. CONTROL SOIL EROSION
2. CONTROL DISCHARGE OF SEDIMENT INTO STORM DRAINAGE FACILITIES OR ONTO ADJACENT PROPERTIES
3. PREVENT ILLICIT DISCHARGES INTO ON-SITE SOILS, INTO STORM DRAINAGE FACILITIES OR ONTO ADJACENT PROPERTIES

IF THE OBJECTIVES OF THE PLAN ARE NOT BEING MET, THE SITE OPERATOR OR OWNER SHALL MAKE ADJUSTMENTS TO THE PLAN AS NEEDED TO ACCOMPLISH ITS PURPOSES.

Figure 4



# LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	-SD--SD--SD--
EXISTING SEWER LINE	-SS--SS--SS--
EXISTING WATER LINE	-W--W--W--
EXISTING CONTOUR LINE	-2732-
FINISHED CONTOUR LINE	—21.00—
EXISTING FENCE	-x-
SILT FENCE	—SILT FENCE—
CLEAN OUT BOX	□

### NOTES

ASPHALT, CURB & GUTTER AND LANDSCAPING TO BE REMOVED INSIDE OF THE LIMITS OF DISTURBANCE

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING  
 TYPE FIRM #20020  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84603  
 PHONE: (801) 718-5983  
 www.elevateeng.com



QUICK QUACK  
 DEMOLITION PLAN  
 323 SW LOOP & EARL CAMPBELL PKWY, TYLER, TX



SHEET:  
**C-8**  
 DATE: Jul 17, 2024



# Figure 6

PROJECT NOTES

CANOPY IS TYPICAL FOR BOTH THE VACUUM AND PAY STATION

---

PROJECT TITLE

Quick Quack Monument

---

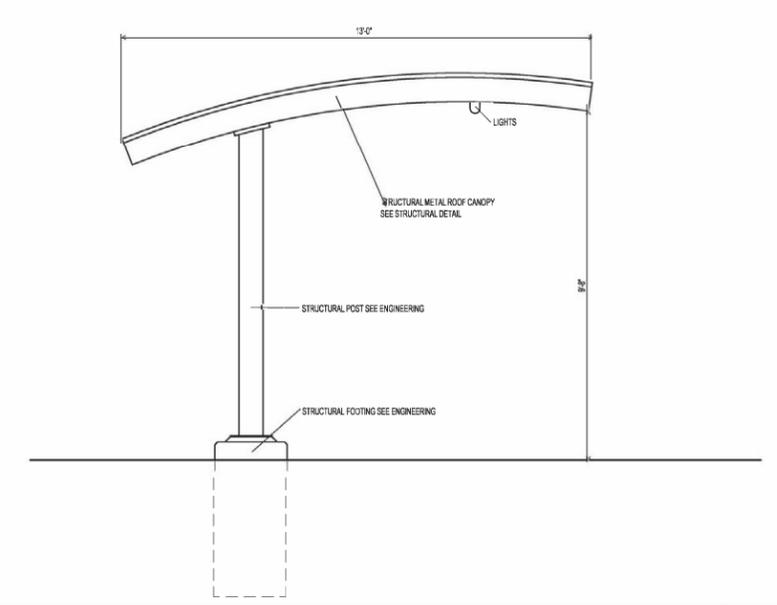
DAIN & ASSOCIATES  
ARCHITECTURE DESIGN PROJECT MANAGEMENT  
JAMES A. DAIN ARCHITECT  
PHONE (401) 884-4804

---

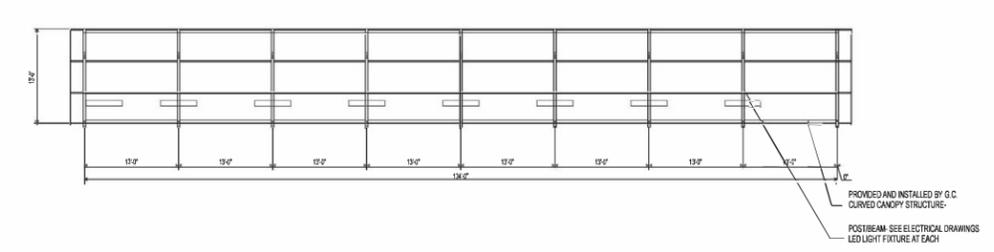
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REVISIONS:

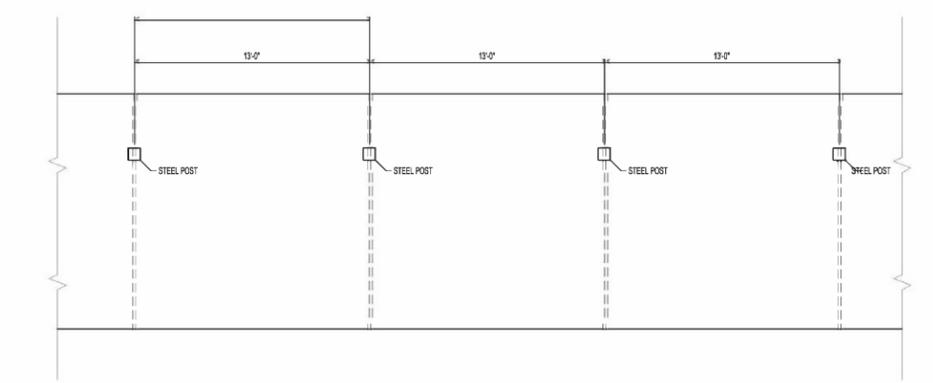
A104



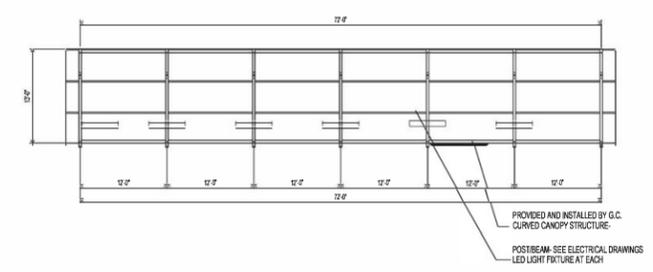
CANOPY SECTION SCALE: N.T.S. 03



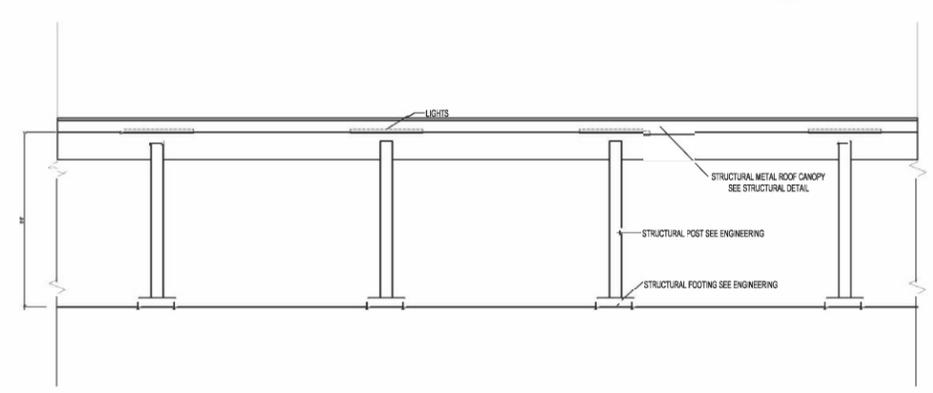
CANOPY #2 FLOOR PLAN SCALE: 1"=10'-0" 05



CANOPY FLOOR PLAN ENLARGED SCALE: N.T.S. 02

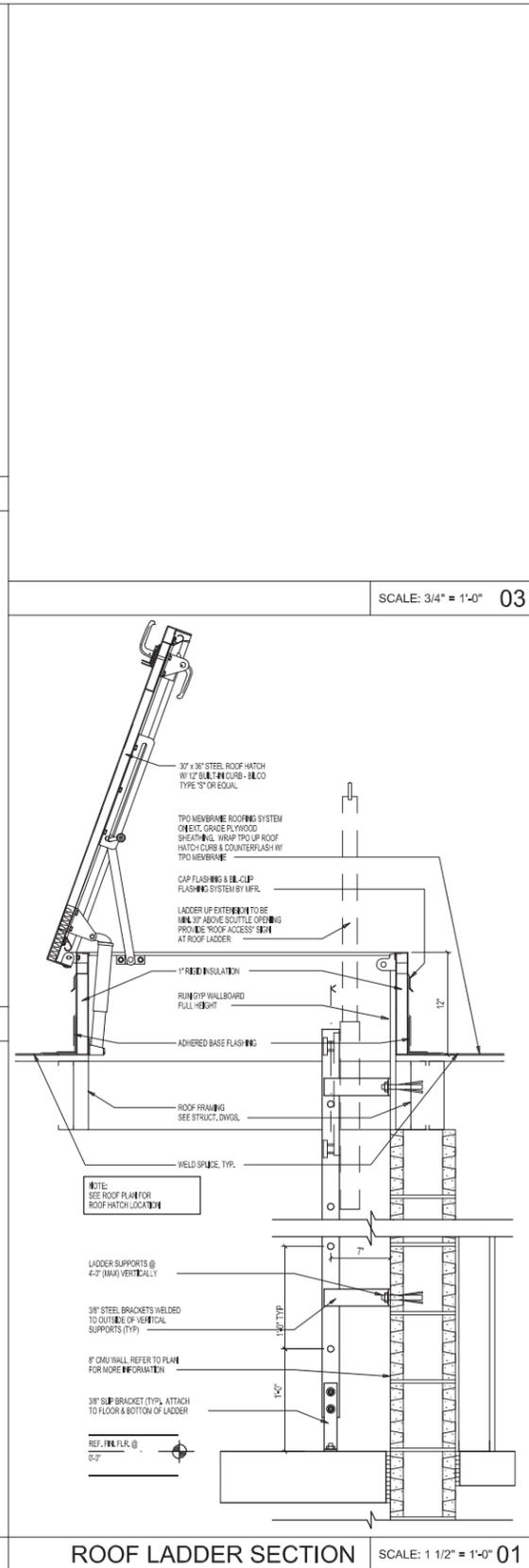
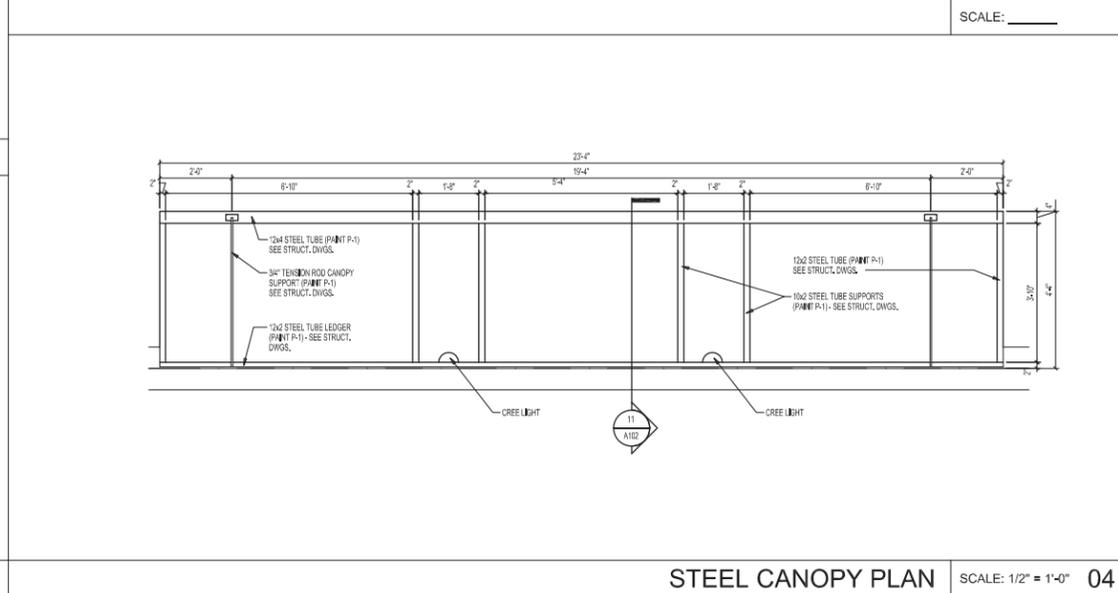
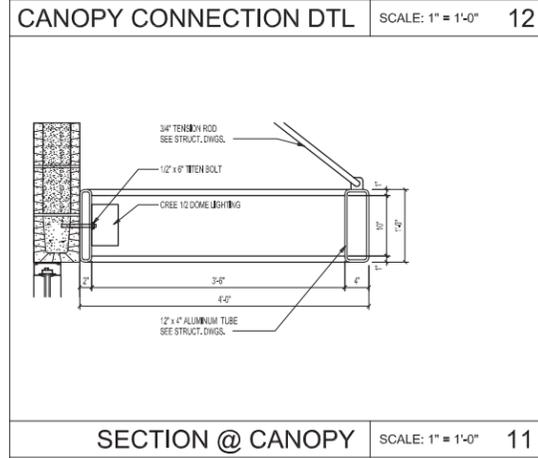
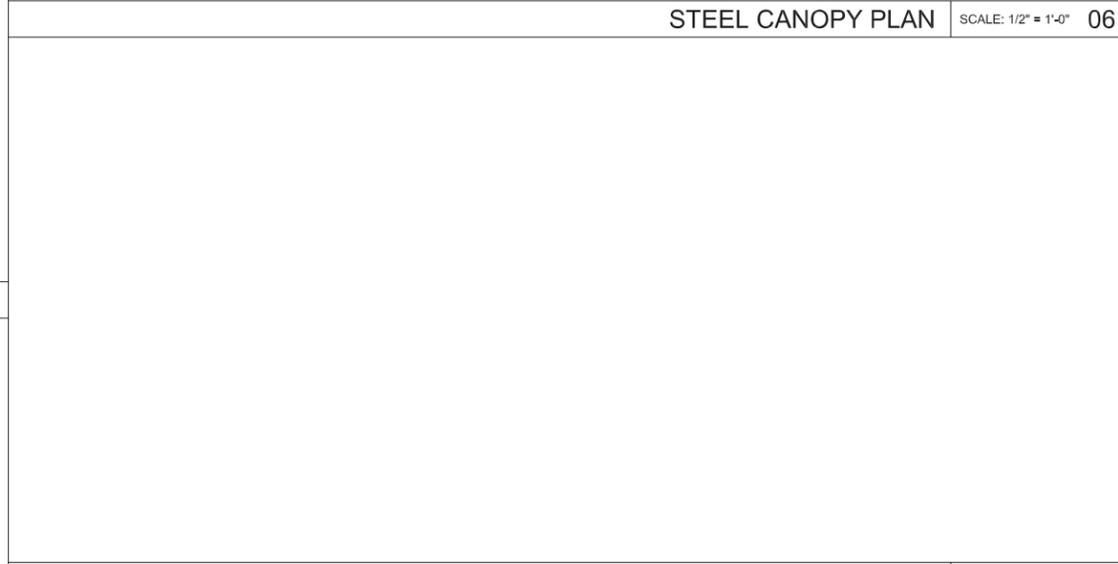
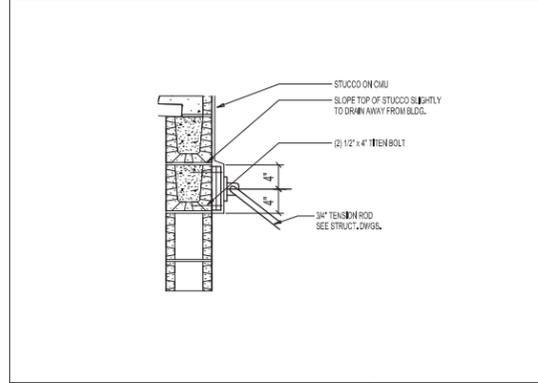
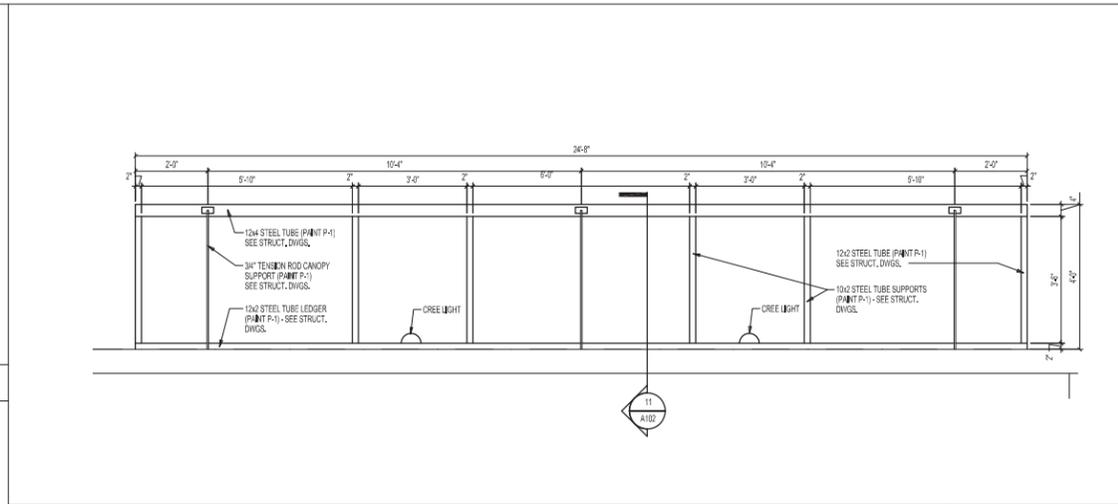
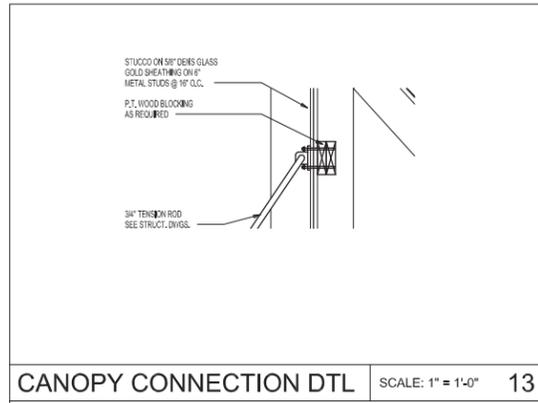


CANOPY #1 FLOOR PLAN SCALE: 1"=10'-0" 04



CANOPY ELEVATION SCALE: 1"=10'-0" 01

Figure 6 Cont.



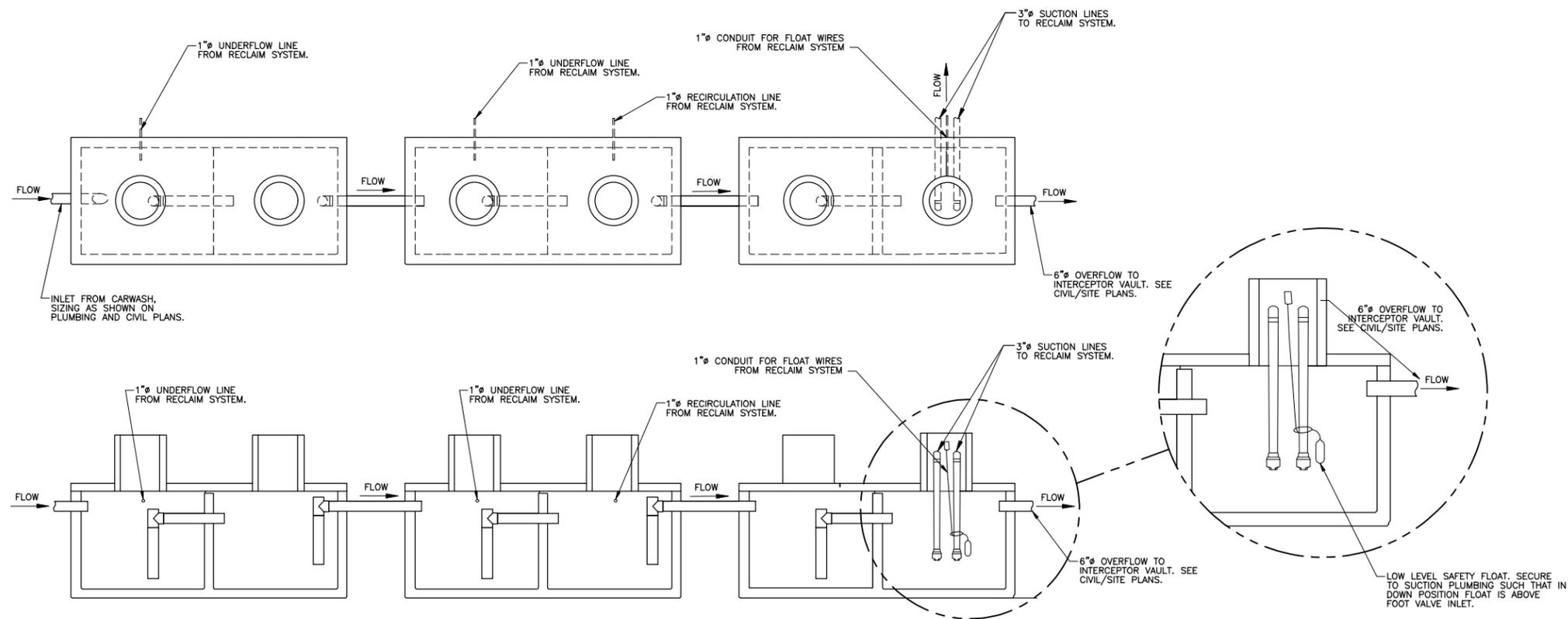
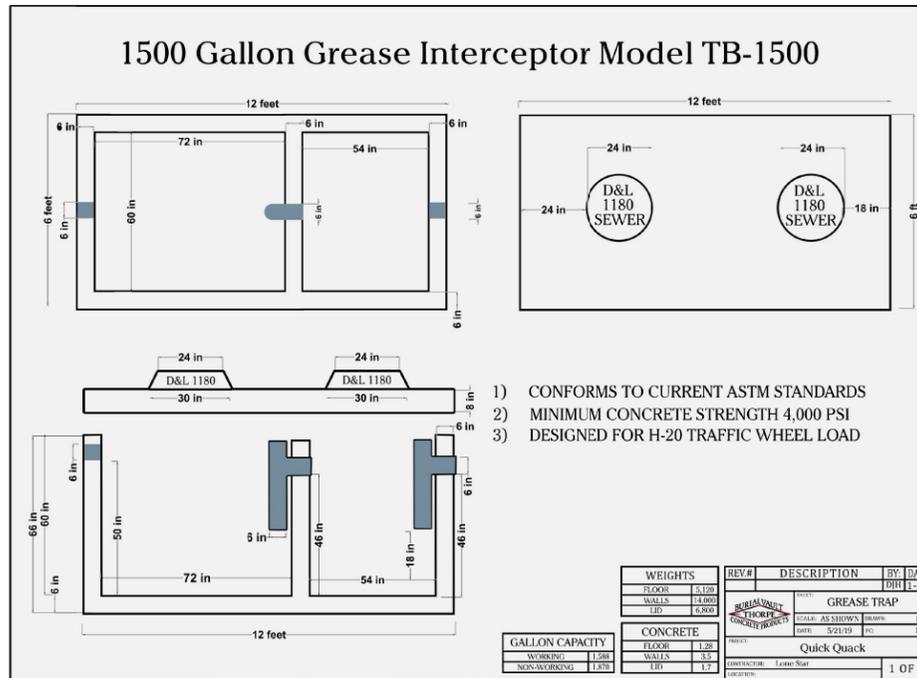
PROJECT NOTES

REVISIONS

**DAIN & ASSOCIATES**  
ARCHITECTURE DESIGN PROJECT MANAGEMENT  
JAMES A. DAIN ARCHITECT  
PHONE (402) 224-1893

**A102**

Figure 7



PROJECT NOTES  
CITY REVIEW COMMENTS:

PROJECT TITLE  
**QUICK QUACK  
CAR WASH**



**ROYAL  
ENGINEERING**

ELECTRICAL: 1837 S. EAST BAY BLVD. PHONE: 801.375.2228  
MECHANICAL: PROVO, UTAH 84606 FAX: 801.375.2676

**COPYRIGHT © JOB# J20288.00 DATE PLOTTED: 01/18/2021**

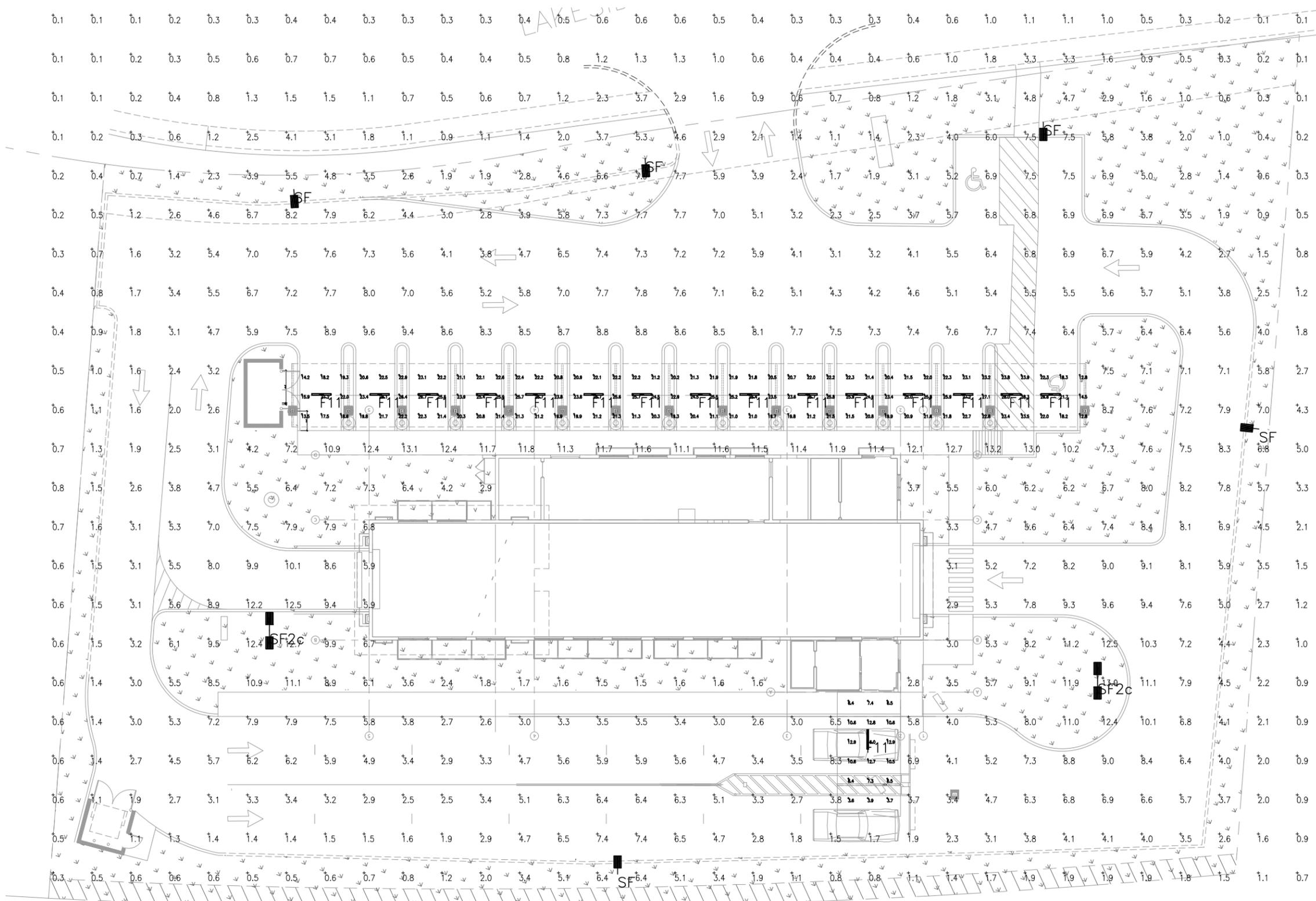
PLUMBING DETAILS	
DATE:	
REVISIONS:	7
P503	

Figure 8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RAY CANOPY	Illuminance	Fc	8.98	16.0	3.6	2.48	4.44
VACUUM CANNOPIY	Illuminance	Fc	22.15	28.3	12.8	1.73	2.21
PAVED AREA	Illuminance	Fc	5.48	12.5	1.1	4.98	11.38

NOTE: STANDARD 120-277V UNLESS OTHERWISE SPECIFIED

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts	
	16	F11	SINGLE	V13204HUN50 (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	6778	51.95	
	5	SF	SINGLE	MRS-LED-18L-SIL-F1-50-70CRI-SINGLE-16" POLE+2' BASE	1.000	1.000	1.000	16880	135	
	2	SF2c	D180"	MRS-LED-18L-SIL-F1-50-70CRI-D180-16" POLE+2' BASE	1.000	1.000	1.000	33780	270	



CORPORATE  
Quick Quack Car Wash Holdings, LLC  
1380 Leathill Blvd., Suite 260  
Roseville, CA 95661  
916-846-2100  
www.dontdrivedirty.com

TBPE FIRM REGISTRATION# F-11678  
  
09/27/2023  
**ISSUE FOR PERMIT**

**QUICK QUACK CAR WASH**  
780 Lakeside,  
Lewisville, TX 75057  
CLIENT: Rio Grande Valley, LLC  
2208 W. 700 South  
Springville, UT 84663



DATE	DESCRIPTION
09/27/2023	ISSUE FOR PERMIT
DATE	DESCRIPTION

SHEET TITLE:  
**PHOTOMETRIC SITE PLAN**

SHEET NUMBER:  
**E1.1**

"Reviewed for Code Compliance"  
By: [Signature]  
Date Completed: 01/11/2024  
PLANS TO REMAIN ON JOB-SITE

# Figure 9

## Exhibit D Existing Plus Project Noise Levels

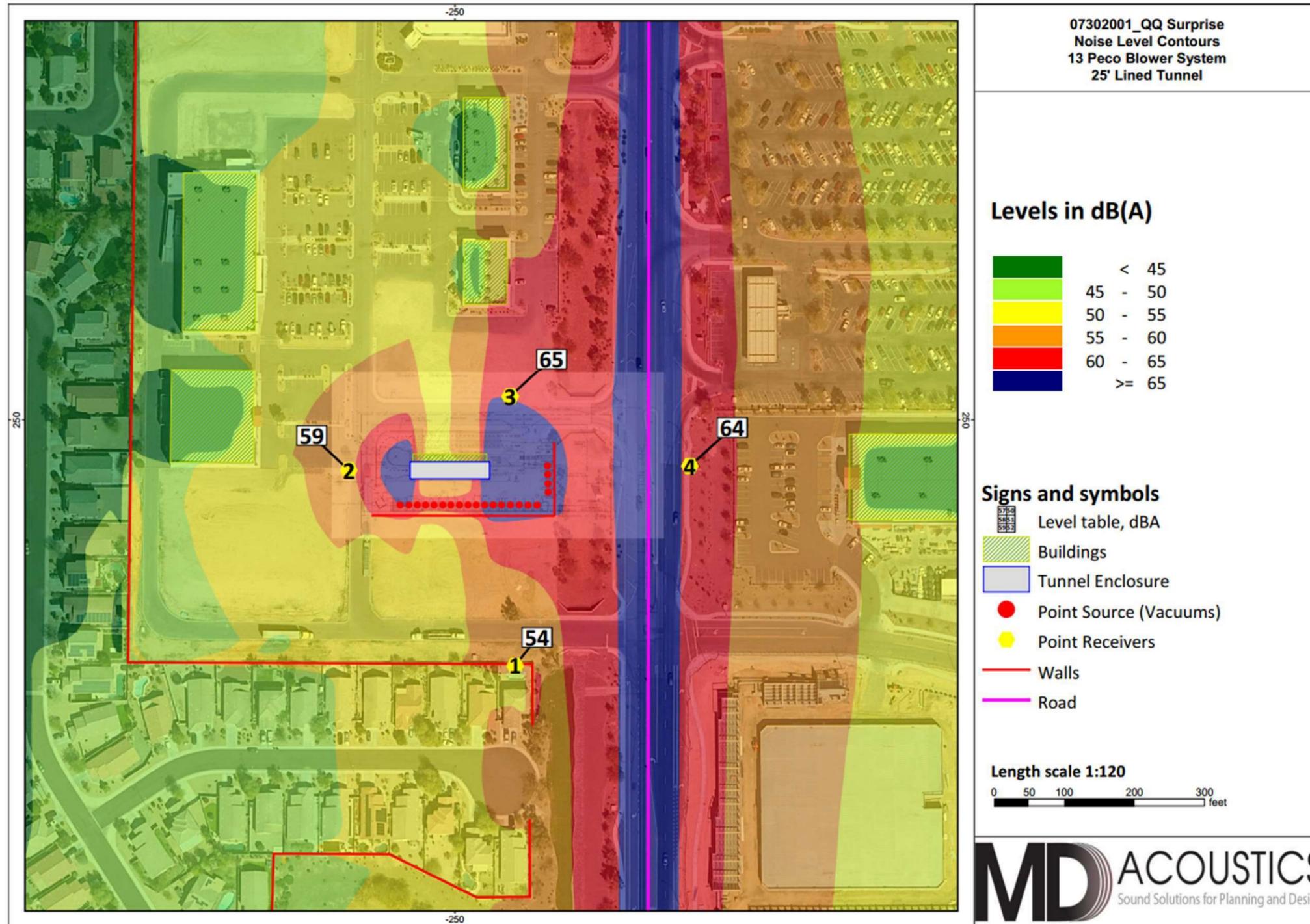




Figure 10

R6

MF2

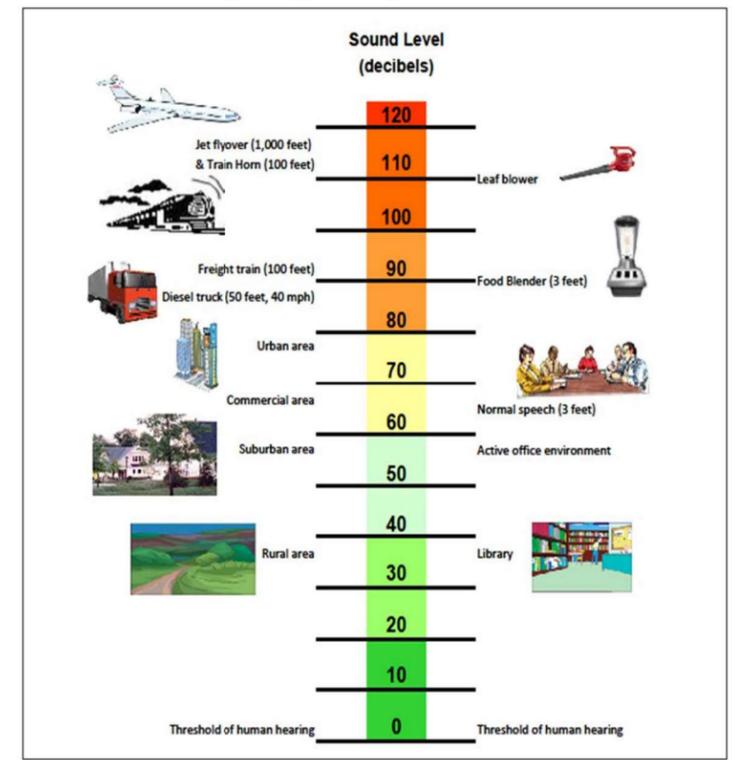
247ft  
50-55db

740ft  
<45db

Tunnel Exit  
(noisiest  
part of the  
car wash)

TXDOT Noise and Vibration  
Analyses Technical Report

Figure 2: Typical A-Weighted Sound Levels



Source: Study Team 2016

W Round Grove Rd